

Design & Access Statement – Outline application for the erection of a dwelling, together with the formation of an access [re-submission on PA18/07083]- land north of Trebursye Farm, Trebursye Launceston Cornwall PL15 7ES

Introduction

The proposal is an outline application for the erection of a dwelling, together with the formation of an access, land north of Trebursye Farm, Trebursye Launceston PL15 7ES. The application is a resubmission on PA18/07083.

As a re-submission none of the planning circumstances have changed since the previous submission – however, repeated below are the details of the application for information, updated as appropriate

It is considered that the site is a rounding off site within the settlement of Trebursye – a settlement of some 20 houses, a farm and some industrial development – under Policy 3 of the CLP. There are two dwellings to the immediate east, Trebursye Farm and industrial buildings to the south. The old A30 divides the settlement with the remainder of 15 or so dwellings forming Trebursye to the immediate north. The site itself is immediately bounded by a road to the north [the old A30], dwellings to the east, a mature hedge and farm access track to the west and development to the south.

In policy terms the development plan is the Cornwall Local Plan - Strategic Policies 2010 – 2030 [Nov 16]. Policy 3.3 states that other than at the main towns housing and employment growth will be delivered through [amongst other criteria] ‘infill schemes that fill a small gap in an otherwise continuous built frontage and do not physically extend the settlement into the open countryside’ - it is considered that these criteria are met by the proposal.

The site is adjacent to existing development and has development to the north and south – it would not extend the settlement to the west. The site is bordered to the north, west and east by existing hedges – a timber fence would be erected to form the site boundaries to the west, south and east.

Development in this respect would accord with Policy 21(c) which encourages proposals to 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 Chief Planning Officer’s Advice Note [Draft -27/10/17] offers guidance regarding infill and other development within a settlement ... ‘the development of land which does not entirely fit the definition of infilling or rounding off but would be within the form and shape of that settlement, whether a main town or other settlement, will be acceptable where there is no significant harm arising to social, environmental or economic considerations.

Paragraph 11 of the NPPF February 2019 requires that plans and decisions should apply a presumption in favour of sustainable development and, for decision taking that accord with an up to date development plan should be approved without delay unless:
the application of policies in the Framework that protect areas or assets of particular

importance provides clear reason for refusing the development proposed or any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

The site is in a sustainable location, [Trebursye being a recognised settlement - the Chief Officer's advice note advises that 'well defined groups of dwellings with a collective name will normally be settlements'], adjacent and opposite to existing development and fronting a road.

The site is not in open countryside.

The discontinuance of development boundaries as espoused in the CLPSP and the positive support indicated for sustainable sites within the Framework all lean towards supporting the proposed site for the erection of a dwelling.

The site is some 750m east of Tregadillett village where there is a pub and primary school. A footpath outside of the site links Trebursye and Tregadillett and also runs east to link to Pennygillam Industrial Estate. Launceston is easily accessible by foot / cycle either via Pennygillam or via the back road past Landrends leading to Chapel and from there to the centre of Launceston.

The site is on a bus route with a bus stop almost opposite the site.

Relevant Planning Policies

The relevant Development Plan policies include:

Cornwall Local Plan Strategic Policies 2010 – 2030, policies 1, 2, 2a, 3, 12, 13, 21 27 and PP14.

NPPF February 2019 – Chapter 2 Achieving sustainable development, paragraphs 7-10;

The presumption in favour of sustainable development - paragraph 11; Chapter 5 Delivering a sufficient supply of homes, paragraphs 59, 61, 67, 68c, Rural Housing, paragraph 78;

Chapter 11 Making effective use of land, paragraphs 117, 118;

NPPG 2014

Location and Setting

The site is located to the southern area of the settlement of Trebursye, to the south of the old A30 – with development to the south, east and north.

The site is bounded to the north by a mature hedge and bordered to the east and west east by mature hedges – all to be retained other than for access point in the hedge to the north - which give a natural background to the site, in keeping with the locality.

A suitably designed dwelling in this location would not impact on the setting of the locality.

The site is not in any designated area.

Design & Landscaping Considerations

At this stage there are no particular design considerations - given that all matters are reserved other than access.

However, it is considered the site could accommodate a two storey dwelling of suitable

design.

Landscaping would include the retention of existing border treatments together with a timber post and rail fence to the west, south and east.

Access

A new vehicular access to the old A30 is proposed as part of the application. Visibility to the east and west is good owing to the presence of the pavement. Adequate space would be provided for parking and turning on site.

Sensitive Site Assessment

The site is a pasture paddock – there is considered to be very low probability of contamination that could impact on a dwelling on the site.

Affordable Housing

There would be no affordable housing requirement for the site.

Foul Sewer

Foul water would be dealt with by septic tank / treatment plant – a FDA is attached.

Ecology

The site is below the threshold where an ecology assessment is required and in any event, is comprised of managed, grazed grassland of low biodiversity value.