

February 2024



Full Planning Permission

DESIGN & ACCESS STATEMENT

Construction of Timber Agricultural Barn/Stable & Associated Works

Land North of Buena Vista, St Erth Hill, St Erth, TR27 6HX

Prepared By Cornwall Planning Group

Contents



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 planning permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client Mr M Barrett. This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of Construction of Timber Agricultural Barn/Stable and Associated Works.

The proposed barn building has been sited and designed with regards to the sensitive landscape designation with the field being served by an existing access via the service lane. The purpose of the agricultural barn is for adequate safe storage and security of the following agricultural equipment.

- Tractor
- Large Topper
- Ride on mower
- Trailer
- 3 Horses
- Storage of items for equestrian purposes
 - Hay/straw
 - Horse tack and equipment
 - Fencing

It is identified within this statement that the proposal would comply with the relevant development plan, including the policies contained within the Cornwall Local Plan, and the National Planning Policy Framework. It is therefore concluded that there should be a presumption in favour of sustainable development, when giving due consideration to the economic, social and environmental roles of the planning system.

Material Key Points of the Application Proposal

- The proposed works are sensitively designed to a high standard.
- The host building is of traditionally vernacular. The proposed works lead to an enhancement to the immediate and surrounding area.
- The works will provide a higher quality of living standards to the proposed users, whilst improving the dwelling house living standards.
- The proposed works do not provide any visual impact or harm to any immediate neighbours.
- The materials have been sensitively chosen to complement the relevant planning constraint restrictions and surrounding area.

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

2.1 National Planning Policy

Section 2: Achieving Sustainable Development

Section 3: Plan Making

Section 4: Decision Making

Section 12: Achieving Well Designed Places

3.0 Travel Plan and Transport Statement

This agricultural and equestrian building is sited to serve the site and provide storage space in connection with its proposed use. This type of development is obviously sited in the countryside and is inherently part of the rural economy and the rural way of life. Agricultural and equestrian uses are accepted as being appropriate within a rural countryside setting. The development does not raise any travel plan issues which are unusual or inappropriate for the proposed use of the site. Movement to / from the site will be minimal and in connection with the proposed use.

4.0 Regenerative, Low Impact Assets

We believe that development should be regenerative and low impact, with a focus on sustainability and minimizing our environmental footprint. Our proposed development plan aims to achieve these goals by incorporating renewable energy sources, reducing waste, and promoting biodiversity. We are committed to creating a space that is not only functional and aesthetically pleasing, but also contributes to the health and well-being of the local ecosystem.

Regenerative, Low Impact Plan:

- **Reduced Waste:** The applicants will implement a waste reduction plan that includes recycling, composting, and minimizing single-use plastics.
- **Biodiversity:** The proposed development will promote biodiversity by soft and sustainable landscaping materials to reduce runoff and provide habitat for local wildlife.
- **Sustainable Materials:** We will use sustainable materials wherever possible, such as reclaimed wood and recycled metal.

- Water Conservation: Our development will implement water conservation measures such as rainwater harvesting and low-flow fixtures to minimize water usage.

5.0 Green Infrastructure Statement

The Council's Policy Guidance note which accompanies the Climate Emergency DPD explains, Policy G1 provides that development proposals will be required to meet the principles of Green Infrastructure design 'where appropriate to the scale and nature of the development'. Planning applications need to be accompanied by GI Statements and plans where appropriate to the scale and nature of development (for some minor development this may be a section of the Design Statement/Design and Access Statement).

This revised application for an agricultural and equestrian storage barn is a very modest development which would not raise any adverse impacts on GI. The field's existing well established hedges will be retained and are not affected by this proposal. A new native planted hedge will be provided around the west and north sides to help soften and screen the development.

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.

The proposed agricultural/equestrian building is of a suitable design commonly seen in the area for agricultural and equestrian use. It is not considered that it will have any significant impact on the landscape and character of the area.

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.

7.0 Site Photographs

