PLANNING STATEMENT

in support of

Outline Planning Application for:
Proposed Dwelling

on

Land at Roydon Lane
LAUNCESTON, PL15 8DP

for

Mr Ward
November 2023

1.00 Introduction

This document is a planning statement for a proposed dwelling on land at Roydon Lane. Although a design & access statement or planning statement are not required for this application, this document has been prepared and includes:

2.00 Mini Planning Statement
3.00 Flood Risk Assessment
4.00 Green Infrastructure Plan
5.00 Energy Statement
6.00 Appendix

2.00 Mini Planning Statement

2.01 What, Where and Existing Use

It is proposed to build a small, two-storey, detached dwelling with one off-road parking space.

The site is a small parcel of land located on the left-hand side (ascending) of Roydon Lane, which runs almost parallel to Roydon Road.

The site has planning approval for a detached double garage with an accessible roof terrace over. The foundations and sub-structure walling is in place and this consent is assumed to be extant. Given the garage was intended to serve a nearby dwelling, the site's use is deemed to be domestic / residential.

The lane currently includes five dwellings (both single and two storey) and a small Stone Mason's yard. The road terminates approximately 150m from its junction with Roydon Road with a turning bay.

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2.02 Who

The applicant purchased the site in 2023 and if this application is successful, they intend to sell the plot with planning permission.

The new dwelling would suit a single person or couple and could potentially offer more affordable local housing.

2.03 How / Space Standards

The indicative drawings show the site can accommodate a two-storey dwelling with an internal floor area of nearly 44m^2, which is large enough for a 1 bed, one person property. The bedroom floor area will just exceed 11.5m^2.

2.04 Proposed Impact

This is an outline planning application with all matters reserved and, should it be approved, a further application will be required to approve the reserved matters and agree issues such as layout, scale and appearance etc.

Indicative drawings have been submitted with this application and these show / consider:

- a compact and modest property with a contemporary appearance that should sit well within the locality
- a choice of appropriate materials
- a low roofline to reduce visual impact
- first floor overhangs to reflect nearby properties
- ample screening to the west to provide privacy and avoid overlooking
- the road facing openings are on the ground floor only and the existing hedge should provide a good level of privacy and traffic noise reduction
- private external amenity space

2.05 Scheme's Advantages

Although an off-road parking space is shown, the property's occupant(s) would not need to rely on private motor transport as the site is located very close to:

- shops (several food shops nearby)
- employment opportunities (industrial site, nearby garden centre and Launceston)
- a pub
- places of worship
- schools (although not suitable for family occupation, the property would be ideal for a young teacher)
- public transport links
- open countryside, including riverside walks

The proposed dwelling would make good use of an extremely small plot of land that has very limited alternative uses. Although the amount of amenity space is small, it must be remembered that not everybody wants, or needs, extensive garden space to manage.

3.00 Flood Risk Assessment

3.01 Introduction

A flood risk assessment is required because the site is located within the Launceston Critical Drainage Area as defined by the UK Government Environment Agency.

3.02 Existing Flood Risks

The Site is located and elevated above the northern side of Roydon Road and is in a built-up area. South West Water's (SWW) drainage records show foul drainage sewers west, east and south of the site. Refer to appendix A.

The Site is located in a Flood Zone 1 and therefore has a low probability of flooding due to river or sea flooding. Refer to appendix B.

The Site is located on the southern facing slope of the River Kensey valley and the EA's long-term flood map shows the Site is at low risk from surface water flooding. Refer to appendix C.

There are no known nearby reservoirs, ponds, or canals. The nearest watercourse is approximately 52m west and located well below the Site's average level.

Although Roydon Lane is at risk from surface flooding during periods of intense rainfall, the risk to the site is deemed low as the steep gradient of the road will prevent the flood height level rising high enough to enter the site. The flood risk assessment is deemed to be low.

3.03 Existing Surface Water Runoff Rates

Due to the topography, it is not possible for surface water runoff from Roydon Lane to enter the site.

Although part of the site surface is now from hardcore (broken rubble), until the garage base was constructed, it was once nearly all concrete. The surface water run of from the existing site discharges above ground:

- onto the lower adjacent hard surfaces to the south and down Roydon Lane
- through the hedge to the west of the site and down onto Roydon Road

3.04 Proposed Foul Water Drainage Considerations
The proposed dwelling will be connected into the nearby public sewer.

3.05 Proposed Surface Water Drainage Considerations

To mitigate the surface water drainage risk, the following measures have been considered in accordance with the following drainage hierarchy:

- infiltration
- discharge to a surface water body
- discharge over permeable surfaces (greenfield runoff)
- discharge to an existing drainage system

3.05i Infiltration

The surface water drainage cannot be dealt with via percolation as the site is too small to accommodate a soakaway, 5m clear of any structure (including the western bank onto Roydon Road) and 2.5m from any boundary. (This scenario also applies to the approved garage despite a soakaway being shown on the approved planning drawings.)

3.05ii Discharge to surface water body
This is not a viable option as there is no convenient route to the nearby watercourse.

3.05iii Greenfield runoff and/or Discharge to an existing drainage system

The proposed works will not increase the area of hard surfaces to be drained. However, to improve the current arrangement, it is proposed to collect the roof rainwater (39m^2 (or just under half the site's area)) and allow an attenuated discharge, either:

- to the public sewer if SWW agree, or
- overland as per the current arrangement if SWW do not agree

Either way, this will be an overall improvement over the current situation.
Attenuation will be provided via above ground planters or below ground attenuation tanks and limited to 1ltr/sec. The storage volume required for the roof area is just 190 litres. Refer to appendix D.

3.06 Summary

- the Site is located within the Launceston Critical Drainage Area
- the Site is located in flood zone 1
- the Site is at low risk from surface water flooding
    - the proposed works will not prevent or impede any surface water runoff in a flood event
- the Site's existing surface water drainage arrangement works without any issues
- the proposed works will not increase the surface water runoff and will not overload the existing drainage system or increase the local flood risk
- the proposed drainage attenuation will slightly improve the current situation

4.00 Green Infrastructure Plan

4.01 Existing Green Infrastructure

Most of the site is covered with broken rubble, which has allowed the uncontrolled spread of scrubby vegetation. The hedge to the rear is well-established and has been allowed to over grow.

4.02 Proposed Green Infrastructure Enhancements

The proposed works will not worsen the current green infrastructure and enhancements could include:

- nesting / roosting opportunities for birds and bats
- the new dwelling would be built to a high standard and be very energy efficient

The Site will be able to follow the ideal travel hierarchy and the occupants will not need to rely on private motor (fossil fuelled) transport.

Planters (attenuated for rainwater control) will create mini habitats.

4.03 Ten Pillars for Action

01 Nature Recovery

The proposals will not worsen the current arrangement as the Site is already in residential use and laid to hard surfacing. The existing boundary vegetation will be retained. Nesting opportunities could be built into the building.

02 Marine Health

Not applicable.

03 Natural Climate Solutions

The property will be energy efficient and not suffer from excessive solar heat gain.

04 Access to Nature and Active Travel

Although the site is located in a dense built up area, there is easy access to open country side, including river side locations.

4.03 Ten Pillars for Action cont…

05 Clean Air
The property will not produce smoke. Car emissions could be reduced if the occupants decide to use electric vehicles and/or adopt use pubic transport.

06 Clean Water
The property will not pollute any watercourse.

07 Waste and Resources
Most building material manufacturers are increasingly using 'greener' processes and recycled materials.

08 Sustainable Food
No impact as the Site is already in domestic use.

09 Economic and Social Welfare
The proposed works would provide safe, comfortable and convenient accommodation for at least one person. If build costs can be kept under control, the new house is likely to be more affordable than a typical similar property.

10 Governance, Leadership and Community
The proposed dwelling could provide a comfortable and safe home for a local person.

5.00 Energy Statement

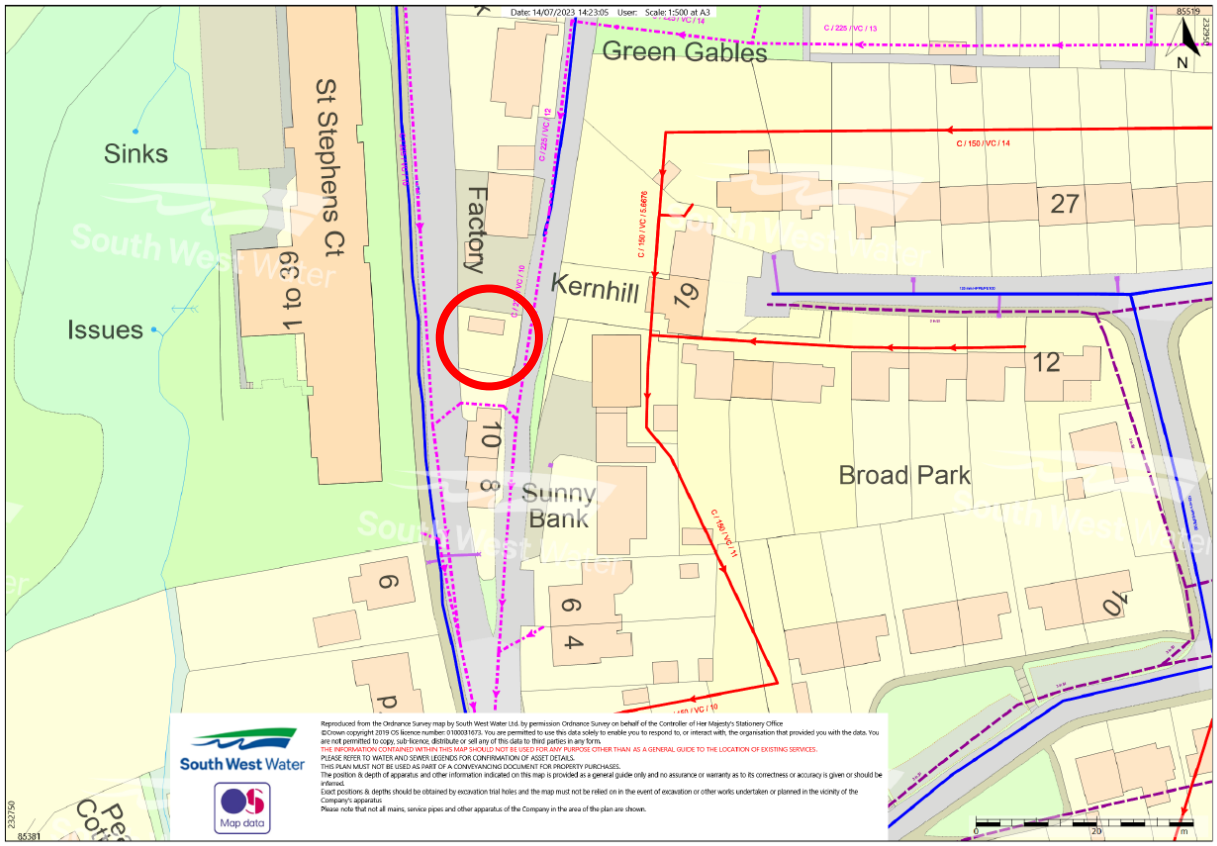
5.01 Initial Considerations

As this is an outline planning application, an energy statement is not required.

Should the application be approved, the following must be taken into account when the LPA consider the application to approve the reserved matters:

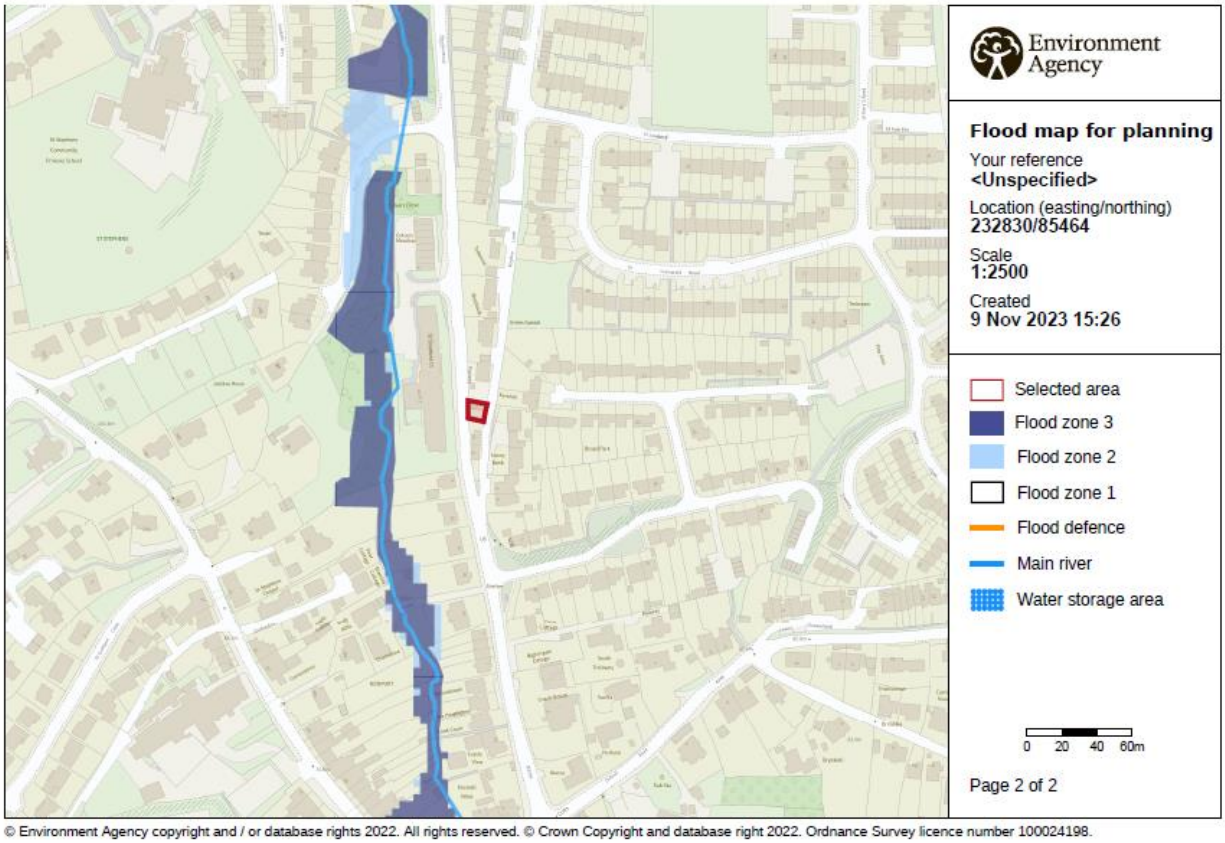
- the roof (as shown), is only able to accommodate five solar PV panels
- an air source heat pump could be installed
- there is no room onsite to accommodate any further renewable technologies
- the above measures are unlikely to comply with the energy policy and an offsetting payment is likely, but the following must be noted if the project is to remain viable:
    - this will be a relatively difficult and expensive site to develop
    - the site's resale value is likely to be low

Appendix A: South West Water Records



not to scale

Appendix B: EA Flood Zone



not to scale

Appendix C: EA Surface Water Flooding

not to scale

Appendix D: Attenuation Calculation

Drainage Details

Area	39m²	**Allowable Discharge**	1 ltr/sec
Catchment Type	Roof + Hardstanding	**Climate Change**	40%
Area Reduction Factor	0.9	**Effective Area**	49.14m²
Soil Type	Silty sandy clay	**Factor of Safety**	1

Rainfall Data

R Value	0.30	**Storm Return Period**	1 in 30 years
M5-60	17	**County**	Cornwall

Time	Z1 Value	y mm	Z2 Value	p mm	Inflow	Outflow	Storage Volume
5min	0.34	5.78	1.43	8.27	0.41	0.3	0.11
10min	0.49	8.33	1.45	12.08	0.59	0.6	-0.01
15min	0.6	10.2	1.47	14.99	0.74	0.9	-0.16
30min	0.77	13.09	1.47	19.24	0.95	1.8	-0.85
1hr	1	17	1.51	25.67	1.26	3.6	-2.34
2hr	1.23	20.91	1.52	31.78	1.56	7.2	-5.64
4hr	1.6	27.2	1.51	41.07	2.02	14.4	-12.38
6hr	1.8	30.6	1.49	45.59	2.24	21.6	-19.36
10hr	2.1	35.7	1.49	53.19	2.61	36	-33.39
24hr	2.8	47.6	1.45	69.02	3.39	86.4	-83.01
48hr	3.5	59.5	1.41	83.9	4.12	172.8	-168.68

Critical storm duration (hrs)	5min
Required Storage Height	0.11m
Volume from Dimensions	0.19m³