

# GREEN INFRASTRUCTURE STATEMENT

OCTOBER 2023

**PROPOSED CONVERSION AND RE-USE OF REDUNDANT AGRICULTURAL BUILDINGS TO PROVIDE A SINGLE RESIDENTIAL DWELLING, ANCILLARY/ANNEX UNIT, GARAGE, PARKING AND ASSOCIATED SERVICES ETC.**

**BICTON MANOR BARN, BICTON ROAD, PENSILVA, LISKEARD CORNWALL, PL14 5RF.**

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## **1. Foreword:**

The site area for the development has been identified by the Local Authority as requiring a Green Infrastructure Statement...

Following the adoption of the Climate Emergency DPD, all applications submitted after the 1 April 2023 require a Green Infrastructure plan and statement. The statement needs to demonstrate how the proposal would accord with the principles set out in Policy G1 of the DPD and follows the principles within the Cornwall Design Guide

Not all the principles will be applicable to all types and scales of development.

### **The statement should be proportionate to the scale and type of development.**

The benefits that can come from providing green space have been understood for some time. The garden city idea of Ebenezer Howard, for example, was first visualised in 1898. Howard's vision for a garden city, which was underpinned by a desire to combine the 'comforts of the town' with the 'health of the country', included a number of proposals to help 'green' each city and the countryside in between.

Howard's 'green' concept involved each city having a central park surrounded by circular bands of homes and gardens and then by an active yet protected countryside, capable of supporting agriculture, forestry and other rural uses. Users of parks could benefit from being outside in the fresh air, helping to forge a closer relationship between the community and their surrounding environment.

It was also seen as a device for promoting civic pride and local engagement.

While these traditional benefits still remain true, recent work has also shown green infrastructure to be instrumental towards:

- adapting environments to the effects of climate change, in terms of surface temperatures, shade provision, energy use and urban cooling
- local food production and the rearing of livestock; and
- enabling the social and economic regeneration of towns, cities and regions.

Green infrastructure is now an important concern for those involved in land, property and construction, and we are increasingly responsible to help protect, manage and deliver green infrastructure improvements.

This re-positioning of 'green' infrastructure against 'grey' infrastructure, which has tended to have the ascendancy in the past, appears to have growing currency and appeal both within the UK and internationally.

## **2. Introduction:**

Pollard Architectural Ltd have been instructed to act on behalf of the Applicant 'BM Developments SW Limited' in dealing with the planning process relating to the proposed conversion and re-use of a redundant agricultural building at Bicton Manor, Bicton Road, Pensilva,, Liskeard, Cornwall, PL14 5RF to provide a single residential dwelling.

The Applicant retains the legal freehold ownership of the building, the adjacent residential property ( Bicton Manor ) and the wider parcel of land, and therefore has control over the full extent of the land, including a right of access.

The intention of the Applicant is to secure planning permission for the conversion and re-use of a redundant agricultural building to provide a single residential dwelling with associated parking/turning area utilising the existing access to the highway.

The redundant agricultural building lies within the now redundant yard, formerly serving Bicton Manor. The site is formed of several buildings with a mixture of construction methods. The application follows an extensive pre-application with Cornwall Council, PA22/01960/PREAPP.

The proposed development has been considered in detail; the scheme sets out to provide a sympathetic form of development in keeping with the character of the surrounding area.

***The National Planning Policy Framework indicates that development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.***

***Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.***

### **3. Existing and Future Land Use:**

#### **Existing Land Use.**

The site is located within a rural location. A site location plan is shown on drawing 2230-20, accompanying the planning application.

Copies of the existing and proposed site layouts are shown on drawings 2230-21 thro' 2230-27.

***The proposals put forward are for the change of use of the existing redundant agricultural building to a single residential dwelling house with little alteration to the existing footprint / curtilage of the property. Ground levels are to remain as existing with little to no alteration to the topography of the land, immediately adjoining the property.***

#### **Open Space**

The areas to the north-west and east of the premises within the site provides green space. It is not publicly accessible as the proposal is for a private dwelling and as such it is considered that the use of the site for public amenity will be reduced. The space acts as a buffer to the adjoining gardens and buildings surrounding the site. Existing planting is to be retained where possible and additional native planting will be provided.

#### **Boundary Walls / Hedgerow**

There is no intention to alter the surrounding boundary of the site, whilst defining spaces within the site and providing screening, these also support biodiversity.

#### **Other Planting**

Existing planting within the site looks to reflect the local area and species, with the beneficial addition of adding character to the development. Existing landscaping is to be retained, the rear space to the north –east re-vitalised and in the future may incorporate some additional trees and flora.

#### **Future Land Use.**

It is proposed to carry out the change of use and provide a dwelling house predominantly within the existing properties footprint/curtilage. The proposed works are considered insignificant in relation to the existing property, any future development shall be further considered against current and emerging local and national planning policies.

The proposed works shall be undertaken in a safe and environmentally responsible manner.

#### **4. Conclusion:**

The development seeks the simple conversion of a redundant agricultural building/s to a single residential property, thereby making the most efficient use of the land in line with local and national planning policy guidance. This small-scale development stacks up as being acceptable on its own merits, however, there are numerous permission precedents for similar schemes to that proposed that have been granted planning permission by Cornwall Council in recent years.

***Green Infrastructure has been considered within the scope of the current application, as the proposal simply proposes the change of use from a redundant agricultural building to a single residential premises there are a number of mitigating factors, most notably the fact that the previously derelict areas of the site will now be re-vitalised, providing a scheme to ensure permeability of the site for wildlife and people and to create a multi-functional network of space and uses providing protection and enhancement of nature.***

**As demonstrated by the proposals put forward, the development has been planned around the protection and enhancement of nature.**

For the reasoning set out herein it is considered this is a proposal that will, after due consideration of relevant issues, be deemed acceptable and one that will be granted planning permission, with conditions, in due course. A refusal of this application is likely to result in the premises remaining unused for the foreseeable future, which is likely to be more detrimental to the building than the provision of much needed residential accommodation.

In conclusion, it is considered this is a proposal that will, after due consideration of relevant issues, be deemed acceptable and one that will be granted planning permission.