



Cornwall Area of Outstanding Natural Beauty

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Planning and Sustainable Development
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Dear Ellis

PA20/08566 | Installation of a mobile home for a temporary worker's dwelling and erection of an agricultural building | Land North Of Tregunwith Wood Tregunwith Mylor Bridge TR11 5SU

Thank you for consulting the Cornwall Area of Outstanding Natural Beauty (AONB) Unit on the above application which falls within the South Coast Central (09) section of the Cornwall AONB.

This application seeks permission for the erection of an agricultural building (barn) and temporary worker's dwelling (mobile home) on an open field on the south-western shore of Restronguet Creek. This location is part of the patchwork of open fields and hedges which characterise the agricultural landscape which borders the creek and provides its setting. The conspicuously limited presence of built form within this rising ground above the wooded shoreline is an important part of the character and tranquillity of the creek.

Whilst we would generally seek to support agricultural enterprises and development to support these within the designated landscape, these need to be responsive to the landscape character and scenic beauty of their settings.

The proposed barn (the dimensions of which are not provided) will form a conspicuous new element within the open agricultural landscape bordering the creek. Likewise the presence of a mobile home (of unspecified appearance) will further highlight the presence of this uncharacteristic development in this location. The presence of this new agricultural enterprise in this sensitive landscape setting will be further highlighted by the need for intensive fencing of an uncharacteristic nature, light spill from the buildings and headlights of vehicles attending the site and the other paraphernalia associated with rabbit husbandry.

The changes to the landscape will be clearly evident from both the Gold path number 311019, and from appreciable areas of the AONB including the much used recreational waters of the creek to the north and from extensive areas of Point and Penpol on the shores of the creek to the north and east.

The Cornwall Local Plan Policy 2 sets out broad and ambitious requirements for new development within the county particularly in regard to "*Respecting and enhancing quality of place*". This conspicuous and uncharacteristic development in this location does not provide for this requirement.

Cornwall AONB Partnership

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The Cornwall Local Plan Policy 23 Natural Environment requires 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”*. Likewise it amplifies, and expands on paragraph 172 of the NPPF and requires that *“Great weight will be given to conserving the landscape and scenic beauty within or affecting the AONB. Proposals must conserve and enhance the landscape character and natural beauty of the AONB and provide only for an identified local need and be appropriately located to address the AONB’s sensitivity and capacity”*. This application is not appropriately located to address the AONB’s sensitivity and capacity.

The AONB enjoys the very highest level of landscape protection, equal to that of National Parks. The primary purpose of the designation is to conserve and enhance the natural beauty of the area and planning policy requires that development within the AONB deliver this purpose.

Policy MD9 of the Cornwall AONB Management Plan sets out the requirement for development in the AONB and this proposal clearly fails to address a number of these requirements.

CAONB Management Plan policy MD15 is of particular relevance to this application and sets out the test for farm diversification. *“Farm diversification and infrastructure will be supported where they provide sustainable rural businesses, enhance local distinctiveness and cultural heritage and where it is of a scale and design that can be accommodated within the sensitive landscapes of the AONB.”* This application fails to address the requirements for local distinctiveness and cultural heritage and scale and design that can be accommodated within the sensitive landscape.

Policy SCC9.01 of the CAONB Management Plan states:

“Require consideration of the cumulative landscape and visual impact from individual developments on local character and tranquillity for example along the shores and slopes of the Fal Ria and creek side, waterside and coastal settlements. Require all new development, including replacement dwellings, to respond appropriately to the sensitivity and capacity of the landscape.” As set out above this application fails to address a number of the requirements of this policy.

We do not consider that this proposal with its conspicuous and uncharacteristic appearance in this location addresses the AONB’s sensitivity and capacity. It would not conserve and enhance the landscape character and natural beauty of the AONB or comply with the development plan policy and relevant material considerations related to it and we object to it on this basis.

I trust this will assist your consideration of this application.

Yours sincerely



Jim Wood

Cornwall AONB Unit Planning Officer