

13th May 2021



Full Planning Permission

DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

Construction of Three Dwellings

Land West of 4 Parc An Peath, St Buryan, Penzance, Cornwall, TR19 6ES

Prepared By Cornwall Planning Group



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1.0 Introduction

This planning application has been submitted to Cornwall Council in the form of full planning permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client **Mr & Mrs D Hosking**. This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of;

"Construction of Three Dwellings"

After conducting research of the site and surrounding area it has been noted that recent development sites have been approved within the area. Confirming the area is suitable for development. Please see some examples of approved planning in the area below:

PA18/10786 | Proposed 12 new dwellings. 6 being open market and 6 with affordable limitation, with variation of condition 2 (plans approved) of appeal decision APP/D0840/W/15/3140541 (PA14/08754) dated 22/03/2016 to allow minor material amendments to Unit 4 | Land Off Parc An Peath Parc An Peath St Buryan Cornwall

PA14/00931 | Demolition of existing garages and sheds and erection of a new dwelling | Land And Garages Adj To Methodist Church Newlyn Road St Buryan Cornwall TR19 6DU

PA20/02535 | Construction of two dwelling houses | Land Adj To Number 4 Parc An Peath St Buryan Penzance Cornwall TR19 6EW

PA18/06705 | Construction of dwelling and annexe | Land South Of Tower Farm Coach Depot St Buryan Cornwall

2.0 Cornwall Local Plan & National Planning Policies

The Cornwall Local Plan was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This will cover the period up to 2030.

In February 2016 Cornwall Council submitted the plan to the Secretary of State for examination. The inspector published a report in September 2016. The adopted plan includes the Inspector's recommended main modifications.

The Cornwall Local Plan replaces a number of policies from:

1. the Local plans of the former District and Borough Councils
2. the Minerals and Waste Plans of the former County Council

We believe our formal planning application confirms to the above Cornwall Local Plan Schedules;

Policy 1	Presumption in favour of sustainable development
Policy 2	Spatial strategy
Policy 2a	Key targets
Policy 3	Role and function of places
Policy 5	Business and Tourism
Policy 6	Housing mix
Policy 7	Housing in the countryside
Policy 10	Managing viability

Policy 12	Design
Policy 13	Development standards
Policy 14	Renewable and low carbon energy
Policy 16	Health and wellbeing
Policy 21	Best use of land and existing buildings
Policy 23	Natural environment
Policy 25	Green infrastructure
Policy 27	Transport and accessibility

3.0 Parking and Highways

In principle, this proposal has been designed in accordance with Cornwall Council Highways Department Design Guide, and therefore we feel we have satisfied all elements required for Cornwall Council Highways Department to accurately assess our application in terms of required parking, highways safety and associated works.

The proposed plan(s) outline the following:-

1. Parking and turning layout – A minimum of two car parking spaces can be provided, with additional amenity area that could provide visitor parking in the future. The proposed vehicles can enter and leave the site in a forward gear without the need to reversing back onto a public highway.
2. The consideration should also be given that the area is highly sustainable and there is no requirement to provide on site parking in support of our application.
3. Clearly annotated sight lines measured from a drivers set back position of 2.4m which provides appropriate, unobstructed visibility for approaching vehicular speeds. There will be no standing obstruction higher than 0.9m within the visibility splays.
4. Minimum width of driveway should be 3.7m.
5. The access will be formed at a 90 degree angle to the highway.
6. The first 5m of the driveway will be constructed as a bound surface to avoid the discharge of loose material onto the highway.
7. Surface water should be managed within the site to avoid any runoff onto the highway. This will be achieved by surface water soakaway's and 'Aco Drains'. All works to be in accordance with Approved Document H of the Building Regulations.

5.0 Conclusion

We believe that the details submitted clearly show that the site can be developed in a way that the locality will not be adversely affected, indeed, there is a clear opportunity to provide a high-quality development to meet the needs of present and future generations.

As previously mentioned, there are several comparable application sites that have been approved. We have transparently demonstrated this certainly accords to the Cornwall Local Plan & National Planning Policy Framework.

Overall, the proposed development of the site would represent sustainable development, supported by the NPPF and the policies of the emerging CLP and as such, we believe Cornwall Council should support the principle of the proposals contained within this formal planning application.