

RESPONSE TO PRE-SUBMISSION (REGULATION 14) VERSION, PERRANZABULOE NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) 2018-2030

Please find below the following comments:

➤ **Goonhavern Proposed Settlement Boundary**

The settlement boundary for Goonhavern has failed to include the approved planning permission for 30 dwellings in the village. Application PA20/01101, at Chyvounder Farm (Bilaricky) Newquay Road Goonhavern TR4 9QD, was approved for Outline application with all matters reserved for the demolition of existing buildings and development of up to 30 dwellings, new highways access, landscaping and associated infrastructure, on 23rd September 2021.

A current application for the Reserved Matters has been submitted, reference PA22/03514, which considers the Access, Appearance, Landscaping, Layout and Scale. This shows the applicants full intention to develop this site. The applicant is intending on starting on site as soon as the Reserved Matters have been approved.

The Local Planning Authority took the view that “The site is well integrated with the village edge with built development to the south, south-west and west and a larger estate 180 meters to the north-east on the opposite side of the A3075. The wooded area and stream to the north-east provide a firm physical boundary to the site as does the Cornish hedge to the northwest boundary. The development of the site would maintain the form of the village and not be seen as an encroachment into the open countryside. The proposal is therefore considered to be a rounding off of the settlement and does not create a further rounding off site.” This extract is taken from the case officer report for the application which highlights the decision-making process for the decision.

We request that the development boundary for the village is reviewed based on the above information. We also question why the Primary School and its playing fields have been excluded from the development boundary. We consider that the school is an integral part of the village. Please refer to **Appendix 1** attached.

Furthermore, the land behind the approved housing is within the same ownership as the 30 dwellings and accessible through the approved housing site. In reviewing the settlement boundary, the land to the north could be potentially available as an exception site for local housing. This would be a logical extension to Goonhavern and provides an opportunity for further development in the future, rather than stifling future opportunities.

This is reflected in the advice within Section 5.1 (Housing Introduction) of the Regulation 14 document which highlights that: “local needs housing on the edge of Goonhavern can be approved as an exception site under Policy 9 of the Cornwall Local Plan Strategic Policies 2010-2030 as long as any significant level of housing need remains in the Parish, subject to satisfying other policies in the CLP and the National Planning Policy Framework (NPPF)”. It would be a reasonable argument, subject to the local need being demonstrated, that the site highlighted on the above plan as a potential

exception site is not restricted by the emerging NDP. In terms of character, if this field came forward, it would follow an established boundary demarcated by Goonhavern Primary School.

➤ **Goonhavern Proposed Green Buffer**

The emerging NDP highlights a Green Buffer on the edge of Goonhavern. Like the proposed settlement boundary discussed above, the green buffer has not considered the 30 dwellings approved by PA20/01101 and would be a barrier to development of the land behind (undermining the plans clear aspiration for the delivery of affordable housing). We do, however, agree that the principle of a green buffer is advantageous, and a review of the proposed green buffer area is undertaken.

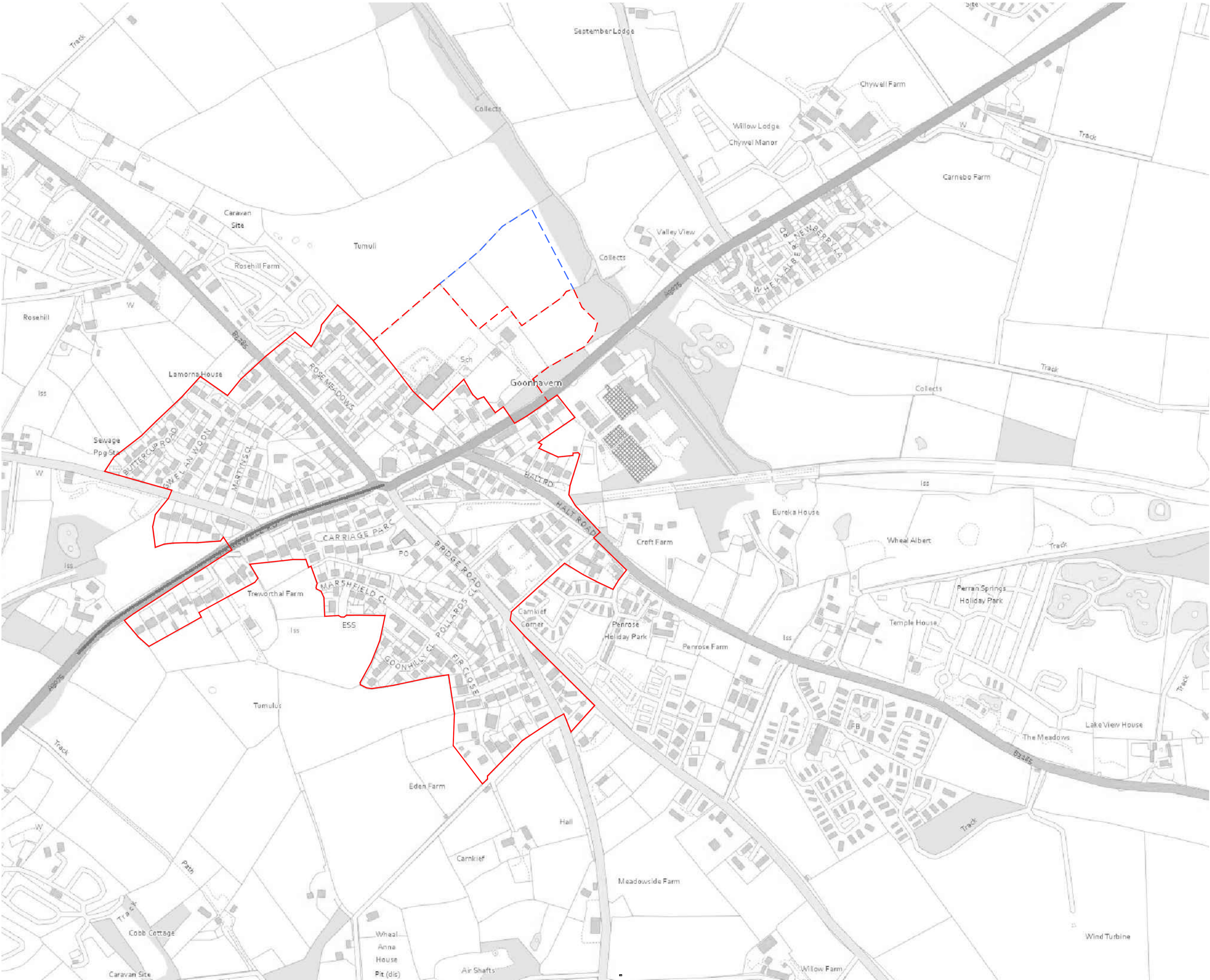
Part of the site in our client's ownership, adjacent to the Treamble Stream, is a densely wooded strip of land, which is also within Flood zones 2 and 3. This area of land provides an ecology buffer and is not included in the approved development site. It is entirely appropriate to include this area in the buffer, together with the area to the South of Newquay Road which falls within the County Wildlife Site (Carn Moor). The landowner would be happy to explore the possibility extending the County Wildlife site to the north of Newquay Road to offer more protection to the area if necessary.

The attached plan shows where the green buffer is currently proposed and our suggested amendment to it. Furthermore, it would appear reasonable to include part of the fields to the NE of the stream, between the stream and 'Sunnyside', to restrict the expansion of built form of the village into the open countryside. Please see the attachment **Appendix 2** for our suggested revision to the Green Buffer boundary.

Please carefully consider the above comments in order to inform your review of the NDP.

Laura Potts MRPTI
Planning Consultant, CAD Planning

End



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Key

Proposed settlement boundary
(Regulation 14 Document)

Suggested amendment to settlement
boundary to include 30 approved dwellings
as per applications PA20/01101 & PA22/03514

Possible future exception site

REVDESCRIPTIONDATEINS

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01 Appendix 1

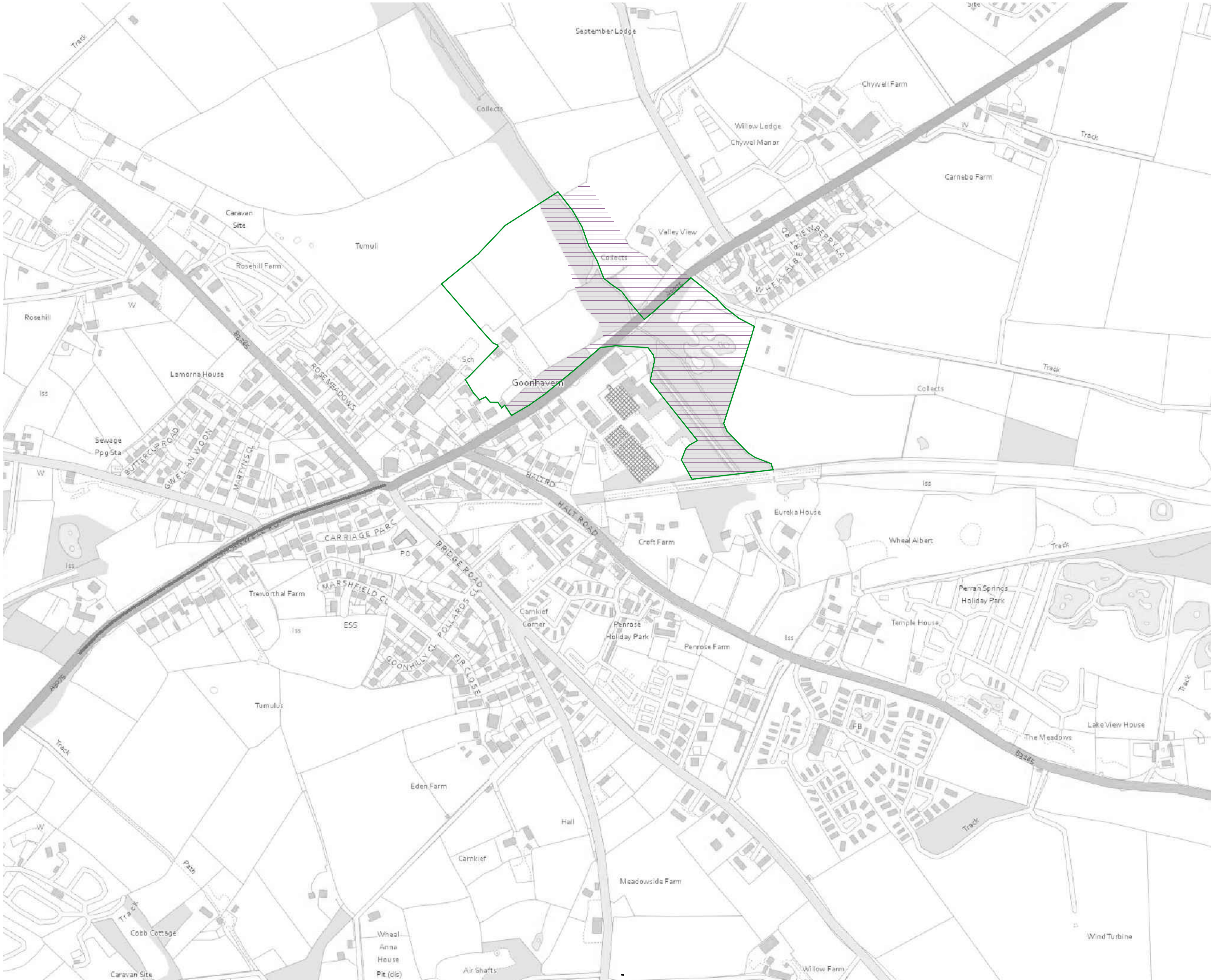
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Key

Proposed green buffer (Regulation 14 document)

Suggested Green Buffer

REV	DESCRIPTION	DATE	INS
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01 Appendix 2

REF
SCALE 1:2500
SCALE METRES
0 20m 40m 60m 80m 100m

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JUNE 2022

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