

Planning, Design and Access Statement.

Application for a Single Dwelling at Mill Lane, Grampond. TR2 4RU.

**On behalf of
Mr. C. Wells.& Mr. N. Hewitt-Boorman**

April 2021

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1. Description of the application site and surrounding area.

The site is located within the village of Grampound, which contains a range of community facilities.

The built environment in the vicinity of the application site comprises a mixture of modern dwellings, of traditional design (with mainly brick and rendered wall finishes, and tiled or slate roofs).

The application site comprises an area of approx. 0.0745ha. It encompasses a flat plot of land, together with the drainage ditch that acts as overflow for the river. It also includes an area of tarmac that was formerly parking for the Drs surgery and wasn't required for the surgery redevelopment scheme. The question of ownership was raised by residents in the consideration of PA20/04440 and clearly demonstrated that neighbouring residents had no rights over any of the land subject to this application.

Photographs of the site and surrounding area are attached at "Appendix A".

2. Description of the proposed development.

The proposal is for the erection of a single 4 bedroom dwelling. The 2 storey proposal is clad in a combination of vertical slate hanging, render and cedar cladding. All materials are consistent with the palette of materials used on adjacent buildings. The roof will be natural slate, rainwater goods will be stainless steel

The dwelling will be served by 2 areas of private amenity space, the first is 103sq.m of suspended timber deck, the second is 92 sq.m of natural vegetation at the existing ground level

Car parking comprises of 2 parking spaces on a cantilevered parking deck and a visitor parking space adjacent on the existing tarmac area.

3. Relevant National Planning Policy considerations.

Central Government planning policy guidance is contained primarily in the revised National Planning Policy Framework (published on 24 July 2018, and subject to minor changes in February 2019). This revised Framework replaces the previous National Planning Policy Framework published in March 2012.

The Framework sets out the Government's planning policies for England and how these are expected to be applied.

The purpose of the planning system is to contribute to the achievement of "sustainable development".

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible

services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The main thrust of the Government policy is set out at paragraphs 10 and 11 of the Framework as follows:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

11. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed ; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

At paragraph 38 of the Framework (Decision-making) it is stated that:

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Section 5 of the Framework “*Delivering a sufficient supply of homes*” refers to the provision of housing.

The guidance in the Framework (together with recent statements of Government intentions in the Media) emphasises the Government’s aim to significantly boost the supply of housing.

At paragraph 68 of the Framework it is emphasised that:

68. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

It is stated at paragraph 70 that; “*Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply*”.

In regard to the government guidance at paragraphs 68 & 70, it is important to note that the Council highlighted the importance of windfall sites (including infill and rounding off) in the provision of the required housing supply across the county, in the submissions made to the Inspector at the Cornwall Local Plan Inquiry. The Council maintained that these sorts of developments had historically contributed significantly to housing provision and there was no reason why this should not continue. The Council’s housing policies have therefore been based, and rely upon, this approach.

At paragraph 78 the Framework states:

78. “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”.

The Government’s Planning Practice Guidance in regard to the provision of “Rural housing” states:

It is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements.

A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.

Assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process. However, all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.

4. Development Plan and local policy considerations.

Planning law requires that applications for planning permission must be determined in accordance with the development plan (*Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990*) unless material considerations indicate otherwise.

The Cornwall Local Plan.

The Local Plan was formally adopted on 22nd November 2016 and now forms part of the “development plan” for the area. It is therefore considered to be an important “material consideration” which should be afforded significant weight in the determination of the application.

The following policies of the Local Plan are considered to be of particular relevance to the consideration of the application:

Policy 1 - Presumption in favour of sustainable development
Policy 2 – Spatial Strategy
Policy 2a – Key targets
Policy 3 – Role and Function of Places
Policy 12 - Design
Policy 13 - Development standards
Policy 16 - Health and Wellbeing
Policy 21 - Best use of land and existing buildings
Policy 23 - Natural environment
Policy 27 - Transport and accessibility

Copies of these policies are attached at “Appendix B”.

5. Planning history/constraints.

Application Site.

There have been no previous applications on this site

Other Sites.

There are 4 applications shown on the Council’s publically available website relating to other sites that are considered to be of particular relevance in the consideration of the current application:

- a). PA20/02846/PREAPP. Advice given in January 2021 for Pre application advice for the removal of existing garage and replace with dwelling and garage. | Chyreen Mill Lane Grampound. TR2 4RU
- b). PA20/04440 - Permission granted in January 2021 for the redevelopment of the former Drs surgery at Mill Lane, Grampound. TR2 4RU
- c). PA18/07808 – Permission granted in November 2018 for a dwelling with domestic garage - Rear Of Mill Lane Surgery, Mill Lane, Grampound.

- d) PA16/00761 - Permission granted in June 2016 for the erection of 3 dwellings at Town Mill, Mill Lane, Grampound

The site lies within an Area of Great Landscape Value.

6. Design issues.

The application site is located within an area where there are a number of existing dwellings. The neighbouring properties are a mixture of primarily modern two storey properties, with mainly rendered and brick wall finishes, and slate or tiled roofs.

The proposal involves the erection of a single 4 bedroom dwelling with a 170 sq.m GIA finished in a mixture of render, Cedar Cladding and vertical slate hanging and a slate pitched roof

The development will result in a visual improvement on the unkept site and the proposal will not result in any harm to the character of the area.

The proposed development will not result in any undue harm to the amenities of the occupiers of any nearby neighbouring properties as a result of:

- a. overlooking and unreasonable loss of privacy,
- b. overshadowing and overbearing impacts, or
- c. unreasonable noise and disturbance.

The house will be served by areas of private amenity space amounting to approximately 200 sq.m , and parking for 3 vehicles as illustrated on the submitted Site Plan.

The proposal thereby accords with Policies 12 and 13 of the Cornwall Local Plan.

In raising objections to PA20/04440 on the site opposite, local residents stated that the area was characterised by large houses on large plots with private amenity space and parking and that any future development in Mill Lane should accord with that. Some of those comments are below

Mr [REDACTED] stated

This is a quiet residential area made up of several luxury houses and the plans show very utilitarian buildings with inappropriate materials and proportions. Grampound Mill (Grade II listed) is an attractive stone building with delabole slate roof and wooden, Mill Cottage is lime plastered stone and cob with delabole slate roof and wooden windows. It would be more in keeping with the area if the building were made to look more in keeping with listed buildings and the history of this location.

Mr [REDACTED] stated

“The dwellings there currently are large houses and mainly detached.”

[REDACTED] wrote

“The properties already on Mill Lane have been built with a sense of space, with adequate outdoor space, including parking provision. As a result, the road does not currently feel overcrowded. It appears that the current application will result in an overcrowded site, with insufficient space for residents' parking, leaving aside what will happen if each of those residents wishes to have visitors.”

[REDACTED] wrote

“All current properties sited along Mill Lane have been created with the concept of outdoor space such as a garden”

██████████ stated

“The existing homes are large houses and mainly detached.”

██████████ wrote

“The proposed development is not in keeping with Mill Lane in terms of building type, density and infrastructure.”

The proposed footprint accords with adjacent properties, The density of development matches other properties in Mill Lane both in terms of built area and bed spaces per hectare. In essence the proposal gives the residents of Mill Lane exactly what they've been asking for.

The submitted documents include a Daylight and sunlight assessment undertaken by Delva Patman Redler of Bristol. It demonstrates that the presence of trees on the opposite river bank will have no adverse effect on the quality of light into the proposed dwelling and that lighting levels exceed those of the BRE. Furthermore it demonstrates that the proposed dwelling will have no impact on the levels and quality of light in the recently approved flats (PA20/0444).

BS 5837(2012) accepts that the presence of trees is important as they can offer shading and help reduce glare. Their presence does not mean that there will be pressure to lop or top the trees and therefore as they are separated from the site by a tidal river their presence they are not considered a material factor.

The scheme is therefore compliant with both BRE(209) and BS 5837 (2012)

The proposal will be connected to the main foul sewer located adjacent to the site again overcoming previous objections to packaged treatment systems

Access issues.

The proposed dwelling will be served by 3 parking spaces with vehicular access to Mill Lane.

Visibility at the access point with the highway is good in both directions, and there will be no harm to highway safety as a result of the development. The proposal lies within level access of the village shop, primary school and public transport and public park. The proposal therefore accords with Policy 27 of the Cornwall Local Plan

The new property will be constructed in accordance with Part M of the Building Regulations 2000 (as amended).

7. Flood risks

The submitted Flood Risk Assessment demonstrates that whilst the Environment Agency considers the site as flood zone 3 the statistical data shows that it is in fact flood zone 2

The proposal seeks to build a house on “stilts” that sits above the 1 in 1000 years + 40% for climate change flood level. The access and parking are via “bridges” that escape beyond any flood risk designation. In clearing the site for construction and by incorporating the ditch into the plot ownership, the flood plain capacity will be both increased and managed. The proposal therefore accords with Policy 26 of the Cornwall Local Plan

When considering the adjacent application PA18/07808 the case officer stated

“Primarily, it is acknowledged that not all of the site is within the flood zones. Access to the site is outside of the flood zone, and the property itself is set at a suitable level above any likely flood levels. The Environment Agency has been consulted and advise that the flood risk assessment submitted is acceptable and makes no objection to the application. With this in mind, it is not considered that flood risk presents an insurmountable constraint.

The same statement can equally be applied to this application, carparking and entrance/exits are on land outside of the flood zone, the finished floor level is above the 1 in 1000 year + 40% flood level.

8. Submissions and Conclusion.

Government policy in the NPPF is that housing applications should be considered in the context of the presumption in favour of sustainable development.

The site is located wholly within the village of Grampond which contains a range of community facilities. Under these circumstances it is considered that the “*principle*” of the provision of new residential development clearly constitutes sustainable residential development.

The concept of what may reasonably be regarded as acceptable “infill” and “rounding off” development now follows the line taken in Policy 3 of the Cornwall Local Plan, and the preamble to that policy, together with national policy in the NPPF. Further guidance is given in the Council’s Chief Planning Officer’s Advice Note (CPOAN), issued in December 2017.

Within Policy 3 of the Cornwall Local Plan it is stated:

3. Other than at the main towns identified in this Policy, housing and employment growth will be delivered for the remainder of the Community Network Area housing requirement through:

- rounding off of settlements and development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role;*
- infill schemes that fill a small gap in an otherwise continuous built frontage and do not physically extend the settlement into the open countryside.*

Permission has recently been granted for a dwelling with a domestic garage on land Rear of Mill Lane Surgery under decision number PA18/07808, as described in Section 5 of this Statement above. In his report in regard to this application the planning officer stated the following;

Infill development under policy 3 should fill a gap in an otherwise continuous built frontage that does not physically extend the development into the countryside. It is considered that the site in question complies with this definition and can therefore be supported in principle as infill under policy 3. There is a continuous line of properties from the south which culminates in a further cluster of residential units to the north of the site. The gap between the two at present is admittedly larger than required for the single dwelling proposed; yet it remains the case that the gap is not so significant that it is not read as part of the settlement. Furthermore, the site is contained to the west by the watercourse, which offers a physical demarcation to the limits of the settlement, and serves as a feature which prevents further incursion into open countryside.

Grampond is an established settlement, the proposal represented acceptable infill development under Policy 3 of the CLP, and the proposal represented sustainable development in line with Government policy in the NPPF. These sentiments apply equally to the current application.

Within Policy 21 of the Cornwall Local Plan it is stated:

To ensure the best use of land, encouragement will be given to sustainably located proposals that:

c. increase building density where appropriate, taking into account the character of the surrounding area and access to services and facilities to ensure an efficient use of land;

The application site is surrounded by existing development. The development of this land as proposed will result in a density of development which reflects that of the surrounding area.

Under all of the above circumstances the proposal therefore clearly constitutes sustainable and acceptable residential development, which will make an efficient use of land, wholly in accord with Government policy in the NPPF (as set out at Section 3 of this Statement above), and Policies 1, 2, 3 and 21 of the Cornwall Local Plan.

In addition, the application proposal will provide an appropriate level of off-street parking. The visibility onto the highway is good, and there will not therefore be any harm to highway safety as a result of the proposed development. The development thereby accords with guidance in Policies 12 & 13 of the CLP.

The Council recognises the need to significantly boost the supply of housing, and the proposed development, albeit on a small scale, will assist in addressing the shortfall in the housing supply within Cornwall. This provides further support for the favourable treatment of the application.

Finally, it will be appreciated that the NPPF states that achieving sustainable development means that the planning system has three overarching objectives. It is considered that the proposed development will not give rise to any overriding environmental or social harm. Irrespective of that point, in the current state that the country finds itself with the coronavirus pandemic, the “economic objective” in achieving sustainability must surely be given increased importance. It is essential that the economy is supported wherever possible, and to that end development should not be delayed or prevented unless it can be clearly demonstrated that that development would give rise to significant harm.

It is stated at paragraphs 10 and 11 of the revised National Planning Policy Framework that there is a **presumption in favour of sustainable development**. The application site lies in a sustainable location. There will be no adverse impacts that would significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the Framework taken as a whole. The development accords with the policies of the Cornwall Local Plan (as set out in this statement). Having regard to all of the above circumstances, planning permission for the proposed development should be granted.

“Appendix A”



Figure 1 – View along Mill Lane approaching the site.



Figure 2 – View along Mill Lane approaching the site.



Figure 3 – View along Mill Lane approaching the site.



Figure 4 – View of existing Surgery.



Figure 5 – View past Surgery (parking either side of road).



Figure 6 – View of dwellings past the site.



Figure 7 – View looking back towards Surgery and showing parking.



Figure 8 – View past Site heading back up Mill Lane.



Figure 9 – View of the site

“Appendix B”

Cornwall Local Plan Policies

Policy 1: Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and set out by the policies of this Local Plan.

We will work with applicants, infrastructure providers and the local community to find solutions which mean that proposals will be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan and supporting Development Plan (including, where relevant, with policies in Neighbourhood Plans) will be regarded as sustainable development and be approved, unless material considerations indicate otherwise.

When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted.

Policy 2 : Spatial Strategy

New development should provide a sustainable approach to accommodating growth, providing a well balanced mix of economic, social and environmental benefits. This should maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place. Strategic scale growth will be accommodated in our main towns and city where they can best support regeneration and sustainable development. Overall, development should seek to meet the following objectives of the Plan for Cornwall:

1. Respecting and enhancing quality of place:

Proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important by:

- a. Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;
- b. Considering the impact of development upon the biodiversity, beauty and diversity of landscape and seascape, character and setting of settlements, wealth of natural resources, agricultural, historic and recreational value of Cornwall;
- c. Identifying the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets;
- d. Protecting, conserving and enhancing the natural and historic landscape, heritage, cultural, biodiversity and geodiversity assets of Cornwall in recognition of their international, national and local status, in accordance with national legislation and policy, as amplified by the other policies of this plan.

2. Providing solutions to current and future issues:

Proposals should assist the creation of resilient and cohesive communities by:

- a. Delivering renewable and low carbon energies, increasing energy efficiency and minimising resource consumption through a range of renewable and low carbon technologies;
- b. Ensuring that built and environmental assets can adapt to and be resilient to climate change;
- c. Creating landscapes and biodiversity and geodiversity assets that are resilient and sensitively accommodating investment and growth within Cornwall's unique landscape and wealth of biodiversity and geodiversity, ensuring that people continue to be drawn to Cornwall to visit and invest and for a thriving healthy population to live and work;
- d. Supporting the delivery of made Neighbourhood Plans and other community based initiatives that help to make communities more resilient.

3. Generating and sustaining economic activity:

Proposals will be welcome that improve conditions for business and investment in Cornwall, in particular by:

- a. Supporting key regeneration activities and the economic vision for Cornwall;
- b. Providing homes and jobs in a proportional manner, where they can best sustain the role and function of local communities and that of their catchment;
- c. Supporting the expansion of existing businesses and the indigenous businesses of agriculture, fishing and mining;
- d. Safeguarding waterfront sites, docks and ports to provide for marine businesses;
- e. Maximising the economic growth and benefits of education, skills development, research, and the colleges and Combined Universities in Cornwall;
- f. Supporting employment schemes in both towns and rural areas, giving particular emphasis to quality, permanent work opportunities that break seasonal labour cycles;
- g. Supporting smart specialisation sectors including; food; aerospace; marine; renewable energies (including geothermal); and cultural industries;
- h. Supporting the provision of work hubs and the ability to work from home through live/work units;
- i. Supporting the Enterprise Zone Aerohub at Newquay Airport as an economic catalyst for the wider Newquay, Clay Country and St Austell area through improved linkages;
- j. Supporting the economic regeneration of Camborne, Pool and Redruth;
- k. The regeneration of Hayle, focussing mainly on the harbour area and the development of the wave hub and associated employment development;
- l. Optimising the economic opportunity and maximising existing linkages in mid-Cornwall by:
 - i. supporting the role of Bodmin as a strategic employment location taking advantage of its position on the transport network;
 - ii. identifying mixed use development to deliver the eco-community at West Carclaze / Baal and Par Docks, to help deliver an exemplar development that provides a showcase for sustainable, greener, low carbon living;
 - iii. supporting the economic regeneration of St Austell as a centre for retail, business and leisure with a focus on promoting 'green' industries;
- m. Supporting economic development in South East Cornwall that meets the area's own needs and benefits from its relationship with Plymouth;
- n. Supporting Truro's wider role as an economic and service centre and maintaining its role in the retail hierarchy and as a retail alternative to major centres outside of Cornwall;
- o. Strengthening the role of Launceston and Saltash as gateways to Cornwall;
- p. Supporting the economic regeneration of Penzance, including the improvement of Penzance Harbour, and retention of a main line rail link to Penzance as a strategic link for Cornwall and the UK.

Policy 2a - Key targets

The Local Plan will provide homes in a proportional manner where they can best meet need and sustain the role and function of local communities and that of their catchment. Development proposals in the period to 2030 should help to deliver:

1. A minimum of 52,500 homes at an average rate of about 2,625 per year to 2030, to help deliver sufficient new housing of appropriate types to meet future requirements. In particular, meeting affordable housing needs;
2. At least 318 permanent pitches for Gypsies and Travellers, 60 transit pitches and 11 plots for Travelling Showpeople;
3. Provide for 38,000 full time jobs and 704,000 sq. metres of employment floorspace to help deliver a mix of 359,583 sq. metres of B1a and B1b office and 344,417 sq. metres of B1c, B2 and B8 industrial premises by 2030;
4. The provision of additional bed spaces within purpose-built accommodation commensurate with the scale of any agreed expansion of student numbers at the Penryn campus, taking into consideration any changes in student numbers within other campuses at the university in Falmouth and Penryn.
5. The provision of 2,550 bed spaces in communal establishments for older persons, including nursing and specialist accommodation.

Policy 3: Role and function of places

The scale and mix of uses of development and investment in services and facilities should be based on the role and function of places. New development up to 2030 will be accommodated in accordance with the following hierarchy:

1. Delivery of housing, community, cultural, leisure, retail, utility and employment provision will be managed through a Site Allocations DPD or Neighbourhood Plans for the following locations:

- Bodmin;
- Bude with Stratton, Flexbury and Poughill;
- Callington;
- Camborne with Pool, Illogan and Redruth;
- Camelford;
- Falmouth with Penryn;
- Hayle;
- Helston;
- Launceston;
- Liskeard;
- Newquay with Quintrell Downs;
- Penzance with Newlyn, Heamoor, Gulval and Longrock;
- Saltash;
- St Austell;
- St Ives with Carbis Bay;
- Torpoint;
- Truro with Threemilestone; and
- Wadebridge.

Development at or well related to these named towns will provide an appropriate level of affordable housing in accordance with the requirements of Policy 8.

2. The provision of eco-communities at West Carclaze/Baal and Par Docks with an indicative overall scale of about 1,500 and 500 dwellings respectively. The final scale and capacity of these proposals should be confirmed through the Site Allocations Plan.

The proposals should be led by a masterplan and design code that will set out the framework for the development, and reflect the aspiration for environmental quality, including the delivery of all of the following alongside the other policies of this plan:

- 30% affordable housing and 5% self and/or custom build housing;
- Improved access to public transport and non-car travel modes.

And for the West Carclaze /Baal sites:

- Provision of employment space, Carluddon technology park and space for further economic growth;
- The provision of a new local centre to include facilities for health, neighbourhood shopping, community facilities and a new primary school;
- Strategic scale open space with public access and trails linking into existing networks as part of green infrastructure improvements;
- The retention of the Sky Tip and other distinctive landscape features as part of the green infrastructure of the site
- Demonstrate high levels of energy efficiency in the fabric of buildings on the site
- Strategic Sustainable Urban Drainage Systems to reduce flood risk on and beyond the site;
- Meeting all of the regulated energy requirements of the development from renewable and low carbon sources on or near to the site;
- Provision of low carbon heat via a heat network with consideration given to sourcing that heat from geothermal resources within the vicinity of the site; and
- Improved access to public transport and non-car travel modes.

The site for the eco-communities will be identified through the Site Allocations DPD.

3. Other than at the main towns identified in this Policy, housing and employment growth will be delivered for the remainder of the Community Network Area housing requirement through:
 - identification of sites where required through Neighbourhood Plans;
 - rounding off of settlements and development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role;
 - infill schemes that fill a small gap in an otherwise continuous built frontage and do not physically extend the settlement into the open countryside. Proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished;
 - rural exception sites under Policy 9
4. Within the AONB or its setting, development will be supported where it is in accordance with the other policies of this Plan and can demonstrate that it conserves and enhances the landscape character and natural beauty of the AONB.

Policy 12: Design

The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments. Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character. Development should demonstrate a design process that has clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles.

1. As part of a comprehensive place-shaping approach, proposals will be judged against fundamental design principles of:

- a. character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and
 - b. layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space; and
 - c. movement – creating a network of safe well connected routes which are easy to read and navigate by the use of landmarks, spaces, views and intersections; and
 - d. adaptability, inclusiveness, resilience and diversity – building structures can be easily altered, particularly internally, to respond to both climate change and changing social and economic conditions and provide a mix and pattern of uses; and
 - e. engagement process – undertaking community engagement, involvement and consultation in the design process proportionate to the scheme.
2. In addition development proposals should protect individuals and property from:
- a. overlooking and unreasonable loss of privacy; and
 - b. overshadowing and overbearing impacts; and
 - c. unreasonable noise and disturbance.
3. For larger developments a balance needs to be achieved between private, semi-private and public open space, which includes allotments, sports facilities, children’s play area provision and natural open space provision. The Council will seek the provision of larger areas of multifunctional green space rather than multiple smaller areas as appropriate in larger developments.

Policy 13: Development standards

All new development will be expected to achieve the provision of the following:

1. Sufficient internal space in housing for everyday activities and to enable flexibility and adaptability by meeting nationally described space standards for all affordable housing*; and
2. Public open space on-site, in proportion to the scale of the development and providing for different types of open space based on local need. Where there is access to alternative facilities that would meet the needs of the new development, contributions to the ongoing maintenance and management of these alternative facilities may be required as part of a reduced requirement on site; and
3. An appropriate level of off street parking and cycle parking taking into account the accessibility of the location in terms of public transport and proximity to facilities and services; and
4. Sufficient and convenient space for storage for waste, recycling and compostables; and
5. Avoidance of adverse impacts, either individually or cumulatively, resulting from noise, dust, odour, vibration, vermin, waste, pollution and visual effects. Such adverse impacts should be avoided or mitigated during the construction, operation or restoration stage of development; and
6. Utilising opportunities for natural lighting, ventilation and heating by design, layout and orientation; and
7. Where feasible and viable, connection to an existing or planned heat network. In the absence of an existing or planning heat network development will be expected, where feasible, to provide a site-based heat network, or be designed to facilitate future connection to a heat network.
8. Housing developments of 10 dwellings or greater should provide 25% of dwellings as accessible homes (Building Regulations Approved Document M4 (2): Accessible and adaptable dwellings or successor documents) unless site specific factors make the development unsuitable for such provision.

*The reference to affordable housing in this policy does not include starter homes

Policy 21: Best use of land and existing buildings

To ensure the best use of land, encouragement will be given to sustainably located proposals that:

- a. use previously developed land and buildings provided that they are not of high environmental or historic value;
- b. use despoiled, degraded, derelict and contaminated land provided that it is not of high environmental or historic value;
- c. increase building density where appropriate, taking into account the character of the surrounding area and access to services and facilities to ensure an efficient use of land;
- d. take into account the economic and other benefits (including food production) of Grade 1, 2 and 3a agricultural land. Where significant development of agricultural land is demonstrated to be necessary, poor quality land should be used in preference to that of higher quality.

Policy 23: Natural environment (relevant section only)

1. 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.

2. Cornish Landscapes

Development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and un-designated landscapes.

Development must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value.

British Standard BS 5837 Trees in relation to design demolition and construction **Section 5.3**

Proximity of structures to trees

5.3.1 The default position should be that structures (see **3.10**) are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s) (see Clause **7**). If operations within the RPA are proposed, the project arboriculturist should:

a) demonstrate that the tree(s) can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA;

b) propose a series of mitigation measures to improve the soil environment that is used by the tree for growth.

5.3.2 The cumulative effects of incursions into the RPA, e.g. from excavation for utility apparatus, are damaging and should be avoided. Where there is evidence that a tree has been previously subjected to damage by construction activity, this should be taken into account when considering the acceptability of further activity within the RPA.

5.3.3 On shrinkable soils, the foundation design should take account of the risks of indirect damage, i.e. subsidence and/or heave brought about by changes in moisture content of the soil due to remaining and removed vegetation, as well as the future influence of new planting (see Annex A).

5.3.4 A realistic assessment of the probable impact of any proposed development on the trees and vice versa should take into account the characteristics and condition of the trees, with due allowance and space for their future growth and maintenance requirements. To maximise the probability of successful tree retention, the following factors should be taken into account during the design process.

Shading. Shading by trees affects buildings and open spaces.

- a) **1) Shading of buildings.** Shading of buildings by trees can be a problem, particularly where there are rooms which require natural light. Proposed buildings should be designed to take

account of existing trees, their ultimate size and density of foliage, and the effect that these will have on the availability of light.

b) **2) Shading of open spaces.** Open spaces such as gardens and sitting areas should be designed to meet the normal requirement for direct sunlight for at least a part of the day.

NOTE 1 Shading can be desirable to reduce glare or excessive solar heating, or to provide for comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapo-transpiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits.

a) **Privacy and screening.** It might be highly desirable for trees to provide screening to a building, e.g. for internal privacy, to reduce overlooking by neighbours or to mitigate undesirable views, such as busy roads, railway lines or industrial premises. In order to achieve the desired outcome, account should be taken of the proposed orientation and aspect of the building, the type of building, its use and location relative to the tree, and the species attributes of the tree.

b) **Direct damage.** Below-ground damage to structures can occur as a result of incremental root and stem growth. Above-ground damage can occur to trees and structures by the continuous whipping of branches against the fabric of a building. Branch ends might have to be cut back periodically, possibly affecting the shape of the tree. Structures should therefore be designed and/or located with due consideration for a tree's ultimate growth, so as to reduce the need for frequent remedial pruning or other maintenance.

NOTE 2 Exceptions might arise where this is a known and acceptable management outcome (e.g. cyclical maintenance of previously pollarded trees or where retention of desirable trees would otherwise not be feasible).

d) **Future pressure for removal.** The relationship of buildings to large trees can cause apprehension to occupiers or users of nearby buildings or spaces, resulting in pressure for the removal of the trees. Buildings and other structures should be sited allowing adequate space for a tree's natural development, with due consideration given to its predicted height and canopy spread. However, this does not mean that trees should not be retained within any particular distance of a structure (see Table A.1 for new planting).

e) **Seasonal nuisance.** Trees are naturally growing and shedding organisms. Leaves of some species can cause problems, particularly in the autumn, by blocking gullies and gutters. Fruit can cause slippery patches, and accumulation of honeydew can be damaging to surfaces and vehicles. Buildings, footpaths and hard-standing areas should be designed with due consideration to the proximity of retained trees, especially in terms of their foliage, flowering and fruiting habits. Where conflicts might arise, detailed design should address these issues, e.g. use of non-slip paving; provision of leaf guards or