

PLANNING APPLICATION
FOR
AFFORDABLE LED DEVELOPMENT OF 6 No DWELLINGS
(INCLUDING 4 AFFORDABLE DWELLINGS)
AT
LAND EAST OF VOUNDER FARMHOUSE
MEAVER ROAD MULLION
HELSTON TR12 7DN

DESIGN AND ACCESS STATEMENT



Introduction

1. This document (DAS) has been produced by Alan Brown Development Services Ltd on behalf of Mr Derek Peters (The applicant) in order to provide supporting information for a planning application for an affordable led development of 6 bungalows including 4 affordable dwellings, new vehicular access and associated external works at land east of Vounder Farmhouse, Meaver Road Mullion.
2. The DAS is to be read alongside other supporting material submitted with the application, including:-
 - Financial Viability Assessment
 - Stage 1 ground investigation report
 - Preliminary Ecological Assessment (PEA)
 - Landscape Visual Impact Assessment
 - Landscape Proposals / Tree Canopy Calculation
 - Climate Emergency SEC Policy 1 Summary and SAP calculations
 - A foul drainage assessment
 - CIL form 1
 - Fal and Helford HRA

The application drawings are:-

- | | |
|---------------|--------------------------------------|
| • BRI789-T01 | Existing Topographical Survey |
| • P/VW/23/002 | Site Location Plan |
| • P/VW/23/003 | Proposed Site Plan |
| • P/VW/23/004 | Proposed Block Plan |
| • P/VW/23/005 | Plots 1-4 Floor Plans |
| • P/VW/23/006 | Plots 1-4 Elevations |
| • P/VW/23/007 | Plot 5 Floor Plan |
| • P/VW/23/008 | Plot 5 Elevations |
| • P/VW/23/009 | Plot 6 Floor Plan |
| • P/VW/23/010 | Plot 6 Elevations |
| • P/VW/23/011 | Detached Garage Plan and Elevations. |

3. The statement assesses the design and access arrangements, and how they relate to their context. This statement has been prepared in accordance with Circular advice.

Pre-Application Discussions

4. A pre-application enquiry for a single 2-bedroom bungalow was submitted in March 2023 under reference PA23/00432/PREAPP. Whilst the amount of development differs in this planning application it is anticipated that the Council will take a similar policy approach to the application. The pertinent points of the assessment are set out below:-

“The site comprises undeveloped greenfield land located on the northern side of the highway on the approach to the large village of Mullion from the east. Although the site is located opposite Mullion School, it is evident that it occupies a rural location beyond the established built form of Mullion to the west and is beyond the small cluster of development associated with Meaver

further to the east. Although there is not a defined settlement boundary for the settlement of Mullion within the Cornwall Local Plan or any adopted Neighbourhood Plan, the settlement edge of Mullion to the west is deemed to be defined by the rear (south eastern) boundary of properties in Tregellas Road. For all intents and purposes, the site and host dwelling are considered to be located in the countryside beyond the established settlement limits of Mullion to the west and the site is also considered to be severed from the school buildings to the south by the public highway.“

“I note from the submissions that you are also seeking an opinion on the principle of constructing a 'Local Needs' affordable two-bedroom bungalow on the site if the site is deemed to sit beyond the established settlement limits of Mullion. Consideration of policy 9 in the Cornwall Local Plan (Rural Exception Sites) is therefore required. The policy makes it clear that such development proposals should be on sites outside of but 'adjacent to' (my emphasis) the existing built-up area of smaller towns, villages and hamlets. It moves on to state that such proposals should be affordable housing-led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance. As the site clearly lies in the countryside beyond the established settlement limits of Mullion and would be contrary to the requirements of policy 9, I am unable to lend my support to a proposal for an affordable dwelling on the site. “

It is the applicant's contention that the site does not 'clearly lie in the countryside and beyond the established settlement limits of Mullion' and the application is made requesting the council to re-consider their position in light of the additional material supplied within this planning application.

5. It is notable that in approving application PA08/01245/F there was no suggestion that the original structure was located in open countryside. The reason provided for Approval is set out below:-

“The existing building is appropriately located (our emphasis) and suitable constructed that its reuse would meet the sustainable development objectives.”

6. Turning to the later permission to extend Vounder, the officer report associated with PA11/01420 describes the site and development as:-

“The property is a two storey detached dwellinghouse located on the outskirts of Mullion. The dwelling has a prominent position along the main road into Mullion and is highly visible from the highway. Adjacent to the site is a group of agricultural barns which are in the process of being converted.”

Once again there is no reference to the site being located in open countryside or beyond the established settlement limits of Mullion.

7. The most recent planning permission on the site dates to 16TH August 2012 where the site is described as:-
“The application seeks permission for the erection of a double garage at Vounder Meaver Road Mullion. The application site is a detached dwellinghouse within the outskirts of Mullion and the locale consists of a group of former agricultural barns and residential dwellings of a similar style.”
8. Whilst it is acknowledged that all of these applications pre-date the Cornwall Local Plan the fundamental issue remains the same. No applications for the site have ever been assessed against open countryside policy. Without exception proposals have been referred to as being located on the outskirts of Mullion, which infers edge of settlement. Given that the Local Plan

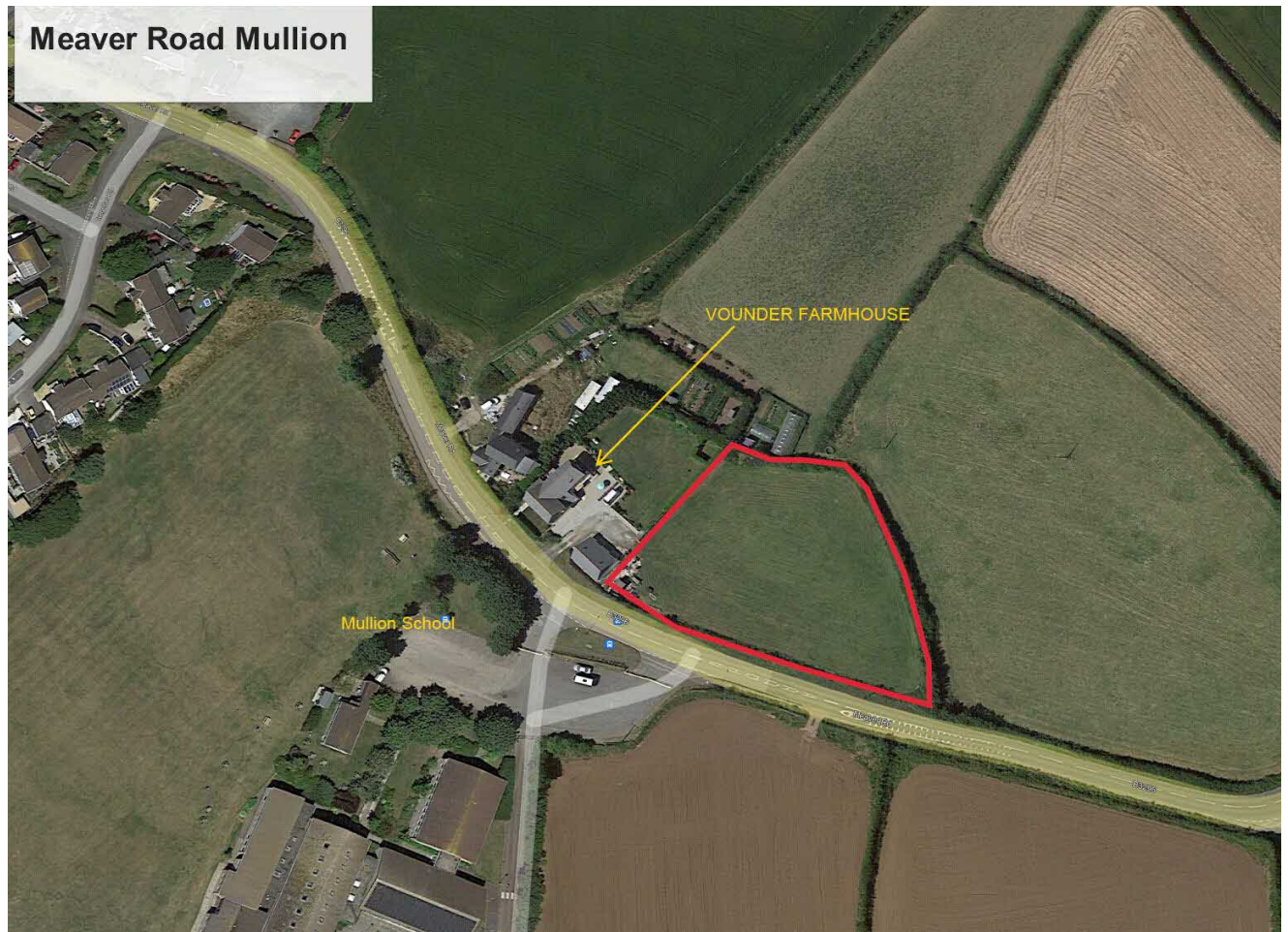
does not provide for a settlement boundary in Mullion and the fact that no neighbourhood plan currently exists whether the site is located within the settlement of Mullion and indeed whether Meaver forms part of Mullion or is a separate hamlet is open to debate. The national speed limit turns to 30mph before arriving at the cluster of properties and all postal addresses refer to dwellings such as The White Cottage, and Trecarne Lodge, as Meaver Road Mullion TR12 7DN. In recognition of the officer opinion provided at pre-application this submission does not seek to argue that the application site sits within the settlement (although our position is reserved in this respect) but it does contend that the application should be supported in accordance with Policy 9 as a rural exception site.

Planning History

9. Planning history associated with the site dates back to 2008 when an application to convert an existing barn (now known as Vounder Farmhouse) was approved.
 - W2/PA08/01245/F - Conversion of existing barn into a dwelling: APPROVED 28th August 2008.
 - PA11/01420 - Extension and alterations to dwelling: APPROVED 1st April 2011.
 - PA12/05980 - Erection of double garage: APPROVED 16th August 2012.

The Site and its Context

10. The application site is located at coordinates E168335, N019023 (centre point of site). The land is undeveloped and sits adjacent the main residential curtilage of Vounder Farmhouse. North, east and southern boundaries are bounded by Cornish hedging and the site principally laid to grass. A combination of fencing and decorative hedging separates the main residential curtilage from the application site and a timber shed is located in the southwest corner of the site (adjacent the garage) along with a small material storage area. The land is not used for agricultural purposes and despite the name of the host dwelling Vounder is not a farm.



Google Earth Aerial Image of Site

11. Mullion School is located directly opposite the application site and as a major secondary School serving the Lizard Peninsula provides a complex of buildings on the southern side of Meaver Road. The School buildings are separated from residential development along Tregellas Road by school playing fields. It is contended that the school is not separated from the settlement by virtue of an open field. The land between the school and residential dwellings is utilised for the purpose of sporting activities.
12. Security fencing extends the length of the school field along the highway boundary of Meaver Road, which provides an urbanised feature to the edge of the village. Other urbanised features along Meaver Road in this area of the village include School signage / 30mph speed restriction, and street lighting in addition to features associated with the school itself.



Views East along Meaver Road



13. Vounder Farmhouse and its associated substantial double garage and boundary treatments also form a dominant feature on the edge of the village as acknowledged in previous officer reports.



14. Contrary to the officer report prepared for application PA11/01420 the rear additions to Vounder Farmhouse are not concealed from view from the highway and the massing of the dwelling is clearly visible when approaching along the highway from the east.



15. The school entrance, security barrier, car parking and signage do little to suggest that this area sits beyond the settlement boundary of Mullion. In fact it is contended that this establishes the edge of settlement to the southeast corner of the village.



Entrance to School Car Park and School Buildings beyond

16. A separate Landscape Visual Impact Assessment is submitted with the application and whilst the detail in this document is not repeated here it is worthy of note to point out features in the wider landscape viewed from Vounder farmhouse. A view from the vehicular entrance shows telegraph poles in the immediate background. Beyond this large scale wind turbines form a dominant feature with Goonhilly Satellite Earth Station clearly visible beyond.



View from Entrance of Vounder Farmhouse looking North East

17. No listed buildings are affected by the proposal and the site is not located within a Conservation Area.
18. The site is located within the Fal and Helford Special Area of Conservation impact zone and as such the appropriate HRA assessment is included with the application.
19. The site is located within the South Coast Western section of the Cornwall Area of Outstanding Natural Beauty (AONB). The impact the development will have on the AONB is fully assessed within the supporting Landscape Visual Impact Assessment (LVIA)
20. Public Right of Way 221/12/2 passes along the western boundary of the adjacent barn conversions and extends northeast through to Trevitho Farm. Public Right of Way 221/11/2 passes along the eastern boundary of Lanherne, Meaver crossing northwest through to Trewoon Road. Again, the visual impacts of the development from viewpoints along these rights of way (and beyond) are fully assessed within the supporting LVIA.
21. The Site is located within Flood Zone 1 and is not therefore at risk of flooding.

Design

Scale

22. The proposed schedule of accommodation is set out below.

PLOT	BED SIZE	NDSS AREA (MIN. Standard)	PROPOSAL	TENURE
1	2 Bed, 3 person	61m ²	76m ²	Affordable Rent
2	2 Bed, 3 person	61m ²	76m ²	Affordable Rent
3	2 Bed, 3 Person	61m ²	76m ²	Affordable Rent
4	2 Bed, 3 Person	61m ²	76m ²	Shared Ownership
5	3 Bed, 6 Person	95m ²	165.5m ²	Open Market
6	3 Bed, 6 Person	95m ²	149m ²	Open Market

23. It is known that the affordable housing team require dwellings to at least meet the Nationally Described Space Standards (NDSS). In addition to achieving the minimum floor areas set out in the standards there are also other technical requirements which influence the gross internal floor area which are set out below:-
- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1
 - b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
 - c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
 - d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
 - e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
 - f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
 - g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
 - h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
 - i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

The scheme meets or exceeds all standards set out in NDSS.

24. The planning application site area extends to 0.39 hectares.



Proposed Site Plan

Layout and Appearance

25. Mullion is categorised on the eastern side of the village by a mixture of housing styles comprising single storey bungalows, and 2 storey 1970's development with older development forms as one approaches Trewoon Road. The predominant built form along Meaver Road is of dormer bungalow or bungalow construction with the use of render, concrete interlocking tiles and UPVC replacement windows.

Meaver Road



Meaver Road



26. Looking east towards Carne Quarry more contemporary two storey development exists with a mixed building form and use of render vertical slate hanging, and pitched slate roof construction which also reflects the form of construction at Vounder Farmhouse.



View Towards Meaver and Carne Quarry

27. The proposed development seeks to form a new vehicular point of access off Meaver Road with a shared access driveway extending north to a turning head. A parking courtyard would be provided to the affordable element of the scheme providing a total of 10 car spaces (2 spaces per dwelling plus 2 visitor spaces) with double garages for Plots 5 and 6 provided at each end of the turning head. The development would front Meaver Road with the overall development pattern providing a continuation of built form adjacent the highway. Visual impact of the development would however be limited with the vertical scale of the development being considerably subservient to Vounder Farmhouse. The proposed ridge height of Plots 1-4 would be set at 85.100 AOD which is **1.17m** less than the ridge height of the existing double garage.
28. The visual appearance of the development complements the surrounding built form with a mixed pallet of materials and detailing including faced stonework, render, vertical slate hanging, and pitched roofing finished with a mixture of concrete tiles and slate.

Disabled Access

29. It is proposed to construct the bungalow to meet the requirements set out in Approved Document M4(2) Section 2: Category 2- Accessible and Adaptable Dwellings. This will include the following features:-
- Level access threshold to front door and approach ramp at gradient between 1:20 and 1:12.
 - Front door providing minimum clear width of 850mm with a minimum 300mm nib provided to the leading edge of the door.
 - Internal doors providing minimum clear width of 800mm and 1200mm wide corridors.
 - 1200mm clear space in front of Kitchen Units and appliances.
 - Bedrooms to provide clear access of 750mm (minimum) from doorway to the window.

- At least one double bedroom to provide 750mm clear access zone to both sides and foot of bed.
- All walls, ducts and boxings to the Wc, and bathroom to be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m2
- Accessible Wc/ Cloakroom in accordance with Diagram 2.6
- Bathroom meeting the minimum requirements of Diagram 2.7 including level access shower tray.

Utilities

30. A South West Water Asset search reveals no foul drainage serving the area. It is therefore proposed to install septic tanks to each individual plot discharging to field drains.
31. In keeping with all other residential development in Mullion it is expected that the storm drainage requirements will discharge to soakaway.
32. The proposed dwellings would be served by a dedicated electricity and as noted on the proposals all dwellings would be provided with photovoltaic panels in order to achieve compliance with the Climate Emergency Development Plan Document requirements. Heating will be provided by air source heat pumps and 7Kw rapid charging EV points provided, which is expected to be treated by way of planning condition.



Example of EV External Charging Point

Planning Policy - Considerations

20. Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions on applications for planning permission and appeals must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise. The assessment of the key issues in our view are covered within the following policies of the Cornwall Local Plan (CLP)
- Policy 1- Presumption in favour of sustainable development
 - Policy 2 -Spatial strategy
 - Policy 3 -Role and function of places
 - Policy 9 – Rural Exception Sites
 - Policy 12: Design
 - Policy 13: Development Standards
 - Policy 21- Best use of land and existing buildings
 - Policy 23 -Natural environment
 - Policy 27 - Transport and accessibility
21. Development plan policy advocates an approach in accordance with the presumption in favour of sustainable development - the three roles of which are identified in Paragraph 8 of the National Planning Policy Framework (NPPF) and further referred to within Policy 1 of the Cornwall Local Plan (CLP), the economic, social and environmental roles. Broadly speaking, this leads to a preference for new residential accommodation to be provided in or around existing settlements, where there is access to a range of services, facilities, employment and transport opportunities required on a regular basis, as well as an expected lesser impact to the natural environment. This approach is extended through Policy 3 of the CLP, which advises as to the hierarchy for the delivery of new dwellings with the county.
22. Policy 3 of the CLP advises that, other than at the main towns identified in the policy, housing growth will be delivered through identification of sites through Neighbourhood Plans, rounding off of settlements and development of previously developed land within or immediately adjoining the settlement of a scale appropriate to its size and role, infill schemes and rural exception sites under Policy 9. Whether this development could be argued to be rounding off of a settlement is open to debate and clearly a subjective judgement. This debate is not made within the application and the submission is made as a rural exception site promoting an affordable led development.
23. Whilst not named in Policy 3 Mullion is clearly a settlement in its own right.
24. Policy 2 of the CLP requires that “Proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important by:
- a. Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;
 - b. Considering the impact of development upon the biodiversity, beauty and diversity of landscape and seascape, character and setting of settlements, wealth of natural resources, agricultural, historic and recreational value of Cornwall;
 - c. Identifying the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets;

Paragraph 3 goes on state “b. Providing homes and jobs in a proportional manner, where they can best sustain the role and function of local communities and that of their catchment;”

The application proposes the construction of a scheme of 2 pairs of semi-detached affordable bungalows fronting Meaver Road with 2 detached bungalows situated behind. The bungalow form is commonplace along Meaver Road and the design of the proposed development and material pallet offered is consistent with the overriding character of the area. It is acknowledged that Mullion is located within an AONB and the impact of the development has on the landscape character of the AONB is assessed in detail within the supporting LVIA.

25. Paragraph 1.57 of the CLP sets out the fundamental strategy for how housing will be distributed across settlement areas not specifically named within Policy 3 ie areas that are not main towns / conurbations. It states:-

“The majority of parishes that do not have a town or village named in Policy 3 can meet the remaining housing requirement through the following:

1. Existing sites with planning permission;
2. Infill;
3. Small scale rounding off;
4. The development of previously developed land within or adjoining settlements;
5. Rural exceptions sites.”

The application is submitted as a rural exception site.

26. Policy 9 is without doubt the crucial policy in the context of assessing the planning application. It is repeated below:-

“Development proposals on sites outside of but adjacent to the existing built up area of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance.

The number, type, size and tenure of the affordable dwellings should reflect identified local needs as evidenced through the Cornwall Housing Register or any specific local surveys completed using an approved methodology.

The purpose of such developments must be primarily to provide affordable housing. The inclusion of market housing will only be supported where the Council is satisfied it is essential for the successful delivery of the development based on detailed financial appraisal (For example to fund abnormal development costs or to deliver a balanced, sustainable community).

Market housing must not represent more than 50% of the homes or 50% of the land take, excluding infrastructure and services.”

Given that Mullion does not show a settlement boundary within the adopted Local Plan the issue of whether the site is located outside, or adjoining the settlement is a matter of subjective opinion. Clearly the pre-application response formulates the opinion that the site sits beyond the settlement boundary. We contend that it does not.

Based on a desktop review of Mullion it is believed that the last affordable housing to be delivered in Mullion was following the grant of permission in March 2016 for application PA15/10718 which delivered 22 affordable and 10 open market dwellings on land off Park En Venton (now known as Trecarne). An outline application in 2019 was submitted on land beyond

this site (PA10/08442) which proposed 7 affordable dwellings and 4 open market dwellings. The application did not have the support of the affordable housing team due to the fact that the provision of market dwellings represented more than 50% and more than 50% of the land take. It did however offer the following commentary:-

“In particular, the Council will positively support proposals that include 1.5 bedroom bungalow designs that allow for a small ancillary room suitable for carer or family member to stay, but is not considered a bedroom.”

Given that the Council require applications to demonstrate compliance with NDSS it is difficult to see how ½ bed space can be achieved but this scheme proposes 4 No affordable bungalows which provide a compliant double bedroom and a compliant small single bedroom. Should the council be minded to offer support for the development the 2nd bedroom could be reduced by negotiation.

A full viability assessment is provided with the application which is presented in a nationally recognised format and demonstrates that the 2 market bungalows can deliver the 4 affordable units.

27. The applicant is aware that there are instances where rural exception sites located in AONB have been previously refused on the basis of landscape harm overriding the benefits of affordable housing provision. Whilst appeals have been known to be upheld this practice has previously shared with the council legal opinion that makes clear that the Inspectors judgement in the planning balance was flawed. These decisions have previously been made against an assessment of ‘major development’ within AONB. The opinion is not repeated in this document because clearly there is no argument that a development of 6 dwellings constitutes major development but we do repeat the summary of the advice note below:-

16. In summary, The Inspector concluded in unequivocal terms that he considered the proposals to constitute major development in the AONB and that, as a result, such proposals should be refused other than in ‘exceptional circumstances’. This was an incorrect approach. The conclusion plainly had a bearing on the Inspector’s decision-making. It would be wrong to place any weight on the approach taken by the Inspector in this regard in considering a further planning application.

This application does not constitute major development and contrary to the pre-application advice received it is possible for rural exception development to take place within the AONB.

28. Policy 12 of the CLP, in line with the design policies contained with Section 12 of the National Planning Policy Framework (NPPF), requires development to respond in its scale, density, layout, height and mass to its landscape setting whilst also not preventing or discouraging appropriate innovation. As previously indicated the proposed development is consistent with the scale and density of development along Meaver Road. The height of development has been intentionally kept to single storey development with ridge heights substantially lower than adjacent development in order to reduce the impact on the landscape setting.
29. Paragraph 2 of Policy 12 of the CLP sets out that development should protect individuals and properties from; a) overlooking and unreasonable loss of privacy; and b) overshadowing and overbearing impacts; and c) unreasonable noise and disturbance. This policy is in line with Section 12 of the NPPF, particularly Paragraph 130 that seeks to secure high quality design and

a good standard of amenity for all existing and future occupants of land and buildings. The development would pose no detrimental impact on the amenity of adjacent properties.

30. Policy 16 of the CLP sets out to protect, and alleviate risk to, people and the environment from unsafe, unhealthy and polluted environments by avoiding or mitigating against harmful impacts and health risks such as land contamination. This is supported by Paragraph 183 of the National Planning Policy Framework (NPPF) that seeks to ensure a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. The Phase 1 ground investigation report prepared by AGS Ground Solutions identifies no significant risks that would preclude development.
31. Policy 21 of the CLP requires “the best use of land, encouragement will be given to sustainably located proposals” Criterion c) goes on to state proposals will be supported that “increase building density where appropriate, taking into account the character of the surrounding area and access to services and facilities to ensure an efficient use of land;”

The development is sustainably located. A footpath leads on the opposite side of the road directly into the village centre. Bus Stops are located outside the site. Mullion has much to offer in terms of convenience stores, public houses, restaurants, schooling and doctor’s provision. The land serves no agricultural purpose, and the development takes into account the character and density of the surrounding area.

32. Policy 23 is satisfied by the fact that the location of the dwelling has no ecological value as identified in the accompanying ecological assessment.
33. Policy 27 of the CLP identifies that all development should provide safe and suitable access to the site and not cause a significantly adverse impact on the local road network. This policy is in line with paragraph 110 of the National Planning Policy Framework (NPPF) that identifies decisions should take account of whether safe and suitable access to a site can be achieved. A new dedicated vehicular access is proposed to serve the development which will provide a minimum clear width of 4.4m and be set back from the existing highway boundary by a distance of 6.5m. The existing boundary hedge will be reformed to achieve a good level of forward visibility for vehicles leaving the site. The site is located well within the established 30mph speed limit.

Other Material Considerations

34. In 2022 Cornwall Council declared an emergency housing crisis and published an action plan to deal with the issue. The action plan has resulted in the development of Cornwall's Housing Strategy to 2030 which is currently at Final Draft Status. Paragraph 4 sets out the vision.

The current housing crisis in Cornwall has resulted in a plan¹ which aims to ensure 'that Cornwall's housing market and provision enables residents to secure a home they can afford'. This plan sits within the Housing Strategy framework and provides an immediate partnership response to the current situation.

35. Paragraph 12 goes on to state:-

The lack of access to owner occupation and the continuing scarcity of genuinely affordable social housing has stimulated growth in the private rented sector. Nationally there are now more people living in the private rented sector than in social housing. However, renting a home can be a choice for many and not always as a result of a lack of alternatives.

36. The thrust of the document and strategy is to increase upon the supply of affordable homes. Given previous consultation responses the applicant is aware of the urgent need for the provision of the affordable homes proposed. To the applicant's knowledge there has been no significant supply of new affordable homes in the area for 4 years.

Energy Efficiency

37. The Climate Emergency Development Plan Document was adopted in February 2023 with an overarching objective that development in Cornwall should represent sustainable development and manage natural, historic and cultural assets wisely for future generations. Further Policy Guidance was introduced in March 2023 'to provide information and direction on how to interpret the policies in the Climate Emergency DPD.' Paragraph 12.4 explains exemptions to where Policy SEC1 Part 2b does not apply.

"Householder applications (e.g. extensions), changes of use, caravans, barn conversions and non-residential proposals are not subject to the requirements of Policy SEC1 Part 2b. All developments are however advised to follow the energy hierarchy and maximise opportunities for both energy efficiency and renewable energy generation."

The proposed development must therefore demonstrate how Policy SEC1 Part 2b is met.

38. Details SAP calculations are submitted as part of this planning application showing how compliance with Policy SEC1 Part 2b is met.
- Air Source Heat Pump serving zoned underfloor heating throughout.

¹ [Cornwall Council \(2021\) Securing Homes for All: a plan to respond to Cornwall's Housing Crisis](#)

- Water efficiency measures requiring that daily water consumption does not exceed 110 litres/per person/per day.
- Whole house low energy mechanical ventilation and heat recovery.
- Roof mounted solar panels

39. As indicated at paragraph 37. The Climate Emergency Development Plan Document was adopted in February 2023 with the following policies considered relevant to this application:-

Policy G1 – Green Infrastructure Design and Maintenance

Having been aware through the validation process that a response to Policy G1 is now a requirement of validation we attempt to address the policy. Criterion 1) and 2) cannot be relevant to a minor planning application of this nature.

Criterion 3) requires that sustainable drainage be employed where possible. The proposals under consideration detail SUDs techniques to the estate road and car parking courtyards. and stormwater will discharge to soakaway. The second element of the criterion (blue infrastructure) cannot be relevant to a planning application of this scale.

Criterion 4) requires that resilience is required to the green infrastructure to take into account the effects of climate change. The proposed development is a low impact proposal. The buildings will exceed current building regulation requirements by complying with Policy SEC1, and SUDs techniques will not be impacted by the effects of climate change.

Criterion 5) is addressed within the proposed landscape strategy submitted with the application.

Criterion 6) and 7) are not considered relevant to the planning application.

Criterion 8) makes no acknowledgement that minor schemes need to be designed taking into account existing site constraints. The proposal seeks to provide a strong frontage to Meaver Road which is consistent with development elsewhere. The landscape strategy provides planting proposals across the development. The amenity areas shown for the bungalows exceeds 50% of the bungalow footprint area.

Criterion 9) is not relevant to the development.

Criterion 10) is addressed within the submitted Ecology report which recommends the following measures:-

- Provide a bee brick (located on west elevation gable ends)
- Provide tree mounted bird boxes as identified on the proposed landscape strategy drawing.

The validation requirements go on to state that ‘A plan showing GI assets and a final development masterplan will also be required.’ Without wishing to be critical of the latest incarnation of validation requirements it is obvious that the requirement to respond to Policy G1 of the DPD has one eye firmly towards major development proposals. In this instance the masterplan is the proposed site plan.

40. In addition to Policy G1:-

Policy G2 – Although the application is minor and policy G2 only currently required Biodiversity Net Gain (BNG) to major planning applications the application nevertheless provides landscape proposals which will provide BNG.

Policy G3 – Although the requirement to provide 15% new canopy coverage is not required for minor planning applications (as defined in paragraph 6.1 of the supporting policy guidance) the application does provide a tree canopy assessment demonstrating that the proposed landscape scheme would **achieve in excess of 15%** new coverage.

Policy T2 – parking standards are achieved within the development proposal and an electric vehicle charging point would be provided for each dwelling. Storage for cycles could be provided within an external garden shed.

Policy SEC1 – This is discussed elsewhere in this document at paragraph 38.

Policy CC4 – The proposed change of use would provide SuDS features within the drainage design. The use of permeable surfacing would be incorporated in the estate roads and driveways.

Travel Plan

41. The April 2023 Local Validations require that all developments are now supported by a Travel Plan. The requirements indicate that the plan:-

“should reflect the scale of the development and the extent of the transport implications of the proposal.”

And

“For smaller schemes it should outline the transport aspects of the application”

This statement sets out the background to the application and describes the proposal under consideration. Mullion, although classified as a village, is a highly sustainable location in the Lizard peninsula.

42. The nearest bus stops are located immediately beyond the application site boundary. Service routes include:-

- Go Cornwall Bus – Service 34 (Redruth – Pool – Helston – Lizard)
 - First Kernow – Service L1 (Turo College Bus Park – Flambards – Cury – Mullion -Helston)
 - First Kernow – Service M104 (Mullion School via Rosudgeon and Flamouth Packet Inn)
 - First Kernow – Service MUL105 (Mullion School / St Martin)
 - First Kernow – Service MUL106 (Mullion School / St Keverne)
 - First Kernow – Service MUL108 (Mullion School / Coverack)
 - First Kernow – Service MUL109 (Mullion School / Lizard Green)
 - First Kernow – Service MUL110 (Mullion School / Gillan Garage)
43. The village centre is within 400m of the site entrance and a footpath is available over the entire distance. Assuming a walking speed of 1.4m/s (3.2mph or 5.0 kph) taken from the Guidance for Providing For Journeys on Foot (IHT 2000) this would take somebody less than 5 minutes.
44. The DfT National Travel Survey (England) 2018 found that walking constitutes 27% of all journeys made in a year and that approximately 80% of all trips under 1 mile (1.6km) were walking journeys.
45. An example of the range of facilities available by foot in Mullion are provided at paragraph 31.

Conclusion

46. The development plan is considered up to date and compliant with NPPF. The Cornwall Local Plan indicates that:-
- Although major development should be distributed to the major settlements small scale rural exception sites can come forward in edge of settlement locations (including in AONB).
 - It is contended that the proposed development is located in an edge of settlement location, which is sustainably located. There is a known affordable requirement in Mullion.
 - The supporting LVIA justifies that no unacceptable harm would occur to the AONB as a result of the residential development.
 - There are no ecological impacts as a result of development and new landscaping would be introduced as part of the development which would provide biodiversity net gain.
 - There are no adverse highway impacts associated with the proposed development.
 - There are no other adverse impacts.
47. Against these considerations it is our opinion that planning permission should be granted.

