



Your ref:
My ref: PA15/02602
Date: 18 March 2016

Dear Sir/Madam

Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009

I am writing to let you know that an appeal has been made to the Department for Communities and Local Government in respect of the following planning application:

DCLG ref:	APP/D0840/W/16/3142537
Cornwall Council ref:	PA15/02602
Appeal start date:	16 March 2015
Proposal:	Outline application for a development containing up to 87no. dwelling houses, 1no. retail outlet, and change of use of 1no building from agricultural use to up to 40no. apartments.
Location:	Horizon Poultry Farm Tremar Cornwall PL14 6EA
Appellant:	Mr
Cornwall Council decision:	REFUSED

The Council's reasons for refusing permission for this development are as follows:

- 1 The application site is a departure from the Development Plan. In the opinion of the Local Planning Authority, the proposed development on a previously developed site is a large scale residential scheme in an isolated location away from the existing villages of St Cleer and Tremar. In the absence of a safe and convenient route for pedestrians in particular directly linking the site with these villages to access the nearest primary school and facilities in St Cleer, occupants of this development would be reliant on use of the private car. This submitted application would therefore represent an unsustainable form of development in a rural area that is not well related to existing villages contrary to saved Policies ALT2 'General Design Principles'; Policy T2 'Traffic Management', and Policy T4 'Pedestrian Environments', of the Caradon District Local Plan First Alteration 2007; and Paragraphs 7, 14, 32 and 58 of the NPPF.
- 2 In the opinion of the Local Planning Authority, the submitted scale of this application comprising 128 dwellings, including 10 affordable properties, does not represent an appropriate percentage or tenure mix for a site in a rural parish with an identified level of affordable housing need. The submitted viability information is not agreed to by the Local Planning Authority which concludes that a greater percentage of affordable housing is possible. The planning application therefore fails to provide a sustainable form of development that would deliver

wider opportunities for home ownership and create sustainable and mixed communities. The application is in conflict with saved policies H07 and H013 of the Caradon District Local Plan First Alteration 2007; and Paragraphs 7, 14, 50 and 173 of the NPPF

- 3 In the absence of a mechanism to secure the provision of affordable housing, open space and contributions towards educational infrastructure for which there is evidence of an identified need, the proposal is considered to be contrary to saved policies H013 and C01 of the Caradon District Local Plan First Alteration 2007; paragraphs 7, 50, 57 and 72 of the NPPF 2012, and CC Document - Guidance on s106 Planning Obligations for Education Provision (April 2012).

You may view the documents relating to this case at this office during normal working hours.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

Please note that any comments already made following the original application for planning permission and any subsequent comments (unless they are expressly confidential), will be forwarded to the Planning Inspectorate and copied to the appellant, and will be taken into account by the Inspector in deciding the appeal. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way.

If you wish to make further comments, or modify/withdraw your previous representation, you can do so on the Planning Inspectorate at <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or by emailing teamp13@pins.gsi.gov.uk. If you do not have access to the internet, you can send three copies to: The Planning Inspectorate, Mr Stephen Wallis, Room 3/05 Kite Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All representations must be received by 20 April 2016. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or through the Planning Inspectorate website using the following link:

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Should you require any further information in connection with this appeal, please contact me.

Yours faithfully

Hannah Williams

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