



Proposals for Redevelopment of Polvellan House, Looe

Planning Statement to support a full plans application for the redevelopment of Polvellan Manor (retaining the original house) and the creation of age restricted retirement dwellings with associated landscape works

Client ;Coast 2 Coast Developments Ltd

RLT Architects

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1. Introduction & Executive Summary

1. INTRODUCTION & EXECUTIVE SUMMARY

1.1 This Planning Statement is prepared on behalf of Coast 2 Coast Developments Limited in support of a full planning application at Polvellan House, Looe.

1.2 Following a brief description of the proposals, this statement identifies the key planning policies relevant to the consideration of the application and provides a commentary on how the proposals reflect the policy requirements and local context of the site.

1.3 The application has been prepared following an assessment of the previous design (and subsequent PPA comments), the impact on the local community and importance of the site locally, pre-application with Looe Town Council, public consultation and review of the proposals with the Cornwall Design Review Panel (CDRP).

1.4 A pre-application was presented to Looe Town Council in May 2017, attended by members of the public but with questions asked direct by Town Council Members. These are summarised below;

- The scheme will comprise up to 35 elderly person dwellings and 4 stand-alone dwellings; as currently schemed, this will be split across the eastern and western areas of the site
- The main scheme will focus around retaining and enhancing Polvellan Manor (original building) and its setting within Looe. As such there will be a departure from the previous scheme whereby any new buildings will be less dominant and split to break up any massing
- There will be no round house tower or central woodland dwelling
- The four units to the western part of the site will be very organic in design and seek to compliment the wooded setting

- A detailed highways study will be prepared ahead of any submission; this will look at public and vehicular access to/from and within the site
- An off-site contribution towards affordable housing will be provided, calculated in accordance with the Cornwall Local Plan. Any form of highways improvement will also be considered
- The proposals seek to provide a permanent base of people within the community that will support local business
- The end operator is yet to be defined. However, operators are likely to offer in-house care and attention to needs, which will alleviate any local pressure on service infrastructure.
- Scheme development will be taken to the Cornwall Design Review Panel, and a public consultation will take place ahead of submission.

Resulting from this consultation with Looe Town Council, the scheme evolved and has sought to take on board the feedback from Looe Town Council.

1.5 The evolving scheme was taken to the Cornwall Design Review Panel in June 2018, presented as a 'landscaped led design' respecting the verdant setting of Polvellan House and grandeur of the original building.

1.6 Ahead of submission a drop-in public consultation was undertaken with members of the public and Town Councillors in attendance.

1.7 The feedback from the three main consultations along with an assessment of the areas that required addressing from the previous scheme have been taken on board and fully inform the final scheme. Refer to the Design & Access Statement and Statement Of Community Involvement.



2. Proposals

2. PROPOSALS

2.1 The application proposes the retention and redevelopment of the original Polvellan House building, removing latter day extensions and additions. Around this, there is a new scheme for elderly living (use Class C3) proposed.

2.2 Following an assessment of the previous scheme, a design has evolved that explores how the original (pre 20th Century) Polvellan House could be renovated and re-used and contemporary apartments designed within the grounds to be subservient to the original house.

This has led to a design that is sensitive to the surrounding built form and landscape along with the retention of a locally important historical asset.

As a result, the original House is restored, and a landscaped led design offers a viable use for the site with subservient buildings complementing the wider setting and evocative House.

2.3 The Design and Access Statement (DAS) that accompanies this application illustrates this journey and approach to the design, along with materials and sensitive landscaping design (both internally and to the site boundaries).

2.4 The application site borders Mill Pool car park and is accessed off Polperro Road. The area has a mix of building types comprising larger plots immediately behind the site to smaller terraced villas at Beech Terrace.

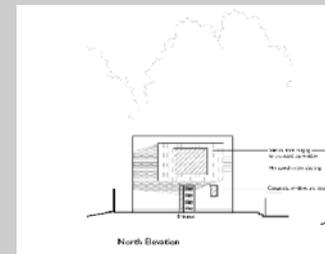
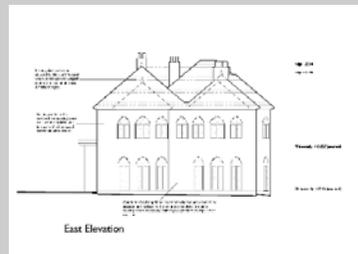
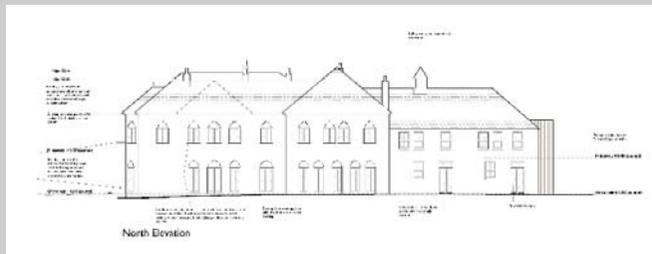
2.5 The site is currently vacant and is classed as brownfield, with a localised dominance in the landscape immediately off Mill Pool and a much wider prominence when viewed from East Looe and the area around the railway station. From this view, the wooden landscape is pre-dominant as it morphs into the Polean woodland and larger wooded area above West Looe River.

The existing woodlands at Polvellan soften the visual impact of Mill Pool car park and provide an important setting for Polvellan House itself.

2.4 26 elderly person living apartments are proposed; each will be provided with an on-site parking space, balconies and external communal areas. The new built form is designed to be contemporary within a staggered and multi-angled built form to break up the mass of the scheme within the topography and setting. The materials proposed will be vernacular and have been chosen to be recessive to minimise the impact on the setting.

The description of the development is:

‘Redevelopment of existing Polvellan Manor (retaining the original house) and the creation of 26 elderly living apartments (over 55’s) with integrated communal facilities, site amenity, car parking and landscape works’.



3. PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF)

3.1 The NPPF was published in March 2012 and revised in July 2018, and sets out the Government's planning policies for England.

3.2 The Government has more recently published additional guidance on the Department of Communities and Local Government (DCLG) website. This amplifies to and provides more detail on parts of the NPPF.

3.3 The NPPF provides a clear framework for how the planning system is expected to deliver the economic, social and environmental dimensions of sustainable development.

3.4 The proposals for Polvellan House are consistent with the objectives and principles of sustainable development as set out in both the NPPF and the DCLG guidance. Elements of the proposals (of significance) are highlighted in the following paragraphs.

3.5 Paragraph 17 of the NPPF sets out the government's core planning principles. These include:

- Planning should be a creative exercise to enhance and improve places; the proposals for Polvellan House are the culmination of an extensive and creative approach to provide a balanced, sensitive development which will enhance the setting.
- Planning should always seek high quality design and a good standard of amenity; the proposals demonstrate a commitment to high-quality design and standard of amenity that have been developed through an extensive process and evaluation of the site and its setting within West Looe.
- Allocations of land should prefer land of lesser environmental value; no land of high amenity or environmental value will be adversely impacted by the proposals.
- Patterns of growth should be managed to make the fullest possible use of public transport, walking and cycling and focus development in locations which are or can be made sustainable; the site is in a sustainable location in terms of cycling, public transport and walking linkages.

3.6 The thrust of the NPPF is about delivering sustainable development and the scheme proposals have been designed to be a sustainable development; this is of importance when delivering a mixed accommodation scheme, which combines a choice of housing types.

3.7 In terms of policy, NPPF Paragraph 17 also encourages development on previously built or brownfield sites. Paragraph 9 of the NPPF encourages the replacement of poor design with better design and widening the choice of high quality homes; the proposals in this scheme comply with both.

3.8 Relevant Policies under the NPPF which affect the proposals are economic, social and design. The following Policies will be relevant in considering the planning application:

- Policy 7, providing a sustainable use for the site that is accessible for locals and enhances the visitor experience to Looe by further improving the design of the site using eco-friendly form and materials.
- Policy 8 integrating all the above.
- Policy 9, namely making the site more accessible; enhancing the choice for users of the site and reflecting the setting of the location and its surroundings.
- Policy 21, namely supporting and enhancing the local economy by having a more sustained use on the site with a permanent elderly community in place.
- Policy 56 & 61; the proposals will be to a high standard of design internally and more importantly externally reflecting the proximity of the AGLV and using a recessive palette of local vernacular materials.
- Policy 126, 127 & 128; the proposals recognise the local importance of this non-designated heritage asset from its architectural language, setting and positive impact on the wider landscape. This has resulted in a subservient scheme being designed around the main building whilst enhancing and bringing the original manor building back into a viable and sustainable use.

3. Planning Policy Context

Department of Communities and Local Government (DCLG)

3.9 The DCLG guidance provides additional advice on design, which has been fully reflected in the approach taken on the proposals for the application.

3.10 The DCLG guidance calls for design to be:

- an integral part of sustainable development
- of high quality
- about creating places, buildings or spaces that work well for everyone, look good, will last well, and adapt for the needs of future generations
- responsive in a practical and creative way to both function and identity of a place.

3.11 It also expects the outcomes of good design to be reflected in development that is functional, includes mixed use and tenures, successful public spaces, is adaptable and resilient, has a distinctive character, is attractive and provides ease of movement.

3.12 The key points which DCLG expect to be considered are:

character and landscape

scale

detailing

quality of public realm

ease of movement and quality of streets

adaptability

diversity of uses

access for disabled people

designing out crime

passive solar design

3.12 The approach identified above by DCLG is fully embraced by these proposals and the design applies the principles of place making to provide a high-quality scheme for a sustainable development that incorporates a high standard of design reflecting local distinctiveness and embracing the wider landscape setting.

Local Planning Policy

3.13 The relevant local policy is provided by the relevant saved policies in the Caradon District Local Plan and adopted Cornwall Local Plan.

Cornwall Local Plan (CLP)

3.14 The application proposals are consistent with the relevant policies in the Cornwall Local Plan.

Policy 1: Presumption in favour of sustainable development; The site is brownfield and situated close to local amenities, public realm and access into the Town.

Policy 2: Key targets and spatial strategy; The proposals will contribute to meeting business and housing needs, provide high quality design and demonstrates an understanding of local character and context by focussing on, and maintaining the landscape and special setting of the site.

The historical asset of Polvellan House and its landscaped gardens are recognised by focusing the design around these elements and wider setting.

Policy 3: Role and function of places; The scale and mix of house types is typified in a scheme that reflects the proposed use (elderly persons), whilst providing a positive contribution to the end users and local community by enhancing and bringing back into use a local heritage asset and landscape.

Policy 6: Housing mix; The proposals will deliver a mix of house size, type and price.

Policy 12: Design; The proposals offer a high-quality design and layout, reflecting the design principles of character, movement, adaptability, inclusiveness and diversity whilst promoting and enhancing the special setting of Polvellan House and maintaining its distinctive identity to West Looe and the wider landscape designations.

The scheme creates a new sense of place and is appropriate in scale, layout and design by recognising the dominance of Polvellan House, being recessive in response to the unique landscape setting.

Policy 13: Development standards; Minimum standards on design and finish have been established through consultation, with an emphasis placed on recessive materials and scale subservient to the main manor building.

3. Planning Policy Context

Policy 23: Natural environment;The proposals are based on a full understanding and detailed assessment of local distinctiveness and landscape character. A design has been developed with a strong emphasis on it being landscape led which responds to the setting.

A Landscape and Visual Impact Assessment (LVIA) has been undertaken and forms part of the supporting information required to accompany the application.

Policy 24: Historic Environment;The scheme responds to the local importance and distinctiveness of the non-designated local asset by conserving and restoring the external fabric of the 'original' house and keeping this as a dominant focal point in the immediate and wider landscape, whilst also recognising the significance of the woodland setting to the overall character of West Looe.

The landscaped led design will provide a positive contribution to the historic public realm and provide a sense of place to end users.

Policy 25: Green infrastructure;Providing improved connectivity for people and the natural environment through the site and to the Town centre and local amenities.

Policy 26: Flood risk management

A separate statement has been submitted on flood risk, surface water management and hydrology, with a considered approach to SuDS integrated into the design.

Policy 27: Transport and accessibility

A Transport Statement is submitted with this application

Saved policies

3.15 There are two saved policies of relevance to the application; Policies CL8 – Landscape of County Importance & CL9 – Areas of Great Landscape Value

3.16 The proposals have been carefully designed to reflect these Policies and ensure that there will be minimal harm to any protected areas and that the design of the development will respect local character and distinctiveness by having a landscaped led design integrate into the setting.

POLICY CL8: Landscapes of County Importance

The boundaries of the following Areas of Great Landscape Value are defined on the Proposals Map: Boconnoc, Mid-Fowey, Caradon Hill, Looe and Seaton valleys, South East Caradon, Lynher Valley.

POLICY CL9: Areas of Great Landscape Value

Proposed development in the Areas of Great Landscape Value identified on the Proposals Map will not be permitted if it would materially harm the character of the particular area and if it does not closely reflect the traditional building styles and local materials, or the characteristic pattern of settlement, in the particular area.

3. Planning Policy Context

Emerging Looe Neighbourhood Plan (LNP)

3.17 The Looe Neighbourhood Plan is still in consultation form. However, the application has sought to consider the findings and Evidence Base as being an important part of the decision-making process, containing distinctive Policies relevant to the locality and Town.

3.18 The site is classed as 'urban' in the Local Landscape Character Assessment dated December 2017 and is directly adjacent to Land Parcel 8. However, Map 4 does indicate the western part of the site as being **'Natural and semi-green spaces, green corridors, accessible countryside in urban fringes...'**

The proposals respond to this by maintaining the natural green space and green corridor adjacent to Mill Pool and seen within its wider setting from East Looe.

The site is also assessed in Views 1 – 6 inclusive on page 135 and View 9 on page 136 of the LLCA as being a distinctive backdrop on its own merit along with the wider landscape setting of Looe Valley.

3.19 A Heritage Character Assessment (HCA) of Looe forms an important part of the Evidence Base and background documents to the emerging Looe Neighbourhood Plan.

The site is identified in Character Areas, Section 7.6 of the Looe Conservation Area Appraisal and specifically identifies the architectural language of Polvellan as **'Regency style Gothic in landscaped gardens'**

It is therefore clear that the spatial context of Polvellan House and its wooded grounds plays an important role in defining the distinctive area of West Looe above the Mill Pool.

3.20 Of the questionnaire sent out to the community to help the Steering Group shape the policies of the LNP, the following are relevant:

Question 2 – *With sustainable development in mind, what do you think are the most important benefits the Neighbourhood Plan should bring to Looe.* Of the responses, four out of the top issues raised are applicable to this application;

- *Protection of local identity and heritage*
- *Protection of local green spaces*
- *More use of local materials*
- *Sites for additional medical and care facilities*

Question 10 – *What type of housing should be built in the next 15 years?* Of the responses, two out of the top answers given are applicable to this application;

- *Smaller homes for older members of the community*
- *Supported (extra care) living units for the elderly*

3.21 Looe Strategy Group (a member of the LNP Steering Group) make specific mention on Appendix I Map I of the Looe Conservation Area.

The site is included within the Conservation Area and the Steering Group recognise the importance of Policy 24 of the CLP as seeking to preserve and where possible enhance Looe's historic assets and character.

3.22 This planning application is accompanied by a Heritage Impact Assessment. The proposal is to enhance, support the site and protect its place in the community, i.e. by providing a sustainable development for a more permanent community and retaining, reusing and enhancing the original building and its landscaped setting.

The site lies adjacent to designated landscape areas and although an existing use is well established, the planning application is accompanied by an LVIA that assess the proposals in its context. This demonstrates integration into the landscape and setting using materials and levels, along with de-bulking any form.

4. Affordable Housing

4. Affordable Housing

4.1 Policy 8 of the Cornwall Local Plan is a policy on affordable housing provision. The policy seeks the provision of 30% affordable housing on residential developments in Looe (Appendix 2).

Policy 8 also confirms that off-site contributions can be acceptable where circumstances dictate. On that basis and on the use proposed in this application, it is accepted by the applicant that the proposals trigger a requirement towards affordable housing.

4.2 It is recognised that on-site provision of affordable housing is preferred but this development would not be able to provide on-site affordable housing. Any Registered Provider would not be able to manage a distinct and separate part of the site and because the residents of this development would be required to pay a service charge for the upkeep of the building and the services provided, including on-site concierge and maintenance such as cleaning and gardening.

Affordable housing provision/contribution in relation to Policy 8 of the Cornwall Local Plan is subject to viability. This application is for elderly living and age restricted accommodation and in consistency with Policy an off-site contribution is calculated.

The quantum of off-site contribution(s) is calculated in Section 5 with a draft s106 Heads of Terms contained in Appendix B.

5. s106 obligations

5.1 In accordance with National and Local Plan Policy and consistency with identical applications, the proposed off-site contribution for affordable housing is calculated as follows:

26 elderly persons restricted (55's and over) living accommodation units:

$$\begin{array}{ll} 26 \times 30\% & = 8.0 \text{ qualifying units.} \\ 8.0 \times \text{£}16,000.00/\text{qualifying unit} & = \text{£}128,000.00. \end{array}$$

5.2 Based on the above, the proposed total for off-site contribution towards affordable housing is £128,000.00.

5.3 Looe falls under Charging Zone H2 in the CIL Charging Schedule. The Planning Use Class is C3 and the overall floor area created by this use is 2,400 sqm.

$$2,400 \text{ sqm use class C3} \times \text{£}40/\text{sqm} = \text{£}96,000.00$$

5.4 Based on the above, the proposed CIL contribution will be £96,000.00.

6. Conclusions

6.1 The proposal for Polvellan House is consistent with the objectives and principles of sustainable development as set out in the National Planning Policy Framework, the Department of Communities and Local Government guidance and local policies in the Cornwall Local Plan and emerging Looe Neighbourhood Plan.

6.2 The scheme aims to deliver a sustainable development using a brownfield site, which integrates with the surrounding area. The design is of high quality which responds to the local vernacular through its use of materials. The massing and form of the new elements of the design reflects its position in the topography and its sylvan setting. The overall massing and form of the proposed is subservient to the existing house and allows the wider landscape to be dominant.

6.3 Polvellan House and its gardens are a non-designated heritage asset. It was therefore important that the application be a landscaped led design that was subservient to the House and considers the wider landscaped setting.

Our assessment of the House has concluded that the removal of non-sympathetic ad hoc extensions and restoration of the original building/fabric would go a long way to returning it to its former splendour. Care has been taken to design a landscape proposals which is sympathetic to the current site context (wooded landscape), while including references to the original landscaping scheme and proposed new use.

6.4 The proposed built form has been designed to be viewed from East Looe and the Millpool area as individual elements glimpsed through the wooded landscape. The materials and landscape proposals further assist with this intention. A historic house will once again be the main focus from Millpool and the Looe Rivers.

6.5 The specific proposals contained in this application will not allow delivery of on site affordable housing. It is therefore proposed to contribute toward off-site affordable housing provision. There will be no contesting to the quantum which is in accordance with local policy.

6.6 The scheme contained in this application will attract an off-site affordable housing contribution the draft heads of terms of which are contained in Appendix B.

Appendix A – Pre-application & PACE

Prior to submission of a planning application, a pre-application consultation was undertaken with Looe Town Council.

This formed the initial basis of putting the scheme together including a presentation to the Cornwall Design Review Panel (CDRP). It also set out the relevant policies (National – Local) to consider in bringing forward a scheme along with the supporting information needed to give an application merit in consideration.

Consideration was also given to the scheme before this that underwent several stages of consultation. In particular an assessment of the comments made by the CDRP and responses in application PA16/02408 PREAPP.

The principal of development on the site was considered possible in the pre-application response from Cornwall Council (application PA16/02408 PREAPP), providing certain criteria could be demonstrated and a robust set of principals for the site [given its local importance and setting] submitted to back up the proposals.

In bringing this application forward, an assessment of these criteria was undertaken and subsequently tested at consultation and CDRP review.

The following drawings, reports and statements are submitted with this application:

- Site plans (existing and proposed), elevations (existing and proposed), site sections (existing and proposed) and 3D model images
- Planning statement, considering national and local policy along with draft s106 & CIL Heads of Terms and stakeholder engagement summary
- Design and access statement (DAS), considering the evolution of the design, precedent images and material mood boards
- Traffic and transport assessment
- Landscape and visual impact assessment (LVIA)
- Ecological report and bat survey
- Flood risk assessment and surface water drainage strategy
- Heritage impact assessment (HCI)
- Stage 1 land report

A pre-application was undertaken in Looe Town Council's main chamber. This comprised a formal presentation setting out the review of the previous scheme and how new proposals responded to this, particularly the restoration and setting of the Manor. This was followed by a Q&A session whereby questions were directed to RLT Architects from members of the Town Council.

A summary to the questions raised during the **pre-app consultation** can be summarised on a common theme and are listed below:

- The scheme will comprise up to 35 elderly person dwellings and 4 stand-alone dwellings; as currently schemed, this will be split across the eastern and western areas of the site
- The main scheme will focus around retaining and enhancing Polvellan Manor (original building) and its setting within Looe. As such there will be a departure from the previous scheme whereby any new buildings will be less dominant and split to break up any massing
- There will be no round house tower or central woodland dwelling
- The four units to the western part of the site will be very organic in design and seek to compliment the wooded setting
- A detailed highways study will be prepared ahead of any submission; this will look at public and vehicular access to/from and within the site
- An off-site contribution towards affordable housing will be provided, calculated in accordance with the Cornwall Local Plan. Any form of highways improvement will also be considered
- The proposals for elderly person living will seek to provide a more permanent base of people within the community that will support local business
- The end operator of the facility is yet to be defined. However, operators are likely to offer in-house care and attention to needs, which will alleviate any local pressure on service infrastructure
- Scheme development will be taken to the Cornwall Design Review Panel, along with a public consultation ahead of submission

Cornwall DRP

Several iterations of the scheme in application PA16/02408 PREAPP were discussed and considered by the CDRP. Although constructive feedback from the DRP was given there remained concerns, *inter alia*;

... “remain convinced that the landscape design and landscape management proposals are a very important aspect of this re-development and these need to be fully resolved and illustrated as an integral part of the overall design prior to submission for planning consent (i.e. not left to be dealt with as a condition to any permission). There is more work to do in establishing a distinct yet coherent and sympathetic set of architectural languages for the various buildings of the development, but we endorse the formal diversity that is now emerging which makes a clear distinction between the existing Villa and the new buildings within this wooded landscape”.

“The formal language of the buildings enclosing the ‘stable yard’ needs greater design development. This assembly of buildings need to have some characteristics in common with the main house, but also demonstrate that they are ‘secondary’, in architectural status, to it”.

In assessing the DRP feedback and final response to PA16/02408 PREAPP, the submitted design seeks to consider the observations and comments raised by approaching the scheme in a different way to the initial concepts and presentations made.

Resulting from this, a presentation was made to the CDRP on 6th June 2018. The design took on a new approach, which focussed around maintaining the original building and designing a subservient scheme that is respectful to the landscape and setting. The following feedback was received;

The Site and its Setting

We are encouraged by your statement that the design of the project would be ‘land-scape-led’. The historic house is, of course, an important component but it is the general quality of the wooded hillside, and former landscaped pleasure grounds which have been unmaintained and poorly managed which is of equal importance.

We are also pleased to hear that public access to the site will be treated more liberally than previous iterations of the scheme – it seems virtually impossible to bar pedestrians and some form of permissive managed opportunity for people to visit/pass-through the site seems appropriate. Inclusive access for the immediate environs of the house and its adjacent grounds will help older residents maintain active lifestyles.

This points towards a wider issue, which is the movement strategy not just within the grounds, but in linking back to the town. We understand that pedestrian access to the site is frustrated by a lack of footpath and some off-site works to restore safe walking routes to basic amenities for future residents ought to be part of the measures taken to improve the sustainability of the project (and promote health and well-being through encouraging exercise).

Management of surface water will need careful assessment and no doubt the landscape design will be important in providing ‘soft’ rather than ‘hard’ engineered solutions to this? Rather than see this as a negative constraint we urge that you consider this as an opportunity to add interest and character.

The Overall Layout

In broad terms you are following the strategy for new development that was established in the previous schemes and therefore we are supportive of the locations identified for new build structures.

Beginning with the least satisfactory of these (in terms of detail), we find the ‘Mews’ element at the eastern end of the site to be an awkward replacement for the cylindrical apartments that were previously proposed. We feel this element is mis-named, this is not a mews condition and the short-terraced form fails to set up a coherent relationship back to the important east front of the main house. We are also concerned that the proposals do not pay sufficient respect to the ‘lookout’ landscape feature which exists nearby and the basic proposition of development in this location needs to be more sensitively considered. Given the emerging architectural language of the rest of the site and the landscape-led strategy, these principles should also be applied to this part of the site.

In turning to the ‘Central Area’ we see a reduction in the development intensity, which is welcomed, and we applaud the gaps that are now emerging between units. We were unsure about the wisdom of providing the bridge across to first floor units as a threshold to the new courtyard, possibly better to introduce stairs within the first ‘gap’ or, possibly, combined with an enlarged end unit? The eastern ends of the units facing back towards the Manor and the approach from the entrance to the site really need to be secondary fronts – these types ought to have dual aspect – exploiting the views but also being respectful in their end elevations. In a similar way the western end of the Manor seems now to be prominent at the end of the new courtyard and the modelling of this repaired end of the house needs to take on this responsibility of providing a good ‘stop vista’ in this location.

If the heritage analysis points to limited architectural or historic value to this part of the former villa, a possible 'new' extension to this end of the house could be considered appropriate?

The re-modelling of the house to remove later extensions seems sympathetic to the original building. The contrast formed between the existing building and the proposed new linked units is positive to both and the fragmentation further helps this distinction by drawing the new additions back into the landscape. Further spatial separation of the Manor from the linked units will help the Manor to read as a separate building and the new accommodation is not seen to grow out of it - this will lend better integrity to both.

The 'Woodland' element seems also to be slighter in terms of the number of units being attempted, and we welcome this. There seemed to be an odd logic to the roof forms here and we suggest that this would benefit from re-consideration. We wondered if the dwellings, now separate from each-other rather than arranged in a terrace, might be-come variations on a common theme rather than identical as types? Repetition of a common form, varying in its engagement with the landscape would give a stronger contextual identity and distinct character. The building forms shown may lend them-selves to pitched roofs in the 'boat-house' tradition following from themes developed in previous submissions.

The Form and Detailing of the Housing

We are encouraged by the breaking up of the proposals into smaller development components sitting as a series of interconnected buildings – this ought to allow a closer adherence to subtle topographical characteristics. Perhaps the 'Mews' component should also adopt this same typology (see our earlier question above?).

In discussing the architectural language, you occasionally mentioned / showed the elements sitting lightly on the ground on post supports (rather like 'pods') but then else-where it seems inevitable that firm retaining structures will be present – perhaps you need to clarify the structural / constructional system and accept a 'hybrid' approach – strengthening the contrast and poetry between a 'heavy' and 'light' expression?

In Summary

The proposals are clearly at an early stage of development, but we are generally supportive of the revised approach within the formerly agreed strategy and wish the project well. Should a further review of more developed ideas be desirable then we would be happy to undertake that.

The submitted application therefore considers the following in the approach to design and landscaping:

- Retention of the original Polvellan Manor, with the new elements of the scheme focussed around this
- A more broken approach to the new elements of the scheme whereby the original Manor and landscaped gardens are the dominant features
- Sensitive consideration to the landscaping both to the boundaries of the AGLV and within the site, so that the buildings and their material do not become dominant in the immediate and wider setting
- Consideration of pedestrian improvements and linkages into the Town and immediate area
- Staggered design/layout of the new build elements using a simple palette of recessive materials and sedum grassed roofs

Public Consultation and SCI

At the request of Looe Town Council and following good planning practice, a public consultation was undertaken at the Mill Pool Centre in Looe on 21st June. This was held between 1430-1830 and took the form of a 'drop-in'.

Prior to the consultation, the event was publicised two weeks in advance in the Cornish Times, West Briton, posters at the Mill Pool Centre and on Face Book.

Although the event was not well attended, a mix of ages was represented. Cllrs Hannaford and Toms were in attendance along with drop-in by other members of Looe Town Council.

From the feedback received, 90% of responses supported the proposals, with 10% supporting with reservation. The underlying comment under 'any other feedback' was

"positive to see something happening for the site, particularly the restoration of the old building [manor] and management of the trees..."

Appendix B – Draft s106 & CIL Heads of Terms

Affordable Housing s106 & CIL Heads of Terms

Scheme:	Polvellan Manor Looe
Applicant:	Coast 2 Coast Developments Limited
Provision:	26 age restricted elderly person retirement units

The purpose of this heads of terms is to provide Cornwall Council with detail on the likely obligations and contributions payable if planning permission for the scheme is granted. It is subject to viability and further discussion.

The scheme comprises the part demolition of the existing building, conversion/refurbishment of the original house and new development to form 26 age-restricted (55 and over) retirement apartments and living units.

Due to the nature of the proposed development and to maintain consistency in decision making on previously approved identical schemes, there will be no on site affordable housing provision. This will be dealt with via an off-site financial contribution paid to Cornwall Council and is calculated as follows:

$$\begin{aligned} 26 \times 30\% &= 8.0 \text{ qualifying units.} \\ 9.0 \times \text{£}16,000.00/\text{qualifying unit} &= \text{£}128,000.00. \end{aligned}$$

We would propose trigger payment in tranches of 3 as follows:

- First instalment (including Enabling Fee) payable upon commencement
- Second instalment prior to sale or occupation of the 15th dwelling
- Third instalment prior to the sale or occupation of the 25th dwelling

$$\begin{aligned} \text{CIL Charging Zone H2} \\ 2,400 \text{ sqm use class C3} \times \text{£}40/\text{sqm} &= \text{£}96,000.00 \end{aligned}$$

Appendix C – Consultant Reports Executive Summary

In addition to the work commissioned and reviewed under PA16/0248 PREAPP, refresher and updated reports have been prepared that respond to the proposals contained in this application along with previous comments raised.

The following reports and supporting documentation are submitted with this application:

- LVIA, landscape proposals and landscape management plan
- Heritage report and heritage impact assessment
- Traffic and transport study and highways impact
- Ecology report and updated bat survey
- Tree report and constraints plan
- Drainage strategy and flood risk assessment
- Land Contamination Report

Landscaping & Ecology

The proposals aim to reinstate formal gardens within the site and restore some elements of the 18th C, early 19th C gardens through a programme of arboreal works and new planting that will remove dead or damaged species and enhance the opportunity for natural regeneration to extend the age diversity within the woodland.

This will enhance the future setting of the site by allowing new and sustained growth with planned maintenance of flora and fauna. The removal of dead, ageing and invasive species will allow indigenous species to establish and re-colonise. This in turn will provide a sustained habitat for wildlife.

Landscape & Visual Impact

The scheme proposes a fine balance of enhancing an already prominent site by focussing on Polvellan House being the dominant place in the development, with the new build elements subservient to it. The LVIA still identifies the visual receptors overall as being key in the wider setting of the House and woodlands.

The result of the assessment of the wider setting is that the scheme proposes one that is 'landscape led' and maintains the House dominance in its visual setting.

Any tree removal is offset by strategic landscaping and a non-continuous built form set within the wooded area using integrated roofing and elevational materials. The dominant wooded area remains largely un-touched.

Ecology

The site, overall, is constrained in terms of ecological potential due to its proximity with roads, urban environment and Mill Pool. The loss of mature trees over the years resulting from storm damage also limits its potential.

However, there are protected species on the site (bats, reptiles) that play an important part in the eco-system and have the potential to be sustained and thrive through a carefully considered plan of protection and mitigation/offsetting works.

Heritage

Polvellan is within the Looe Conservation Area and the site is a non-designated heritage asset. As such, it should be maintained and preserved as an outstanding example of architecture and prominence of its time.

The building has been changed internally and externally since the 18th C. The proposals seek to remove ad hoc and unwanted extensions and restore the building and its immediate landscaped surroundings to the cottage orne' style it was previously intended to represent.

The development limits the impact on the setting of the building within West Looe and the wider Looe River Valley and retains localised features on the site such as revetment walls and stabilisation of the grounds.

Traffic and Transport

The proposals comply with national and local policies in terms of access and land use. Age restricted (over-55's) tends to encourage a more permanent base in the community with less frequent trips when compared to an un-restricted open market scheme.

The site is sustainably located and has permeability to local amenities and recreation by foot, cycle and by car. There are also good opportunities to utilise public transport with nearby modes available (train and bus).

Traffic impact, by virtue of the age restricted use, will have a negligible impact on the local network as vehicle use is infrequent and the tendency is for occupants to be more locally based and use public transport and access the local facilities on foot.

Visibility at the entrance to the site will be improved by relocating the gate post and lessening the width of the footpath. There will also be localised management of the trees and shrubs that will improve visibility to the left when exiting the site and also serve to improve overall the visibility of the road leading down to Mill Pool.

In order to improve pedestrian safety, it is proposed to contribute towards the stability works required to open the public footpath up opposite the site. This in turn will not only assist users of the development but also members of the public to access the Town more safely along with the local amenities at Mill Pool. Proposals are also included for improving direct access to the Mill Pool area.

Drainage Strategy and Flood Risk

The site lies adjacent to Flood Zone 1. An assessment has been made of an increase in flooding as a result of the development and if there is any risk of flooding to the development from the tide. This concludes that the proposals would not have a negative impact elsewhere.

As the bulk of the site is soft landscaping, the majority of surface water will be accommodated by natural means to the river.

Due to the height and position of the development, there will be no tidal flood risk including taking into account climate change.

Throughout the course of the development, there will be slope stability measures implemented (where applicable).

Foul drainage flows for the development have been calculated and SWW have confirmed that there is current capacity in the nearby public sewer network for the development.

Tree Report and Constraints

A tree constraints plan (TCP) has been prepared for the proposed development that assesses the loss of trees and extent of the root protection area. The scheme takes into respect the setting of the site and the importance of protecting the trees.

The proposed construction will result in the removal of a number of trees. In the main this will allow for a more sustained long-term management of the woodland and seek to encourage habitation by flora and fauna. There will also be localised removal of dangerous trees that will improve public safety and visibility of the highway network around the Mill Pool area.

The layout and configuration of the new build proposals seeks to minimise disruption to the existing trees on the site and to blend in with the immediate and wider setting.