



Chartered Surveyors, Property Agents, Auctioneers & Valuers

Our Ref: WMB/JEH

Date: 29th September 2023

Planning Statement

On Behalf of Mr G Deacon in Relation to Application for Discharge of Conditions 3, 4 and 5 Following Grant of Conditional Planning Permission
Land Pt OS 0001 Hatt Cornwall PL12 6NH

Prepared By:-

Kivells
7-8 Bay Tree Hill
Liskeard
Cornwall
PL14 4BE

Tel: 01579 345543

Web: www.kivells.com

CONTENTS

- 1.0 Introduction
- 2.0 Landscaping – Condition No 3
- 3.0 Dust Management - Condition No 4
- 4.0 Access Surface from Highway - Condition No 5

Fig. 1 Plan

Fig. 2 Photographs

1.0 INTRODUCTION

- 1.1 Instructions have been received from Mr G Deacon to prepare and submit an application for discharge of Conditions 3, 4 and 5 following receipt of Grant of Conditional Planning Permission under Application No. PA22/10400 in relation to land at Pt OS 0001 Hatt, Cornwall.

2.0 LANDSCAPING CONDITION NO. 3

Protection of Existing Trees

- 2.1 Positioned around the boundary are a number of Ash, Beech, Conifer and some Oak trees of varying maturity. Mixed in with these are some native grasses, gorse, wildflowers and bramble. There are, however, gaps between coverage and this is identified at Fig.1 attached and Fig.2 showing existing growth and gaps. These existing trees are positioned adjacent to the Cornish hedge bank with live growth above and will be entirely retained and unaffected by the development.

Planting Proposals to Enhance the Northern and Eastern Boundaries

As identified above, there is considerable existing visual screening by virtue of the existing Cornish hedge bank with live growth above and mature trees.

It is proposed to undertake further planting to fill in the gaps identified at Fig.1 with the planting scheme proposed as follows:-

Schedule of Trees

Beech (*Fagus Sylvatica*)
Hazel (*Corylus Avellana*)

The Royal Horticultural Society noting these are suitable trees, considering the prevailing soil and weather conditions.

Plant Species	Details of Mix	Size	Distribution/Density
Beech	50%	5-6m (Pruned)	45-60cm
Hazel	50%	4-5m (Pruned)	50-60cm

- 2.2 It is proposed that these works will be completed in the autumn of 2023 being the first planting season following the approval of development. Notice will be given to the LPA upon completion of the planting. In addition to this planting, it is expected there will be further natural regeneration across and adjacent to the Cornish hedge bank to include native grasses, wildflowers, brambles, etc. The Applicant shall undertake a three year programme of replacing losses to ensure consistency of coverage.

3.0 DUST MANAGEMENT – CONDITION NO. 4

- 3.1 The surface of the site comprising loose gravel, which generates some dust during dry periods. The primary Tenant is covenanted to deal with dust management with daily

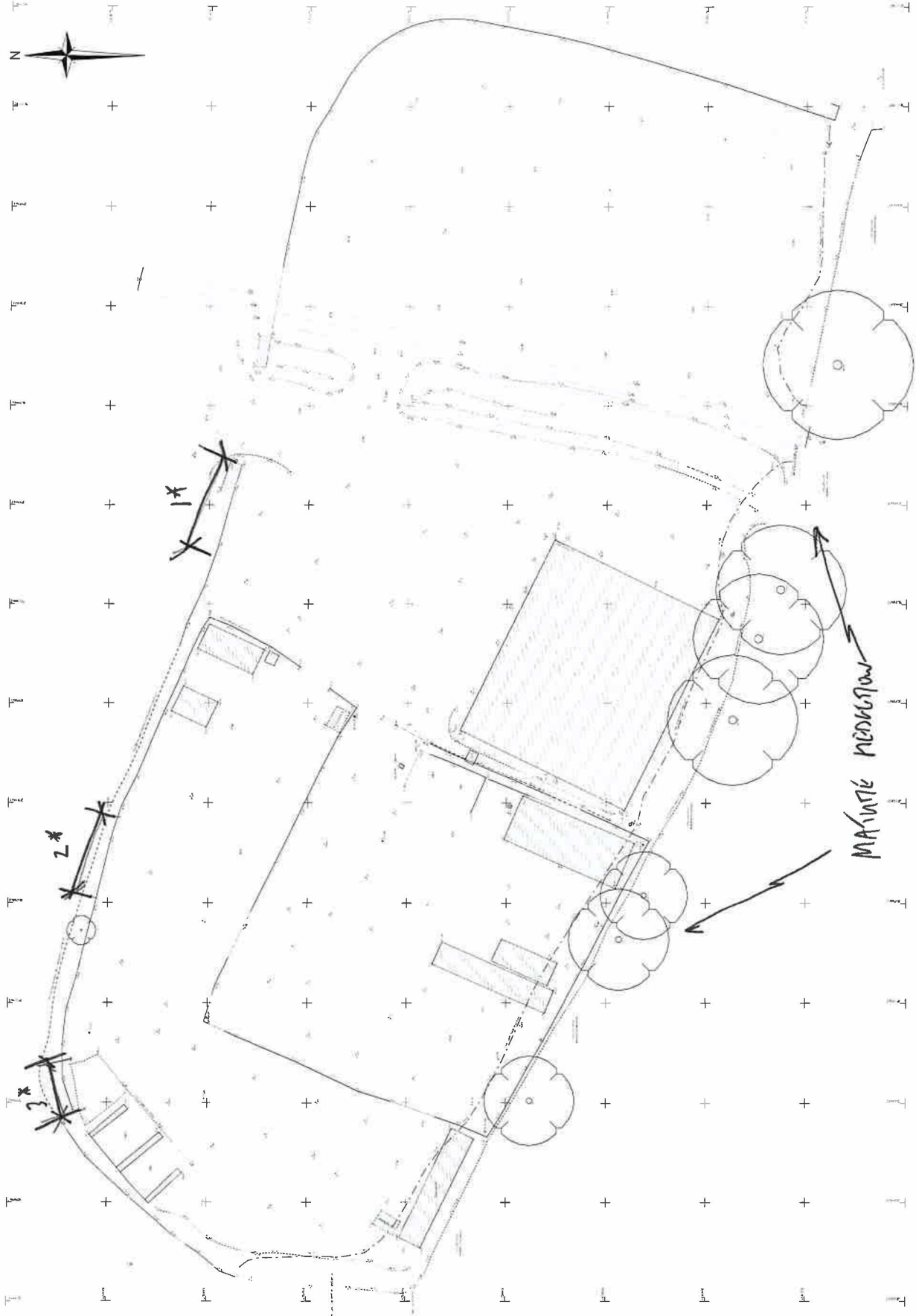
applications of water (once during the winter and twice during the summer or as often as necessary) to the site via a sprinkler system, front mounted on a telehandler.

3.2 The Tenant's details covenanted to carry out these works are daytime: 01752 393283 (DMY).

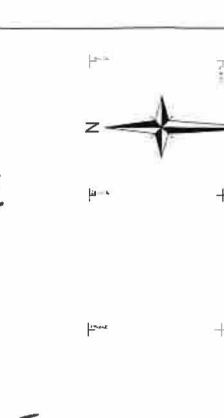
4.0 ACCESS SURFACE FROM HIGHWAY - CONDITION NO. 5

4.1 Improvements have been made to the access via provision of quality Cornish stonewalling, hanging and latching posts and gates. The surface from highway edge and 8m into site is tarmacked. The gradient of the access is such that water runs into the site to the lower field area via the existing gate place. As such, no water drains to the highway.

1*-3* - AREAS OF LITTLE OR NO GROUND



LEGEND



ABBREVIATIONS

AV AIR VALVE
BND BOUNDARY
BRI BRICK
BRD BRICK
C/C CONCRETE
D/D DRAINAGE
E/E ELECTRICITY
F/F FENCE
G/G GROUND
H/H HOUSE
I/I IRON
L/L LIME
M/M MASONRY
N/N NAIL
O/O OIL
P/P PIPE
R/R RAIL
S/S SAND
T/T TILE
W/W WALL
Z/Z ZONE

BUILDINGS

ACCESS MARCH
ARCH HEAD
BANK
BRICK
C/C CONCRETE
D/D DRAINAGE
E/E ELECTRICITY
F/F FENCE
G/G GROUND
H/H HOUSE
I/I IRON
L/L LIME
M/M MASONRY
N/N NAIL
O/O OIL
P/P PIPE
R/R RAIL
S/S SAND
T/T TILE
W/W WALL
Z/Z ZONE

FENCES

BROWN
C/C CONCRETE
D/D DRAINAGE
E/E ELECTRICITY
F/F FENCE
G/G GROUND
H/H HOUSE
I/I IRON
L/L LIME
M/M MASONRY
N/N NAIL
O/O OIL
P/P PIPE
R/R RAIL
S/S SAND
T/T TILE
W/W WALL
Z/Z ZONE

Notes:

Grid is Ordnance Survey OSTN15
All levels derived using Ordnance Survey OSGM15 Geoid model.
Survey Data is subject to Standard Terms & Conditions of
Curnah Engineering Surveys Ltd.

Curnah Engineering Surveys Ltd

Unit 4, Liskeard Business Park
Curnah Road, Liskeard
T 01579 324145
F 01579 324145
www.curnahsurveys.com
andrew@curnahsurveys.com

PROJECT INFORMATION

SURVEYED: AMG
DRAWN: ACAD
CHECKED: AMG
Kivells - Liskeard
SCALE: 1/200 (A1 Sheet)
HATT

TOPOGRAPHICAL SURVEY

Job No: 23/8575
Rev: 1
Drawing Number: 23/8575/01
Date: FEB 2023

Fig. 2 – Photographs



Fig. 2 – Photographs

