



Your ref:  
My ref: PA15/05168  
Date: 5 April 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:	<b>APP/D0840/W/16/3145679</b>
Cornwall Council ref:	<b>PA15/05168</b>
Appeal start date:	<b>1 April 2016</b>
Proposal:	<b>Outline application with some matters reserved for construction of 4no. two bedroom houses</b>
Location:	<b>Beswetherick Field Luxulyan Bodmin Cornwall PL30 5FB</b>
Appellant:	<b>Mr Nick Witcomb</b>
Cornwall Council decision:	<b>REFUSED</b>

The Council's reason for refusing permission for this development is set out below:

The site is located in the countryside. The issues relating to the location of the site and the provision of no affordable housing provision need to be balanced against the Governments objectives to boost the supply of housing. Paragraph 54 of the National Planning Policy Framework 2012 states that in rural areas, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

The development conflicts with the thrust of the National Planning Policy Framework which seeks to secure affordable housing in rural areas on sites that would not normally be used for housing on an exceptional basis. Draft policy 9 of the Cornwall Local Plan 2014 requires proposals on exception sites to be affordable housing led and that market housing does not represent more than 50% of the homes or 50% of the land take, excluding infrastructure and services. The development therefore also conflicts with draft policy 9 of the Cornwall Local Plan 2014 which is consistent with the advice in paragraph 54

Planning and Enterprise Service

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and Annex 2 Rural exception sites of the National Planning Policy Framework 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 [kate.moody@pins.gsi.gov.uk](mailto:kate.moody@pins.gsi.gov.uk). If you do not have access to the internet, you can send three copies to: The Planning Inspectorate, Ms Kate Moody, Room 3/10b, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All representations must be received by 6 May 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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Planning and Enterprise Service**

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