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**SUPPORTING PLANNING STATEMENT,
WITH GREEN INFRASTRUCTURE STATEMENT**

**FOR THE PROPOSED CONSTRUCTION OF
REPLACEMENT DWELLING**

AT

ROSKARNON COTTAGE

ROCK

PL27 6LD

Our ref: 22110

November 2023

30 YEAR ANNIVERSARY

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1. EXECUTIVE SUMMARY

- 1.1.1 Laurence Associates ('The Agent') is retained by Jonathan Vincent ('The Applicant') to progress a Reserved Matters Planning Application for the construction of a replacement dwelling at Roskarnon Cottage, Rock, PL27 6LD ('The Site'). The proposed replacement dwelling will be known as Roskarnon Garden House.
- 1.1.2 This Planning Statement has been prepared to support the planning application, and provides a description of the site, an overview of the planning history, an explanation of the proposal and a justification in the context of the relevant guidance, together with an appraisal of the planning merits of the scheme as a whole.
- 1.1.3 The proposal is for the construction of a new dwelling, in lieu of an existing dwelling, which is supported by Policy 21 of the Cornwall Local Plan.
- 1.1.4 It is concluded that the proposals are entirely consistent with relevant policies contained within the Cornwall Local Plan 2010 – 2030 (CLP 2016) and the St Minver Parishes Neighbourhood Development Plan (NDP) 2017-2030, as well as policies within the National Planning Policy Framework 2023 (NPPF 2023) and Supplementary Planning Guidance contained within the Cornwall Design Guide 2021. Moreover, it is demonstrated within this statement that the development should be supported by the LPA and permission ought to be granted.
- 1.1.5 It is considered that the proposed development satisfies the reserved matters outlined in the existing permission. There are no material planning reasons that the proposed development should not be supported, and as such in line with the presumption in favour of sustainable development that underpins the planning system, the development should be approved without delay. Should any further information be required to ensure the positive determination of the application, it is requested that Laurence Associates is contacted in the first instance.

2. SITE AND BACKGROUND

- 2.1.1 The Site contains a self-contained dwelling and was granted outline permission with all matters reserved for the construction of a new replacement dwelling in lieu of existing cottage under application PA22/04774. Condition 4 of the said permission requires the existing dwelling to be converted to a garage and the habitable use of the dwelling to cease as a dwelling, to ensure that only one dwelling is on the site.
- 2.1.2 A review of the constraints of the site has been undertaken. The site is covered by The Rock Tree Preservation Order 2001, under which four sycamores are protected under reference number: E1/8K7B6/212. The area is identified as being susceptible to ground water flooding, although it is located within Flood Zone 1, which the Environment Agency defines as being at the lowest risk of flooding from seas or rivers.
- 2.1.3 The site does not form part of any landscape or heritage constraint.
- 2.1.4 Roskarnon Cottage is a separate lawful dwelling to Roskarnon House and has been separately assessed for council tax (property ref: 1462 2839 00 8010). Therefore, it is of importance to note that the site has existing residential use and therefore this application would amount to a replacement dwelling on an already residential site and as per the requirement of Condition 4 attached to planning reference number: PA22/04774.

3. PROPOSED DEVELOPMENT

- 3.1.1 The proposal is for the construction of a two-storey detached dwelling, which will replace the existing dwelling, which subject to application PA22/0450, where the proposed use of the existing property will be converted to a garage for Roskarnon House.
- 3.1.2 The proposed dwelling is to be sited approximately 12m north east of the existing Roskarnon Cottage, with a proposed wall being constructed which will separate Roskarnon Garden House from the rest of the site. A vehicular and pedestrian access would utilise the existing dropped kerb off Golf Course Road and will provide turning space and parking for two vehicles.
- 3.1.3 The landscaping works, which are outlined in the submitted Arboricultural Plan (Drawing no: 9583-D-AIA), will include tree surgery works on three of the trees at the west-northwest side of the site. The trees identified on the Plan as T013 and T014 will have a tip back crown on eastern aspect and undertake linear root pruning. The tree identified as T015 will have a crown lift to 4.5m. Existing hedgerow on the site, identified in the plan as H004 is to be removed. Three trees at the north-north east of the site, identified in the plan as T004, T005, and T006; four trees at the north-north west of the site, identified as T007, T008, T009, and T010; along with two trees situated in the centre of where the proposed Roskarnon Garden House would be, identified at T016, and T017, are to be removed from the site in order to facilitate the construction of the proposed dwelling. The need for these proposed landscaping works was identified by an Ecology Report submitted with the approved outline application.
- 3.1.4 The proposed dwelling will be two storeys in height. At the ground floor, as shown in submitted drawing (1472_G_510), there will be three bedrooms, each with an ensuite bathroom; an entrance hall with a spiral staircase providing access to the first floor; a guest WC/shower; a utility room; and a boot room/dinghy store. At the first floor, as shown in submitted drawing (1472_G_511) there will be a kitchen/dining/living room which also contains

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the spiral staircase via which the ground floor is accessed; a master bedroom with a master ensuite; another bedroom with an ensuite; a pantry; and two terraces.

- 3.1.5 The external materials will comprise of pale to mid brown self-coloured acrylic render over steel PFC, Cornish dry-stone walling to match the new extension at Roskarnon House, grey anodized window frames, dark grey painted steel,

4. PLANNING HISTORY

4.1.1 An online search of Cornwall Council’s planning portal confirms that the Site has the following planning application history:

- **PA22/04774:** Outline application with all matters reserved for the construction of a new replacement dwelling in lieu of existing cottage at Roskarnon Cottage, Rock—Approved with conditions on 31st August 2022.
- **PA22/04507:** Replacement of existing two-storey rear extension, construction of lower ground floor extension to the front and side elevations, with terrace above, formation of balcony and erection of pool, along with associated works—Approved with conditions on 29th July 2022.
- **PA21/02710:** Certificate of Lawful Development for an Existing Use for continued use of Roskarnon House as an independent residential property – Granted 5 July 2021
- **6/75/0247/000:** Enlargement of existing cottage to provide additional holiday accommodation – Approved February 1975.

5. PLANNING POLICY CONTEXT

5.1.1 This section sets out the development plan documents and other material considerations which are directly relevant to the determination of this application.

5.1.2 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 the National Planning Policy Framework (NPPF) (2021).

5.1.3 The statutory development plan for the site consists of the CLP 2016, the St Minver Parishes NDP 2017-2030, whilst material considerations in this instance comprise national policies set out within the NPPF 2023, the Chief Officer's Guidance on replacement dwellings 2023 and the Cornwall Design Guide 2021.

5.2 NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2023)

5.2.1 The NPPF is a material consideration in the determination of this application as per **Paragraph 2** of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004. It sets out Government planning policies for England and how these are expected to be applied.

5.2.2 An updated version of the NPPF (NPPF) was published in September 2023, superseding the revised July 2021 version and sets out the Government's proposed economic, social and environmental planning policies for England.

5.2.3 The NPPF confirms that the Development Plan remains the statutory basis for the determination of planning applications unless material considerations indicate otherwise. The NPPF constitutes guidance for Local Planning Authorities and decision-takers both in and drawing up plans as material considerations in determining applications.

Achieving Sustainable Development

5.2.4 The NPPF defines Sustainable Development as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’. At **Paragraph 8**, it sets out three overarching and interdependent objectives, stating that these should be pursued in mutually supportive ways:

‘An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. ‘

The Presumption in Favour of Sustainable Development

5.2.5 **Paragraph 10** of the NPPF states that at the heart of the Framework is a presumption in favour of sustainable development.

5.2.6 **Paragraph 11** states that plans and decision should apply a presumption in favour of sustainable development. For decision taking this means:

- *approving development proposals that accord with an up-to-date development plan without delay; or*

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- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

Decision-Making

5.2.7 The NPPF establishes that local planning authorities should approach decision taking in a positive and creative way to foster the delivery of economic, social and environmental improvements in the area. It also states that they should work proactively with applicants and seek to approve applications for sustainable development where possible (**Paragraph 38**).

5.2.8 The Development Plan remains the statutory basis for the determination of planning applications unless material considerations indicate otherwise and the NPPF is a material consideration in planning decisions (**Paragraph 47**).

Making effective use of land

5.2.9 **Section 11** of the NPPF encourages the effective use of land in meeting the need for new development, while safeguarding and improving the environment.

Achieving well-designed places

5.2.10 **Section 12** of the NPPF identifies that good design is a key aspect of sustainable development. It sets out a list of design-based criteria against which policies and decisions should aim to ensure that development achieves. These are as follows:

- *Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

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- *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”* (paragraph 130).

5.3 THE DEVELOPMENT PLAN

5.3.1 The Development Plan comprises of the Cornwall Local Plan 2010-2030, adopted on 22nd November 2016.

5.3.2 The following policies considered to be relevant for the Site and the Proposed Development:

5.3.3 **Policy 1** sets out a presumption in favour of sustainable development. It states that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development as enshrined within the NPPF. When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement.

5.3.4 **Policies 2 and 2a** relates to spatial strategy and states that new development should provide a sustainable approach to accommodating growth, providing a well-balanced mix of economic, social and environmental benefits. Specifically, it states development should seek to generate and sustain economic activity, and proposals will be welcome that improve conditions for business and investment in Cornwall.

5.3.5 **Policy 3** provides guidance on the role and function of places and indicates that the scale and mix of uses of development and investment in services and facilities should be based on the role and function of places. Part one of the policy lists the main Towns where most of the new housing is to be located. Rock is a village, and as such is not listed within the Policy and therefore point 3 of this policy applies, which sets out that:

Other than at the main towns identified in this Policy, housing and employment growth will be delivered for the remainder of the Community Network Area housing requirement through:

- Identification of sites where required through Neighbourhood Plans.
- Rounding off of settlements and development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role.
- Infill schemes that fill a small gap in an otherwise continuous built frontage and do not physically extend the settlement into the open countryside. Proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished.
- Rural exception sites under Policy 9.

5.3.6 **Policy 12** relates to ensuring high quality design which maintains and enhances Cornwall's distinctive natural and historic character, whilst **Policy 13** relates to development standards.

5.3.7 **Policy 21** focuses on ensuring the best use of land. It states that encouragement will be given to sustainably located proposals that:

- a. use previously developed land and buildings provided that they are not of high environmental or historic value;
- b. use despoiled, degraded, derelict and contaminated land provided that it is not of high environmental or historic value;
- c. increase building density where appropriate, taking into account the character of the surrounding area and access to services and facilities to ensure an efficient use of land;
- d. take into account the economic and other benefits (including food production) of Grade 1, 2 and 3a agricultural land. Where significant development of agricultural land is demonstrated to be necessary, poor-quality land should be used in preference to that of higher quality.

5.3.8 **Policy 23** relates to the natural environment and states that development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance.

5.3.9 **Policy 27** relates to transport and accessibility. It states that developments should provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated.

5.4 ST. MINVER PARISHES NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) 2017-2030

5.4.1 The St. Minver Parishes Neighbourhood Development Plan (NDP) has been adopted and forms part of the development plan for the area.

5.4.2 The vision statement of the NDP outlines its aims as *retaining and enhancing* the environment, landscape character and coastal amenities which are *essential* to maintaining the attraction for both residents and tourism which sustain the parishes of St Minver Highlands and Lowlands.

- 5.4.3 **Policy STMNDP 1.1** allows for replacement dwellings or extensions to existing dwellings where the development is very clearly in scale and harmony with the surroundings.
- 5.4.4 **Policy STMNDP 1.3** requires that all new build, rebuild and extensions shall be in harmony with other properties in the adjacent area as detailed in policy **STMNDP 2**.
- 5.5 CORNWALL COUNCIL CLIMATE EMERGENCY DEVELOPMENT PLAN DOCUMENT (DPD) 2023**
- 5.5.1 The Climate Emergency DPD was produced in response to Cornwall Council declaring a climate and ecological emergency and is a material consideration for this development.
- 5.5.2 **Policy C1** relates to climate change principles, and states that development in Cornwall should, appropriate to the scale of the development, contribute to sustainable development which preserves and enhances the County's natural, historic, and cultural assets for future generations. Along with this, developments should mitigate against, and improve resilience to the impacts of climate change; use and reuse land efficiently; and positively contribute to health, wellbeing and resilience of communities and the natural world.
- 5.5.3 **Policy G1** concerns green infrastructure design and maintenance, and states that green infrastructure should be central to the design of developments, and that all developments should be planned around the protection and enhancement of nature.
- 5.5.4 **Policy RE1** states that proposals for renewable and low carbon energy-generating developments will generally be supported, provided that such a development would not adversely impact the local environment. The policy also identifies building-mounted solar energy generation installations will be supported and encouraged wherever possible.
- 5.6 THE CORNWALL DESIGN GUIDE**
- 5.6.1 The new Cornwall Design Guide was adopted in December 2021. The guide supports the Cornwall Local Plan by providing a comprehensive guide to help

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inspire and guide the delivery of high-quality places to live. It states that new developments must enhance their historic context and character, adding further richness, diversity and quality, creating a dialogue with established places.

6. PLANNING ASSESSMENT

6.1 PRINCIPLE OF DEVELOPMENT

6.1.1 The proposed works have been deemed by Cornwall Council to be fundamentally acceptable in principle and consistent with the relevant planning policies. The Officer's Report attached the following conditions to the approval in principle:

1. Details of the access, appearance, landscaping, layout and scale, (hereinafter called the reserved matters) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
2. An application for approval of reserved matters must be made no later than the expiration of 3 years from the date of this decision and the development hereby approved shall commence no later than 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
3. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".
4. Works to construct the replacement dwelling hereby approved, including any ground works, shall not commence until the works to convert the existing dwelling known as Roskarnon Cottage to a garage are substantially complete with the habitable use ceased and the building no longer capable of human occupation as a dwelling and there shall only be one dwelling within the site edged red at any time thereafter.

6.1.2 Firstly, it should be addressed that the replacement dwelling is not located in the same area as the existing dwelling. The removal of trees on the site will only be to the extent which is necessary to carry out the proposed

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development, and has already been approved by the outline planning permission granted to application PA22/04774. As can be seen in the attached plans, the proposed dwelling is located in an area which has been carefully selected with regards to the existing trees onsite. This careful selection is also intended to reduce visual and landscape impacts. Both Roskarnon House, to the south west of the site, and Greencourt, to the north east are significantly more prominent than the proposed dwelling.

6.1.3 Furthermore, it should be noted that the proposed dwelling would use sustainable, locally sourced and traditional materials which will be in keeping with the surrounding area.

6.1.4 The proposal would provide evident benefits in terms of economic and social development through the provision of improved quality of housing within the local area. The proposal would also contribute positively to the local economy during the construction phase, which is another notable economic gain. This would be in line with Policy 1, 2 and 2a and paragraph 119 of the NPPF. In addition to this, the proposed dwelling would provide a bigger space which is of a far higher build-standard than the existing property. Therefore, the redevelopment of the site would aid in enhancing living standards for future occupants.

6.1.5 The proposed development would comprise a replacement to the existing dwelling which is lawfully residential. The proposal is for one dwelling in lieu of the existing residential unit. This would be considered to constitute replacement of an appropriate scale and character to the site's location. It is therefore considered that the proposal aligns with policy 21 of the Cornwall Local Plan 2010-2030, which focuses on the best use of land. While the proposed dwelling is larger than the existing dwelling onsite, it would as previously mentioned be significantly smaller than Greencourt and Roskarnon House, neighbouring dwellings, and as such it is considered that there would not be any implications on intensifying the use or scale of the site. The proposed dwelling, to provide more suitable living accommodation, is on a brownfield site and therefore is much more appropriate than if it were

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proposed on undeveloped land. Paragraph 120 of the NPPF is clear that substantial weight should be given to the use of suitable brownfield land within settlements for homes and it is thus argued that this would be an appropriate site for the construction of a dwelling.

6.1.6 It is considered that the proposed design, which would use high-quality materials, and be sensitive to the surrounding area, would comply with policies 12, and 13 of the CLP, along with the Cornwall Design Guide.

6.1.7 The site is truly a wonderful location and would make for a beautiful place to live, enriching the quality of life of future residents. The surroundings of the dwelling would be fervent in nature, which would be beneficial in balancing the emotional wellbeing of occupiers. At present though, the site is not suitably adequate to provide a secure living space, due to the quality of the current accommodation.

6.1.8 The proposed development would result in a high-quality dwelling which would be a significant improvement in comparison to the existing dwelling, which is an outdated, small and itself better suited to the purpose which application PA22/04507 conditionally granted permission for.

6.1.9 Overall, the principle of development is considered to be acceptable, subject to other material considerations. The proposal is therefore considered to be in accordance with the NPPF and Local Plan Policies 13 and 21.

6.2 DESIGN AND VISUAL IMPACT

6.2.1 Design and visual appearance, along with the impact upon the character of the surrounding area is a key matter. Policy 12 of the CLP is committed to achieving high quality, safe, sustainable and inclusive design in all developments.

6.2.2 The proposed dwelling is to be sited 12m north east of the existing Roskarnon Cottage, which subject to the permission granted under application PA22/04507 is to be converted into a garage for the larger dwelling Roskarnon House.

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- 6.2.3 The scale and design is informed by the site constraints and any potential impact will be kept to a minimum. While the plot is shared with another, much larger dwelling, the proposed dwelling is of a scale proportionate to the size of the plot. The proposed dwelling is to be nestled into the site so as to not cause overbearing impacts on the landscape.
- 6.2.4 Overall, it is considered that the design of the proposed development will carefully consider taking account of the character of the area whilst also ensuring that the replacement dwelling provides an inviting high-quality home which will provide a significant enhancement compared to the existing, outdated dwelling onsite. As such, the proposed development is considered to be in accordance with Section 12 of the NPPF and Local Plan policies 12 and 13.

6.3 RESIDENTIAL AMENITY

- 6.3.1 Where Policy 12(2) of the Local Plan is concerned, existing trees and planting will separate the proposed dwellings to the west and north, along with separating the dwelling from Golf Course Road, to the east. The nature of this planting means that the proposed dwelling will not be visible from these directions, meaning that no overlooking or loss of privacy, or overshadowing or overbearing impacts will result from this proposal to properties or individuals in these directions.
- 6.3.2 The fact that the proposed Roskarnon Garden House will be positioned further away from Roskarnon House than the existing Roskarnon Cottage would result in the residential amenity for occupants of both dwellings being improved significantly compared to the existing two dwellings. There will also be a wall constructed and planting introduced to the south of Roskarnon Garden House in order to provide screening between the dwellings.
- 6.3.3 Outside of the site, Greencourt is the closest neighbouring property and so the applicant felt that it was prudent to consult with the owner in regard to the proposals with specific regard to the design. After consultation and the

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roofline being reduced, the neighbours have confirmed that they are in a position to support the application.

6.3.4 In addition to direct consultation with neighbours, the applicant has also reached out to the Parish Council and Local Member to inform them of the proposals and to share the plans that form part of the Reserved Matters Application.

6.3.5 In light of the fact that the proposal would replace an existing dwelling, it is not considered that the proposal would result in any additional noise when compared to the existing dwelling on the site.

6.3.6 It is considered that appropriate steps have been taken to ensure that the proposed development would have no significant impacts on residential amenity.

6.4 HIGHWAY SAFETY, ACCESS, AND PARKING

6.4.1 The proposed development will not result in an additional vehicular access to the site, the existing access is to be maintained. The proposed development will not result in additional highway safety or traffic issues in the area.

6.5 FLOOD RISK ASSESSMENT AND DRAINAGE

6.5.1 As the site is in Flood Zone 1, the proposed development is less than 1 hectare, and is not in a Critical Drainage Area, there is no need to carry out a flood risk assessment in support of this proposal.

6.6 ARBORICULTURAL SURVEY

6.6.1 Due to the number of trees on the site, along with the presence of TPOs, a Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement and Tree Protection Plan was carried out on the site by Hayden's Arboricultural Consultants on 29/06/2022 in order to best inform the development of the proposal. This Assessment was submitted in support of the outline application reference PA22/04774.

6.6.2 It should be noted that the proposed dwelling is of a narrower footprint, than that shown on the plans that were presented at the time of the outline

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planning application. In consequence, the footprint is further away from the two sycamores on the western boundary.

6.6.3 The report found that it would be necessary to fell one category 'B' tree (T005), eight category 'C' trees (T004, T006, T007, T008, T009, T010, T016 and T017), and one category 'C' hedge (H004), along with tree surgery being undertaken on three trees (T013, T014, and T015) to carry out the proposed development.

6.6.4 The report found that aside from those mentioned, the remaining trees will not be adversely affected by the proposed development.

7. GREEN INFRASTRUCTURE STATEMENT

Surrounding area

7.1.1 While the surrounding area is characterised by a significant amount of residential development, this is characterised by a generous amount of on-site planting on the outdoor amenity space of these dwellings. Planting includes trees, shrubs, and hedgerow. This planting contributes to biodiversity in the area, along with providing ecosystem services. Along with this, the site is also in a coastal location, and is a short distance north of a beach. This proximity to the sea means that the site benefits from the additional biodiversity, ecosystem services, and human well-being benefits expected from being close to the sea.

Open Space

7.1.2 There is currently a significant amount of open space on the site, and while the proposed development will reduce this somewhat, there will be a generous amount of outdoor amenity space surrounding the dwelling. This will contribute to biodiversity on the site, along with acting as a buffer to create a separation distance from the proposed dwelling and the surrounding area, for both residents and wildlife which will use the site.

Hedgerow

7.1.3 There is existing hedgerow both around and on the site. While there will be some hedgerow removed in order to allow for the proposed development to be carried out, this will only be done to the extent which is necessary for the purpose of the development. The retained hedgerow will continue to provide the functions offered by effective examples of green infrastructure, along with providing screening from neighbouring properties.

Other Planting

7.1.4 There are a significant amount of trees on the site, which provide the functions expected from such planting, such as biodiversity, ecosystem services and human well-being benefits. The proposed development will

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reduce the extent of trees on the site, however this will be no more than is necessary to facilitate the development, and most of the planting would be retained.

Conclusion

- 7.1.5 The site enjoys a desirable amount of green infrastructure nearby to it, and it is in the interest of the applicant to conserve and enhance this existing green infrastructure. This is reflected in the way by which the planting on the site is not reduced any more than is necessary, and as much as possible of this planting will be retained by the proposal.

8. CONCLUSION AND SUMMARY

- 8.1.1 The proposal seeks for the construction of a replacement dwelling to facilitate a much-improved living space for future occupiers. This encourages the utilisation of a brownfield site and works towards achieving a low carbon future through the investment into sustainable materials.
- 8.1.2 The proposal accords with the aims and objectives of the NPPF and the principal objectives for rural business enhancement in the Cornwall Local Plan and the St Minver Parishes Neighbourhood Development Plan. The proposed development is important in securing housing in the midst of a housing crisis nationally and especially within Cornwall. The proposal has also already been given outline permission under application PA22/04774.
- 8.1.3 The proposal would be a welcomed, attractive dwelling into the area.
- 8.1.4 There are no material planning reasons that the proposed development should not be supported, and as such, in line with the presumption in favour of sustainable development should be approved without delay.
- 8.1.5 Should any further points arise from this submission, I would ask that the matters are referred back to this company, as agents for the applicant, before any formal decision is made on the application.