

**Proposed extension to the
motorhome park
Fox Farm
Higher Trevaylor
Gulval**

**Design and Access Statement
Flood Risk Assessment
Green Infrastructure Statement**

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1 Introduction

Fox Farm is about a mile north of Penzance on the east side of the Gulval to Newmill road, the post code is TR20 8UR.

The site lies within the Cornwall National Landscape, formerly known as the Area of Outstanding Natural Beauty, whose boundary runs along the road fronting the site.

Fox Farm extends to about 25 acres, 10.1 hectares, which are used for commercial scale polytunnels and for growing vegetables. It is owned and managed by the Applicant who lives on site.

The existing motor home park has four terraced pitches which step down the site following the natural fall of the land.



Since this photo was taken the Applicant has laid a strip of tarmac down the drive for easier access

2 Proposals

The Applicant wishes to extend the motor home site to form 4 extra pitches, all sharing the existing access and facilities.

This statement should be read with Architect's drawing numbers FF 2.1 and 2

3 Planning history

Cornwall Council's on line Planning Register notes the following applications for Fox Farm

- PA16/12042 Certificate of Lawfulness for "the existing use of part of building as a self-contained residential dwelling" this relates to the building which is the subject of consent reference PA18/11993
- PA17/00333 grants a Certificate of Lawfulness for a residential caravan site for 6 caravans to the north east of the current site.
- Consent number PA18/11993 for the "conversion of part of building to extend existing lawful flat with associated external alterations to building."
- Consent number PA22/05783 for the "retention of existing motor home park for holiday use with associated site works and change of use of the land."
- Consent number PA23/06393 for a Certificate of Lawfulness for "existing use of a building as a dwelling house along with the erection of an extension to it and use of land as associated curtilage with incidental domestic storage / office building at property".

4 Justification for the proposals.

The Applicant suffered financial loss during the covid pandemic when many of the outlets that he supplied with vegetables were forced to close. His business also suffered because of BREXIT, before 2020 the caravans approved under consent number PA17/00333 provided accommodation for agricultural and horticultural workers who were employed on his own land and also on neighbouring farms, when the UK left the European Union the terms of the agreement limited work that could be done by foreign labour and this side of the Applicant's business suffered. For these two reasons alone he had to diversify to keep Fox Farm financially viable, hence the motor home park. Item 1 c) in Policy 5 of the Cornwall Local Plan supports farm diversification.

The 4 existing pitches are set on terraces following the natural fall of the land, the new pitches will also be terraced, again following the existing levels. Each pitch will be wide enough to take a motorhome plus a small sitting / BBQ area, they are separated from each other with 1500 high timber privacy fences supporting climbers and other planting.

The motorhomes are not permanently sited, most are used by holiday makers who stay for a few nights to enjoy the local area. Even in winter months out of the normal holiday season some of the pitches are booked.

Locally there is a problem with motorhomes parking unofficially in lay-bys and car parking areas, particularly along the north coast road, so by providing pitches with sanitary facilities the Applicant is helping to resolve this issue.

The Applicant provides WC provision for his guests and access to a water supply. He has also provided a chemical waste disposal area which drains to an existing septic tank and soakaway and allows visitors to empty their own chemical toilets. Each pitch has an electrical hook up.



Even in the winter some of the pitches are booked



The fence to the north east boundary will be repositioned to allow the new pitches on the opposite side of the access to the existing.

The existing motorhome site and its proposed extension are well screened from the road by a dense line of mature trees along the south west boundary, the south east boundary against the track down to Trevaylor Woods is formed with a timber boarded fence about 1600mm high and mature trees, the timber fence will be extended to the same height so there is good screening along this boundary line. The existing boarded timber fence will be repositioned to screen the polytunnels and working area of the farm from visitors. The Applicant will landscape the area by planting along the fences separating the pitches.



Existing dense screening to the road



Screening to the south east boundary

The only neighbouring private house is The Little House to the south east, this is set away from its boundary and will not be overlooked by the motorhomes, similarly the proposals do not block views nor overshadow any private houses.

To form the extension to the motorhome park the Applicant will clear the area between the existing timber fence and his polytunnel, currently this is used for random horticultural storage, thus this application seeks consent to change the use of the narrow strip of land from horticultural to use for motorhomes.

The shared access to the road serves the existing motorhome pitches, the Applicant's own house, the residential caravans and Fox Farm with its deliveries and visitors so the 4 new pitches will make no appreciable difference to the existing use of the access.

We are not aware of any local objections to the existing motor homes so there is no reason to believe the extra pitches will cause any problems in the area. The Applicant lives on site so is on hand should any problems arise.

5 Access

Access to the site is via the existing gateway off the road and the access track to the Applicant's polytunnels.

The site shares access to the road with the rest of Fox Farm. Considering the existing residential caravans, the Applicant's own accommodation and the general business traffic associated with the farm it is not considered that the additional motor homes will make a significant increase in traffic.

There are no public rights of way near the site which will be affected by the current proposals

6 Flood Risk

The site does not lie within any flood risk areas as identified on the Cornwall Interactive Map or on the Environment Agency's various flood risk maps.

The existing pitches and much of the access is finished with permeable stone chippings, the central tarmac access strip drains to the surrounding freely draining areas so there is no problem of run off to land owned by others. The proposed new pitches will also be finished with stone chippings to allow free drainage.

7 Green Infrastructure Statement

Cornwall Council's publication Cornwall and Isles of Scilly Local Nature Partnership calls for a Green Infrastructure Statement with all applications. The document sets out the "10 pillars for action to help nature regenerate and to provide the natural foundations for a green recovery", it continues by saying that "The level of information provided should be proportionate to the scale and nature of the developments." This application seeks consent to extend the existing motorhome

park to form 4 additional pitches, the additional land required extends to only about 150 sq m so this is a very modest application in terms of development and a change of land use.

The "10 pillars" are addressed by:

- The proposed extension to the existing motorhome park is on rough land between the existing polytunnels and the timber boundary fence, it is currently used for random storage associated with the Applicant's horticultural business, there are no mature plants and no obvious signs of invasive species. The trees along the south east boundary will be protected and retained.
- The site is about 2k from the sea so the proposals will have no impact on marine health.
- The proposals can have no appreciable affect on natural climate solutions.
- Although it does not appear to be a designated right of way the track down to Trevaylor Woods and stream which runs down the south east boundary of the site will not be affected by the current proposals.
- The proposals are for pitches for motorhomes so any increase in air pollution is virtually negligible because it will be limited to vehicles driving onto and then leaving the site.
- There are no streams on or adjacent to the site so the proposals do not risk water pollution. The Applicant owns the surrounding land between the site and the Trevaylor stream in the valley.
- The proposals will not generate waste, the Applicant provides wheelie bins and recycling facilities for his guests.
- The Applicant grows vegetables, plants and flowers which he sells to local shops and wholesalers, the current proposals represent diversification but will contribute to the viability of his business.
- The Applicant employs help as and when it is needed and he is a vital first link in a chain which employs packers, drivers and retail staff.
- The proposals are modest and have no implications on governance, leadership and community.