

Parish Clerk - Landulph Parish Council  
6 Rashleigh Avenue  
Saltash  
PL12 4NS



Your ref:  
My ref: PA20/02791  
Date: 10 February 2021

Dear Sir/Madam

**Town and Country Planning (Hearings and Inquiries Procedures) (England) (Amendment) Rules 2009**

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of the following planning application and an Informal Hearing will be held on a date yet to be arranged. I will write to you again when a date for the Hearing has been confirmed.

MHCLG ref:	<b>APP/D0840/W/20/3260932</b>
Cornwall Council ref:	<b>PA20/02791</b>
Appeal start date:	<b>4 February 2021</b>
Proposal:	<b>Construction of 29 dwellings (15 Affordable and 14 Open Market), Shop &amp; Flat (A1) and Associated works</b>
Location:	<b>Rosehill Nurseries Landulph Saltash Cornwall PL12 6NF</b>
Appellant:	<b>West Country Land and Developments</b>
Cornwall Council decision:	<b>REFUSED</b>

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at the Council offices during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

**If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>.**

**If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Heather Langridge, Room 3P, Temple Quay House, 2 The Square, Bristol, BS1 6PN.**

All representations must be received by 11 March 2021. 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 MHCLG appeal reference.

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 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 Web Site.

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

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

1 The application site is not located within a main town identified in Policy 3 of the Cornwall Local Plan as a suitable settlement to accommodate the county's strategic housing growth. The site's location and scale of development does not constitute infill development or rounding off nor utilise previously developed land and the site is not allocated for residential development in the Landulph Neighbourhood Development Plan 2018-2030. The settlement is considered suitable for housing on a rural exceptions basis where housing development is responsive to local circumstances in reflecting local housing needs and be affordable housing led. However the scheme is not considered to be a suitable rural exceptions development as the scale of the development and the number of dwellings proposed in relation to the very low evidence of identified housing need in the Parish goes beyond what is considered appropriate. Furthermore, the submitted information has not demonstrated that the level of market housing proposed is essential for the successful delivery of the scheme. The scheme also fails to demonstrate that the proposed affordable housing meets the Nationally Described Space Standards and that 25% of the affordable units will comprise accessible homes. The positioning of the affordable dwellings across the site, together with the limited garden spaces serving a number of the affordable units will also fail to create a scheme where the affordable units are indistinguishable from the open market dwellings, which in contrast comprise large, detached properties (generally) sited in the southern half of the plot, benefiting from generous garden spaces and garaging. The proposal is therefore not considered to constitute sustainable development as defined by the Development Plan as it conflicts specifically with Policies 1, 3, 9 and 13 of the Cornwall Local Plan Strategic Policies 2010-2030, adopted November 2016; Cornwall Council Housing Supplementary Planning Document 2020 and guidance within paragraphs 8, 11, 15 and 77 of the National Planning Policy Framework 2019.

2 The proposal, by reason of its scale, density, layout and location, fails to conserve or enhance the landscape and scenic beauty of the Tamar Valley Area of Outstanding Natural Beauty (AONB). The proposed development represents major development within the AONB without sufficient evidence of exceptional circumstances and that the development is in the public interest. The development as proposed would erode the special qualities and features in this part of the AONB and is therefore contrary to Policy 23 of the Cornwall Local Plan, paragraph 172 of the National Planning Policy Framework 2019 and the Tamar Valley AONB Management Plan 2019-2024.

3 In the absence of a mechanism to secure the provision of affordable housing; public open space on site including future management and maintenance in perpetuity; offsite financial contributions towards educational infrastructure and off site financial contributions to manage the increased recreational impacts on the Plymouth Sound and Estuaries SAC Natura 2000 site the proposal is contrary to Policies 1, 2, 9, 12, 13, 16, 22, 23, 25 and 28 of the Cornwall Local Plan Strategic Policies 2010-2030 and CC Guidance on S106 Planning Obligations for Education Provision 2018.

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

Yours faithfully

**Tanya Bicknell**  
**Development Technical Officer**  
**Planning and Sustainable Development Service**

Tel: 01872 324964

Email: [planningappeals@cornwall.gov.uk](mailto:planningappeals@cornwall.gov.uk)