

Green Infrastructure Plan and Statement including Design, Access & Travel

Applicants: Mr & Mrs Bawden

Site at Ryeland, Trevenna Cross, St Mawgan TR8 4HB

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.

Outline planning permission has been granted on the site for construction of two dwellings. Careful consideration has been given to architectural design, home layout and build materials in order to create attractive homes with high quality traditional exterior finishes and heritage detailing. The roadside hedgerow boundary with trees remains protected and the existing access point will be used for the new homes, as permitted at the outline stage.

Septic tank and underground drainage are proposed northside of the homes on private land within the applicants' ownership. This proposal complies with biodiversity aims and habitat creation through new Cornish hedgerow, integration of new bird boxes, bee bricks and bat boxes, as well as creation of a wildlife pond.

The built design offers visually appealing architectural exterior with natural materials that blend in with the settlement and surroundings. Dwelling 1 is approx. 100 m² GIA (gross internal area) and dwelling 2 is approx. 132 m² GIA.

A series of detailed plans are herewith submitted which show the site integrates well within the settlement of Trevenna Cross and offers a positive contribution to the local architectural setting within this settlement.

Travel plan

The concept of this proposal, as approved under outline consent, considered factors such as the merits of building stronger communities, supporting local facilities, services, and bus routes, cycling opportunities, public footpaths etc.

The road access serving this proposal is existing and the proposed drawings include off road parking. In essence, the proposal fits in well with the existing housing scene, as well as other new housing permitted in this area. It will strengthen community links in the local area and opportunities to utilise local green transport / sustainable transport opportunities which are already recognised and supported in this location.



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