



PLANNING STATEMENT
Land South of Elm Cottage Crowlas
Permission in Principle 3 – 7 homes



A report by Enhance



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The information, opinion and advice contained in this document has been prepared and provided in accordance with the RTPI's Code of Professional Conduct.



Executive Summary

The proposal seeks 'permission in principle' for between three to seven new homes.

Matters for consideration within this type of application include: location; land use; and amount of development.

Issues relevant to these 'in principle' matters are to be considered within this application process, while all other matters are considered subsequently at the 'technical details' consent stage via a second planning application.

The site is within the adopted settlement boundary area. It carries no formal landscape designations and avoids any designated heritage assets.

Access would be off the existing lane which provides good left and right visibility. Pedestrian routes could be accommodated and give good links to support the local shops, pub, school, and bus routes which also link to nearby towns and mainline train stations.

The site area measures 0.25 hectares and would create a balanced density of 28dph delivering seven new homes leaving ample space for green infrastructure. A location plan and an illustrative layout plan shows how this form of development could be provided across the site.

It is anticipated that the technical designs would include a similar informal layout, and exhibit locally prominent materials such as slate roofs, natural stone and render walls. The use of porches, chimneys, and gable features could also add architectural interest to create a varied streetscene.

Ample green landscaping, including the protection of trees and existing hedges would be provided, as well as policy compliant amenity spaces with cycle storage and vehicle parking.

The application follows enquiries with the local planning authority where concern was expressed for extending the settlement into open countryside.

The following assessment describes in detail the site context and shows that the provision of seven new homes would protect the countryside.

When stood on the site, the sense of place is defined by neighbouring buildings visible above the hedges and boundary fences. Open countryside is not a characteristic of the site.

Due to its surrounding topography, the site is discrete and hardly seen from public viewpoints, also being well contained by the existing built development on three sides.

Therefore, while providing new homes in this sustainable location the application meets with the requirements of local and national planning policies, and is therefore considered in accordance with the Development Plan for the area.

Mapped Planning Constraints

Community Infrastructure Levy Band 4

Special advert control

SSSi Impact Zone (relevant to residential development of over 50 dwellings)

Planning Policy

The following policies of the Development Plan for the area, and National Planning Policy Framework, are relevant to the proposal. The adopted Development Plan for the area principally comprises the Ludgvan Neighbourhood Plan, the Cornwall Local Plan, and the Climate Emergency Development Plan Document.

Ludgvan Neighbourhood Development Plan

Policy LUD1 – Protecting the natural environment

Development proposals will be expected to support the integrity of landscape features and habitats of local and national importance for wild flora and fauna. Proposals which incorporate conservation and/or appropriate habitat enhancement to improve biodiversity will be supported.

Policy LUD5 – Settlement Area Boundaries

This policy sets out that housing and employment growth shall be focused within the settlement area boundaries as identified in the Ludgvan Neighbourhood Plan. Development proposals within or adjoining the boundaries will be supported if they:

- a) Are appropriate in scale and reflect the character of the existing settlement area;
- b) Have satisfactory road access and off-road parking can be achieved;
- c) Avoid areas of flood risk and do not increase the risk of flooding; and
- d) Do not result in significant encroachment in the countryside.

Policy LUD7 – Sensitive Design and Sustainable Development

This policy states development should prioritise high-quality design, respect local heritage and landscape, minimise pollution, promote biodiversity, deter crime, and enhance environmental sustainability, including reducing carbon emissions where feasible.

Policy LUD8 – Landscaping on Local Development Sites

Development proposals should, where reasonable and practicable, protect existing natural features on the site and incorporate a suitable scheme of soft landscaping, which complements local character and enhances biodiversity.

Policy LUD16 – Parking

Off-road parking provision should be provided for new developments in accordance with Cornwall Council's parking standards.

Policy LUD17 – Electric Charging Outlets

The provision of electric vehicle charging outlets in suitable locations will be supported.

Policy No LUD19 – Public Transport

Development proposals specifically intended to maintain and enhance existing public transport provision within the area will be supported.

Cornwall Local Plan

Policy 1 – Presumption in favour of sustainable development

This policy sets out that planning applications that accord with the policies in this Local Plan and supporting Development Plan (including, where relevant, policies in Neighbourhood Plans) will be regarded as sustainable development and be approved, unless material considerations indicate otherwise.

Policy 3 – Role and function of places

This policy sets out the objectives for the distribution of new homes across Cornwall. It states that outside of the main towns housing and employment growth will be delivered via in-fill, rounding-off, and through identification of sites in Neighbourhood Plans.

Policy 12 – Design

This policy states that development should respect the character and appearance of the area through good design. It also sets out that development proposals should protect individuals and property from:

- a) Overlooking and unreasonable loss of privacy; and
- b) Overshadowing and overbearing impacts; and
- c) Unreasonable noise and disturbance.

Cornwall's Climate Emergency Development Plan (CEDPD)

Policy C1 of the CEDPD aims to promote sustainable development in Cornwall while addressing climate change. Amongst other things, the policy states Cornwall's priorities for minimising greenhouse gas emissions, enhancing resilience and supporting community well-being.

Policy G1 of the CEDPD emphasises the importance of incorporating green infrastructure into development schemes to enhance biodiversity and create functional spaces.

Policy T1 of Cornwall's Climate Emergency DPD requires that new developments prioritise sustainable modes of transportation such as walking, cycling, and public transport over private fossil-fuelled vehicles.

Chief Planning Officer's Advice Note: Providing Homes

This advice note is newly released (May 2023) and seeks to increase housing supply in response to the worsening housing crisis in Cornwall due to post-pandemic effects on house prices, and demand from holiday homes impacting general housing stock.

Chief Planning Officer's Advice Note: Infill/Rounding Off

Cornwall Council has produced this guidance to assist with planning decisions on infill and rounding-off, in support of the adopted parts of the Development Plan, namely, Policy 3 of the CLP, and the Policy 1 of the Allocations DPD.

The guidance further emphasises the allowance for housing sites of an appropriate scale, adjacent to the settlement, contained on at least two sides, and which avoid visually extending development into the open countryside.

National Planning Policy Framework (NPPF)

Chapter 5 states that housing should be located where it will enhance or maintain the vitality of rural communities, and opportunities should allow for villages to grow and thrive, especially where this will support local services.

Chapter 11 aims to ensure efficient use of land and to increase housing densities where appropriate.

Chapter 12 states priorities for achieving high quality design. It emphasises the importance of creating well-designed, sustainable, and visually attractive buildings and places ensuring that quality designs in the planning process are prioritised.

Planning Assessment

Site Context

The site is not easily seen from public vantages being situated behind the main route through Crowlas, with buildings surrounding closely on two sides (north and west), and with further built development beyond the site boundaries on the south and east.

In addition, this part of Crowlas is low within the landscape topography and has no public rights of way enabling overview of the site. The site is well screened by trees and vegetation on the hedges, and located to the south, large industrial buildings dominate and shield the site from public views.



Figure 1: the site outlined red, shown sat within a bowl of the landscape, almost entirely surrounded by the village and with limited visibility from public vantages.

Within the neighbouring site on the west boundary, a housing development has recently been completed following an ‘allowed’ appeal decision. The Inspector of this neighbouring appeal site concluded:

...the proposed development would sit acceptably in its visual and spatial context without harming the character and appearance of its surroundings, and that future residents would enjoy an acceptable level of outlook.

(APPENDIX A: 16/3144081 Para 13)

These homes allowed at appeal are marginally visibly from the main road. Photos are provided below (Figure 2) showing how the character and appearance of the village is hardly affected.

In the case of the application site, a very similar arrangement is proposed creating the same level of effect on the character of the village. This pattern and form of development is also prevalent at other nearby sites, as further evidenced on the aerial images at Figures 3 and 4.



Figure 2: The existing pattern of development and showing the recently built homes neighbouring at the west.

The site exhibits an existing polytunnel and other domestic items and planting. Current OS plans show these features, and from aerial maps these have been longstanding since at least 2009 (Figure 3 and 4).

When stood on the site, the sense of place is defined by the neighbouring buildings visible above the hedges and boundary fences (Figure 5). The site feels as though it is within the village envelope. Views out from the site are presented and framed by existing buildings.

Even at the field boundary on the east, any perception of open countryside is screened by trees and landform, with the industrial estate and edge of the village a more dominating part of the context (Figure 6). The site is well enclosed and private, with limited views beyond the confines of the village.



Figure 3: The existing pattern of development at 2009, and showing the polytunnel and domestic scale use situated across the proposed site (blue arrow).

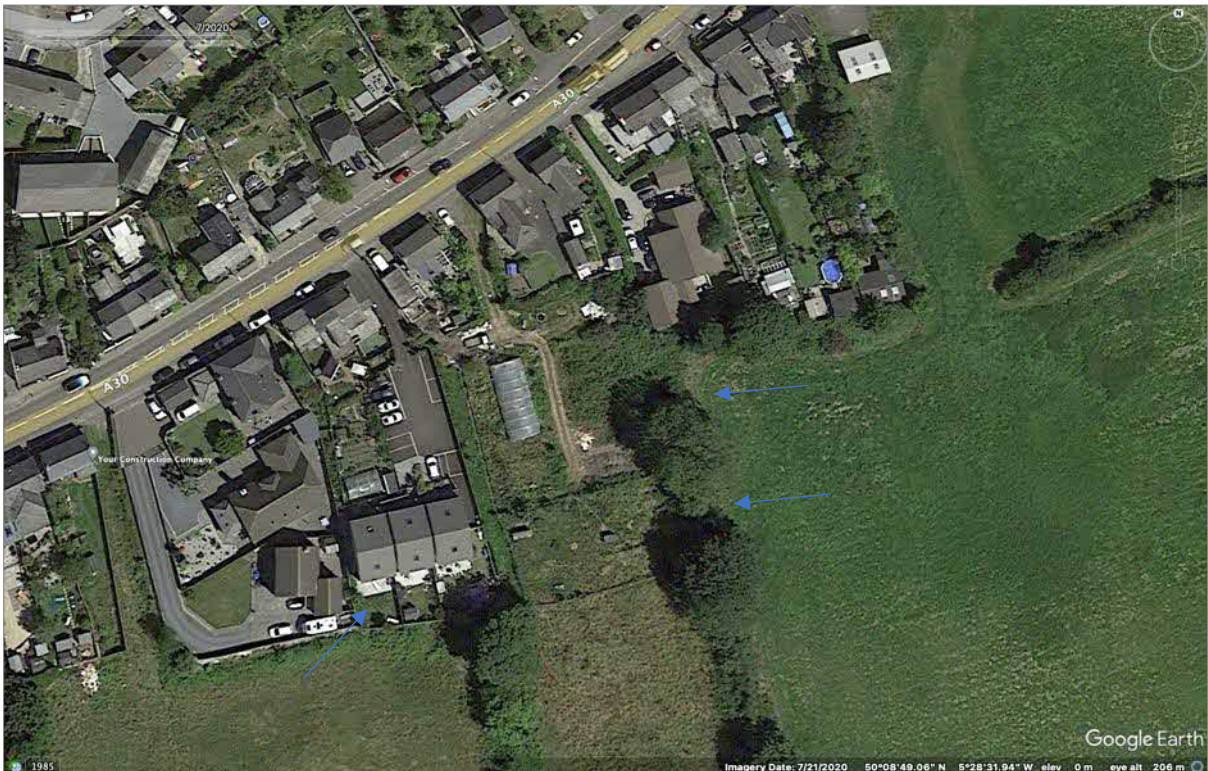


Figure 4: The existing pattern of development in 2020, with the neighbouring (west) homes now built, and the boundary with open countryside highlighted by the blue arrows. The open land to the south of the site is situated with flood zone 3b, limiting the further spread of Crowlas beyond this settlement edge, and with Rospeath Industrial Estate is situated beyond this area of open land and the 'Red River'.



Figure 5: Various views across the site



Figure 6: View south along the side, with Rospeath Industrial Estate visible in the centre of the image (blue arrow), the polytunnel and new housing development to west, and high levels of vegetation on the opposite east boundary.

The Ludgvan Neighbourhood Development Plan (NPD) passed its referendum on Thursday 15 July 2021. The ‘made’ NDP settlement boundary is provided below, with the blue arrow highlighting the location of the site.

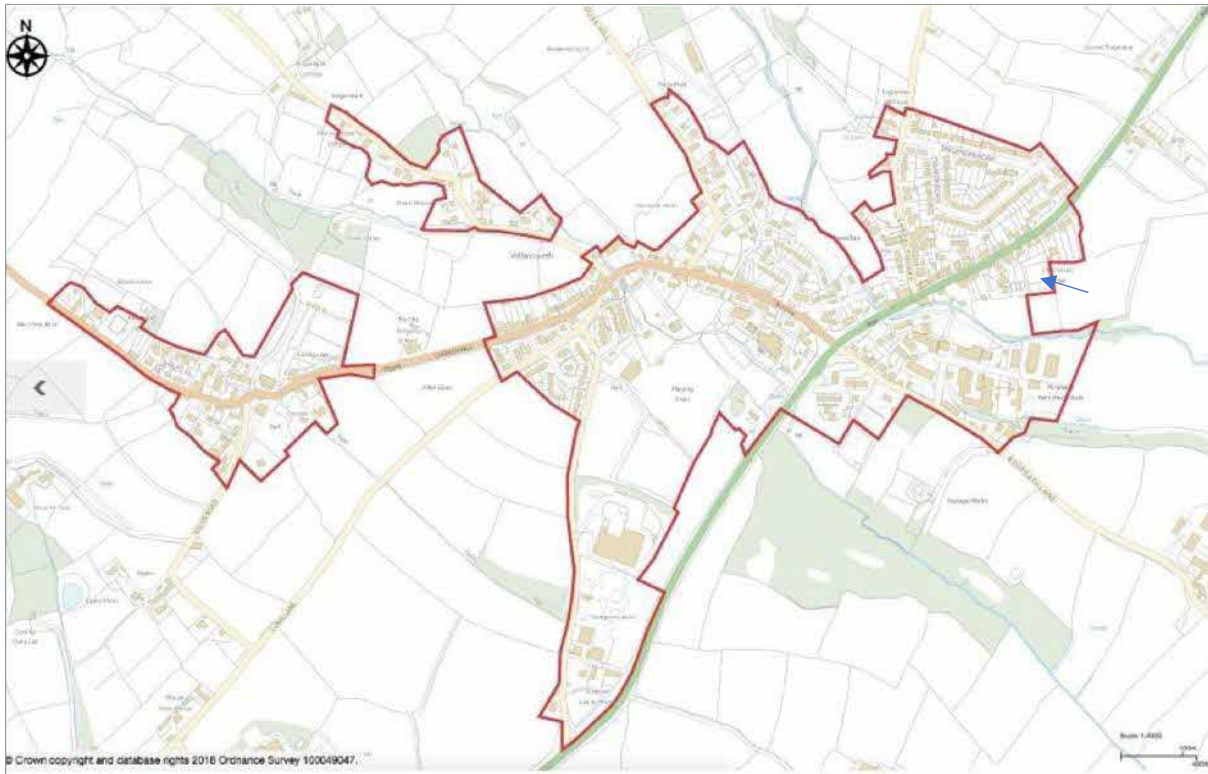


Figure 7: Ludgvan Neighbourhood Development Plan settlement boundary, with the site highlighted by the blue arrow.

As seen, the site is situated with the settlement boundary. The relevant NDP policy is provided below with responses to each listed requirement.

Policy No. LUD5	Settlement Area Boundaries
<p>Housing and employment growth shall be focused within the settlement area boundaries as identified in the Ludgvan Neighbourhood Plan. Development proposals within or adjoining the boundaries defined on Maps 6a and 6b will be supported if they:</p> <ul style="list-style-type: none"> a) are appropriate in scale and reflect the character and density of the existing settlement area; b) have satisfactory road access and off-road parking can be achieved; c) avoid areas of flood risk and do not increase the risk of flooding; and d) do not result in significant encroachment in the countryside. 	

- a) The proposal follows the existing pattern of development and would accord with the character of the area. House designs and landscaping would easily compliment the scale and appearance of the surrounding context.
- b) The site is accessed via a wide lane with excellent emerging left and right visibility (Figure 8). Former proposals have received no highway objections. The drive could be block paved to create a shared surface arrangement with an area of footway to ensure separation between pedestrians and vehicles. There is ample space for parking provision for bikes and cars

including electric charging points. The site is within a sustainable location with access to bus links to nearby towns and local mainline train stations.

- c) The site is outside of all high flood risk areas and the proposal will be suitably drained to bespoke soakaways which improve upon the existing drainage of the land.
- d) As set out above, the site is within a built context. Buildings are situated closely on two, nearly three, sides, with the industrial estate beyond at the south. Open countryside exists beyond the east boundary, however, this is not easily perceived from within the site due to the level of vegetation, topography, and building within framed views. While being well contained within the village, and situated on low ground, the site is not easily visible from public vantages. Open land to the south of the site is situated with flood zone 3b, and this will limit the spread of Crowlas beyond this settlement boundary edge.



Figure 8: Site access and the emerging left and right views

In accordance with Cornwall Local Plan Policy 3, the proposed site has been identified as part of the village while falling within the ‘made’ neighbourhood plan Settlement Area Boundary.

The Ludgvan Neighbourhood Plan, at paragraph 8.20, states that:

...settlement area boundaries around the main villages is the most appropriate way to guide and exercise control over future developments and provide some certainty as to where development is acceptable.

In this way too, we can protect the countryside surrounding the main villages from unnecessary development and prevent unwanted ribbon development from occurring.

The proposal is situated within the settlement boundary, and therefore in the context of the Development Plan for the area, it is accepted that providing homes in this location protects the character of the countryside.

In providing new homes in this sustainable location the application meets with the requirements of local and national planning policies, and is therefore in accordance with the Development Plan for the area.

Conclusion

The proposal seeks 'permission in principle' for three to seven new homes, with all other technical details to be considered via a second stage planning application.

Situated within the adopted settlement boundary, it is accepted that the principle of providing homes in this location protects the character of the countryside.

When stood on the site, the sense of place is defined by neighbouring buildings visible above the hedges and boundary fences. Open countryside is not a characteristic of the site.

Due to its surrounding topography, the site is discrete and hardly seen from public viewpoints, also being well contained by the existing built development on three sides.

Therefore, while providing new homes in this sustainable location the application meets with the requirements of local and national planning policies, and is therefore considered in accordance with the Development Plan for the area.

Prepared by,

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