**June 2021**

**Full Planning Permission**

**DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT**

**Siting of Shepards Hut & Associated Works**

**Treveth, Zelah Farm, Helston, TR12 6BD.**

**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 Mrs A Allen. This Statement accompanies associated plans and documentation, seeking the Councils permission on the principle of;

Siting of Shepards Hut & Associated Works.

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:

PA17/07270 | Certificate of lawfulness existing use- static caravan to be used as residential | Treverry Manor Treverry Lane Mawgan Helston Cornwall TR12 6BD

PA19/01769 | Formation of summerhouse/ bbq hut | Rose Cottage Predannack Mullion Helston Cornwall TR12 7HA

**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 12 Design**

**Policy 16 Health and wellbeing**

**Policy 21 Best use of land and existing buildings**

**Policy 22 European protected sites -**

**mitigation of recreational impacts from development**

**Policy 23 Natural environment**

**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 access our application in terms of required parking, highways safety and associated works.

The proposed plan(s) outline the following:-

1. There are no alterations to the existing parking arrangement of the dwelling house, and therefore this application seeks no permission for any Highways/Parking Arrangements.
2. **Effects on Heritage Assets**

Area of Great Landscape Value

Policy 22 relates to the natural environment and seeks to ensure that the distinctiveness and character of Cornwall’s natural environment and assets are protected. The site is located in the AGLV and therefore, any development would need to be sensitive of this landscape asset and seem to ensure its conservation and enhancement.

**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.