

December 2023



Full Planning Permission

DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

The material change of use of agricultural land for the keeping and stabling of horses, retention of stable building and retention of hardstanding area

Land at Rose, Truro, TR4 9PF

Prepared By Cornwall Planning Group



HEAD OFFICE
Chi Gallos,
Hayle Marine Renewables Business Park,
North Quay, Hayle,
Cornwall, TR27 4DD

www.cornwallplanninggroup.co.uk
office@cornwallplanninggroup.co.uk
T: +44 (0)1736 448500

Registration No: 04345204
VAT No: 221707243

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1.0 Introduction

This planning application has been submitted to Cornwall Council in the form of full retrospective planning permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client Mr W Wargacki. This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of the material change of use of agricultural land for the keeping and stabling of horses, retention of stable building and retention of hardstanding area

After conducting research of the site and surrounding area it has been noted that recent development sites have been approved within the area. Confirming the area is suitable for development. Please see some examples of approved planning in the area below:

PA23/06837 | Proposed erection of stables and agricultural building for pump shed, general agricultural storage and ancillary uses. | Buny Whey Roselath Farm Lanlivery Bodmin Cornwall PL30 5BZ

PA15/00158 | Erection of a barn/internal stables | Land At White Rose Farm St Columb Cornwall

Material Key Points of the Application Proposal

- The application is for the retention of stabling.
- The works are sensitively designed to a high standard and of traditional appearance.
- The proposed works lead to an enhancement to the immediate and surrounding area.
- The proposed works do not provide any visual impact or harm to any immediate dwellings
- The materials have been sensitively chosen to complement the relevant planning constraint restrictions and surrounding area.

2.0 Cornwall Local Plan & National Planning Policies

The Cornwall Local Plan was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This will cover the period up to 2030.

In February 2016 Cornwall Council submitted the plan to the Secretary of State for examination. The inspector published a report in September 2016. The adopted plan includes the Inspector's recommended main modifications.

The Cornwall Local Plan replaces a number of policies from:

1. the Local plans of the former District and Borough Councils
2. the Minerals and Waste Plans of the former County Council

We believe our formal planning application confirms to the above Cornwall Local Plan Schedules;

| | |
|------------------|---|
| Policy 1 | Presumption in favour of sustainable development |
| Policy 2 | Spatial strategy |
| Policy 2a | Key targets |
| Policy 3 | Role and function of places |
| Policy 12 | Design |
| Policy 16 | Health and wellbeing |
| Policy 21 | Best use of land and existing buildings |

3.0 Travel Plan and Transport Statement

In principle, this proposal has been designed in accordance with Cornwall Council Highways Department Design Guide, and therefore we feel we have satisfied all elements required for Cornwall Council Highways Department to accurately assess our application in terms of required parking, highways safety and associated works.

The proposed application site and plan(s) outline the following:-

- Vehicles can enter and leave the site in a forward gear without the need to reversing back onto a public highway.
- Minimum width of driveway should be 3.7m.
- The access has been formed at a 90 degree angle to the highway.
- The first 5m of the hard standing has been constructed as a bound surface to avoid the discharge of loose material onto the highway.
- Surface water can be managed within the site to avoid any runoff onto the highway. This will be achieved by surface water soakaway's and 'Aco Drains'. All works to be in accordance with Approved Document H of the Building Regulations.

- There are no alterations to the existing parking arrangement, and therefore this application seeks no permission for any Highways/Parking Arrangements.

4.0 Effects on Heritage Assets

- The application site does not fall within any areas of constraint.

5.0 Green Infrastructure Statement

- The enlarged site layout plan on sheet 001 identifies the existing boundary treatments and various soft landscaping details forming part of our proposal.
- The works could incorporate bird boxes and bee bricks, in accordance with the Cornwall Council Planning for Biodiversity Guide (2018). Subject to request and condition by Cornwall Council.
- The incorporation of Green Infrastructure has played a pivotal role in the planning of this project, with the aim of facilitating the movement of both people and wildlife throughout the site, while also establishing a network of versatile spaces. The proposal for an onsite Biodiversity Net Gain (BNG) is a testament to the development's commitment to preserving and enriching the natural environment.
- Due to the scale and use of the site long-term maintenance of the green infrastructure will fall to the future owners of the plot. However a suitable planning condition can be applied if requested by Cornwall Council.
- The existing biodiversity will be retained as part of the proposed works. Existing site photographs have been provided demonstrating the existing ecology environment and biodiversity.

6.0 Conclusion

We believe that the details submitted clearly show that the site can be developed in a way that the locality will not be adversely affected, indeed, there is a clear opportunity to provide a high-quality development to meet the needs of present and future generations.

As previously mentioned, there are several comparable application sites that have been approved. We have transparently demonstrated this certainly accords to the Cornwall Local Plan & National Planning Policy Framework.

Overall, the proposed development of the site would represent sustainable development, supported by the NPPF and the policies of the emerging CLP and as such, we believe Cornwall Council should support the principle of the proposals contained within this formal planning application.