

Introduction

Welcome to this consultation regarding the draft development proposals for part of Sunningdale Nurseries, St Dominick.



Background

The existing poultry farm and market gardening business together no longer provide a viable income for the family. Therefore Mr and Mrs Hunn would like to redevelop part of their land to provide a small number of houses and bungalows.

The proposed development will achieve the following outcomes:

- Provision of up to 5 houses/bungalows which will aim to meet local needs by including houses suitable for families that are designed to be flexible and accessible
- Providing houses that are in keeping with this part of St Dominick
- Providing develop that, through the removal of existing dilapidated buildings, will lead to an enhancement of the landscape which is situated in an Area of Outstanding Natural Beauty
- Providing some ecological enhancement
- Providing appropriate on site parking and access arrangements

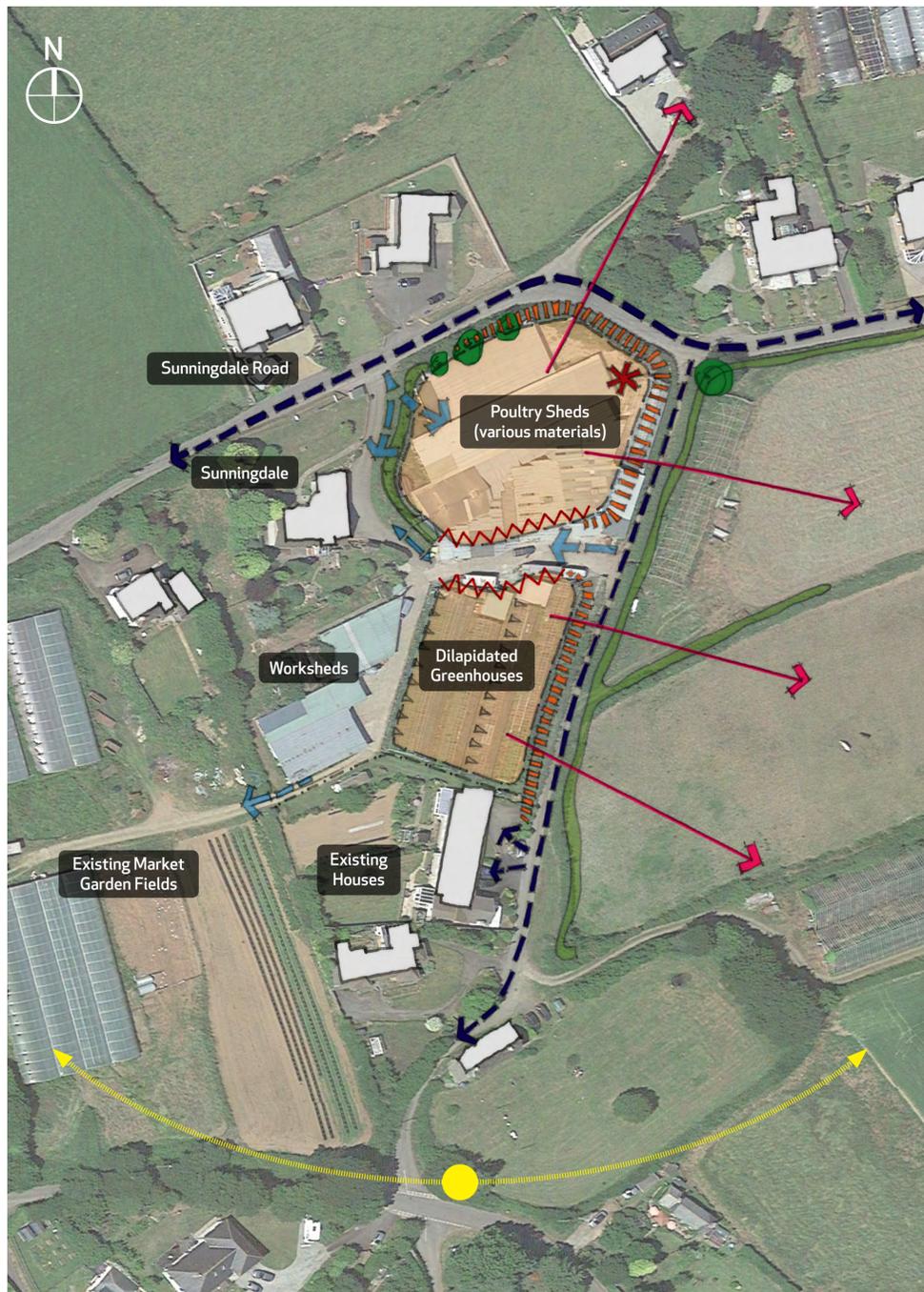
Have Your Say

We are currently considering options for the development of the site and are seeking your views on the proposals set out today. We are very keen to hear your views either in person or via a brief questionnaire, and will use these to inform the final proposals.

What Happens Next?

Following this consultation we will review the feedback and use your comments to inform the final proposals which will be submitted for Outline planning permission in the autumn, following the completion of technical studies.

The Site



The 0.5 hectare site lies within the existing nursery/market garden at Sunningdale Nurseries. The site has existing development on it comprising dilapidated greenhouses and poor quality poultry sheds.

The site is wholly within the Tamar Valley Area of Outstanding Natural Beauty (AONB), with long distance views to and from the surrounding countryside to the east and north. Rising land to the west provides a foil to views from the west.

A number of historic and more recently built properties are located in the area around the site off Sunningdale Road and the adjacent lanes.

The site presents a poor boundary to the surrounding lanes, with potential for a sympathetic development with landscape enhancement to improve the character of this part of St Dominic and the AONB.

Technical Studies

A number of technical studies including Ecology, Landscape and Visual Appraisal, Flood Risk/Drainage, Contamination etc are being progressed to inform the development of appropriate proposals.

The initial ecological study informs us that the site has limited ecological value, with a small number of nesting birds and Slow worms using the site. There is potential for the site to provide a significant ecological gain through planting native hedgerows and trees, providing bird and bat boxes and providing appropriate habitat for Slow worms (and other species).

Planning Policy

Existing planning policy in the adopted Cornwall Local Plan allows for windfall development to come forward on sites that are considered to be infill and/or rounding off of existing settlements. The site is surrounded by existing development so, in principle, a small scheme of the scale proposed is considered acceptable.



■ Long views to the east from the site boundary

■ Disused greenhouse

■ Existing access gate and stone-faced retaining wall to road

■ View along eastern boundary with road and existing access point



■ View from the road towards the north-west boundary and poultry sheds

■ Poultry sheds plateau looking east

■ View looking north along the eastern boundary road towards the sheds and existing entrance

■ View looking north-west towards the site with views of the sheds and greenhouses set against the trees to the rear. Recent development to the right of the photograph

The Proposals



The proposed scheme is for a small scale housing scheme of up to 5 dwellings, including a mix of bungalows and houses to provide for a range of potential residents including families.

Access would be from the two existing access points to the east and from Sunningdale Road to the north.

Parking would be provided for a minimum of 2 cars per house, with garages that are large enough to accommodate bicycles and other equipment, as well as cars.

New native hedge boundaries would be planted to enclose the site and provide landscape and ecological benefits, with additional native tree planting.

Additional ecological features would be provided within the scheme, including bird and bat boxes built into the houses, hibernacula (log/stone piles) for reptiles and invertebrates and bee boxes.

The scheme would reduce the amount of hard surfaces on the site. It is proposed that rainfall would be attenuated through soakaways on site (subject to drainage report) resulting in reduced surface water run off.

The proposed houses and bungalows would be designed to be in keeping with the character of this part of St Dominick, using natural stone, render and timber and with slate roofs.



Illustrative Sketch