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TREMAINE MANOR & COUNTRY COTTAGES

PELYNT

LOOE

PL13 2LT

PROPOSED DEVELOPMENT OF AN OUTDOOR POOL, SPA AND ASSOCIATED FACILITIES, NEW STAFF / LAUNDRY BUILDING, EXTENSION TO EXISTING PARKING AREA, CONTINUED USE OF MANOR HOUSE AS TWO HOLIDAY LETS, REFURBISHMENT OF EXISTING COTTAGES AND VARIOUS LANDSCAPING WORKS

PLANNING STATEMENT

AUGUST 2023

REPORT CONTROL SHEET

Document Title	Planning Statement
Proposal	Proposed development of an outdoor pool, spa and associated facilities, new staff / laundry building, extension to existing parking area, continued use of Manor House as two holiday lets, refurbishment of existing cottages and various landscaping works
Address	Tremaine Manor & Country Cottages
Client	Cottage Orne Limited
Project Number	AP22050

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1 INTRODUCTION

- 1.1.1 Atticus Planning is retained by Cottage Orne Limited to progress a full planning application for the proposed development of an outdoor pool, spa and associated facilities, new staff / laundry building, extension to existing parking area, continued use of Manor House as two holiday lets, refurbishment of existing cottages and various landscaping works at Tremaine Manor & Country Cottages, Pelynt, Looe, PL13 2LT.
- 1.1.2 The application is made in full, is submitted to Cornwall Council as the local planning authority (LPA), and relates to the land edge in red on the submitted Location Plan.
- 1.1.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will explain how the proposal complies with current planning policies and that there are material considerations which also weigh in favour of the scheme.
- 1.1.4 The statement should be read in conjunction with the following suite of supporting documents:

Application Form

Arboricultural Impact Assessment

CIL Form 1

Design and Access Statement

Drainage Documentation:

- Proposed Drainage Strategy
- Drainage Maintenance Plan
- Drainage Strategy Statement

Planning Drawings:

- PL.01 Location Plan
- PL.02 Site Plan Existing
- PL.03 Site Plan Proposed
- PL.04 Recreation Buildings Proposed 1 of 2
- PL.05 Recreation Buildings Proposed 2 of 2

- PL.06 Recreation Building Sections Proposed
- PL.07 Staff + Laundry Buildings Proposed 1 of 2
- PL.08 Staff + Laundry Buildings Proposed 2 of 2
- PL.09 Staff + Laundry Buildings Sections Proposed
- PL.10 Bin Store Proposed
- PL.11 Cottages Elevations Existing 1 of 2
- PL.12 Cottages Elevations Proposed 1 of 2
- PL.13 Cottages Elevations Existing 2 of 2
- PL.14 Cottages Elevations Proposed 2 of 2
- PL.15 The Cloisters Existing
- PL.16 The Cloisters Proposed
- PL.17 Seating Enclose Elevations Existing 1 of 2
- PL.18 Seating Enclose Elevations Existing 2 of 2
- PL.19 Seating Enclose Elevations Proposed 1 of 2
- PL.20 Seating Enclose Elevations Proposed 2 of 2
- PL.21 Shepherd's Hut Existing Proposed

Ecological Assessment

Ecological Checklist and Trigger List

Landscape Drawings:

- 325-1009-I Masterplan
- 325-1010-C Masterplan with Topo Overlay
- 325-7001-Tree Plan

Topographical Survey

Tree Survey Drawings:

- 05972 Tree Survey

- 05972 Tree Constraints Plan
- 05792 Tree Protection Plan

2 SITE DESCRIPTION & BACKGROUND

2.1 Site Description

2.1.1 The site comprises the well established holiday complex known as Tremaine Manor & Country Cottages, also known as Tremaine Green. It is located in a rural area some 800m north west of Pelynt, in south east Cornwall.

2.1.2 Historically a farm, the site was converted into a range of self-contained holiday cottages between the 1970s and 1980s, and has been a well-known, self-contained holiday complex ever since. It has great reputation, with a 5* rating on TripAdvisor, as well as top ratings on Google and Facebook.

2.1.3 The complex contains the following:

5 no. 1 bedroom holiday cottages, known as Mariner's Cottage, Gardener's Cottage, Carpenter's Cottage, Housekeeper's Cottage and Miller's Cottage;

4 no. 2 bedroom holiday cottages, known as Dairymaid's Cottage, Cobbler's Cottage, Gamekeeper's Cottage and Blacksmith's Cottage;

3 no. 3 bedroom holiday cottages, known as Ploughman's Cottage, Farmhouse Cottage and Tinner's Cottage;

The Manor House, which can be rented out as a 7 bedroom holiday let, or as two separate wings. The 'West' wing has 4 bedrooms whilst the 'East' wing has 3 bedrooms;

A car parking area, which is located off the site's north corner, off its entrance point. The car park has 8 parking spaces, whilst there are 10 car parking spaces located throughout the site, including next to the cottages, Manor House and in a carport adjoining Cobbler's Cottage. It should be noted that there are a further 6 spaces at the complex, though these fall outside the application site boundary and are located within existing buildings, buildings which are likely to be converted into alternative uses at some point into the future;

A Shepherd's Hut which is a 1 bedroom holiday let and is positioned just south of the car park;

A laundry, shop, office and plant room which are positioned centrally within the complex, either side of the site's archway, in between Housekeeper's Cottage and Tinner's Cottage;

A children's play area, located just west of the car park;

A large paddock and sheds which occupy the south eastern part of the site and currently house animals;

The Cloisters, which is an existing, single storey building located in between Gardener's Cottage and Mariner's Cottage which contains storage space and a covered seating area;

Areas of shared green space, including the 'village green', that is located in the centre of the complex.

2.1.4 There are also other facilities that form part of the complex, such as a tennis court, games room, carport and garage, which sit outside of the application site boundary; design for the refurbishment of the games room and car port as a creative space for pottery and art, is being progressed and is likely to form an application at a future time.

2.1.5 The area immediately surrounding the site is predominantly agricultural in character, with individual pockets of development. The properties closest to the site also offer tourism accommodation; Tremaine Farm to the north operates as a bed & breakfast, whilst Talehay Cottages to the south are 4 self-catering holiday cottages.

2.1.6 An aerial image showing the site's location in the context of its immediate surrounding area is included at Figure 1 below.

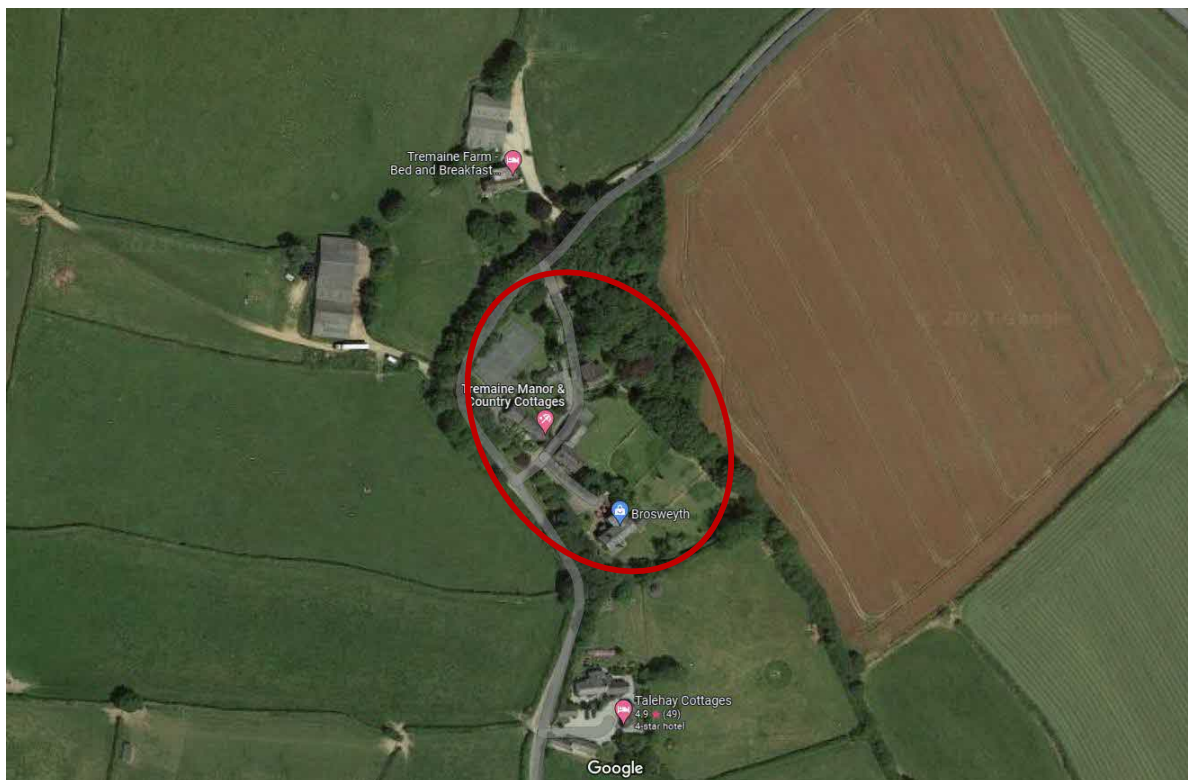


Figure 1: Aerial image taken from Google Maps showing the site's location (in red)

2.1.7 The site is not covered by any landscape, heritage or ecological designations, it does not contain any Tree Preservation Orders, it is in Flood Risk Zone 1, which has the lowest risk of flooding and it is not in a critical drainage area. The LPA consider the site to be a non-designated heritage asset, the implications of which are discussed within the policy assessment section of this statement.

2.1.8 There are two Public Rights of Way close by, including one which runs adjacent to the site's southern boundary and provides direct access to Pelynt; there is an internal pedestrian link to this PROW within the site's south east corner.

2.2 Background

2.2.1 The applicant purchased the site in November 2022, after the previous owner had put it on the market for sale; [REDACTED]

2.2.2 At the point the applicant took over ownership and management of the holiday complex there were very few bookings and lots of issues with plumbing and services. The site had become run down, with its cottages and amenities in need of substantial maintenance and refurbishment. As a result, viability became an immediate concern. The applicant therefore decided that considerable reinvestment would be needed in order to make the complex a more attractive destination and also widen its appeal to the holiday market

2.2.3 Through improving the quality of the accommodation and expanding its recreational facilities, it is hoped that the business will become viable as an ongoing concern. Their strategy for achieving this is twofold; the works that are proposed within this application, which primarily seek to refresh and enhance the site's recreational facilities and general amenities, improve its overall layout, relandscape the external areas and refurbish the existing cottages, then, at a later date a further application will be submitted which seeks to repurpose other buildings within the wider site. Through the works proposed, it is hoped that the site will appeal during the low season months and enable bookings year-round.

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3 PLANNING HISTORY

3.1.1 The site has a long planning history, but it is the following applications that are considered relevant to the proposal:

73/31547 'conversion of existing outbuilding to six holiday cottages' approved 06/02/1974. This relates to Housekeeper's / Miller's Cottages, Carpenter's Cottage, Blacksmith's Cottage, Mariner's Cottage, Gamekeeper's Cottage and Cobbler's Cottage. This consent relates to 6 cottages whereas on the ground there are 7; the consent shows 3 units where Blacksmith's Cottage, Carpenter's Cottage, Miller's Cottage and Housekeeper's Cottage are. The permission places a seasonal restriction on occupation;

77/0733 'erection of two holiday cottages, garages, office, laundry, reception and games room' approved 07/11/1977. This relates to Tinner's Cottage and Dairymaid's Cottage. There is a planning condition on this consent which removes permitted development rights and places a seasonal restriction on occupation;

83/00760/F 'erection of dwelling' approved 05/09/1983. This relates to the Manor House as a single dwelling and places a restriction on occupation to a person / persons engaged in the management and running of the holiday complex;

96/00705/F 'relaxation of condition 3 to allow all year occupancy' approved 04/09/1996. This relates to consent 77/0733 and means that Tinner's Cottage and Dairymaid's Cottage can be occupied year-round;

96/00707/F 'modification of condition 2 (to allow all year occupancy)' approved 04/09/1996. This relates to consent 73/31547 and means that Housekeeper's / Miller's Cottages, Carpenter's Cottage, Blacksmith's Cottage, Mariner's Cottage, Gamekeeper's Cottage and Cobbler's Cottages can also be occupied year-round.

E2/00/00871/FUL 'Single storey extension to north east elevation and alterations to dwelling to provide granny annexe' approved 14/09/2000. This relates to the Manor House.

02/00922/FUL 'Conversion of storage barn to one bedroomed holiday letting cottage' approved 02/08/2002. This relates to Gardener's Cottage.

3.1.2 Regarding 73/31547 and the additional seventh cottage, it is suspected that this cottage was installed at the same time as the other cottages; it has evidently been in situ for a considerable period of time.

3.1.3 In terms of the Manor House and annexe, these were being used as two holiday lets at the time the applicant purchased the site. It is not known when the use of the properties as manager's accommodation and an annexe ceased, or whether they were ever used as such. Notwithstanding, this application seeks to regularise their continued use as two separate holiday lets.

4 PROPOSED DEVELOPMENT

4.1.1 First and foremost, this planning application seeks to expand and improve upon the site's recreational facilities, making the complex a more attractive tourist destination. It is hoped that the new facilities, as well as the overall 'makeover' that is proposed to its buildings and landscaped areas, will result in an increase in bookings and enable the site to be operated more efficiently, which should, in turn, make the business viable and help sustain its future.

4.1.2 Moreover, the various component parts that make up the application can be summarised as follows:

The development of a new recreational, wellness area, including an outdoor pool, timber constructed recreational building housing a gym, yoga room and play facilities, a further timber building containing W.C., changing rooms and a plant room, a converted Sheperd's Hut into a treatment room and three converted horseboxes into sauna rooms. The facilities are located in the site's paddock, with the buildings positioned along the paddock's western boundary, next to the existing holiday cottages;

Relocation of the site's existing Sheperd's Hut to the south of Farmhouse Cottage;

Continued use of the Manor House as either one single, 7 bedroom holiday let or as two separate wings;

Reconfiguration of the existing office and shop, including the removal of the existing laundry space from this building;

The development of a new timber constructed laundry / staff building in between the existing car park and Ploughman's Cottage, as well as a new bin store next to this building;

Expansion of the existing car park to provide 21 spaces, which will include infrastructure for EV charging points. These spaces will be allocated for both staff and guests;

Refurbishment of The Cloisters and conversion of the store space into an outdoor kitchen;

Conversion of the carport adjoining Cobbler's Cottage into an open sided, covered seating area for guests, looking out onto the 'village green';

Provision of a new, natural play area adjacent to the new recreation area, south of Farmhouse Cottage;

Refurbishment of some of the existing cottages, including new stone cladding to parts of their walls, minor alterations to windows and doors, and repairs / repointing to existing stonework;

Re-landscaping throughout the site, which includes the removal of parking spaces within the main part of the site (the Manor house retains its own spaces, due to its distance from the car park).

4.1.3 Through condensing parked cars to the main car park and re-landscaping the site's external areas, its tranquillity and visual appeal will be significantly enhanced.

4.1.4 As mentioned in Section 2, it is likely that a second application will be progressed at some point in the future which covers the reuse of other buildings within the complex, but which are located outside the application site boundary.

5 PLANNING POLICY CONTEXT

5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise; meaning amongst other things any other supplementary/ supporting planning documents and the government's guidance as set out in National Planning Policy Framework (NPPF).

5.1.2 The statutory development plan for the site consists of the Cornwall Local Plan 2010-2030 (2016) and the Council's Climate Emergency Development Plan Document (2023). Relevant policies include:

5.2 Cornwall Local Plan (CLP)

- Policy 1 Presumption in favour of sustainable development
- Policy 5 Business and Tourism
- Policy 12 Design
- Policy 13 Development Standards
- Policy 16 Health and wellbeing
- Policy 21 Best use of land and existing buildings
- Policy 23 Natural environment
- Policy 24 Historic environment
- Policy 25 Green infrastructure
- Policy 26 Flood risk management and coastal change
- Policy 27 Transport and accessibility

5.3 Climate Emergency Development Plan Document (CEDPD)

- Policy C1 Climate Change Principles
- Policy G1 Green Infrastructure Design and Maintenance
- Policy G3 Canopy
- Policy T1 Sustainable Transport

- Policy T2 Parking
- Policy SEC1 Sustainable Energy and Construction
- Policy CC3 Reduction of Flood Risk
- Policy CC4 Sustainable Drainage System Design

5.3.1 Key material considerations in this instance comprise national policies set out within the NPPF (2021) and the Cornwall Design Guide (2021).

6 PLANNING ASSESSMENT

6.1 Principle

6.1.1 Policy 5 of the CLP is key to the principle of the application. The relevant part (3) states that:

‘The development of new or upgrading of existing tourism facilities through the enhancement of existing or provision of new, high quality sustainable tourism facilities, attractions and accommodation will be supported where they would be of an appropriate scale to their location and to their accessibility by a range of transport modes. Proposals should provide a well balanced mix of economic, social and environmental benefits’.

6.1.2 The CLP in the supporting text to Policy 5 explains how tourism plays a major part in Cornwall’s economic, social and environmental wellbeing. This aligns with one of the CLP’s core objectives, as outlined at Page 11, which is to ‘Enhance the cultural and tourist offer in Cornwall and to continue to promote Cornwall as a year round destination for tourism and recreation’.

6.1.3 The new recreational facilities proposed and the continued use of the Manor House as two separate holiday lets will help sustain the site’s future as a prominent, long standing and successful tourism business, in accordance with Policy 5.

6.1.4 Prior to the applicant’s purchase of the site, the business had seen a downturn in bookings; the facilities proposed, as well as the extensive refurbishment works that are to be carried out to the existing cottages, ancillary buildings and external areas, are sympathetic to the site’s rural, tranquil character and crucially, should make the site a more attractive holiday destination and widen the pool of potential guests. In turn, the proposed works should result in an increase in bookings and ensure it can continue to function viably into the future.

6.1.5 It should be noted at this point that the new recreational facilities will be limited to guests staying at the site only; they are to increase the quality of accommodation on offer within the site and will not become a new leisure destination in its own right. As such, there will be no increase in the amount of people visiting the site and therefore, the site’s location in accessibility terms is not relevant. Regarding the use of the Manor House as holiday accommodation, as opposed to its consented use as manager’s accommodation and as a residential annexe, its holiday use would not result in a material difference in the number of trips to / from the site nor is an assessment from an accessibility perspective required. Even if it were, the site is in a suitable location for holiday use, through being only a short walk to the village of Pelynt, along a PROW. Moreover, the use of this building as holiday letting units represents a logical use of an existing building, which would

otherwise be redundant, is appropriate in the context of the wider complex and is fundamentally needed to support an existing tourism business.

- 6.1.6 Not only does the proposal draw considerable support from Policy 5, it is also in accordance with Paragraph 84 of the NPPF, which says how planning decisions should enable the sustainable growth and expansion of all types of businesses in rural areas. The proposal should enable the site to run at full capacity and allow an increase in job opportunities. The business currently employs a full time manager, a part time assistant manager, part time maintenance person, part time housekeeper and an agency cleaning company; the new and enhanced facilities will likely lead to full time employment for all current part time staff as well as the recruitment of a part time chef, recreational facility staff and freelance therapists. It will have positive knock-on effects for the wider, local economy, including an increase in spending power in nearby shops, pubs, restaurants and tourist facilities, as well as boost the local construction industry as the works are carried out, through the employment of professionals, trades people, builders and so on.
- 6.1.7 Based on the above, the economic benefits that set to be generated by the proposal are notable and should be factored into the overall planning balance.
- 6.1.8 The principle of the proposal also accords with Policy 16, which encourages developments that maximise opportunities for physical activity, including the use of open space, indoor and outdoor sports and leisure facilities. The proposed development of a pool, gym and yoga room within the site will allow guests to undertake physical activities whilst on holiday, to the benefit of both their physical and mental health. Paragraph 92 of the NPPF also offers support for the proposal in this regard.
- 6.1.9 Finally, the application is also considered to draw support from Policy 21 of the CLP and Part 4 of CEDPD Policy C1, which encourages the reuse of existing buildings as part of new developments; the proposal includes the repurposing of two existing, underutilised buildings within the site for alternative, ancillary uses, whilst the holiday lets within the Manor House also reuse an existing building.

6.2 Design & Heritage

- 6.2.1 The design of the new buildings and structures is sympathetic to the site's rural and verdant surroundings; they are all of timber construction, are single storey and are positioned as close to existing buildings as possible. They are of a modest scale and are appropriate to the site's built context, and will blend in with the traditional feel of the existing cottages. Their shape, size and

elevation is intended to reflect a stable building, which is in keeping with the site's rural surroundings.

- 6.2.2 The site is not in a protected landscape. It is not visually prominent, nor is it visible from surrounding public vantage points, which, coupled with the modest nature of the proposal, helps to avoid unacceptable impacts on the landscape.
- 6.2.3 The external, refurbishment works that are proposed to the existing cottages will reinstate and enhance their historic character and charm, whilst making the site more visually appealing.
- 6.2.4 The proposed increase to the site's car park and removal of existing parked cars from within the site will also improve the visual amenities of the complex and allow for an increase in soft landscaping throughout.
- 6.2.5 Moreover, through ensuring parked cars remain in the dedicated car park only, combined with the sympathetic refurbishment works that are proposed to the cottages and the location of the new built development away from the historic core of the site, there would be no harm to heritage significance. In fact, it is considered that due to enhancing the historic appearance of the existing cottages and increasing landscaping throughout the complex, the site's status as a non designated heritage asset would be enhanced, in line with Policy 24 of the CLP.
- 6.2.6 The proposed new natural play area in the space adjacent to the new recreational facilities will create a more inviting space for children to play and allow an increase in natural surveillance; the current play area is tucked away behind the cottages next to the car park, with limited natural surveillance from the cottages and outdoor spaces. The new play space allows families to enjoy the recreational facilities and outdoor spaces together.
- 6.2.7 It is also important to highlight how the relandscaping works and proposed new facilities have level access, which helps make the site more inclusive and accessible.
- 6.2.8 Moreover, the design of the proposal is considered to robustly comply with Policies 12 and 13 of the CLP.

6.3 Landscaping & Biodiversity

- 6.3.1 The application is supported by a comprehensive and high quality landscape scheme. The scheme shows a significant increase in the amount and mix of native, soft planting throughout the site, including new trees, hedgerows, planted borders, lawned areas and areas of long grass, which will

all help enhance the visual amenities of the area whilst at the same time creating new habitats and green corridors for local wildlife.

6.3.2 Whilst three trees are proposed for removal, their loss is required irrespective of the development; they are Category C trees and suffer from ash dieback disease. The submitted Arboricultural Impact Assessment recommends that a total of nine new trees are required under local policy to compensate for the proposed loss. By reference to the submitted Tree Plan, the application proposes way in excess of the required nine, of differing species and size, which are scattered throughout the site.

6.3.3 A net gain in biodiversity is not a requirement of this application, based on the landscaping proposal that is submitted with this application, including the significant net increase in tree planting that is proposed across the site, there will be undoubtedly be new opportunities for local species to thrive. On the matter of ecology, the application is also supported by an Ecological Assessment, which confirms that the development can proceed without harm to existing species and that the proposed landscape scheme will in fact result in a net gain in biodiversity across the site and maximise habitats.

6.3.4 New areas of hardstanding have been kept to a minimum and are to be constructed from materials that are distinctive of the local environment and are permeable.

6.3.5 Moreover, the landscaping scheme will help making the holiday complex a far more natural, inviting and greener space. It will also create an area that is wildlife rich, to the benefit of the natural environment.

6.3.6 Based on the above, the proposal is able to robustly comply with Policies 23 and 25 of the CLP, as well as Policies C1, G1 and G3 of the CEDPD.

6.4 Low Carbon

6.4.1 Cornwall Council declared a climate emergency in 2019 and the CEDPD provides a set of planning policies that are to be used when determining planning applications, as a way of combating climate change and ensuring the Council is able to meet its commitments of becoming carbon neutral by 2030.

6.4.2 The proposal incorporates sustainability measures throughout. It proposes a notable increase in soft landscaping across the site, principally trees, which will help create new habitat opportunities for local wildlife as well as improve air quality.

6.4.3 Consideration has been given to the requirements of Policy G1 of the CEDPD, as follows:

1. The landscape plan retains and enhances existing landscaping features, through trees, grassed areas, planted borders, hedgerows and woodland areas. The plan supplements existing landscaping through new planted borders;
2. The layout ensures high levels of accessibility and ensures all new facilities have step-free access;
3. The scheme includes sustainable drainage mechanisms and proposes a reduction in surface water run off;
4. The scheme proposes an enhancement in landscaping and biodiversity, which will both help to combat climate change;
5. New planting species are unknown at this stage but will be chosen to ensure they provide over 50% of pollinator friendly species;
6. No new streets are proposed within this development;
7. The design of new green infrastructure is respectful to the site's rural location and its local, heritage significance;
8. This is not relevant as no homes are proposed;
9. Maintenance and management of all landscaping within the site will be carried out by a contractor retained by the applicant;
10. All ecological enhancement measures are detailed within the submitted Ecology Report.

6.4.4 New buildings will utilise efficient / sustainable technologies for heating and hot water. It includes natural materials (timber) for the construction of the new buildings and as part of the refurbishment works to the existing cottages. It also seeks to repurpose existing structures (horseboxes) and buildings (car port and The Cloisters), which is always encouraged in the strive for sustainable development.

6.4.5 In addition, the upgraded and extended car parking area incorporates the infrastructure necessary to enable electric charging facilities at the site. By reference to Zap Map, there are relatively few places to charge electric vehicles in the area, the provision of such facilities at Tremaine Manor & Country Cottages will therefore help bolster the area's ability to accommodate electric vehicles and

help reduce carbon emissions. The provision of electric charging infrastructure enables compliance with Policies T1 and T2 of the CEDPD.

6.4.6 Based on the above, the application complies with Policies C1, T1 and SEC1 of the CEDPD.

6.5 Drainage

6.5.1 The application site is not in an area susceptible to flooding and the proposal would not increase the risk of flooding.

6.5.2 The application is supported by detailed drainage documentation, including a drainage proposal, maintenance plan and written strategy statement.

6.5.3 Infiltration testing has been undertaken on site which confirms soakaways are a potential drainage option. An infiltration system is therefore proposed, which allows for storm events up to and including the critical 1 in 100 year event + 50% allowance for climate change, and accords with the LPA's drainage design hierarchy.

6.5.4 Regarding foul water, this will be treated on site via a package treatment plant, with effluent discharged to the nearby watercourse.

6.5.5 Based on the above, compliance with Policy 26 of the CLP and Policies CC3 and CC4 of the CEDPD.

7 TRAVEL PLAN

- 7.1.1 The proposal does not seek to increase the amount of accommodation within the site, but rather seeks to improve the quantity and quality of its facilities, as well as improve the site's overall visual amenity, so that it can function viably and continue to be a successful holiday destination in South Cornwall.
- 7.1.2 As such, there is no requirement to consider the site's sustainability credentials, including access to public transport.

8 CONCLUSION

- 8.1.1 It has been demonstrated that the application is consistent with the development plan and NPPF with specific regards to supporting a longstanding tourism business, and in turn, a prosperous rural economy.
- 8.1.2 The site's expanded facilities helps to ensure the long-term future of a rural business, securing job retention and a boost to the local economy. The facilities can be constructed without harm to the environment and on local amenity, and there are no technical reasons as to why permission should not be forthcoming for them.
- 8.1.3 The development should therefore be approved, having regard to the statutory determination obligation prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004.