



PLANNING AND DESIGN AND ACCESS STATEMENT

Planning Application & Agricultural & Business
Appraisal for Agricultural Workers Dwelling

Boscreege Farm
Gulval
Penzance
Cornwall
TR20 8XB

On behalf of
Mr R Mann

Dated
April 2021

Contents

1.0	Introduction	Page	1
2.0	Site Location and Description	Page	1
3.0	The Proposal	Page	2-3
4.0	Relevant Planning History	Page	3
5.0	Policy Context	Page	3-7
6.0	Other Relevant Material Considerations	Page	7-10
7.0	Development Considerations	Page	10-13
8.0	Planning Balance and Conclusion	Page	13-14

1.0 INTRODUCTION

- 1.1 This Planning and Design and Access Statement has been prepared to support an application to erect an agricultural workers dwelling at Boscreege Farm, Gulval, Penzance, Cornwall, TR20 8XB.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site extends to 0.0432 hectares and is located approximately 2.5 miles north of the village of Gulval, approximately 4.2 miles west of Crowlas and approximately 4 miles north of Penzance. The site is accessed off a private single track driveway which leads approximately 0.4 miles from Chysauster Road, which is a 'C' classified road. The site is situated within an area of agricultural land, but there are other residential properties within the near vicinity.
- 2.2 The site forms part of Boscreege Farm which totals 307.94 acres (124.62 hectares) of pasture, of which 189.45 acres (76.67 hectares) are owned with the remaining 118.48 acres (47.95 hectares) rented. Currently on the farm is a herd of 213 milking cows and 90 heifers. The cows are housed between early December and late February, leaving around 280 days of grazing. The farm has a 174 acre (70.42 hectare) grazing platform for the dairy cows, totalling a stocking density of 3 cows/hectare. The remaining 108.32 acres (43.84 hectares) of pasture are used for grazing the heifers, and producing silage. Boscreege Farm has a 12-week spring block calving system, with the cows milked once a day. Heifers are kept as replacements, and the bull calves are sold at around 10 days old to local calf rearers.
- 2.3 The site is situated within an Area of Outstanding Natural Beauty and Heritage Coast, and lies outside any area that is at increased risk of flooding.
- 2.4 The site is agricultural in character and is largely surrounded by agricultural land. However, there is a residential dwelling in relatively close proximity to the south west of the site, and another to the north west. The site is visible from the public highway, and is visible from the registered bridleway and footpath.

2.5 The site has been selected due to being within sight and sound of the new complex of agricultural buildings. The dwelling would sit alongside the access to the farm, therefore providing additional security. The siting also allows for the applicant to be present on the holding to provide 24 hour essential care to the livestock.

3.0 THE PROPOSAL

3.1 The proposal is to gain consent for an agricultural workers dwelling at Boscreege Farm for the applicant Mr Mann and his family.

3.2 The proposal is a new one and a half storey dwelling of 185m² GIA. The proposal will provide an electric car charging point, solar panels and the following accommodation:

- Three/four bedrooms
- Open plan kitchen/dining area
- Two reception rooms
- Two bathrooms/wet room/WC
- Parking and turning area from driveway
- Covered log store

3.3 The design includes the following palate of materials, which are drawn from other buildings in the locality:

- Slate roof with terracotta ridge tiles
- The south east elevation of the property will have a granite face with the remainder under a smooth finish rough cast render
- White uPVC windows with natural stone lintels
- Timber front door
- Granite Quoins

- 3.4 The property will be shielded from public view by a Cornish hedge, with planting on top on the north and east elevations.
- 3.5 Access will be via a new entranceway, as detailed on the accompanying site and location plans. It is not considered that any additional vehicular movements will be created as a result of this proposal.
- 3.6 The total site area will be 0.0432 hectares and will provide suitable garden area and associated parking/turning space for the proposed dwelling.
- 3.7 Additional

Further information on the design rationale is provided at section 7.2, as well as plans and elevations submitted as part of this application.

4.0 RELEVANT PLANNING HISTORY

- 4.1 On 1st July 2020 it was confirmed that the proposal to convert an agricultural building to form a dwelling house at Hellangove under reference PA19/10464 was refused. The reasons for refusal were that the current building would not facilitate the conversion, the proposed design would not preserve or enhance the setting, which was in an Area of Outstanding Natural Beauty (AONB), and that the proposal would overlook an existing property.

5.0 POLICY CONTEXT

- 5.1 The Planning and Compulsory Purchase Act 2004 (Section 38(6)) provides that planning decisions shall be taken in accordance with the Development Plan (DP) unless other material considerations indicate otherwise. The DP in this case comprises-
- Cornwall Local Plan 2010 – 2030 – Adopted November 2016

5.2 Emerging plans have the status of material considerations, the weight to be attached to them dependent upon the stage of their preparation.

5.3 Material considerations include, amongst other matters, the National Planning Policy Framework (the Framework).

5.4 Cornwall Local Plan 2010-2030 Strategic Policies

5.4.1 Policy 7, relating to dwellings in the Open Countryside states as follows:

“The development of new homes in the open countryside will only be permitted where there are special circumstances. New dwellings will be restricted to:

1. Replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location; or

2. the subdivision of existing residential dwellings; or

3. Reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain, and would lead to an enhancement to the immediate setting. The building to be converted should have an existing lawful residential or non-residential use and be ten years old or greater; or

4. Temporary accommodation for workers (including seasonal migrant workers), to support established and viable rural businesses where there is an essential need for a presence on the holding, but no other suitable accommodation is available and it would be of a construction suitable for its purpose and duration; or

5 Full time agricultural and forestry and other rural occupation workers where there is up to date evidence of an essential need of the business for the occupier to live in that specific location.”

5.4.2 It is noted therefore that, regarding the principle of development, the application does coincide with Policy 7, being that the property is to be for a full time agricultural worker, and we provide up to date evidence of there being an essential need of the business to have the occupier residing on this site.

5.5 Policy 12 relating to design states as follows:

“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.....”

5.5.1 The application does meet policy 12 design criteria through the choice of design materials, the support of which will bring to a local business and the environment features, including the electric car charging point, solar panels and bat boxes.

5.5.2 With regard to the natural environment, Policy 23 states:

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.

6.0 OTHER RELEVANT MATERIAL CONSIDERATIONS

6.1 National Planning Policy Framework (2019)

6.1.1 The current version of the Framework was published in March 2019. The document sets out the Government's planning principles and policies for England, and how these are expected to be applied.

6.1.2 Weight can also be accorded to the provisions of emerging plans, the more advanced the emerging plan, the greater the weight that can be accorded to it.

6.1.3 The NPPF's message is clear in that it provides a clear emphasis on the need to support suitable housing growth accordance with the "presumption in favour of sustainable development" (paragraph 10).

6.1.4 Dealing with development in rural areas **Paragraph 79** states:

*"79. Planning policies and decisions should avoid the development of isolated homes in the countryside, unless one or more of the following circumstances apply:
there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*

the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

the development would re-use redundant or disused buildings and enhance its immediate setting;

the development would involve the subdivision of an existing residential dwelling; or the design is of exceptional quality, in that it: is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.”

- 6.1.5 Supporting a prosperous rural economy paragraph 83 details the need to enable rural development in certain specific circumstances;

“The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

The development and diversification of agricultural and other land-based rural businesses;

Sustainable rural tourism and leisure developments which respect the character of the countryside and;

The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship”.

- 6.2 The NPPF contains a clear desire to promote high quality design with Section 12 dedicated to ‘Achieving well-designed places’.

- 6.2.1 Paragraph 124 states as follows:

“The creation of high- quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. ”

6.3 Whilst Planning Policy Statement No.7 (PPS7) has been withdrawn and now superseded by the National Planning Policy Framework, the PPS7 sets out detailed criteria against which planning applications for agricultural dwellings are considered by most local authorities.

6.3.1 Sustainable Development in Rural Areas - New permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units, providing:

“There is a clearly established existing functional need;

6.3.2 The dairy unit at Boscreege Farm is a prime example of a well-established and successful dairy farming business, which in turn, helps to support other rural enterprises.

The need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;

6.3.3 It has clearly been established that there will be a need for 4.01 (Agricultural Budget and Costing Book figures) full time workers on the farm. With proposed stock number projected to maintain, it is essential that experienced full time herdsman are living on the farm to help deal with calving, AI, heat detection, milking and feeding.

The unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;

6.3.4 The financial projections incorporated as a part of the Agricultural Appraisal are considered to be produced to a high level of accuracy and reasonably relate to industry recognised

sales and yield figures. The budgets which have been provided illustrate that a reasonable and sustainable level of profitability can be achieved within the next three years.

The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and

- 6.3.5 The functional need for a full time agricultural worker to be situated on the farm 24 hours a day cannot be satisfied by any other dwelling, as there is no property in a viable position that is available and affordable. Neighbouring properties very rarely come to the market, and if they do, they are not at a price which is affordable or viable for an agricultural worker.

Other planning requirements, eg in relation to access, or impact on the countryside, are satisfied"

- 6.3.6 As far as we are aware, all other normal planning requirements can be met.

6.4 National Design Guide

- 6.4.1 The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the Government's Collection of planning practice guidance.

"Good design considers how a development proposal can make a contribution towards all of them. This applies to proposals of all sizes, including small scale incremental changes (such as highway works), new buildings, infill developments, major developments and larger scale developments such as urban extensions, new neighbourhoods, new settlements and infrastructure."

6.5 Cornwall Design Guide

- 6.5.1 The Cornwall Design Guide embodies the NPPF and NDG ambition to highlight the importance of the built environment. The Design Guide encourages and promotes creativity

and innovation, instead of being prescriptive in terms of design styles. The vision for the Design Guide is stated as follows;

“Cornwall’s developments will create welcoming, inclusive places with comfortable homes in surroundings that promote healthy lifestyles and foster green and resilient communities. Cornwall will have a built environment of a quality that complements, enhances and integrates with its outstanding and distinctive natural and historic environment. These fundamental attributes will stand the test of time, having been achieved through community engagement, best practice and a full appreciation of the local context”

6.5.2 The Cornwall Design Guide is structured around six priorities for development, these are as follows:

- Effective design process
- Locally distinctive
- Connected and accessible
- Healthy, green and inclusive
- Liveable homes
- Climate change and community resilience

6.5.3 The above requirements have been given full consideration when drawing up the proposals for the proposed development.

6.6 The Cornwall ANOB Management Plan 2016 – 2021 – Policy

6.6.1 The Cornwall ANOB Management Plan sets out the guidance for the management of Cornwall’s protected landscape. Under the Managing Development section and the Promoting Prosperity sections, the Plan states the following:

“Farm diversification and infrastructure will be supported where they provide sustainable rural businesses, enhance local distinctiveness and cultural heritage and

where it is of a scale and design that can be accommodated within the sensitive landscapes of the AONB”.

“Increase the profitability of sustainable small to medium scale rural businesses, food producers and family farms whose operations enhance the landscape, particularly by enabling access to Countryside Stewardship and EU LEADER and Structural Investment Funds, supporting ongoing project development”.

“Provide continuity of farming, food production and forestry within the AONB, giving assistance to young land managers and new entrants, encouraging co-operation and ensuring adequate skills, training and retraining to manage viable businesses”.

6.7 The Cornwall ANOB Management Plan 2016 – 2021 – Local

“Provide full support to the Penwith Landscapes Partnerships Scheme to deliver a resilient living, working Penwith landscape where farming prospers while protecting natural resources, restoring habitat connectivity and enhancing archaeological heritage and ensure resources for project delivery”.

7.0 DEVELOPMENT CONSIDERATIONS

7.1 Principle of Development

7.1.1 The Development Plan confirms that new dwellings in the open countryside should be strictly controlled, unless one or more of a number of exceptions are met. It is recognised that in this case the exceptions set out in the Development Plan are directly met.

7.1.2 The Cornwall Design Guide says to maintain Cornwall’s distinctiveness, development should contribute to the sense of place by enhancing the landscape. Overall, it is considered that the

development will meet this criteria by making use of locally distinctive materials, and following a design approach that draws from other similar properties in the wider locality.

- 7.1.3 With regard to the design, the proposal introduces a high quality palette of materials, which are reflective of the rural Cornish setting of the site including slate roof, a timber front door and roughcast painted render. Overall, it is considered that the scheme will make a positive contribution to local distinctiveness and character and better protect and enhance Cornwall's natural environment.

7.2 Design

- 7.2.1 The design rationale has been to significantly reduce the impacts of built development on the site, by reducing apparent mass and utilising a palette of high-quality materials more suited to the character of the area. The proposed building will create a one and a half storey dwelling situated east of the existing site, making the best use of available space around the site, utilising the existing access, as well as natural landscaping from trees which border the access road serving the property.
- 7.2.2 The new dwelling will be one and a half stories to ensure the dwelling remains unobtrusive in the landscape.
- 7.2.3 As outlined, the new dwelling will be constructed using a palette of materials appropriate to the area. External materials will be roughcast painted render and natural stone cladding with wood grain uPVC windows and doors (double glazed), as well as timber front door and timber cladding at first floor level. The timber elements and wood grain fenestrations are sympathetic of the previous agricultural nature of the site, and the overall rural character of the area.
- 7.2.4 The proposed residential curtilage allows for suitable amenity and parking provision, and it is already largely bounded by existing hedgerows which provide screening.
- 7.2.5 On the basis of the above it is considered that the proposed scheme fully accords with the design and landscape objectives of the Development Plan and the NPPF.

7.3 Transport

7.3.1 The suitability of the existing access and the surrounding highway for use by a single additional dwelling has already been considered, and it was determined that the access provisions are suitable for such a development, as there will be no additional traffic.

7.3.2 A short section of new private access driveway will be constructed within the site to facilitate a parking and turning area for the proposed dwelling.

7.4 Contamination

7.4.1 A visual inspection of the site has not revealed any potential concerns in relation to the contamination on the site. The historic cartographic record shows that the land has no historic land use by any potentially contaminative activity, and has always been used for agriculture. The Council are able to impose a condition/s dealing with the potential for contamination matters should they deem it appropriate.

7.5 Flood Risk and Drainage

7.5.1 The proposed site is not at increased risk of flooding and lies within Flood Zone 1.

7.6 Ecology

7.6.1 In accordance with the new Biodiversity Supplementary Planning Document, it is proposed that the new dwelling contain one bee brick, one bat box and owl lofts, as the proposed site is over 1km from a main road.

7.6.2 The delivery of ecological enhancements is considered to be a benefit of the proposals.

7.7 Mining

7.7.1 A mining survey dated 1st February 2021 was carried out by Henderson Mines Research Limited at the site. The survey revealed evidence of mining history in the vicinity of the building plot, and concludes that the building plot;

“Has known recorded workings within close proximity to the property boundary, and given that outcrops of mineralised features or lodes traverse through the area, assurance cannot be given therefore that the surface will not be effected in the future from damage caused by subsidence from collapse of underlying or adjacent mine, and/or quarry, and/or alluvium and other mineral working, and/or deposits until further investigation”.

7.7.2 It is anticipated that a subsequent planning condition will require a further more detailed mining survey prior to construction of the dwelling.

8.0 PLANNING BALANCE AND CONCLUSION

8.1 Policy Compliance

8.1.1 As already outlined, the principle of residential development in this location is not wholly encouraged by policy unless specific exceptions can be met. However, there are material considerations of significant weight, which dictate a new dwelling can be supported in this location.

8.1.2 In all other regards it is considered that the scheme is compliant with local and national policy.

8.2 The benefits to be derived from the scheme

8.2.1 The scheme will deliver a single dwelling which will contribute to the housing supply in the area. There are also significant landscape, design and sustainability benefits to the proposal,

which represent a clear gain over and above the impacts of the development, had an alternative proposed site had been chosen (see Agricultural Appraisal).

8.2.2 The new dwelling will support the existing and future farming business, and provide essential infrastructure for an effective succession.

8.3 Whether the proposals would give rise to any adverse impacts that may outweigh the benefits of the scheme

8.3.1 As set out in detail within this planning statement, we contend that the development of the land in question would not give rise to any significant adverse impacts.

8.4 Conclusion

8.4.1 For the reasons outlined in this report it is respectfully requested that planning permission be granted.