

Your ref:
Our ref: MAS/The Mawes/Covering
Direct tel:
E-mail:

3rd December 2023

Cornwall Council
Planning and Sustainable Development
PO Box 676
Threemilestone
Truro
TR1 9EQ

Dear Sir / Madam

THE MAWES, LOWER TREGENNA, NEWQUAY

OUTLINE PLANNING APPLICATION FOR THE PROPOSED DEVELOPMENT OF UP TO 39 HARD STANDING BASES FOR HOLIDAY LODGES, ASSOCIATED ACCESS, INFRASTRUCTURE, PARKING AND LANDSCAPING

I write in respect of the above proposed application and attach the following information in support of the scheme:

- Application Forms and Ownership Certificates (fee paid via the Planning Portal);
- Location Plan;
- Red Line Plan;
- Illustrative Masterplan;
- Existing Site Plan (Topographical Survey);
- Proposed Access General Arrangement 1 of 2;
- Proposed Access General Arrangement 2 of 2;
- Design and Access Statement;
- Planning Statement (including Planning Obligation Heads of Terms);
- Habitat Regulation Assessment Screening Matrix;
- Foul and Surface Water Drainage Statement;
- Conceptual Surface Water Drainage Design;
- Flood Risk Assessment;
- CIL Forms;
- Green Infrastructure Plan and Report;
- Ground Sure Ground Conditions / Contamination Report;
- Ecological Impact Assessment (ECIA) including Protected Species Report and BNG Design Stage Report – 3 attachments;
- Biodiversity Matrix;
- Arboricultural Impact Assessment and Tree Protection Plan;
- Arboricultural Report and Canopy Cover;
- Tree Constraints Plan;
- Transportation Advisory Note;
- Travel Plan.

We have reviewed the Validation Guide and are of the opinion that a number of the reports that can in certain circumstances be required for an outline application are not required given the site and scheme characteristics as summarised below. The Proposed Site Junction has already been approved and implemented under a different consent and the site has an implemented consent for development (see Planning Statement) that means that land will change use in the future even in the absence of this scheme:

- *Heritage Assessment* – the scheme will have no impacts on heritage assets (including undesignated assets);
- *Air Quality* – the scheme does not meet the criteria;
- *Agricultural Land Assessment* – there is no agricultural land on site;
- *Archaeological Assessment* – there are no known interests and the site already has an implemented full consent for development. That scheme also did not require an Archaeological Assessment;
- *Noise* – the scheme does not meet the criteria;
- *Odour* – the scheme does not meet the criteria;
- *PROW* – the scheme will have no impact on any rights of way;
- *SCI* – the scheme does not meet the criteria; and
- *LVIA* – the scheme will have a very localised visual impact (essentially along the road frontage passing the site) and is well contained in a valley bottom with existing established boundary planting. In terms of landscape character, the site is the garden to an existing property that has an implemented full consent for development. Therefore, the character of the site will change irrespective of this scheme.

I look forward to receiving your response and would be pleased to provide further information if necessary to assist the process.

Yours sincerely



Mark Scoot MRICS MRTPI
Maypool Estates

Enc.