

October 2023



Full Planning Permission

## DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

Retention of Shower Block, Construction of Facilities Building in Association with Existing Campsite & Associated Works

Elysian Fields, Main Road, Ashton. TR13 9SD

Prepared By Cornwall Planning Group



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## 1.0 Introduction

This planning application has been submitted to Cornwall Council in the form of full planning permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client Mrs J. Burchell. This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of;

Retention of Shower Block, Construction of Facilities Building in Association with Existing Campsite & Associated Works.

After conducting research of the site and surrounding area it has been noted that recent development sites have been approved within the area. Confirming the area is suitable for development. Please see some examples of approved planning in the area below:

PA22/09681 | Erection of a detached garage | Westward Ho Main Road Ashton Helston Cornwall TR13 9SD

PA21/08741 | Proposed single storey extension and proposed new barn for beekeeping equipment and housing equipment for maintaining land | The Cottage Main Road Ashton TR13 9SD

PA20/09735 | Proposed use of land as a campsite | Land Rear Of Elysian Fields Main Road Ashton Cornwall TR13 9SD

PA20/03738 | Erection of a Dwelling and Formation of a New Access | Westward Ho Main Road Ashton TR13 9SD

PA18/04537 | Extension of residential curtilage to accommodate 7 bedroom property and retain tool shed and storage building | Elysian Fields Main Road Ashton TR13 9SD

### Material Key Points of the Application Proposal

- The proposed works are sensitively designed to a high standard.
- The host building is of traditionally vernacular. The proposed works lead to an enhancement to the immediate and surrounding area.
- The proposed works do not provide any visual impact or harm to any immediate neighbours.
- The materials have been sensitively chosen to complement the relevant planning constraint restrictions and surrounding area.

## 2.0 Cornwall Local Plan & National Planning Policies

The Cornwall Local Plan was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This will cover the period up to 2030.

In February 2016 Cornwall Council submitted the plan to the Secretary of State for examination. The inspector published a report in September 2016. The adopted plan includes the Inspector's recommended main modifications.

The Cornwall Local Plan replaces a number of policies from:

1. the Local plans of the former District and Borough Councils
2. the Minerals and Waste Plans of the former County Council

We believe our formal planning application confirms to the above Cornwall Local Plan Schedules;

**Policy 1 Presumption in favour of sustainable development**

**Policy 2 Spatial strategy**

**Policy 2a Key targets**

**Policy 3 Role and function of places**

**Policy 5 Business and Tourism**

**Policy 7 Housing in the countryside**

**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 24 Historic environment**

**Policy 25 Green infrastructure**

### 3.0 Travel Plan and Transport Statement

In principle, this proposal has been designed in accordance with Cornwall Council Highways Department Design Guide, and therefore we feel we have satisfied all elements required for Cornwall Council Highways Department to accurately access our application in terms of required parking, highways safety and associated works.

The proposed application site and plan(s) outline the following:-

The proposed vehicles can enter and leave the site in a forward gear without the need to reversing back onto a public highway.

- There are no alterations to the existing parking arrangement of the dwelling house, and therefore this application seeks no permission for any Highways/Parking Arrangements.
- The application site is well located to existing bus links, trains, public transport and facilities. It is anticipated that the applicants will require minimal use of private vehicles.
- The area contains various sustainable services that can be accessed by foot. These are traditional public house(s), school(s), shopping facilities, post offices and church. It is assumed the transport activities of the application site could be regarded as minimum reducing the carbon activities of the occupants.

### 4.0 Effects on Heritage Assets

#### Conservation Statement

The application site does not fall within a Conservation Area

#### Area of Great Landscape Value

Policy 22 relates to the natural environment and seeks to ensure that the distinctiveness and character of Cornwall's natural environment and assets are protected. The site is located outside of, but in close proximity to the AGLV and therefore, any development would need to be sensitive of this landscape asset and seem to ensure its conservation and enhancement.

In the 2023 Cornwall AGLV Review, Landscape Guidelines recognise the demand for tourist facilities and the design to be sensitively designed to prevent adverse impacts on landscape character.

#### Area of Outstanding Natural Beauty

The application site does not fall within an Area of Outstanding Natural Beauty.

#### World Heritage Assets

The application site falls within the Cornwall and West Devon Mining Landscape World Heritage Site (the WHS). Paragraph 189 of the NPPF seeks the provision of an appropriate and proportionate level of information to understand the impact of the proposed development on the significance of any heritage assets identified on the application site and in the surrounding area.

The advice contained within the Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document (SPD) May 2017 has been followed in terms of understanding the implications of the proposed development on the Outstanding Universal Value (OUV) of the World Heritage Site (WHS); how any harm to the OUV might be caused and opportunities for protection and management to prevent such harm from happening.

As consequence there is capacity for change on the application site without conflict with Paragraph 184 of the NPPF which recognises that a WHS is of international significance, both culturally and naturally. For note, paragraph 201 of the NPPF highlights that not all elements within the WHS necessarily contribute to its significance.

Policy 24 relates to the historic environment and requests that development proposals protect, conserve and enhance the significance of designated and non-designated assets and their settings. The site is located within the WHS and as such, any future proposal would need to pay regard to its industrial mining heritage. Proposals within the WHS need to accord with the WHS Management Plan and should not result in harm to the authenticity of the Outstanding Universal Value (OUV) of the WHS.

The consequential benefits to the area and compliance with the Cornwall Local Plan & NPPF are as follows;

- Visual Impact – The existing visual impact of the building is apparent from the enclosed plans. The proposed improvements will fundamentally improve both the street scheme, elements of the property that area clearly screen by the boundary and topography of the landscape.
- Improved design – The proposed works clearly complement the appearance, The material choices compliment the vernacular of local materials. The glazing details and design have been well considered in terms of providing privacy and natural light.

## 5.0 Regenerative, Low Impact Assets

We believe that development should be regenerative and low impact, with a focus on sustainability and minimizing our environmental footprint. Our proposed development plan aims to achieve these goals by incorporating renewable energy sources, reducing waste, and promoting biodiversity. We are committed to creating a space that is not only functional and aesthetically pleasing, but also contributes to the health and well-being of the local ecosystem.

Regenerative, Low Impact Plan:

- **Renewable Energy:** The proposed development could incorporate renewable energy sources such as solar panels and wind turbines to reduce our reliance on non-renewable energy sources. This could be installed under permitted development where applicable, or identified on the enclosed application drawings.
- **Reduced Waste:** The applicants will implement a waste reduction plan that includes recycling, composting, and minimizing single-use plastics.
- **Biodiversity:** The proposed development will promote biodiversity by soft and sustainable landscaping materials to reduce runoff and provide habitat for local wildlife.
- **Sustainable Materials:** We will use sustainable materials wherever possible, such as reclaimed wood and recycled metal.
- **Water Conservation:** Our development will implement water conservation measures such as rainwater harvesting and low-flow fixtures to minimize water usage.
- The proposed works would be built in accordance with the latest building regulations Conservation Fuel & Power Approved Document L. This provides high levels of insulation, heat loss, SAP, & air tightness.

## 6.0 Green Infrastructure Statement

- The proposals reduce the amount of hard landscaping and introduce more permeable surfaces and pollinator friendly native planting. The increase in permeable soft landscaping features will help to reduce the surface water runoff.
- The enlarged site layout plan on sheet 001 identifies the existing boundary treatments, proposed and various soft landscaping details forming part of our proposal.
- The intention of this application is to increase the biodiversity on site by incorporating new planting and biodiversity enhancements through planting and habitat creation across the site.
- The proposed works could incorporate bird boxes and bee bricks, in accordance with the Cornwall Council Planning for Biodiversity Guide (2018). Subject to request and condition by Cornwall Council.
- The incorporation of Green Infrastructure has played a pivotal role in the planning of this project, with the aim of facilitating the movement of both people and wildlife throughout the site, while also establishing a network of versatile spaces. The proposal for an onsite Biodiversity Net Gain (BNG) is a testament to the development's commitment to preserving and enriching the natural environment.
- Due to the scale and use of the site long-term maintenance of the green infrastructure will fall to the future owners of the plot. However a suitable planning condition can be applied if requested by Cornwall Council.
- The existing biodiversity will be retained as part of the proposed works. Existing site photographs have been provided demonstrating the existing ecology environment and biodiversity.

## 7.0 Conclusion

We believe that the details submitted clearly show that the site can be developed in a way that the locality will not be adversely affected, indeed, there is a clear opportunity to provide a high-quality development to meet the needs of present and future generations.

As previously mentioned, there are several comparable application sites that have been approved. We have transparently demonstrated this certainly accords to the Cornwall Local Plan & National Planning Policy Framework.

Overall, the proposed development of the site would represent sustainable development, supported by the NPPF and the policies of the emerging CLP and as such, we believe Cornwall Council should support the principle of the proposals contained within this formal planning application.