



PLANNING POLICY AND DESIGN AND ACCESS STATEMENT

**PROPOSED RESIDENTIAL DEVELOPMENT OF TWO DWELLINGS
(SUBDIVISION OF PLOT 5 TO (5A/5B))**

LAND ADJ TRESAVEAN TERRACE

LANNER

REDRUTH

CORNWALL

ROSE VILLA (PORTREATH) LTD

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Statement produced by:

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1.0 INTRODUCTION:

- 1.1 Influence Planning are instructed to submit a planning application on behalf of Rose Villa (Portreath) Ltd hereafter referred to as “The Applicant”.

2.0 THE PROPOSAL

- 2.1 The site has a recent relevant planning history with planning permission granted for five dwellings being granted under reference PA19/00699 back on 5th April 2019. This permission was implemented and since that time there has been a review of the dwelling designs with the latest planning permission being application PA22/05617 approved on 16th March 2023.
- 2.2 My Client has taken control of Plot 5 at the western end of the site. Given the current down turn in the housing market and the increased cost of building materials, it has been decided that rather than building the approved large dwelling with four potentially double bedrooms, there is capacity on site to provide two smaller dwellings making the best use of the plot in accordance with the desire of Policy 21 of the Cornwall Local Plan – Strategic Policies 2010-2030.

3.0 POLICY ASSESSMENT

- 3.1 In Cornwall the Development Plan comprises the Cornwall Local Plan (CLP) adopted 22nd November 2016 and the Site Allocations DPD, Climate Emergency DPD (February 2023), and the Lanner Neighbourhood Plan.
- 3.2 The Cornwall Local Plan is now nearly seven years old and was written before Cornwall Council acknowledged the current housing crisis at its Cabinet meeting of 15th December 2021.
- 3.3 The response to this has been the publication of the Cornwall Council Cabinet Report and Appendix 1- 15th December 2021 which included the ‘Securing Homes for all – response to the Housing Crisis Report and Appendix.
- 3.4 In 2022 the Cornwall Council Housing Strategy 2030 has been published, alongside the ‘*Housing Crisis Plan – summary of measures*’.
- 3.5 On 16th May 2023 a new Chief Planning Officer Guidance Note titled ‘Housing’ was produced which seeks to encourage new housing development in response to the acknowledged ‘housing crisis’.
- 3.6 All these documents are *material considerations* to a residential proposal such as this and highlight that given the Cornwall Local Plans age, the new strategies are a rapid response to ensure delivery keeps up and exceeds previous rates. This is required to ensure much needed housing, of all types, is provided as a matter of priority.

4 The National Planning Policy Framework:

- 4.1 The revised National Planning Policy Framework (the Framework) setting out the Government's current planning policy advice was published and came into effect in July 2021.
- 4.2 Paragraph 8 of the Framework sets out the three objectives of sustainable development; being economic, social and environmental. The following paragraph explains that each are interdependent. It adds that to achieve sustainable development economic, social and environmental gains should be considered jointly and simultaneously in the planning system, which should play an active role in guiding development to sustainable solutions.
- 4.3 Paragraph 9 states that planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities for each area.
- 4.4 Paragraph 10 confirms that at the heart of the Framework is the Presumption in Favour of Sustainable Development. At paragraph 11 it states that the decisionmaker should grant planning permission for development unless the impacts of doing so significantly and demonstrably outweigh the benefits. Decision takers should *'approve development proposals that accord with an up-to-date development plan without delay'*.
- 4.5 Section 5 'Delivering a sufficient supply of homes'. Paragraph 60 advises *'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed....and that land with permission is developed without unnecessary delay.'*
- 4.6 Paragraph 69 encourages the development of small and medium sized sites as they can make an important contribution to meeting the housing requirement

for an area and can be built out quickly. LPAs are advised to *‘support the development of windfall sites through policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes’*.

4.7 Achieving Appropriate Densities - Paragraph 124 states planning policies and decisions should support development that makes efficient use of land taking account of viability, the areas character and the importance of securing well-designed, attractive and healthy places.

4.8 Section 12. Achieving well-designed places.

The main changes to the latest version of the NPPF are contained in this section, the Government are keen to promote ‘high quality, beautiful and sustainable buildings and places’, that add to the overall quality of the area. The proposed dwellings are consistent with the three dwellings already built to the east of the current plot.

5 Cornwall Local Plan – Strategic Policies 2010-2030:

5.1 Policy 1: Presumption in favour of sustainable development.

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and set out by the policies of this Local Plan. We will work with applicants to find solutions which mean that proposals will be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan and supporting Development Plan Documents (including, where relevant, with policies in Neighbourhood Plans) will be regarded as sustainable development and be approved, unless material considerations indicate otherwise. Where there are no policies relevant to the application or the policies are out of date, at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise – taking into account whether: a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or b) Specific policies in that Framework indicate that development should be resisted.

5.2 Policy 2: Spatial Strategy.

New development should provide a sustainable approach to accommodating growth...they should maintain the dispersed development pattern of Cornwall. The additional dwellings, as proposed, can easily be absorbed into the setting of Tresavean Terrace and the new units built on the wider site itself.

5.3 Lanner is a recognised settlement with a good level of services where opportunities for increasing density in sustainable locations such as this need to be embraced.

5.4 **Policy 2a: Key targets.**

The Local Plan will provide homes in a proportionate manner where they can best meet need and sustain the role and function of local communities. Development proposals in the period to 2030 should help deliver:

1 – a minimum of 52,500 homes at an average rate of about 2,625 per year to 2030. Small housing sites such as this are essential to meet the plans targets.

5.5 **Policy 3: Role and Function of Places.**

This policy encourages both infill and development of previously developed land within the named settlements. The site within Lanner, a sustainable location within easy walking distance to employment, on a bus route and walkable.

5.6 **Policy 12: Design.**

The proposed designs are smaller dwellings than those built on Plots 2, 3 and 4 but are of a design that fits in comfortably with those dwellings.

5.7 **Policy 13: Development Standards.**

The proposed dwellings will have private parking (2 spaces per unit), a good-sized private amenity areas, recycling storage, etc will also be provided meeting the requirements of Policy 13.

5.8 **Policy 21: Best use of Land and Existing Buildings.**

Encouragement will be given to sustainably located proposals c) increase building density where appropriate taking account of the surrounding character of the area, access to services and facilities to ensure efficient use of land.

5.9 The key assessment being that the increase in density makes best use of land in a sustainable location supporting the spatial strategy of the Cornwall Local Plan.

5.10 Policy 23: Natural Environment

The application site is covered by the Zone of Influence of the Fal and Helford Special Area of Conservation, a Section 111 Agreement has been submitted to pay for the mitigation at £352 per dwelling in line with the European Sites Mitigation SPD requirements.

5.11 The Ecology trigger matrix has been provided which shows that a formal ecological assessment is not required on this site.

5.12 Policy 26: Flood Risk

The application site is located entirely within Flood Zone 1 and is at the lowest risk of flooding. The Environment Agency Flood Map for planning is submitted as part of the planning documents and shows the site at the lowest risk from flooding.

5.13 Climate Emergency DPD – February 2023

Travel Statement–

The application site is located on the A393 which has regular bus connections linking to Redruth Town Centre and Redruth and Camborne Train Stations and also Falmouth and Penryn to the east.

5.14 It is anticipated that the properties will be served by the private car but the site is within a sustainable location where pedestrian and cycle connections are possible and reasonable.

5.15 Local train stations are also relatively close by as are a number of employment estates on the periphery of Redruth.

5.16 Green Infrastructure

Policy G1 – Green Infrastructure Design and Maintenance.

The dwellings and gardens can incorporate bird and bat boxes. Roof (grey water) has the potential to be part collected and re-used for gardens and other

surface water discharge will drain to soakaways. The Council's GI Assessment Sheet is submitted with this application.

6.0 Conclusion:

6.1 It is considered the development to redesign Plot 5 to increase the density will provide a well-designed residential scheme which fits in with the properties already built on the site. The proposal is making the best use of land within a sustainable location at Lanner in manner that is fully appropriate, given the context of existing development nearby.

6.2 The proposed dwellings on Plot 5 will be an appropriate design for the area and sensitive to the site's context ensuring the amenity of any neighbouring properties are protected. It will be a positive use of the site which accords with the policies of the Cornwall Local Plan and the NPPF and therefore should be approved without delay in accordance with Policies 1, 2, 3, 21, 23, 26 and 27 of the CLP and the intent of the Lanner NDP. The proposal promotes the delivery of a sustainable new dwellings and fully accords with Paragraph 11 of the NPPF in that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal.

6.3 Given the recent material considerations referred to in this document to address the current and acknowledged housing crisis the delivery of this scheme is very much in accordance with intent of the recent statements made by Cornwall Council on this matter.
