

Planning Statement

Ref. 2024-01

February 2024

Prepared by Richard White MRTPI

Summary:

This statement is submitted in support of a Reserved Matters application for Outline Permission PA23/04678 (approved 06.12.23) for siting of two (mobile home) holiday units and erection of stable block including access (all other matters reserved) on land Northwest of Lower Marsh, Howard Lane, Stratton, Bude, EX23 9TE. This Reserved Matters submission includes details of appearance, landscaping, layout, and scale (as per Condition 1 of PA23/04678).

The proposal has been carefully designed to be sympathetic to the character and amenity of the immediate undesignated landscape.

The proposal represents sustainable development and fully accords with the Cornwall Local Plan Strategic Policies 2, 3, 12, 23, and 27, Cornwall Council Design Guide and the guidance set out in the National Planning Policy Framework 2023.

Relevant planning policies:

Under section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, to the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

There is no 'made' Neighbourhood Development Plan (NDP) covering the application site. As such, the development plan in this case is the Cornwall Local Plan Strategic Policies 2010-2030 (the CLP):

CLP:

- Policy 1 Presumption in favour of sustainable development
- Policy 2 Spatial strategy
- Policy 12 Design
- Policy 13 Development standards
- Policy 16 Health and wellbeing
- Policy 23 Natural environment
- Policy 26 Flood risk management and coastal change

Material Considerations:

National Planning Policy Framework 2023 (the NPPF):

1. Introduction
2. Achieving sustainable development
4. Decision-making
8. Promoting healthy and safe communities
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

Cornwall Design Guide (adopted December 2021)

National Planning Practice Guidance (NPPG)

Scale, Appearance, Layout & Landscaping

In terms of unit numbers, this was determined at the outline stage with the scheme delivering two holiday units and one stable block building.

Regarding overall size, the single storey holiday units are kept to a minimum height and scale to ensure an acceptable impact upon the wider undesignated landscape.

Both the holiday units and stable block are to be timber clad and will have dark grey roof coverings to ensure a sympathetic impact upon the wider undesignated landscape.

The proposed layout follows that indicated at the outline application stage and ensure that the development to not encroach significantly into the field to the west and north. However, it does achieve sufficient space between the holiday units and associated stables to ensure suitable amenity for future users of the holiday units. The layout also achieves good separation to the established hedgerows to the east and south.

The proposed landscaping seeks to protect and enhance the existing east and south hedge and tree planting. Additionally, as per drawings A 03, new native species hedge planting will also be introduced.

Lighting details:

As per condition 4 of PA23/04678, lighting details are as follows:

Any construction work on site will be limited to daylight hours only. No artificial use of lighting will be used for construction during the hours of darkness.

External lighting used to illuminate any building entrances will use motion sensors. The use of sensors will reduce the amount of time the lights are on to only when needed.

All external lights will be angled downwards and away from the site boundaries and adjacent habitats. The spread of light from these sources will be minimised by using hoods or cowls to limit light spill to below the horizontal, in line with guidance available in Landscape and urban design for bats and biodiversity (Gunnel, Grant, & Williams, 2012).

Any required footpath lighting will consist of ground level bollard-style lighting or poll mounted lighting where an incorporated hood will direct the light downwards and away from the boundary features. For either design, lighting will be restricted to providing 3 lux or less at ground level, in line with guidance available in Bats and Lighting in the UK: Bats and the Built Environment Series (Bat Conservation Trust, 2008).

Where available, external lighting will incorporate LED luminaires or narrow spectrum bulbs that emit minimal ultra-violet light, as recommended in guidance from the Bat Conservation Trust & Institute of Lighting Professionals (2018) and the Bat Conservation Trust (2008) respectively. This will avoid attracting insects to lit areas, maintaining the availability of those insects for foraging bats.

Habitat enhancement:

As per condition 5 of PA23/04678, habitat enhancement in terms of bird nesting boxes, bat boxes and bee bricks are provided as per drawing A 03.

Conclusion:

The proposed appearance, layout, scale and landscaping all help to achieve a form of development which is sympathetic to its surroundings, neighbouring amenity and habitat, and delivers a sustainable form of development.

The proposal fully accords with the policies of the Cornwall Local Plan and the NPPF. In the absence of any other material considerations to indicate otherwise, the application should be supported by Cornwall Council.