

Site at The Holloa, Talskiddy,

St Columb

TR9 6EG



Green Infrastructure Plan and Statement

The term 'green infrastructure' describes a network of multi-functional natural spaces and features, urban and rural, capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities, and prosperity.

The applicant herewith provides a statement and plan to consider these in relation to this outline proposal. The development seeks to offer green infrastructure merits including more efficient use of land, visual upgrade of the site with appealing architectural design, garden creation and biodiversity enrichment for two well-positioned homes in an established community. As new construction, the builds will be highly energy efficient, and promote optimum design layout for natural light and sun gains. All existing hedgerows and mature trees will be retained and protected, as per ecologist recommendations. New hedgerow planting will be integrated at a reserved matters stage, as will new features built in the homes for benefit of bats and birds.

The development aims to raise awareness and appreciation of natural landscape and wildlife assets through the above specified provisions and integrate green infrastructure within new homes for improved health and quality of life (through access, fitness and contact with nature). The proposal will support the local diverse economy, deliver environmental benefits and visual enhancement, within the established settlement of Talskiddy.

Travel plan

The local area is served by regular bus network, cycling opportunities and community facilities and services in St Columb Major, as well as the wider network of other nearby settlements.

The access serving the proposed development is existing and no changes are proposed.

The proposal fits in very well within the established settlement at Talskiddy, new housing has been permitted nearby and residential use is the logical choice for this site given its developed residential surroundings, domestic proportions, and character. This proposal will also strengthen community and travel links in the local area.