

Planning Statement

Mr A Ellery (Applicant)

**Application for Outline Planning Permission
for the construction of two dwellings**

The Holloa, Talskiddy, Cornwall TR9 6EG

Verity J Biddick MRICS FAAV
Chartered Surveyor & Planning Consultant
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Regulated by RICS



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Author's Abbreviations

The site: The site is outlined red on the submitted location plan and block plan

List of key planning documents referred to herein

- National Planning Policy Framework (NPPF) as revised
- The adopted Cornwall Local Plan Strategic Policies (CLP: SP)
- Supplementary guidance produced by the Local Planning Authority (LPA): Chief Planning Officer's Advice Note: Infill/Rounding Off (The Advice Note.)
- LPA decisions granting planning permission nearby

Summary of proposal

Two dwellings are proposed on a site at The Holloa, Talskiddy, Cornwall TR9 6EG. The proposal constitutes development of previously developed land immediately adjoining a recognised settlement. The site comprises yard space within an equestrian holding serving long time equestrian business, Westcountry Sports Horses at Talskiddy.

The site has road frontage and adjoins the settlement at large (due west and northwest) with existing homes and gardens at Talskiddy built in cluster formation. The neighbouring land immediately west of the site has been granted planning permission for new housing as part of the settlement. The proposed site here will use an existing access which is on the same road as the neighbouring properties and build plots more recently granted permission nearby. To the east of the site, along the same stretch of road, the applicant has commenced build works for construction of an equestrian dwelling.

The area is residential in character due to the proximity and cluster layout of neighbouring homes, domestic parking, and gardens. The site itself is of domestic proportions and locks neatly with the form and shape of the settlement. This proposal responds to the housing crisis by increasing the supply of housing and enabling the delivery of the housing targets within the Cornwall Local Plan.

Consultation as to the best design is anticipated when the development principle has been confirmed. The consultant ecologist has proposed best measures for securing a biodiversity gain such as installation of bat and bird boxes and new hedgerow creation within the site itself. The site offers a good opportunity for visual upgrade through investment in the creation of two quality home builds in a yard space immediately adjoining the settlement.

Overall, the development proposed is compliant with current planning policy; namely the updated National Planning Policy Framework (NPPF), the adopted Cornwall Local Plan Strategic Policies (CLP: SP) specifically, Policy 3 & Policy 21, and relevant supplementary guidance produced by the Local Planning Authority (LPA) specifically the Chief Planning Officer's Advice Note: Infill/Rounding Off. The fundamental compatibility of this site for housing reuse under policy 3 and policy 21 of the Local Plan is thus presented to the LPA herewith.

1.0 Local Plan compliance

1.1 The Chief Planning Officer's Advice Note: Infill/Rounding Off is often used as an aide to decision-making by LPAs and Inspectors alike.

1.2 The Advice Note states that (in addition to larger scale growth in main towns) the CLP: SP also supports unplanned 'organic' growth in and adjacent to Cornwall's existing city, towns, villages, and hamlets.¹ The Advice Note goes on to clarify:

"This 'organic' growth is provided for in Policies 2, 2a, 3, 7, and Policy 21 of the Local Plan."

1.3 Rounding off as described in para 1.68 of the CLP: SP applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road.) Previously developed land is also addressed under para 1.68, confirming that in principle the use of previously developed land within or immediately adjoining the settlement will be permitted provided it is of a scale appropriate to the size and role of the settlement.

1.4 The Chief Planning Officer's Advice Note (Infill/Rounding Off) states²:

"The development of land which does not entirely fit the definition of infilling (part of continual frontage) or rounding off but would be within the form and shape of that settlement, whether a main town or other settlement, will be acceptable where there is no significant harm arising to social, environmental, or economic considerations. Development in this respect would accord with Policy 21 c) which encourages proposals to 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."

1.5 Investment and architectural input will enable the site to make a greater contribution to the area environmentally, socially, and economically.

¹ Note: 1st para; Page 1 of the Chief Planning Officer's Advice Note: Infill/Rounding Off

² Note: Page 3 of the LPA Advice Note; subtitled: 'Other development within a settlement'

1.6 Policy 21 (a) of the Local Plan states that encouragement will be given to sustainably located proposals that use previously developed land, provided not of high environmental or historic value. The planning definition of previously developed land includes equestrian land, as a range of appeal case law has determined, and LPA decisions have previously recognised. In accordance with policy 3, the site is also of a scale appropriate to the size and role of the settlement.

2.0 Access

2.1 The site benefits from existing public road access. The detailed site layout, design etc is proposed to be assessed at a subsequent reserved matters. This proposal is deemed to be policy 27 compliant of the CLP: SP in regard to transport and accessibility.

3.0 Landscape factors

3.1 Homes on the site will look in keeping given the established built surroundings and surrounding proximity of Talskiddy as an existing settlement and residential community. The site generally lends itself well to building plots adjoining an established neighbourhood.

3.2 This proposal has the capability to enhance and improve the appearance of the site and its contribution to the local distinctiveness and setting. Investment in the site will also create opportunities for a net biodiversity gain through garden creation, new hedgerows and installation of bat and bird boxes. The plots will also be naturally well screened through the trees and hedgerows within the surroundings.

4.0 Broader framework of national policy compliance

4.1 This proposal responds to Cornwall's Housing Crisis Securing Homes for All. In light of such challenges, this is a material planning consideration in applications relating to the delivery of housing. This proposal responds to the housing crisis by increasing the supply of housing and enabling the delivery of the housing targets within the Cornwall Local Plan.

4.2 The overarching theme within the National Planning Policy Framework as revised (NPPF hereafter) is the presumption in favour of sustainable development.

4.3 Paragraph 83 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural

communities. It adds that planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services and where there are groups of smaller settlements, development in one village may support services in a village nearby.³

- 4.4 The NPPF specifies that the creation of high-quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve.⁴
- 4.5 The NPPF explains the importance of making effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.⁵
- 4.6 Paragraph 124 (d) of the NPPF specifies that the development of under-utilised land and buildings should be supported, especially if it would meet identified needs for housing and available sites could be used more effectively.
- 4.7 The NPPF advocates that development proposals which accord with an up-to-date development plan be approved without delay.⁶ Furthermore, the NPPF states that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with the applicants to secure developments that will improve the economic, social, and environmental conditions of the area.⁷
- 4.8 In line with the overarching presumption in favour of sustainable development, the proposed development should therefore be approved without delay.
- 4.9 The Local Plan recognises the importance of finding solutions which enable proposals to be approved wherever possible⁸ and the importance that rural communities continue to thrive both economically and socially.⁹
- 4.10 Policy 1 of the Cornwall Local Plan stipulates that the Council will take a positive approach to development proposals, reflecting the NPPF presumption in favour of sustainable development and securing development that improves economic, social, and

³ s.5 'Delivering a sufficient supply of homes;' 'Rural Housing,' Para 83; NPPF

⁴ s.12 'Achieving well-designed places;' para 131; NPPF

⁵ S.11 'Making effective use of land;' para 123; NPPF

⁶ s. 2, 'Achieving sustainable development;' para 11 (c); NPPF

⁷ s. 4 'Decision-making' para 38; NPPF

⁸ Policy 1; Cornwall Local Plan

⁹ Para 2.32; Cornwall Local Plan

environmental conditions. Section 2 of the NPPF recognises that the purpose of the planning system is to contribute to the achievement of sustainable development by taking opportunities to secure net gains across the following objectives:¹⁰

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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

4.11 Public transport (buses) serve this area and nearby St Columb Major has established facilities which include various shops and services such as building and hardware store, printers, butchers, convenience store, library, takeaway food outlets, pharmacy, gift shops, charity shops, pet store, veterinary group, antiques shop, and tea rooms. There is a Grade 1 listed Parish Church and Primary School. It is a thriving community with social events and activities held throughout the year. There are various retail, storage and production facilities located at St Columb Industrial Estate and other nearby business centres and communities such as St Columb Road and Winnards Perch. Newquay Airport near St Mawgan is also within easy distance of the site.

4.12 The site is well positioned with existing infrastructure such as the road network and service provisions as well as being near a network of established settlements and community facilities. Residential reuse of the site will help support and enhance the social vitality of this established rural community, both now and in the future.

¹⁰ s. 2 'Achieving Sustainable Development;' para 8 (a) – (c); NPPF

- 4.13 The creation of two homes on the site will stimulate economic growth benefitting a range of local trades, businesses, contractors, and suppliers.
- 4.14 Buses serve the area well and there is a network of public footpaths across the countryside in the Mawgan Porth/St Mawgan/St Eval/Talskiddy/St Columb area, helping to support a healthy and social neighbourhood. The Cornish Way cycle network also connects certain local roads in the area with regular cycling events organised by dedicated clubs and keep fit social groups.
- 4.15 Many of the features and attributes of the site location have been formerly recognised as compliant with the above referenced planning policies, as exemplified through recent planning decisions at Talskiddy.
- 4.16 Compliance with the Local Plan is met, and the proposal accords with the provisions of the National Planning Policy Framework which together seek to ensure that development respects and enhances the quality of place and respects the landscape character of Cornwall's natural environment.

