

# DESIGN, ACCESSIBILITY & PLANNING APPRAISAL



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Address: Newton Farm,  
Polhorman Lane,  
Mullion,  
Cornwall,  
TR12 7JF

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# Project: Construction of portal frame building to cover existing Sand School

## 1. Introduction

Planning permission is sought for the following at Newton Farm, Polhorman Lane, Mullion, Cornwall, TR12 7JF;

- Construction of a new purpose built portal frame building to create weather-proof structure over the existing external Sand School

The site lies just over 1km to the North of the village of Mullion and approximately 1.5km west of the popular and picturesque Poldhu Cove. Access to Newton Farm is via Polhorman Lane which connects to the main road between the villages of Mullion and Cury. The property is within the South Coast Western Cornwall Area of Outstanding Natural Beauty.

The intention for the development is to provide a weather-proof structure over the existing Sand School, which will mean that usage is not weather dependant thus



Figure 1: Photo of existing external Sand School Facility

increasing the availability of the facility. This will have significant benefits for the existing livery and riding school business.

The property is situated on the Lizard Peninsula and as such falls with an Area of Outstanding Natural Beauty. The applicant owns the freehold to all land within the proposed site.

## 2.Site Location

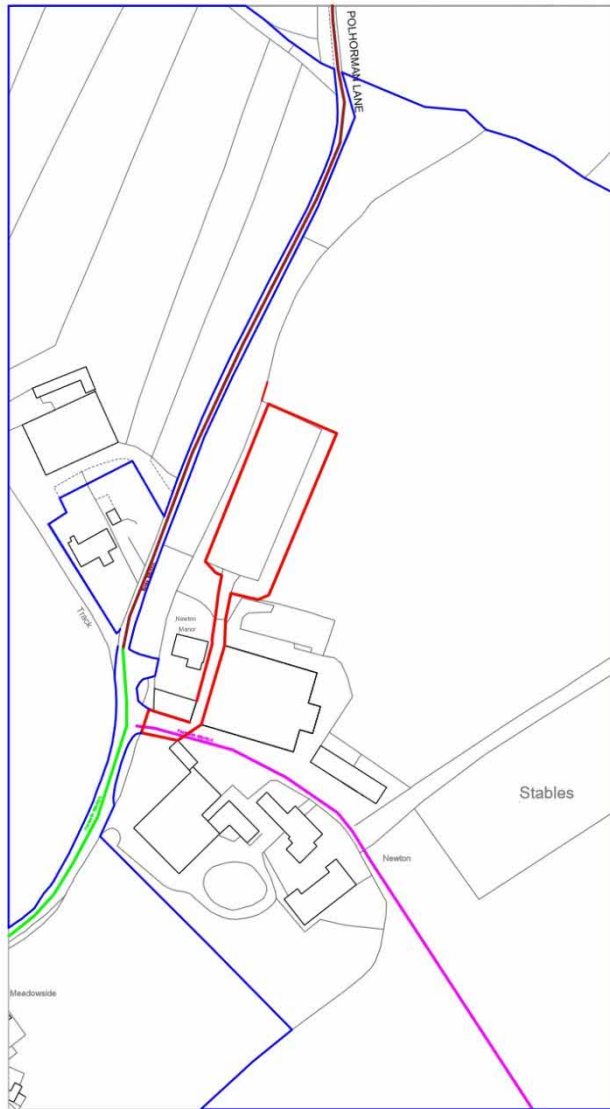


Figure 2: Location Plan for Newton Farm

The site lies to the North of the village of Mullion, to the South of the village of Cury and to the East of the picturesque holiday destination Poldhu Cove. There are scattered farmsteads in the wider area, with panoramic views across the valley to the village of Cury. The site lies within the existing Newton Farmstead at the North-West corner of the property. There are nearby residential properties to the North West of Newton Farm as well as several Holiday Letting Properties that currently exist at Newton Farm. Gently sloping fields to the North and East of the proposed buildings are put down to permanent pasture.

Access is provided via Polhorman Lane to the west of the site which is a public highway, and links to the main road between the villages of Cury and Mullion.

An existing concrete yard provides access to the site from Polhorman Lane.

### 3. Site Investigation

The following surveys/investigations are considered necessary when determining this Application:

## 4. Planning History

After checking the planning records we can advise that there is no previous planning history that is considered relevant to this application.

## 5. Planning Policy & Guidance

For the purposes of determining this planning application the following policies from the National Planning Policy Framework 2012 (NPPF 2012), the Cornwall Local Plan 2010-2030 and the Cornwall Design Guide are considered as relevant.

### **The National Planning Policy Framework 2012**

The National Planning Policy Framework (NPPF) was published on 27<sup>th</sup> March 2012 and updated in February 2019. It sets out the Government planning policies for England and how these are expected to be applied. The NPPF replaces all of the previous national planning policy statements (with the exception of PPS10).

The NPPF also has an impact on the weight given to policies within existing Local Plans. Planning policy from earlier Development Plans will be given weight according to their degree of consistency with the NPPF.

Paragraphs 1-6 provide the introduction to the NPPF, setting out that the NPPF is the Government's planning policy that sets out the requirements of the planning system providing a framework within which local people and their accountable councils can produce their own local and neighbourhood plans, which reflect the needs and priorities of their communities. It sets out that applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise, with the NPPF being a material consideration in the decision making process, and acting as the principal policy consideration where the development plan is out of date.

Paragraphs 7-14 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 considers that there are three dimensions to sustainable development: economic, social and environmental all of which gives rise to the need for the planning system to perform a number of mutually dependent roles.

Paragraphs 10-14 set out that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that:

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- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:

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; or, specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
- 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; or specific policies in the Framework indicate development should be restricted.

Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Paragraphs 15 -58 set out the following core planning principles that should underpin both plan-making and decision-taking. The key principles in regard to development are listed below and are considered relevant to this case. They are as follows:

- be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and cooperation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- be prepared positively, in a way that is aspirational but deliverable
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and



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housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.
- Local planning authorities should approach decisions on proposed development in a positive and creative way.

Paragraph 78 is relevant in this case and it asserts 'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.'

Paragraph 117 states that 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land'

Paragraph 124 is particularly relevant as it suggests that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. Paragraph 127 adds to this by insisting that developments 'function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development'.

### **The Cornwall Local Plan**

The relevant policies of the Cornwall Local Plan 2010-2030 are policies 1, 2, 5, 12, 13, and 21.

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Policy 1 confirms that Cornwall Council are 'in favour of sustainable development' and that they look to 'secure development that improves the economic, social and environmental conditions in the area'.

Policy 2 supports and promotes 'delivering renewable and low carbon energies, increasing energy efficiency and minimising resource consumption'

Policy 5 supports proposals for the development of new or upgrading of existing tourism facilities.

Policy 12 deals with design issues, while policy 13 relates to development standards. Both seek good practice in terms of fundamental design and the relationship of the development to its surroundings.

Policy 21 relates to the best use of land, and is clearly supportive of the reuse of previously developed land, provided it is not of high environmental or historic value.

### **The Cornwall Design Guide**

The Cornwall Design Guide has been produced subject to a sustainability appraisal, consultations, and a scrutiny and review process. It was adopted by the Council's Cabinet on the 13th March 2013; the guide should be regarded as a significant material consideration.

Subsection 2.9 of section 2 relates to design and details and seeks to ensure that developments are informed by the character of the area in which they are proposed. In addition, subsection 7.3 of section 7 relates to building design and provides advice on build form and character.

## 6. Climate Emergency DPD

The Climate Emergency Development Plan Document (DPD) was formally adopted on 21<sup>st</sup> February 2023. Policy G1 of the Climate Emergency DPD requires that green infrastructure should be central to the design of schemes. Development proposals will be expected, where appropriate to the scale and nature of the scheme, to meet with the following principles of green infrastructure design, namely, consider local landscape character, incorporate sustainable drainage, conserve and enhance local distinctiveness and include the provision of bat and bird boxes and the use of bee bricks.

The accompanying proposals aim to have a minimal impact on the surrounding green infrastructure (GI), however where there are constraints every endeavour would be made to ensure the limitation of any harm to natural elements. If there is any point where there would be harm, mitigations would be made.

The 10 pillars for action to help nature regenerate and to provide the natural foundations of recovery are considered during the design of the proposals. All the proposals aim to consider these carefully to ensure enrichment of the local natural environment.

### **Nature recovery, regeneration, and reintroductions**

The footprint of the proposed building sits largely on the existing Sand School area, so the quantity of surface water run-off will not increase dramatically. The scheme will seek to minimise the amount of hard landscaping.

Bat boxes and bird boxes will be retrospectively fitted to the fabric of the proposed building.

### **Marine Health**

Marine health is largely unaffected by the proposals because they are located away from the coast.

### **Natural climate solutions**

Hard landscaping will be minimised to promote permeability. Run-off surface water will be drained straight into the natural ditch to the East of the site.

### **Access to nature and active travel**

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Where available, proposals will look to utilise public transport and alternatives to personal vehicular usage. They will also give prominence to surrounding contextual nature. Provisions are also made, where available, for the safe storage of bikes.

### **Clean air and water**

All proposals should not have any effect on surrounding air and water supplies. Nor should they produce any pollutants.

### **Waste and resources**

All waste from the proposals shall be recycled where possible and disposed of appropriately. All building materials are to be sourced locally as a priority permitted by availability and budgets.

### **Sustainable food**

It is not reasonably practicable to provide areas for growing food within the site.

### **Economic and social wellbeing**

All proposals should have economical and social wellbeing as a priority for the end users. Construction work will also create work/ jobs for locals. The proposals will provide additional facilities available to the local community, thus having direct Economic and Social Wellbeing benefits.

All of the above pillars have been carefully considered to demonstrate a proposal that is well considered in its local, natural context that also provides accommodation of high quality without having a large impact on its surrounding site. In light of the above mentioned, the proposal will comply with the requirements of Policy G1 of the Climate Emergency DPD.

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## 7. Proposed Development

The main aim from this proposed development is to significantly improve the existing equine facilities at Newton Farm. The farm currently includes a very successful and popular equine business including a riding stables and livery. Along with the numerous holiday let properties and associated facilities, Newton Farm is an



Figure 3: Photo of the existing Sand School facing South towards the existing farmstead

important part of the local tourism industry.

As with all successful businesses, this family owned/run business is continuously looking for ways to improve their business and facilities. At present, the equine facilities include an outdoor/open air Sand School to the North-West of the farmstead. The proposals involve constructing a portal frame building on the site of the existing Sand School which will provide a fully weathered structure. This will allow for the Sand School to be available for use in all weathers and through-out the year.

There are obvious economic benefits for the business for having a facility

that is open and available at all times. As such, the proposed development is the next stage in the evolution of this popular and successful tourist attraction.

The proposed building will be constructed with a galvanised steel portal frame, with grey fibre cement roof sheets. A 1000mm high pre-cast concrete panel will be installed at ground level along the perimeter of the building, with grey fibre



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cement sheets cladding the remainder of the walls. The overall appearance of the building will be akin to a modern agricultural building, of which there are several in the surrounding rural area, including on the existing farm at Newton. As such, this proposed building will not look out of place in its rural setting.

Access to the site will be via the existing concrete yard and there are no alterations to the existing access proposed.

Figure 4: Photo of the existing Sand School showing a Horse Riding lesson in progress.



Figure 5: Photo of the existing Flood Lighting at the Sand School

The existing Sand School has a number of large floodlights which allow the facility to be used in hours of darkness. By essentially enclosing this facility within a building, any light pollution that may affect the surrounding area at present will be significantly reduced or even removed. As such, there are significant environmental and social benefits to the proposed development.

## 8. Opportunities

We contend that this development will lead to a number of opportunities meeting local and national planning policies. The following are considered to be opportunities in developing this site:

- Sustainable development meeting the three key roles – social, economic and environmental
- Making good use of resources
- Adequate amenity for the proposed development
- Providing facilities for 21<sup>st</sup> century needs
- Designed with the landscape setting in mind

## 9. Conclusions and Recommendations

We trust that the information given within this report and the attached plans demonstrate that the applicant is very keen and committed to providing a form of development that is not harmful to the surrounding area. The development proposal will optimise the potential of the site and respond to the needs of the current and future inhabitants.

National planning policy guidance and development plan policies, in so far as they apply, seek good quality environments with attractive well designed developments that cater for the whole of the community. In this case we consider that the development is respectful to the character of the area and the design has been carefully considered to ensure that the landscape is respected, whilst optimising the efficiency of the building for its future inhabitants.

The development is in accord with local and national planning policies in regard to design which the applicant considers as important.

We trust that you will support this proposal and we look forward to implementing the scheme in the near future.