

Planning Statement

Land at Resugga Farm, St
Stephen-in-Brannel, PL26 7RY

Prepared For
W Marsh and Son

3632
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bell cornwell

CHARTERED TOWN PLANNERS

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1 BACKGROUND AND SITE LOCATION

- 1.1 This Planning Statement has been prepared by Bell Cornwell on behalf of W Marsh and Son (the applicant) in support of a full planning application for the change of use of agricultural land to glamping / tourism land at a site known as “Land at Resugga Farm, St Stephen-in-Brannel, PL26 7RY”.
- 1.2 The site comprises a small agricultural field which contains an old railway carriage which has become known as the ‘Shabby Shack’ within the north-western corner. The remainder of the location plan including the access from the site to the public highway.



- 1.3 The applicant’s family has owned the farm since the mid-1980s, with Resugga Farm being a working, family-run dairy farm. The farm also grows and sells Christmas trees to the local community and has had holiday lets on the farm since the mid-1990s.
- 1.4 The applicant would like to diversify the farm by changing the use of a small area of the farm into a tourism use. A farm diversification statement is submitted in support of this application for further information.
- 1.5 Resugga Farm is undoubtedly a large farm and therefore many possible options for the location of glamping / tourism units have been considered. This chosen siting has been

considered to be an excellent location for the purposes of holiday accommodation both for the applicant and from a planning perspective.

- 1.6 Firstly, the site is located immediately adjacent to the public right of way network, whilst benefitting from extremely limited views from it given the high hedgerows and field boundary vegetation (see photograph below). The site is also located a short walk from the farm residences and is therefore located within proximity to the existing built development to the south of the site. Ample parking can also be found near to the site, along the applicant's private road, including directly to the south of the site. The site has also not been utilised efficiently for agricultural purposes over the years due to its small size and using this space for tourism use would not impact on the day-to-day running of the farm.



Photograph of western boundary of site, note the height of the boundary and existing vegetation, limiting views from the public right of way on the other side.

- 1.7 Going back to the site's connectivity with the public right of way network, the site is connected to St Stephen amongst other places, which would facilitate journeys on foot to be made, reducing reliance on the private car. St Stephen would be located within an approximate 500m walk of the site. St Stephen is host to a number of convenience stores, a community centre and a doctor's surgery, amongst other services and facilities. The public right of way network borders the site on its western side.
- 1.8 A review of environmental constraints also identifies the site as being located within the Zone of Influence of the Fal and Helford Special Area of Conservation, therefore a mitigation payment is made as part of this application, in accordance with the requirements of Cornwall Local Plan Policy 22 – European protected sites – mitigation of recreational impacts from development.
- 1.9 The site is within Flood Zone 1, the zone at least risk of flooding, however, the site is within an area susceptible to ground water flooding.
- 1.10 Importantly, the site is not subject to any environmental or landscape designations that would be considered to provide additional scrutiny for the proposed development. The site is not located within a protected landscape such as a National Landscape (formerly known as Areas of Outstanding Natural Beauty) or Area of Great Landscape Value for example.
- 1.11 It is noted that Resugga Farmhouse is located some 70m to the south of the site, and Resugga Farmhouse is a Grade II listed building. The proposed development site is sited at a location where it is considered that there would be no harm caused to the heritage asset, given the distance and natural screening between the site and the Farmhouse, removing any views between the sites.

2 PLANNING HISTORY

- 2.1 Within the wider area of Resugga Farm, there are clear references to previous holiday accommodation and conversion of barns to dwellings around the wider farm. Examples of holiday accommodation applications which have been approved over the years include C2/04/01299 for the conversion of redundant agricultural building to holiday accommodation, C2/03/01746 for the conversion of redundant barn for holiday use.
- 2.2 Whilst there have been no planning applications associated with the field itself, a pre-application enquiry has been made to the Council. The pre-application submission was validated on 6 December 2023, with formal written advice received on 11 January 2024, following a meeting with the Case Officer. A summary of the advice received is provided below:

Principle of development

- **The proposal is capable of receiving support at Officer level, provided that specific points are addressed within the planning application submission.**
- **Note that the pre-application was made on the basis of around three units, two are now proposed.**
- Information should be submitted which demonstrates how the proposal would constitute a farm diversification. This could assist significantly in terms of the assessment of the principle of development.
- The level of accommodation was regarded to be appropriate to the rural location and, while it is located to the north of the track that leads to the active farmyard, the site was considered to remain well related to the existing built form.
- Whilst the proposed tourism accommodation is limited in scale, there would be some economic benefit to the site, and it is considered that it would contribute towards Cornwall's tourist business.

- The site proposed for the new glamping area was described as a small field of awkward shape, within a large agricultural holding and as such would be unlikely to impact on the working of the farm or its land management through the loss of agricultural land.
- Whilst it was accepted that the settlement of St Stephen does offer some facilities and services, with its centre approximately 700m from the site, it was considered that there were some limitations with this access. Whilst there would be a connection via the public right of way to walk into St Stephen, it was noted that this would not be convenient for all users given the distance and gradient, as well as the fact that the public right of way would be unlit.
- The retention of the existing holiday accommodation provided by the railway carriage could be considered to be acceptable. A condition may be required however to limit its use to holiday use.
- Limited weight was stated to be currently afforded to the draft St Stephen-in-Brannel Parish Neighbourhood Plan 2023-2030. Whilst only limited weight, the relevant policies, relating to new business development (BE2), farm diversification (BE4) and sustainable rural tourism (BE5) were considered to reiterate and build on those within the Cornwall Local Plan Strategic Policies 2010-2030 and Climate Emergency DPD 2023.

Technical considerations

- It was considered unlikely for any harm to be caused to the setting of the grade II listed Resugga Farmhouse owing to the distance and intervening vegetation. Nevertheless, a proportionate Heritage Impact Assessment would be required to support a planning application.
- It was recommended that any future application should detail the number and appearance of the glamping pods as well provide the layout / details of any associated landscape/ structures. During the meeting, the Case Officer advised that if these details were not provided, they could be conditioned.

- The modest scale of the proposed glamping operation was considered unlikely to have a negative impact the existing road network. While the access to this site was noted as being used by farm traffic, it was considered that the road is relatively straight and as such there are good sightlines and that a safe and suitable access could be provided.
- Adequate parking provision and drainage should be demonstrated.
- The site was accepted as being located away from the active farmyard and as such Noise and Odour are unlikely to be a material consideration in this instance.

3 THE PROPOSED DEVELOPMENT

- 3.1 The applicant is proposing a change of use of a small agricultural field for glamping / tourism use. It is proposed for the field to include two glamping / tourism units. As can be seen by the submitted drawings, it is clear that this modest sized glamping / tourism proposal sits comfortably within the site.
- 3.2 The landscape and visual impacts of the proposals are considered extremely minimal owing to their location and lack of landscape designations. The only public views to the site are where the public right of way crosses the farm to the south-west of the site. This view is considered to offer more of a glimpse, and due to its location off to the side of the path, may well go unnoticed by passersby. The design of the units is sensitive to the rural landscape, and do not over-dominate the field, with a majority of the field remaining as open field for amenity use, with the units located at the far north.
- 3.3 The proposals are minimalistic in their nature; the whole ethos of the proposals is for the units to provide the bare necessities, providing a quiet and stripped back version of holiday accommodation so that visitors can enjoy the delights of the countryside beauty and the simplicities of the 'lifestyle'. Visitors would be able to make use of the public right of way network to walk to St Stephen (north-east) or to Tolgarrick Mill (south-west).
- 3.4 Within the local area, there are a number of things to do including a local walk around Tregargus Wood, a wonder around the Wheal Martin Clay Works Museum, a trip down to the Lost Gardens of Heligan or a trip up to Dairyland Farm Park. There are also a number of wedding venues relatively nearby which could attract future visitors to this site, such as Wild Tipi, Lower Barns and Knightor Winery.

4 RELEVANT PLANNING POLICIES

- 4.1 Both Paragraph 70 of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.
- 4.2 Central Government Planning Policy is also expressed through The National Planning Policy Framework (the 'NPPF' or 'the Framework'), which was last updated in December 2023.
- 4.3 The statutory development plan for the site consists of the Cornwall Local Plan 2010-2030 (2016), whilst material considerations in this instance comprise national policies set out within the NPPF 2023, the Cornwall Design Guide 2021, and the Climate Emergency Development Plan Document 2023.
- 4.4 The statutory development plan also includes Neighbourhood Development Plans however there is no current adopted Neighbourhood Plan for the area. However, there is a draft St Stephen-in-Brannel Parish Neighbourhood Plan 2023-2030 (Submission Draft July 2023). As this Neighbourhood Plan is not adopted yet, its policies carry limited weight however they present the direction of policy the local parish intends to go in, therefore these draft policies have been considered within this application.

THE NPPF (2023)

- 4.1 The National Planning Policy Framework (NPPF) (December 2023) sets out the Government's planning policies for England. Although not development plan policy, it represents important guidance which sets out the Government's approach towards planning for new development. As such, it is an important material consideration.
- 4.2 Paragraph 8 explains the three overarching objectives of the planning system in order to achieve sustainable development. These are:
- a) An economic objective –to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at

the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.3 So that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development (paragraph 10), which should be seen as a foundation for both plan-making and decision-taking.

4.4 Paragraph 11 states that:

“Plans and decisions should apply a presumption in favour of sustainable development.

.....

For decision-taking this means:

c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

- 4.5 Paragraph 38 requires local planning authorities to approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 4.6 Section 6 focuses upon building a strong, competitive economy. Paragraph 85 states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.
- 4.7 Paragraph 87 underlines that planning decisions should recognise and address the specific locational requirements of different sectors.
- 4.8 Within Section 6, there is a specific focus upon ‘Supporting a prosperous rural economy’. Paragraph 88 states that planning decisions should enable:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;
 - b) the development and diversification of agricultural and other land-based rural businesses;
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

4.9 The assessment of this application should take account of paragraph 89. This states that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

THE CORNWALL LOCAL PLAN 2020-2030 (2016)

Policy 1 – Presumption in favour of sustainable development

4.10 This policy states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and set out by the policies of this Local Plan.

Policy 2 – Spatial Strategy

4.11 This policy states that new development should provide sustainable approach to accommodating growth, providing a well-balanced mix of economic, social and environmental benefits.

4.12 Proposals should respect and enhance quality of place and generate and sustain economic activity.

Policy 2a – Key Targets

4.13 This policy states that proposals in the period to 2030 should help to provide for 38,000 full time jobs.

Policy 5 – Business and Tourism

4.14 Point 3 of this policy states that the development of new or upgrading of existing tourism facilities through the enhancement of existing or provision of new, high quality sustainable tourism facilities, attractions and accommodation will be supported where they would be of an appropriate scale to their location and to their accessibility by a range of transport modes. Proposals should provide a well-balanced mix of economic, social and environmental benefits.

Policy 12 – Design

4.15 Policy 12 states that development must ensure Cornwall’s enduring distinctiveness and maintain and enhance its distinctive natural and historic character. Proposals should create places with their own identity and promote local distinctiveness and be of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape.

Policy 16 – Health and wellbeing

4.16 This policy encourages developments to maximise the opportunity for physical activity and to provide active travel networks that support and encourage walking, riding and cycling.

Policy 22 – European Protected Sites – mitigation of recreational impacts from development

4.17 For residential development and student and tourist accommodation, mitigation measures for recreational impacts on European Sites will be required where development is proposed within the identified zones of influence around those European Sites that are vulnerable to adverse recreational impacts.

Policy 23 – Natural Environment

4.18 Policy 23 states that development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall’s natural environment and assets according to their international, national and local significance.

Policy 24 – Historic environment

4.19 Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall’s historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.

Policy 25 – Green infrastructure

4.20 This policy focuses upon protecting and enhancing Cornwall’s green infrastructure network. This includes by providing appropriate buffers to natural spaces that have community, biodiversity and heritage significance.

Policy 27 – Transport and accessibility

4.21 This policy states that all developments should provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated.

THE CORNWALL DESIGN GUIDE (2021)

4.22 The vision of the document includes:

“New buildings and places will be sustainable, accessible to help us all get around and interact and will reflect the needs of our communities. They will reflect the needs of our communities. They will reflect the distinctiveness of our places, fusing together our unique historic, landscape and cultural diversity.”

4.23 Section 2 focuses upon context and underlines the importance of appreciating the constraints and opportunities of the site, taking into account the surroundings as well as the site, prior to commencing the design process.

- 4.24 Section 3 focuses upon the theme of identity. Within this, advice is provided about consideration of existing trees and hedges and the wider landscape for example.
- 4.25 Section 5 is about movement. The Guide states that development proposals should be located and designed to promote active travel and access to public transport to reduce dependence on car travel and to improve air quality.
- 4.26 Section 6 looks at nature. For example, it considers how well-planned green infrastructure can help soften impacts of new buildings and bring the surrounding landscape into the site.

THE CLIMATE EMERGENCY DEVELOPMENT PLAN DOCUMENT 2023

Policy C1 – Climate Change Principles

- 4.27 This policy sets out the DPD's climate change principles including maximising the ability to make trips by sustainable and active travel modes of transport as opposed to the private car. Another principle is conserving and enhancing the natural and historic environment.

Policy G1 – Green Infrastructure Design and Maintenance

- 4.28 Policy G1 states that green infrastructure should be central to the design of schemes.

Policy AG1 – Rural Development and Diversification

- 4.29 Proposals for diversification that help to maintain a viable and active countryside within farms and land holdings will be given particular support where multiple social, environmental and economic benefits are delivered.

Policy T1 – Sustainable Transport

- 4.30 Policy T1 states that new development should be designed and located in order to minimise the need to travel and support a modal hierarchy.

Policy T2 – Parking

- 4.31 Proposals will be expected to meet the council's parking standards.

Policy CC4 – Sustainable Drainage System Design

4.32 Policy CC4 relates to the provision of SuDS on site.

DRAFT ST STEPHEN-IN-BRANNEL PARISH NEIGHBOURHOOD PLAN 2023-2030 (SUBMISSION DRAFT JULY 2023)

Policy BE2 – New Business Development

4.33 This policy states that proposals for new and expanding businesses will be supported subject to certain criteria including where:

- the site is located adjacent to existing groups of buildings;
- the scale, form, bulk and general design is appropriate to its location;
- the proposed use will not have a materially adverse impact on the rural environment and the amenity of adjoining residential properties in terms of, noise, effluent;
- it includes on-site and/or nearby on-street parking that is adequate to meet the needs of the business and does not create road hazards that are considered unacceptable by the Highway Authority, or fumes it would emit, and the traffic it would generate; and
- it supports opportunities to make the location more sustainable by improving the scope for access on foot, by cycling or by public transport.

Policy BE4 – Farm Business Diversification

4.34 Farm business diversification proposals that require planning permission will be supported where they help to manage, reduce or absorb carbon or other emissions, sustain the rural economy, provide local employment and maintain or enhance the character of the landscape and environment and:

- A. Are complementary to and sustain the long-term operation of the farm business;
- and

- B. Do not compromise the working of the farm business and its land management; and
- C. Are located within or well related to existing building groups; and
- D. The activities and structures do not have an adverse effect on the environment, tranquillity, wildlife and landscape, or place an unacceptable burden on local infrastructure; and
- E. Accord with Policy AG1 of the Cornwall Climate Emergency DPD 2023
- F. Demonstrate how they effectively take account of NDP policies having regard to Design and CEDPD Policy G2 on Biodiversity Net Gain.

Policy BE5 – Rural and Sustainable Tourism

4.35 This policy states that new and extended high-quality tourism facilities and accommodation will be supported where they are for tourism that capitalises on the peace and tranquillity of their rural locations, the Parish’s important industrial heritage relating to the China Clay industry, its distinctive rural settlements, and encourages cycling, walking and public transport, and:

- A. Are within or adjoining existing settlements, on a scale appropriate to the settlement and not expand inappropriately into open countryside or dominate nearby villages and settlements.
- B. If in the open countryside and associated with a farm diversification scheme or an existing employment site, or a china clay restoration site, be of a scale and design proportionate to its surroundings, reflect the design and scale of existing buildings and respect landscape features;
- C. No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, traffic generation, odour or other nuisance associated with tourism activity;

- D. The traffic impact is assessed as being acceptable within the local road network conditions
- E. Demonstrate how they effectively take account of NDP policies having regard to Design and CEDPD Policy on Biodiversity Net Gain
- F. Is physically accessible to people with impaired mobility and other disabilities such as impaired sight or hearing;
- G. Are socially inclusive, facilitating use by all sectors of the tourist and local community;
- H. Achieves improvements to sustainability, for example by recycling waste, using renewable energy and sourcing produce and materials locally.
- I. Do not increase the vulnerability of visitors to local flood risks.
- J. New tourism accommodation which is provided in a location or with a design that is unsuitable for full-time permanent occupation, shall be subject a planning obligation to guarantee holiday use.

Policy D1 – Design & Development Standards

- 4.36 This policy focuses upon ensuring good design including by reinforcing the distinctive character of the parish.

Policy D2 – Development, Heritage and Cornish Distinctiveness

- 4.37 This policy states that if proposals would have an impact on heritage assets, compliance is required with Cornwall Local Plan Policy 24.

Policy NE1 – Landscape

- 4.38 Policy NE1 states that development proposals will be supported which demonstrate that they take account of and where possible enhance the characteristic, distinctive and historic landscape features of St Stephen in Brannel Parish.

Policy NE3 – Net Biodiversity Gain

4.39 Policy NE3 relates to the provision of biodiversity net gain where required.

Policy NE4 – Trees, Cornish Hedges and Hedgerows

4.40 This policy supports the retention and extension of trees, Cornish hedges and hedgerows.

Policy TR1 – Accessibility and Transport

4.41 This policy states that development will be supported where it is located and designed to promote active travel and access to public transport and improve air quality. Adequate car and cycle parking should be provided as well.

Policy TR5 – Public Footways, Pedestrian Links and Public Rights of Way

4.42 Development will be supported where there are existing safe walking routes to public transport, services and facilities. Development proposals which are likely to affect public footways, pedestrian links, and Public Rights of Way should protect the existing network and its ambiance and respect heritage features such as stiles and hedges.

5 JUSTIFICATION FOR THE PROPOSALS

PRINCIPLE OF DEVELOPMENT

- 5.1 First, it is important to establish whether the principle of development is acceptable.
- 5.2 As the Neighbourhood Plan is still at draft stage, the key policies to assess the principle of development currently are Policy 5 of the Cornwall Local Plan and Policy AG1 of the Climate Emergency Development Plan Document.
- 5.3 Policy 5 supports the development of new, high quality, sustainable tourism accommodation where they would be of an appropriate scale to their location and to their accessibility by a range of transport modes. The Policy also states that there should be a well balanced mix of economic, social and environmental benefits provided.
- 5.4 The proposal would involve the provision of the 'Shabby Shack' (a converted historic railway carriage) and a holiday lodge for tourism use. The scale being two would be considered to comprise a very modest development, with the pre-application advice from Cornwall Council indicating that support could be provided for around three units. In terms of the site's accessibility, whilst it is recognised that many visitors would be likely to arrive by private car, it is important to recognise the proximity of the site to nearby services and facilities, as well as their proximity to a choice of transport modes, once at the site. The site is within an approximate 100m walk of the public right of way network which means that future visitors would be provided with the option of journeys on foot whilst staying at the site. Future visitors could walk to St Stephen for a range of services and facilities including for bus connections, within approximately 10 minutes. There is also a walk in the opposite direction towards Tolgarrick Mill. This proximity and offering combines would be regarded to support the principle of development here as the site is considered to be of an appropriate scale to their accessibility by a range of transport modes. It is recognised that some users may not utilise the public right of way connection, however, it is important to stress that this would be a good option for many visitors who will make use of this.

5.5 A review of similar proposals has been undertaken and it is considered that the following applications are worthy of note for comparison purposes in terms of CLP Policy 5:

- PA22/06906 | Change of use of land for the siting of 4 low impact glamping pods and formation of parking spaces. | Moorswater Lodge Old Road Liskeard Cornwall PL14 4LB

This application was approved with conditions on 4 October 2022 and the following is stated within the Officer Report:

“The site is located just outside of Liskeard and adjacent to the A38, despite this, visitors to the site are likely to be predominantly reliant on private motor vehicles due to a lack of public transport within the immediate vicinity and no pavements or streetlights on the single-track road to provide safe pedestrian access to the town.

Nevertheless, the proposal is small in scale, offering 4 glamping units which are sympathetic to the rural nature of the setting, each providing accommodation for up to 2 people, within close proximity of town that offers a variety of services and facilities including, shops, cafes and restaurants.

Paragraph 85 of the NPPF does acknowledge that decisions should recognise that site to meet local business needs in rural areas may be to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. On balance the proposal is considered to comply with the above policies.”

In terms of similarities with this planning application, this proposal is for a similar scale of units and is also within a countryside location just outside of a settlement. This site is not connected to the public right of way network, unlike our site. Furthermore, upon reviewing the contour lines on the Cornwall Council Interactive map, it is quite clear that the walk for this example site to the local town is significantly steeper than the application before Cornwall Council here.

The Officer Report concludes that whilst there is a lack of public transport in the immediate vicinity and no pavements or streetlights on the single-track road, it is accepted that the scale of the proposals is relatively minor, the site is relatively close to the town, and it is fully recognised that the NPPF acknowledges that decisions should recognise that site to meet local business needs in rural areas may be to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.

- Another similar example is PA19/02218 | Change of use of land to allow the siting of five landpods (glamping facility) | Beersheba Farm Access To Beersheba Farm Lelant TR26 3HF.

This application was approved 8 May 2019. The siting is significantly more detached to the nearest settlement compared with this application and Policy 5 support has been given. It is therefore considered that this application's assessment should follow the same approach for consistency as well. The Officer Report states:

“Policy 5 of the Cornwall Local Plan states; the development of new or upgrading of existing tourism facilities through the enhancement of existing or provision of new, high quality sustainable tourism facilities, attractions and accommodation will be supported where they would be of an appropriate scale to their location and to their accessibility by a range of transport modes. This is further supported within Section 6 of the NPPF at paragraphs 83 and 84.

The principle of the use of the site for the siting of glamping pods is considered acceptable and supported by planning policy.”

5.6 In terms of Policy 5's reference to providing for a well-balanced mix of benefits:

- Economic benefits – the proposal would provide economic benefits to the applicant owing to the additional moderate income received when visitors stay at the site. This would help diversify the offerings of Resugga Farm and it is without a doubt that farm diversification receives significant support from policy.

- Social benefits – the proposal would offer an additional form of holiday accommodation to the area for visitors who would like to ‘escape to nature’ but with the benefits of a settlement within a short walk. It is also important to note that these glamping / tourism units would comprise bespoke holiday accommodation and would not take away any housing stock in order to provide. Cornwall Council have announced a housing crisis, and this is also seen at a national level, and it is recognised that some of this issue has stemmed from normal dwellings being used as holiday lets. This proposal would provide holiday accommodation without reducing the housing stock and worsening the current housing crisis.
- Environmental benefits – the environment would be at the core of the design process for this project. Whilst the site is near to trees, the design has been developed to be mindful of root protection areas to ensure the health of nearby trees are maintained. The site’s proximity to the trees nonetheless would help to visually enclose the structures in the landscape. The proximity to the public right of way network would also reduce reliance on the private car. And, finally, the stripped back nature of the accommodation offering would provide a minimalistic function, which would require minimal energy inputs.

5.7 As above, it is considered that the proposed development receives strong support from Policy 5 of the Cornwall Local Plan.

5.8 Furthermore, farm diversification is strongly supported through Policy AG1 of the Climate Emergency DPD. A farm diversification statement from the applicant has therefore been provided which sets out how the proposal will help contribute and supplement the farm’s income, on an underutilised, small field that otherwise would not be contributing significantly to the running of the farm. The income from two holiday units would help to ensure the sustainability of the farm. The proposal is therefore supported by Policy AG1 as it would help to maintain a viable and active countryside within a farm.

5.9 Further to this, the proposal includes solar panels and compost water heater to promote an environmentally friendly environment, reducing greenhouse gas emissions, in line with Policy AG1. In addition, as has already been explained, there would be multiple

social, environmental and economic benefits such as employment opportunities and environmental enhancements e.g. through the proposed hedgerow, demonstrating further alignment with this policy.

5.10 Whilst the Draft Neighbourhood Plan is not yet adopted and therefore its policies offer limited weight, the policy context demonstrates the likely direction at Neighbourhood Plan level, therefore an assessment has been provided with respect to the key policies relating to the principle of development, as follows.

5.11 Draft Policy BE2 states that proposals for new and expanding businesses will be supported subject to certain considerations. Firstly, the site is located within proximity to existing groups of buildings but is at a location which would not compromise upon residential amenity for existing residents at the farm nor for the future visitors of the glamping / tourism units. Secondly, the proposals will be of modest, small-scale design. The Shabby Shack in actual fact is an old railway coach previously used on the local line.

5.12 The site is not within any landscape designations and cannot be seen from the listed buildings and structures. It is considered that the scale, form, bulk and design is therefore appropriate to the location. Thirdly, green infrastructure would be respected, as has been assessed already. The distance from existing neighbours and from each other is considered appropriate and would not cause any adverse amenity impacts. Fourthly, there is ample parking at the farm for future visitors and this is all within private road space. It is considered that this will provide safe and sufficient parking, and the proposal for two units (likely two vehicles) would not cause unacceptable traffic generation. Finally, as has been discussed previously, there are opportunities for future visitors to walk to St Stephen, there would also be bus services from St Stephen for onward journeys if required.

5.13 Another key draft policy with respect to the principle of development is draft policy BE4 which relates to farm business diversification, also similar to Policy AG1 from the Climate Emergency DPD. The proposal would without a doubt help to sustain the rural economy and help with employment at the farm. Whilst it is envisaged that the applicant's family would manage the units at first, there could be opportunities to bring on part-time

employees to assist with the changeovers for example. This would also receive support from Policy 2a of the Cornwall Local Plan in terms of job provision.

- 5.14 The minimalistic nature and location of the units within a well-contained space, adjacent to the field boundary and not within a landscape designation, would ensure that the character of the landscape and environment is not harmed. Whilst there would be a minor change to the character with these structures, there are extremely limited viewpoints to the site, and a low-key design is considered to be acceptable at this location.
- 5.15 The units would be a complementary function of the farm, a smaller part of the family business which primarily factors on the dairy farm element. The proposal would help to supplement the applicant's income and would help to sustain the long-term operation of the farm business, in line with draft policy BE4.
- 5.16 Point B of draft policy BE4 states that the proposal would not compromise the working of the farm business and its land management. This small field within the expansive farm would have no impact on the day-to-day workings of the farm as it has previously not been utilised fully given its small area. The remainder of the points of this policy have already been previously addressed or will be subsequently.
- 5.17 Last of all, draft policy BE5 focuses specifically on rural and sustainable tourism which is directly relevant to this application. The key point for support from this policy is "tourism that capitalises on the peace and tranquillity of their rural locations". This site has been chosen as it is away from the more 'active' areas of the farm and would be situated in a location where visitors could bask in the tranquillity of the space, enjoying the peaceful countryside. It is considered that a majority of future guests would choose the location for this specific reason, as the site would be located within a quiet area which would be a key driver for bookings.
- 5.18 Point B refers to locations within the open countryside and associated with a farm diversification scheme. The policy provides support to such areas if the proposal is of a scale and design proportionate to its surroundings, reflecting the design and scale of

existing buildings and respecting landscape features. Whilst there are farm buildings and dwellings within close proximity of the site, the design of the units would be different as they are, by their very nature, for glamping / tourism purposes. Nevertheless, their scale and design would be commensurate to the surroundings. Moreover, no significant issues would be raised with respect to residential amenity and traffic, and due regard has been and will be given to ecology.

- 5.19 Returning to Policy 1 of the Cornwall Local Plan, it is confirmed that the Council will take a positive approach that reflects the presumption in favour of sustainable development. From the above assessment, it is clear that there is significant policy support for the principle of development and therefore this proposal should be accepted by the decision maker on principle grounds as the first test.

TECHNICAL MATTERS

- 5.20 Moving away from the principle of development, this Planning Statement will now consider the technical matters of the proposal in turn.

DESIGN

- 5.21 The proposed development comprises two units which are typical of holiday accommodation. Both are of modest scale and would not look out of place within this countryside location, from the limited views of the site.
- 5.22 There would be no significant amenity issues, with hedgerow proposed between the units to ensure an appropriate degree of privacy, although it is recognised that glamping/tourism units are often located within proximity to each other.

HERITAGE STATEMENT

- 5.23 The site is located approximately 50m from two Grade II listed buildings and structures therefore it is considered that a proportionate heritage statement would assist the assessment of this application, as per the requirements of Policy 24 of the Cornwall Local Plan and as per the confirmed advice from the pre-application exercise.

- 5.24 The designated heritage assets are Resugga Farmhouse and Dovecote and Pigsties with Screen Wall attached to east of Resugga Farmhouse.
- 5.25 Within the early stages of the project, a review of the constraints of the site was carried out over a wide area of the farm, in order to identify a suitable location for the proposed development. The heritage assets were one of the key influences in the choice of location. Upon a site visit, it would be fully appreciated that there are no views between the site and the heritage assets. Therefore, it is considered that there would be no harm caused to either of the listed buildings / structures and therefore the scheme would be compliant with Policy 24 of the Cornwall Local Plan. As no harm would be caused, no public benefit argument is required.
- 5.26 To conclude, the proposal would not cause harm to the historic environment, therefore there is no conflict with local or national policy in heritage terms.

GREEN INFRASTRUCTURE AND LANDSCAPE

- 5.27 The natural environment has been a key focus for the development of this proposal. This is because it is recognised that the proposal is within a countryside location and is surrounded by valuable green infrastructure such as trees and hedgerow.
- 5.28 An ecology trigger table has been reviewed, completed and submitted as part of this planning application. This exercise has concluded that no ecology report is required as part of this application.
- 5.29 The proposal has nonetheless been designed with respect to the natural environment, with no hedgerow impacted by the proposals.
- 5.30 The proposal has been designed to be respectful to the surrounding trees. No trees would be removed as part of the works. Furthermore, the siting of the proposed units is located a sufficient distance away from the tree canopies in order to avoid adverse arboricultural impacts.
- 5.31 In terms of landscape impact, as has already been touched upon, the site is located within a well-contained field with very limited views from public vantage points. Still,

the glamping / tourism units are proposed with a backdrop of trees to help assimilate the structures into the landscape. It is therefore considered that the proposals are sensitive to the characteristic and distinctive landscape of the parish, in line with draft NDP Policy NE1.

- 5.32 As such, the proposals are considered to sustain local distinctiveness and enhance Cornwall's natural environment, in line with Policies 23 and 25 of the Cornwall Local Plan, Section 6 of the Cornwall Design Guide, Policies C1, G1, G2, G3 of the Climate Emergency DPD, and draft NDP Policies NE3 and NE4.

SAC MITIGATION

- 5.33 A payment of £704 has been made to Cornwall Council as part of the submission of this application which would ensure that the proposal is compliant with Policy 22 of the Cornwall Local Plan as the site falls within the Zone of Influence of the Fal and Helford Special Area of Conservation.

TRAVEL PLAN STATEMENT

- 5.34 The proposed development would benefit from ease of access to the adjacent public right of way network, with opportunities to walk into St Stephen for example. Where car journeys are made, the distance to local services and facilities is minimal, and there is an abundance of parking available around the farm, including directly to the south of the site. As part of the scheme, the applicant will promote local walks and encourage sustainable travel wherever possible.
- 5.35 As such, it is considered that the proposal is supported by Policy 27 of the Cornwall Local Plan as safe and suitable access would be provided to the site, and there would be a negligible impact upon the highway network as a result of the proposals.
- 5.36 The proposed parking arrangements would also be supported by Climate Emergency DPD Policy T2.
- 5.37 One of the key factors influencing the siting of the glamping / tourism units has been the proximity to the public right of way network. This site is within a short walk away

but also benefits from limited views from the public right of way. Future visitors could therefore walk to local services and facilities in line with Climate Emergency DPD Policy T1. The proposed development therefore would promote active travel in line with draft NDP Policy TR1 and TR5.

5.38 With reference to Policy 5 of the Cornwall Local Plan, it has previously been assessed that the site is of an appropriate scale to their accessibility by a range of transport modes. However, for ease, this is repeated here.

5.39 Whilst it is recognised that a many visitors would be likely to arrive by private car, it is important to recognise the proximity of the site to nearby services and facilities, as well as their proximity to a choice of transport modes, once at the site. The site is within an approximate 100m walk of the public right of way network which means that future visitors would be provided with the option of journeys on foot whilst staying at the site. Future visitors could walk to St Stephen (approximate 500m walk) for a range of services and facilities including for bus connections, within approximately 10 minutes. There is also a walk in the opposite direction towards Tolgarrick Mill. This proximity and offering combines would be regarded to support the principle of development here as the site is considered to be of an appropriate scale to their accessibility by a range of transport modes. It is therefore considered that the proposal is supported by Policy 5.

5.40 Finally, Policy 16 of the Cornwall Local Plan encourages developments to maximise the opportunity for physical activity and to provide active travel networks that support and encourage walking, riding and cycling. As has been repeated throughout this report, the site is well connected to the public right of way network, supporting Policy 16.

RESIDENTIAL AMENITY

5.41 The site is approximately 60m from the nearest residential development therefore it is not considered that the proposed development would give rise to the any significant adverse issues with respect to residential amenity such as noise. Whilst the distance between the proposed units would be in relative proximity, this is commonplace with this form of development and sufficient distances between each of the units has been provided in order to provide some privacy for future visitors. Furthermore, hedgerow is

proposed to provide a privacy screening between the units. It is therefore considered that the proposal is supported by Policy 12 of the Cornwall Local Plan, the Cornwall Design Guide and draft NDP Policy D1.

OVERALL CONCLUSIONS

5.42 Having considered and evaluated the relevant technical issues, there are no technical reasons upon which to withhold planning permission for the proposed development.

6 SUMMARY AND CONCLUSIONS

- 6.1 This Planning Statement demonstrates that the principle of the proposed change of use is supported by CLP Policy 5 and Climate Change DPD AG1, and there are no technical issues that would prevent this proposal from being respectful.
- 6.2 There would be no adverse impacts of permitting the development that would significantly and demonstrably outweigh the economic, social and environmental benefits of the scheme when assessed against relevant policy framework. The proposed development will address the objectives of securing sustainable development. We would therefore urge officers to recommend APPROVAL of the application, without delay.