



**Pre application Planning statement**

**Proposed new dwellings**

**Land at Sea View Farm**

**Week St Mary**

**EX22 6UZ**

**For Mrs L Tilley**

## Introduction

The purpose of this pre application enquiry is to gain officer opinion on the likelihood of gaining planning permission for new dwellings on land at Sea View Farm, Week St Mary for Mrs L. Tilley.

## Site context

The site is located on the edge of Week St Mary. It is well related to the village which has a number of facilities including a church, football pitch, a shop, a pub and village hall.

Bude is located 8 miles to the north and there is a bus service from the village. Launceston is 11.2 miles to the South East.

The site is a linear field which is well related to the built form of Week St Mary and has a strong defined boundary to the Western edge and road frontage to the Northern boundary.

The site is located opposite the sports pitch and bounded by the cemetery and Ashbury Grove to the East and a public footpath to the west with an agricultural field to the south.



Site Location

## Indicative layout

The site plan indicates 4 no. detached dwellings of which 3 no have double garages all with generous amenity spaces.

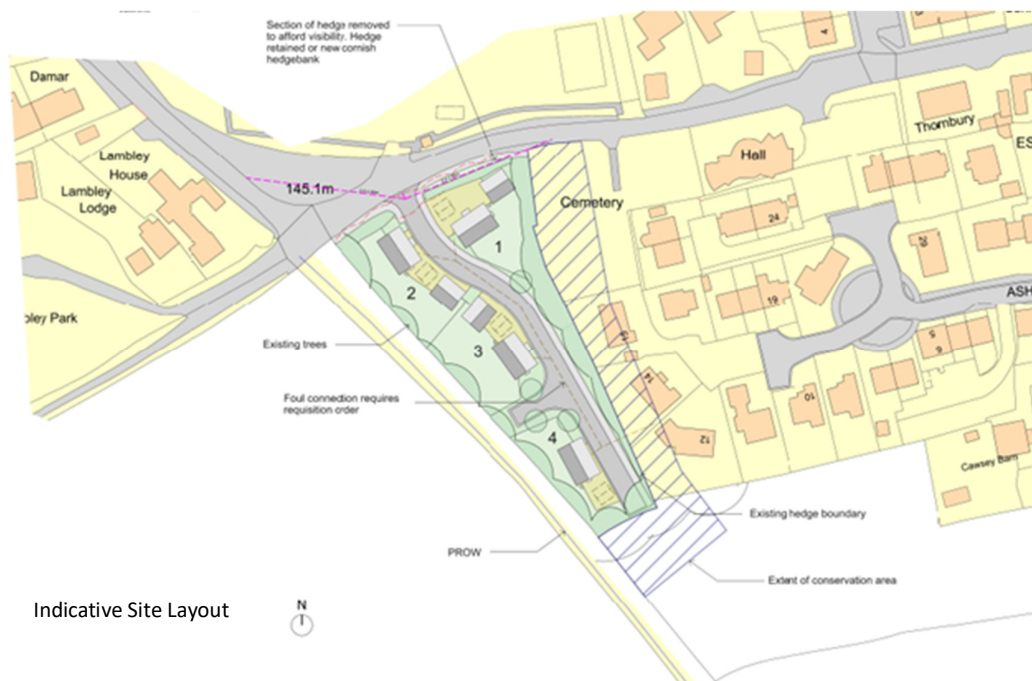
The two dwellings either side of the access road would form the developments street scene and sit behind a new Cornish hedge bank fronting the road. To create the required visibility splay at the main access a section of the hedge will be removed, and a new footpath positioned to connect across the site to the public right of way.

The access road then follows the eastern boundary into the site with dwellings positioned to the west of the road to provide a good separation distance from the existing dwellings at Ashbury Grove.

The dwellings are positioned an adequate distance from the trees along the footpath on the west boundary so that development doesn't impact the root protection areas and so that the trees don't shade the amenity spaces of the dwellings.

The closest foul drainage connection is the public foul sewer in Ashbury Grove.

As the site lies outside but in close proximity to the conservation area the dwellings would be designed to be in keeping with the local vernacular style and materials.



Indicative Site Layout

## Planning Policy

The proposals accord with Policy 3 of the Cornwall Local Plan, Other similar sites have been approved in the surrounding area, according with Policy 3. The NPPF para 78 supports applications that benefit the services offered in nearby villages, settlements, and towns.

The proposed site would be a natural rounding off site.

## Planning Policy

The NPPF has an overarching thread for achieving sustainable development. Paragraph 8. These are:

- a) *An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of the right homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and soft built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) *An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land; helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

The proposed development would meet the economic need in that local services would be employed during the construction period and occupiers of the dwellings would use the local businesses.

The proposed dwellings would meet the social objective in that the occupiers of the dwellings would support the local community services and contribute to the vibrant and healthy community.

In terms of environmental considerations, the site is located in a sustainable location with good road links to nearby villages as well as the Towns of Launceston and Bude. Within Cornwall as a county, people rely on the use of private motor cars for most activities and it would seem on balance this perceived 'negative' should not outweigh the positives.

Paragraph 11 of the NPPF states:

*'Plans and decisions should apply a presumption in favour of sustainable development.*

*For plan-making this means that:*

- *Plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change*

- *Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless;*
  - *The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type of distribution*
  - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

*For decision-taking this means:*

- *Approving development proposals that accord with an up-to-date development plan without delay;*
- *Where the development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - *The applications of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or*
  - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

Paragraph 78 of the NPPF promotes sustainable development in rural areas. It states '*housing should be located where it will enhance or maintain the vitality of rural communities.*' It also states that new isolated homes in the countryside should be avoided. The proposal is considered to be well related to the settlement of Week St Mary and will contribute to the vitality of other nearby villages.

The Cornwall Local Plan has a number of policies relevant to this application. These are

Policy 1 Presumption in favour of sustainable development

Policy 2 Spatial Strategy

Policy 2a Key targets

Policy 3 Role and function of places

Policy 12 Design

Policy 13 Development Standards

Policy 16 Health and Wellbeing

Policy 21 Best use of land and existing buildings

Policy 23 Natural Environment

Policy 26 Flood risk management and coastal change

Policy 27 Transport and accessibility.

The proposal would accord with these policies. Primarily, policy 3 in that the proposal would accord with the rounding off principles as it is adjacent to the existing development of Ashbury Grove and enclosed within a strong defined boundary features. Any subsequent planning application will take into account policy 12 ensuring a design that fits with the area and use of sympathetic materials. There will be adequate amenity space provided for each dwelling. Each property will follow the line of the existing street scene to ensure that overlooking issues will be negated.

Taking into account the NPPF and the Cornwall Local Plan we feel the proposal would accord with the three dimensions of sustainable development in terms of social, economic and environmental.

### **Appraisal and Key Issues**

We consider the site would represent 'rounding off' of an existing settlement, given the adjacent houses that exist to the East, together with the strong defined boundary of the footpath to the west. This would therefore appear to be in accordance with the definitions set out within Policy 3 of the Cornwall Local Plan.

This site represents a rounding off and completion to the settlement boundary, and does not facilitate continued incremental growth. The boundaries to the site are clearly defined physical and logical boundaries of the existing settlement. This rounding off development does not visually extend the development into the open countryside and is predominantly enclosed by existing features.



Aerial image showing enclosing features of the site and adjacent development



### **Impact on the Character and Appearance of the Area**

As a pre application we are wishing to establish a principle for development in this area. The detailed design of the dwellings would be carefully considered to ensure that they are in keeping with the character and appearance of the area.

### **Impact on Neighbours**

Any subsequent application would provide detailed layouts ensuring separation distances avoid any impact on the amenity of both the existing dwellings and the proposed dwellings

### **Highways**

Good visibility can be achieved to the main access. Existing hedgebanks will need to be partially removed to form the entrance. Mitigation measures including additional planting will contribute to the biodiversity net gain of the site. Parking and turning will be provided to the front of each dwelling

### **Conclusion**

We are seeking officer opinion on the likelihood of gaining planning permission. Having taken into account both national policy, local policies and recent approvals for similar schemes we feel that the proposal would meet the requirements and be considered as rounding off development within an existing settlement.