

Sustainability Statement

Belonging and Inclusion Hub Extension, Carn Gwarval, Isles of Scilly

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1. Introduction

This Sustainability Statement has been prepared to support the planning application for a small extension to the Belonging and Inclusion Hub at Carn Gwarval, Isles of Scilly. The extension will provide additional space to support excluded students, contributing to educational inclusion, wellbeing, and community resilience. There will be limited internal works to part of the existing building.

The proposal has been developed in accordance with the Isles of Scilly Local Plan, which promotes sustainable development that balances environmental protection, social wellbeing, and economic resilience. The approach taken is proportionate to the modest scale of the extension and reflects the sensitivity of the island and AONB context.

2. Local Plan Policy Context

The Isles of Scilly Local Plan identifies sustainable development as a core principle underpinning all new development. Key objectives relevant to this proposal include:

- Reducing the environmental impact of development, particularly in relation to climate change
- Protecting the natural environment and landscape character of the islands
- Supporting inclusive, and resilient communities
- Ensuring development is efficient and durable, over its life

The proposed extension responds positively to these objectives by improving an existing community facility rather than introducing new standalone development, and by embedding sustainability measures into its design and operation.

3. Environmental Sustainability

3.1 Climate Change and Energy Efficiency

In line with Local Plan policies which seek to reduce carbon emissions and improve energy efficiency, the extension adopts a fabric-first approach to design. This includes:

- Excellent levels of insulation to walls, roof, and floor to minimise heat loss (using mineral wool where possible)
- High-performance double glazing for thermal efficiency whilst maximising natural daylight using full height windows
- Window placement designed to balance solar gain and daylight, reducing reliance on artificial lighting- use of timber pergola shade to south elevation.
- low-energy lighting and controls
- Sedum flat roof – to assist attenuation of rain fall run-off

These measures help reduce operational energy demand and contribute to climate change mitigation in a manner appropriate to the scale of the development.

3.2 Materials and Resource Efficiency

Local Plan policies encourage the efficient use of resources and the selection of materials that reduce environmental impact. The proposal responds by:

- Using durable and robust materials with a long lifespan, reducing the need for future replacement- durable temperate hardwood wall cladding, single ply roofing, colour coated aluminium fascia's, high quality coloured coated aluminium window and door frames.
- Prioritising locally/regionally sourced materials where practicable, recognising the environmental and logistical constraints of construction on the Isles of Scilly – use of timber framing, timber cladding as materials that can be worked/constructed using on-island labour.
- Minimising construction waste through efficient design and responsible site management, with reuse and recycling promoted wherever feasible – for example maximising material size usage like full sheets of plasterboard.

This approach supports both environmental sustainability and the practical realities of island construction.

3.3 Water Efficiency

The Local Plan highlights the importance of managing limited natural resources, including water. In response:

- Water-efficient sanitary fittings and taps will be installed to reduce consumption- using aerators, flow restrictors.

These measures support the sustainable use of water resources within an island context.

3.4 Landscape and Biodiversity

Local Plan policies place strong emphasis on protecting landscape character and biodiversity. The extension has been designed to:

- Remain modest in scale and closely related to the existing building
- Limit harm to existing ecological features
- A landscaping scheme has been asked for as a Condition – this will incorporate landscaping with appropriate species to support local biodiversity
- Include small-scale biodiversity enhancements, such as bird or bat boxes, where suitable

This ensures the development respects and enhances its natural setting.

4. Social Sustainability

The Local Plan supports community wellbeing, education, and social inclusion. The primary sustainability benefit of the proposal is social in nature.

The extension will:

- Provide dedicated, adaptable space for excluded students
- Support wellbeing, engagement, and educational outcomes
- Strengthen the long-term role of the Belonging and Inclusion Hub as a valued community facility

By improving this existing community complex, the proposal will contribute to a strong and inclusive local community in a sustainable way.

5. Economic Sustainability

Local Plan policies promote development that is economically sustainable over its lifetime. The proposal would support this objective by:

- Enhancing the function and capacity of the existing facility
- Reducing long-term operational costs through energy-efficient design for the new build
- Avoiding the need for a separate Belonging and Inclusion Hub development elsewhere

The extension and internal works would be an efficient and sustainable investment in community infrastructure.

6. Conclusion

The proposed extension to the Belonging and Inclusion Hub has been designed in accordance with the sustainability objectives of the Isles of Scilly Local Plan. Through energy-efficient design, responsible use of materials and water, protection of landscape and biodiversity, and essential social outcomes, the Applicant considers that the proposal represents a sustainable and proportionate form of development that responds positively to both its sensitive environmental context and the needs of the local community.