

# Falmouth Bay Residents' Association



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By e-mail to Cornwall  
Council Planning Dept.

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## **Planning Application PA14/12058 Development on Land at Swanpool - Linden Homes**

We are writing to lodge a further objection to the above application as we have now discovered that the site in question was previously the subject of a failed planning proposal, confirmed under appeal.

The previous planning proposal was submitted in 1985 under application number 8500667. It was rejected by Carrick District Council in a refusal notice dated 10/07/85, which stated:

*"The site is not allocated for development on the Falmouth Town Map and the Draft Falmouth and Penryn Local Plan. Adequate allocations for housing development have been made elsewhere."*

That exact situation exists today; the site in question is excluded from development in the latest "Framework" plan which specifies other sites which can supply all Falmouth's housing needs.

The refusal notice also states:

*"The site makes an important contribution to the visual appearance of this highly attractive area and the development of the site, if permitted, would be contrary to policies 2 and 5 of the Cornwall Countryside Local Plan which seeks to protect areas close to Areas of Outstanding Natural Beauty and areas on the edge of settlements".*

This comment is still relevant today, even more so.

The refusal of the planning application was upheld under appeal by an Inspector appointed by the Department of the Environment in a notice dated 28/09/1986 and stated. *"I conclude that the proposed development would cause demonstrable visual harm to a very attractive area and that the Council were right to refuse planning permission."*

The evidence above shows that professional planners and a government appointed inspector concluded with no doubt whatsoever that the site in question should be protected from development. Nothing has changed from then until now; ample alternative sites have been identified to meet all Falmouth's housing needs and the site remains as attractive and essential to the appeal and heritage of Falmouth as ever.

An irrefutable case has been made for rejecting the application and we trust that such a decision will be confirmed in due course.

For Falmouth Bay Residents' Association