

PROPOSED CONSTRUCTION OF REPLACEMENT DWELLING  
DESIGN, ACCESSIBILITY & PLANNING APPRAISAL  
INCLUDING GREEN INFRASTRUCTURE STATEMENT

ADDRESS: KENYN PEDER, 5 BOUNDER TREATH, COVERACK, TR12 6TP

CLIENT: STUART & ELAINE MEASHAM

DATE: DECEMBER 2023



planning | architecture | landscape

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## 1.0 EXECUTIVE SUMMARY

Laurence Associates is retained by Mr and Ms Stuart and Elaine Measham ('the applicants') to progress a full planning application for the construction of a replacement dwelling ('the proposed development') at Kenyn Peder, 5 Bounder Treath, Coverack, TR12 6TP ('the site').

This statement, alongside a review of the site history and relevant policies at both a local and national level, provides a description of the proposed development together with an appraisal of the planning merits of the scheme as a whole and should be read in conjunction with the suite of submitted drawings.

It is concluded that the proposed development represents a high quality, sustainable development which is entirely consistent with relevant policies contained within the Cornwall Local Plan 2010 – 2030 (CLP 2016), as well as policies within the National Planning Policy Framework 2023 (NPPF 2023), The Cornwall AONB Management Plan 2022-2027 (2022), The Cornwall Council Climate Emergency DPD (2023), and supplementary guidance contained within the Cornwall Design Guide 2021. While the site is within the St Keverne Parish, which has been designated for a Neighbourhood Development Plan (NDP), such a plan has not at the time of writing been drafted.

Moreover, it is demonstrated within this statement that the development should be supported by the Local Planning Authority (LPA) and permission ought to be granted.



## 2.0 EXISTING SITE

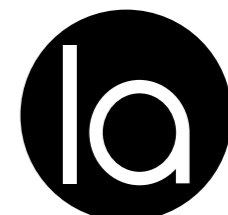
The site currently contains a detached one storey dwelling known as 'Kenyn Peder', located to the south of Bounder Treath. The area around the site is residential and characterised by detached dwellings. The site is located in the village of Coverack, and is around 2.5km southwest of St Keverne. In terms of services, the site is located 780m north west of Coverack Village Stores, and there is a bus stop 300m south east of the site, which runs services to Truro, St Keverne, Helston, and Mullion.

The intention of this application is to replace the existing dwelling, which is outdated and need of substantial renovation works, due to its substandard construction. The existing property does not make best use of the surrounding grounds and views towards the sea.

The site is located within an Area of Outstanding Natural Beauty (AONB), Fal and Helford Special Area for Conservation (SAC), an SSSI Impact Risk Zone, a Designated Rural Area, and The Lizard National Character Area. With regards to flood risk, the site is located within Flood Zone 1, which the Environment Agency identifies as being at the lowest risk of flooding from seas or rivers, although it is deemed to be within an area susceptible to groundwater flooding. Given the site currently contains a dwelling and is within a residential area, it is considered that the high quality and sensitive design would ensure that the proposed development sits well within the site in terms of the identified environmental constraints.

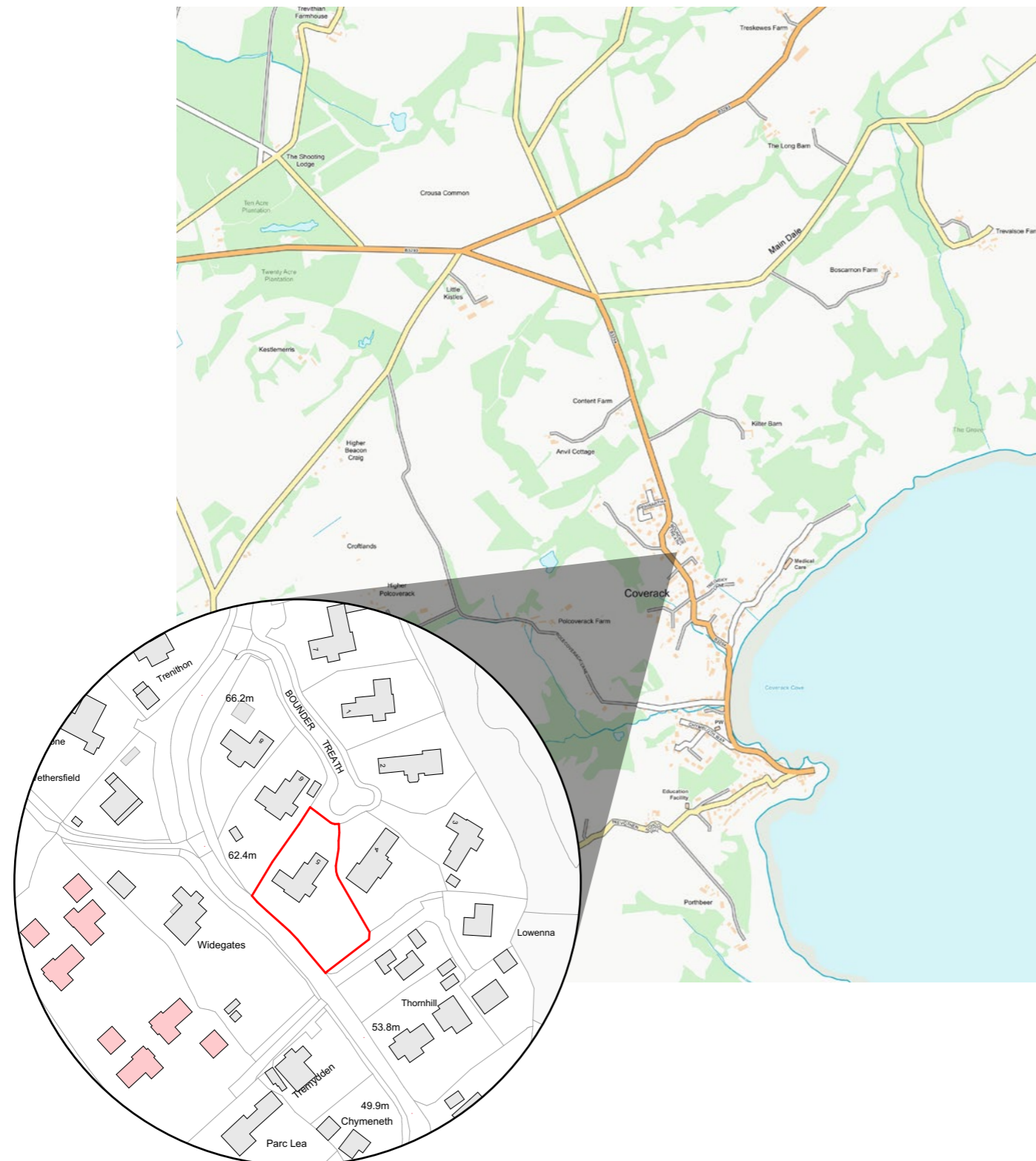
The site is also located 20m northwest of the access to a field which recently received permission under application reference PA20/10854, for the construction of four new dwellings.

In terms of access, the site benefits from an existing vehicular access which will be retained.





## 2.1 SITE LOCATION



KENYN PEDER, COVERACK | SITE LOCATION





## 2.2 LOCAL CHARACTER

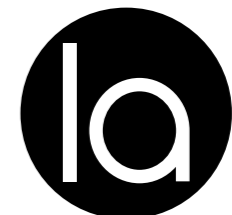




## 2.3 EXISTING SITE PLAN

**EXISTING SITE PLAN**  
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 1:200  
 1m 5m 10m 20m

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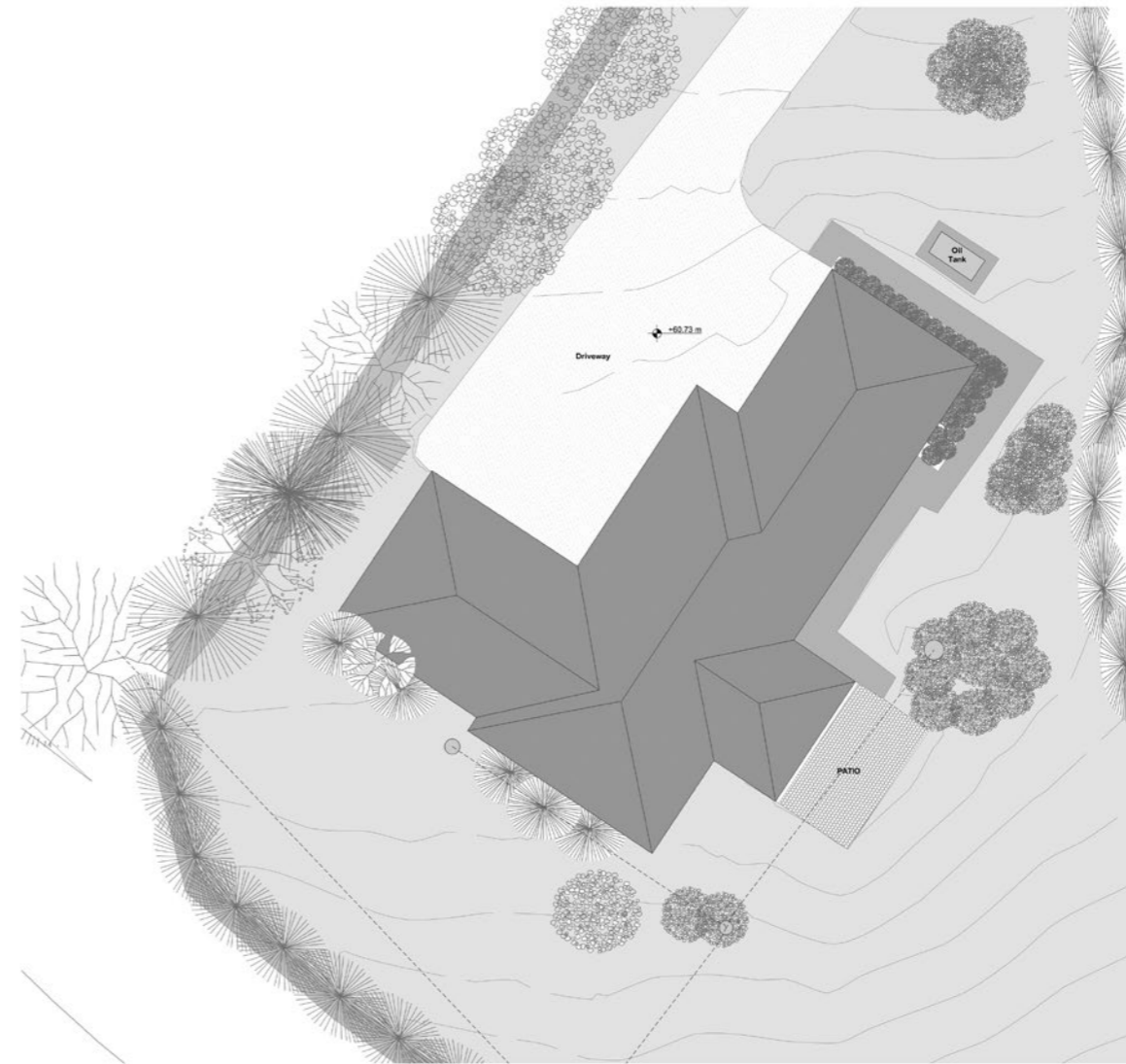




## 2.4 EXISTING PLANS

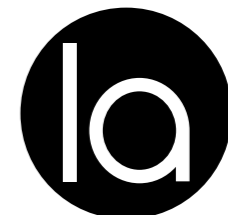


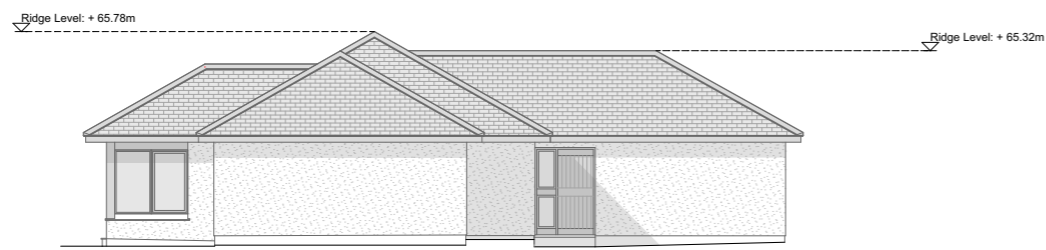
GF-GROUND FLOOR PLAN  
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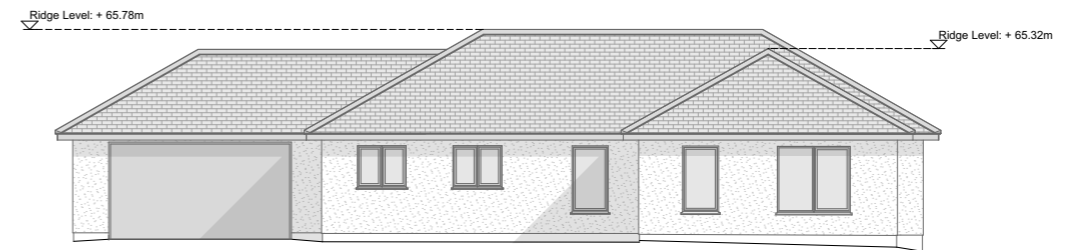
RF-ROOF PLAN  
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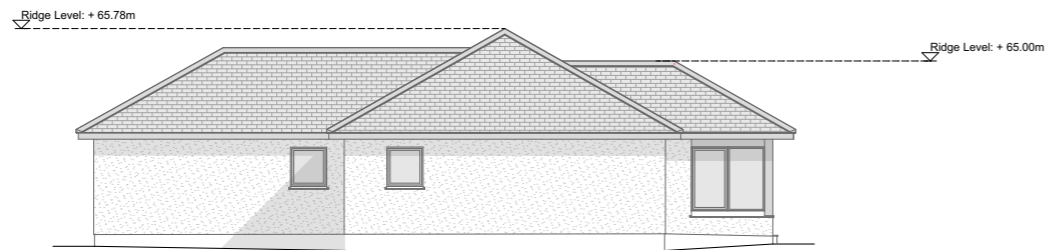




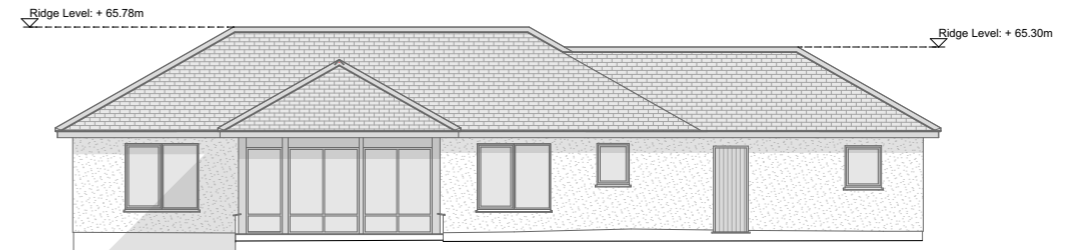
**NORTH EAST ELEVATION**  
1:100



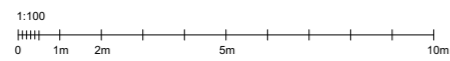
**NORTH WEST ELEVATION**  
1:100



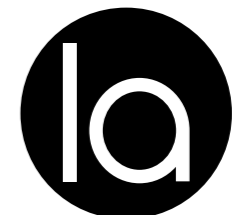
**SOUTH WEST ELEVATION**  
1:100



**SOUTH EAST ELEVATION**  
1:100



NOT TO SCALE





### 3.0 PLANNING HISTORY

A search of Cornwall Council's online planning register has been undertaken in order to understand the site's planning history with the following applications:

- **W2/86/00278/S01:** Erection of six bungalows with integral garages. (Application validated 1st February 1947)—Decision unknown.
- **W2/86/00278/SD01:** Retention and completion of six dwellings without compliance with condition No6 of Decision No 86/278/S01. (Application validated 1st February 1947)—Decision unknown.
- **W2/86/00278/O:** Erection of six dwellings and garages including roads and services. (Application validated 1st February 1947)—Decision unknown.
- **W2/74/00127/O:** Erection of dwellings and domestic garages. (Application validated 1st February 1947)—Decision unknown.
- **W2/66/22536/O:** Erection of three dwellings and domestic garages.(Application validated 1st February 1947)—Decision unknown.
- **W2/64/19466/O:** Erection of two dwellings and domestic garages.(Application validated 1st February 1947)—Decision unknown.
- **W2/60/11511/O:** Erection of dwellings.(Application validated 1st February 1947)—Decision unknown.



## 4.0 PROPOSED DEVELOPMENT

The proposed development includes the erection of one detached dwelling following demolition of the site's existing dwelling, as is demonstrated on the submitted Proposed Site Plan (23218-PL-03-02).

It is the applicants intention to use the proposed replacement dwelling as their full-time primary residence.

The replacement dwelling is to be positioned in the northern portion of the site, leaving the surrounding area for outdoor amenity space. The property is to have a large parking area to the north of the dwelling, with and a double integrated garage connected to the properties north east elevation.

Garden area would be located to the east, south and west of the property, in line with the character of the adjacent properties.

The proposed dwelling comprises two storeys with a hipped anthracite zinc roof, with the inclusion of solar panels. The proposed materials are sensitive to the surrounding area and would comprise of timber cladding. The location and design of the fenestration has been informed by the context of the site in order to ensure suitable privacy for future residents and neighbours.

With regards to boundary treatments, the existing hedgerow and planting around the site, which provides screening between the site, and neighbouring properties, along with the adjacent B3294 will be retained, other than a small gap at the southern corner of the site, where a garden gate will be installed.

Great care has been given to design a scheme which works with the existing topography and built features in order to further minimise the overall impact of the development. This is further demonstrated in the 'Design and Access' section of this statement.



## 5.0 PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise; meaning amongst other things any other supplementary / supporting planning documents and the government's guidance as set out in the National Planning Policy Framework (NPPF) (2023).

The statutory development plan for the site consists of the Cornwall Local Plan 2010 – 2030 (CLP) (2016), whilst material considerations in this instance comprise national policies set out within the National Planning Policy Framework (2023), The Cornwall AONB Management Plan 2022-2027, the Cornwall Council Climate Emergency DPD (2023), and the Cornwall Design Guide Supplementary Planning Document (SPD) (2021).

The relevant policies are appended to the end of this DAPA.





## 6.0 DESIGN & ACCESS STATEMENT

The application seeks planning permission for the proposal that is detailed fully within the suite of submitted drawings.

### Amount

The proposed development involves the construction of one two-storey dwelling to replace the existing bungalow. An integrated double garage is proposed to be attached to the buildings northeast facing elevation.

The site area totals 1,626m<sup>2</sup>. The proposed ground floor area (ground floor) would be 284m<sup>2</sup> and the proposed first floor area (first floor) would be 224m<sup>2</sup>.

### Layout

The proposed dwelling is sited within the centre of the site, with the vehicular access along the north-northwest side of the dwelling, garden space to the east, south, and southwest of the building.

The ground floor, as shown in (drawing 23218-PL-01-02), would comprise of the master bedroom, with an ensuite and walk-in wardrobe; another a second large bedroom with an ensuite for the applicants daughter who is autistic and requires additional space to enable her to develop independence and self support; two guest bedrooms, both with ensuites; a hallway; a gym; a utility room with a WC and shower/drying room attached; a cloak room; and an airing room. There is also be a double garage which will include a plant room.

The first floor, as shown in (drawing 23218-PL-01-03) would consist of an open space dining, kitchen and lounge area; a study; WC; an outdoor balcony; and a void over the ground floor hall. A bat house is proposed in the loft space above the garage, as well as recessed bat brick box's on the dwellings north, west and east facing elevations.

### Scale

The scale of the new dwelling would be proportionate to the site area. The size, scale and mass of the scheme is commensurate to the size of existing properties in the vicinity and matters of residential amenity are fully respected. The views offered from the site would be enhanced by the proposed new dwelling, and there is a suitable separation distance from neighbouring properties, along with established planting being retained to avoid any significant overbearing / overshadowing on either side of the site.

### Landscaping

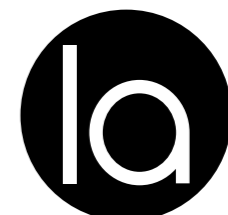
It is proposed to form amenity areas for the dwelling predominantly to the southwest of the proposed dwelling, as can be seen on the submitted plans. Existing hedging and trees which bound the site are to be retained where possible, with additional planting proposed to bound the proposed patio areas to the south and north of the dwelling.

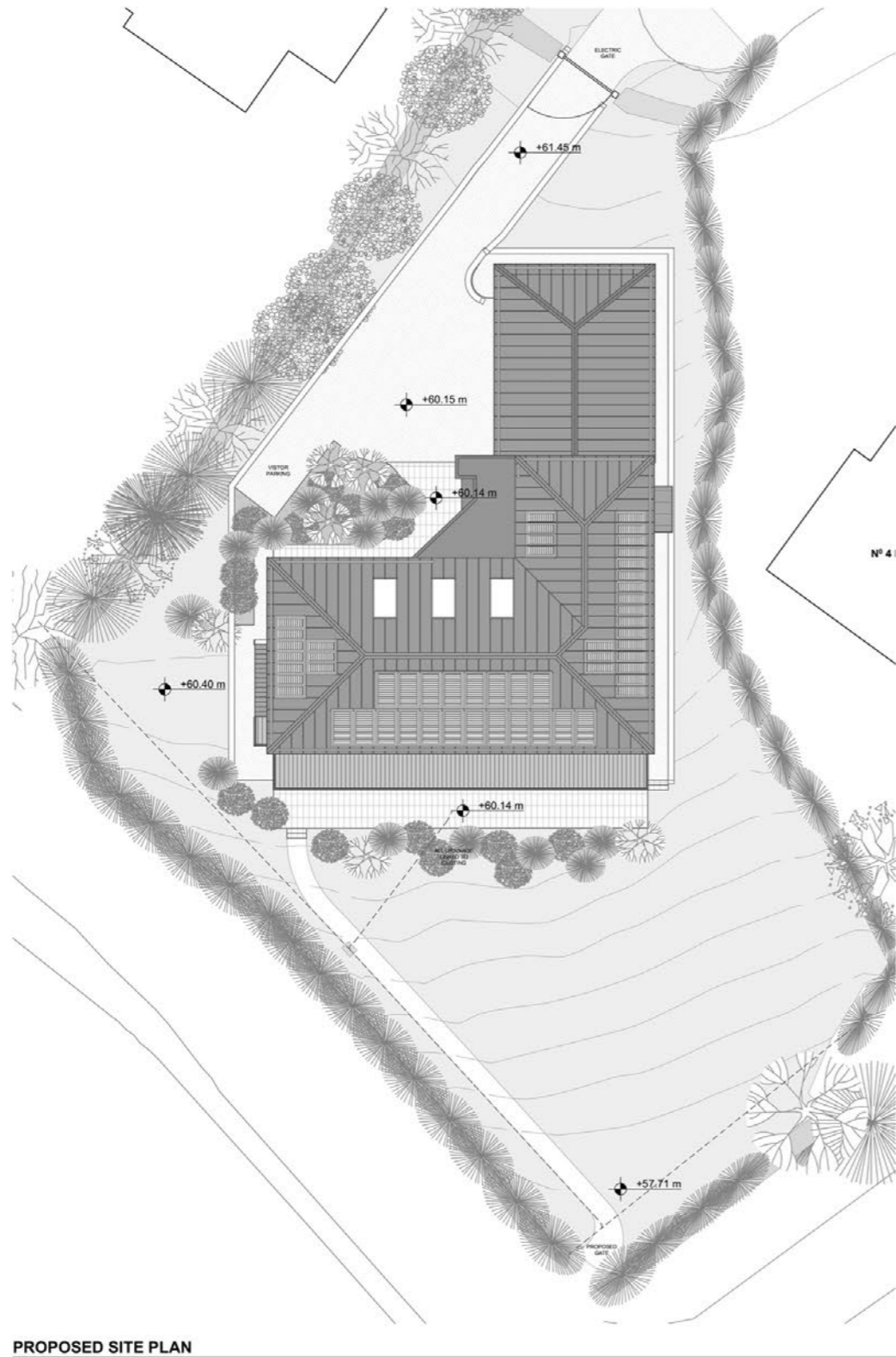
### Appearance

The proposal seeks to provide a bespoke and efficient home, whilst enhancing and conserving the unique local character of the surrounding area. The proposed dwelling utilises complementary materials in terms of the character of the area and is similar in appearance to the approved dwellings on the field a short distance southwest of the site. The works are considered to enhance the overall appearance of the location in its setting, through the provision of a high-quality building in the place of the existing dwelling.

### Access

Vehicular access is proposed to be gained from the existing access with parking along the north-northwest side of the property. Pedestrian access would also be provided via the garden gate at the southeast of the site.





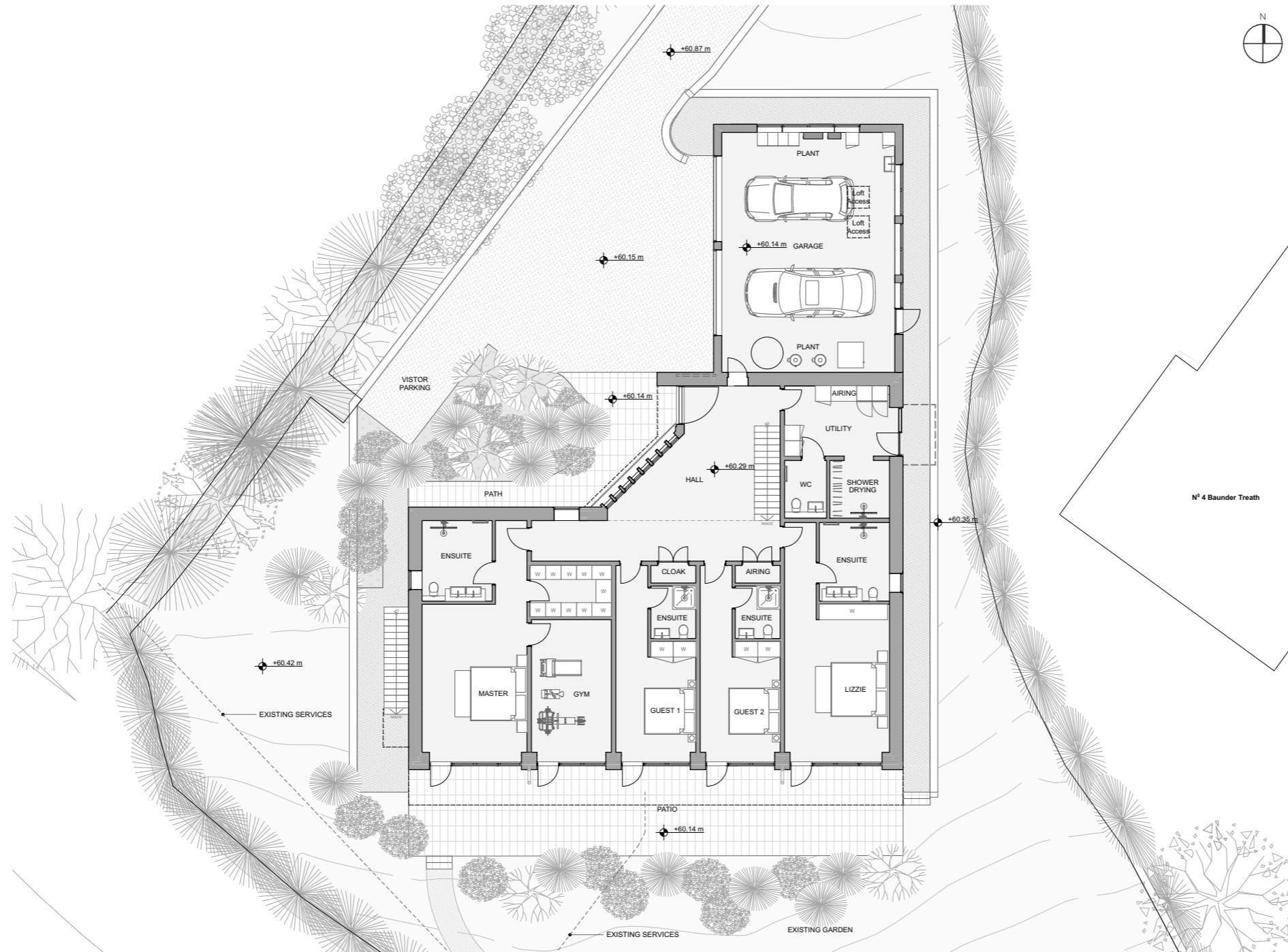
## 6.1 PROPOSED SITE PLAN

PROPOSED SITE PLAN  
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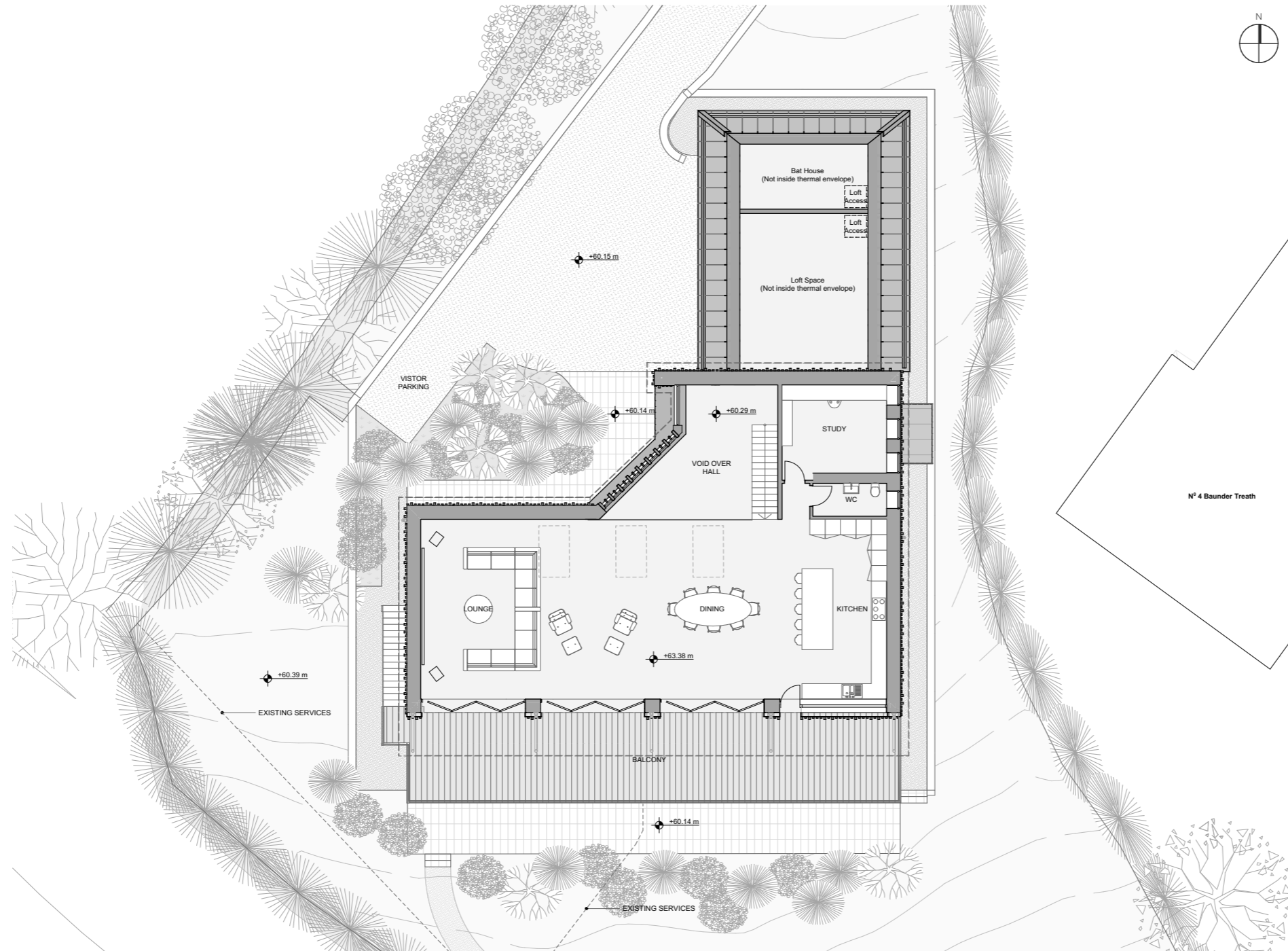
## 6.2 PROPOSED FLOOR PLANS



GF-GROUND FLOOR PLAN  
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 1m 2m 5m 10m

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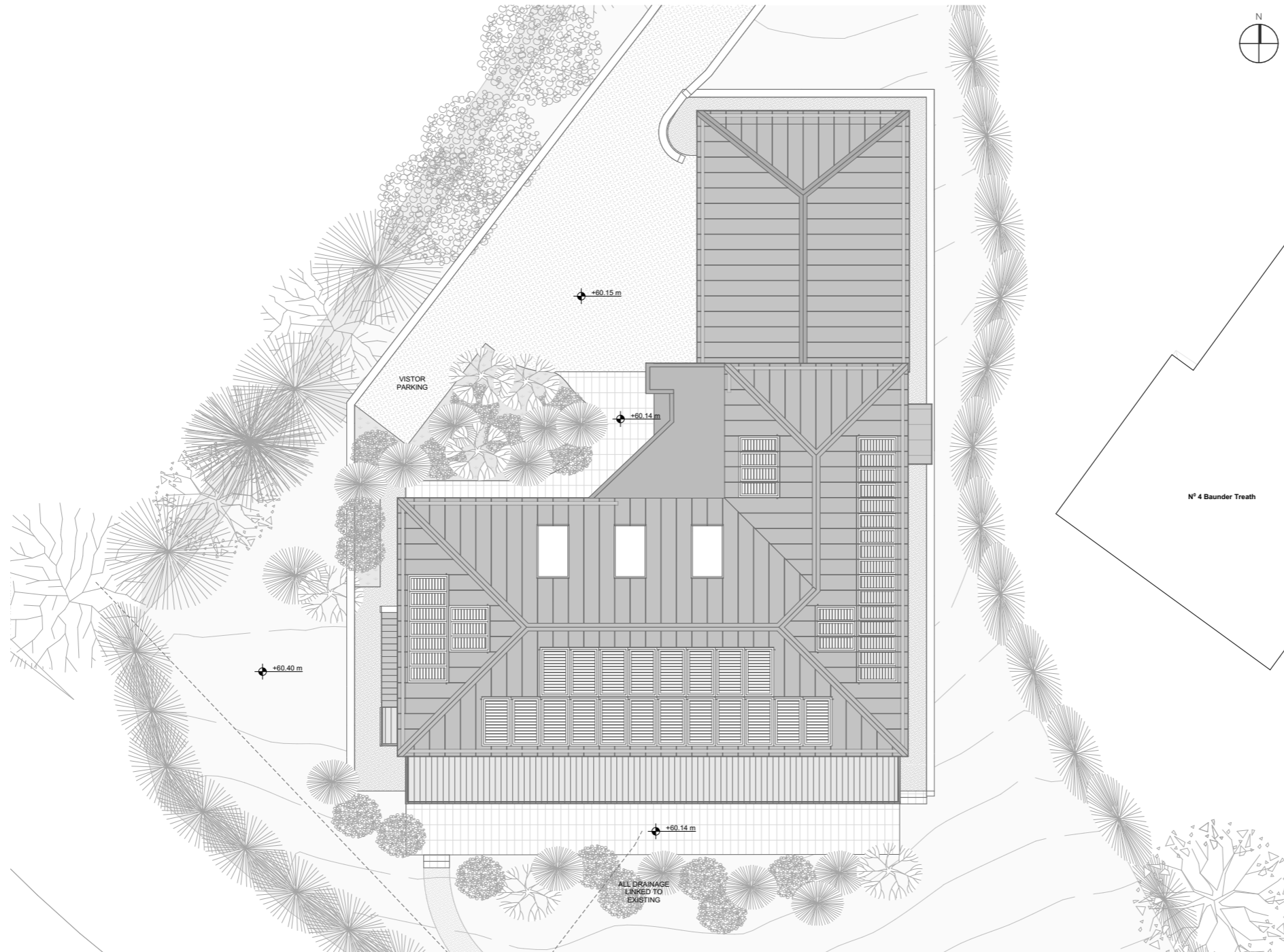




FF-FIRST FLOOR PLAN  
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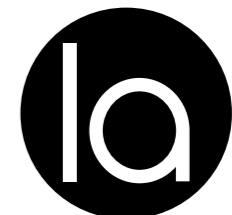
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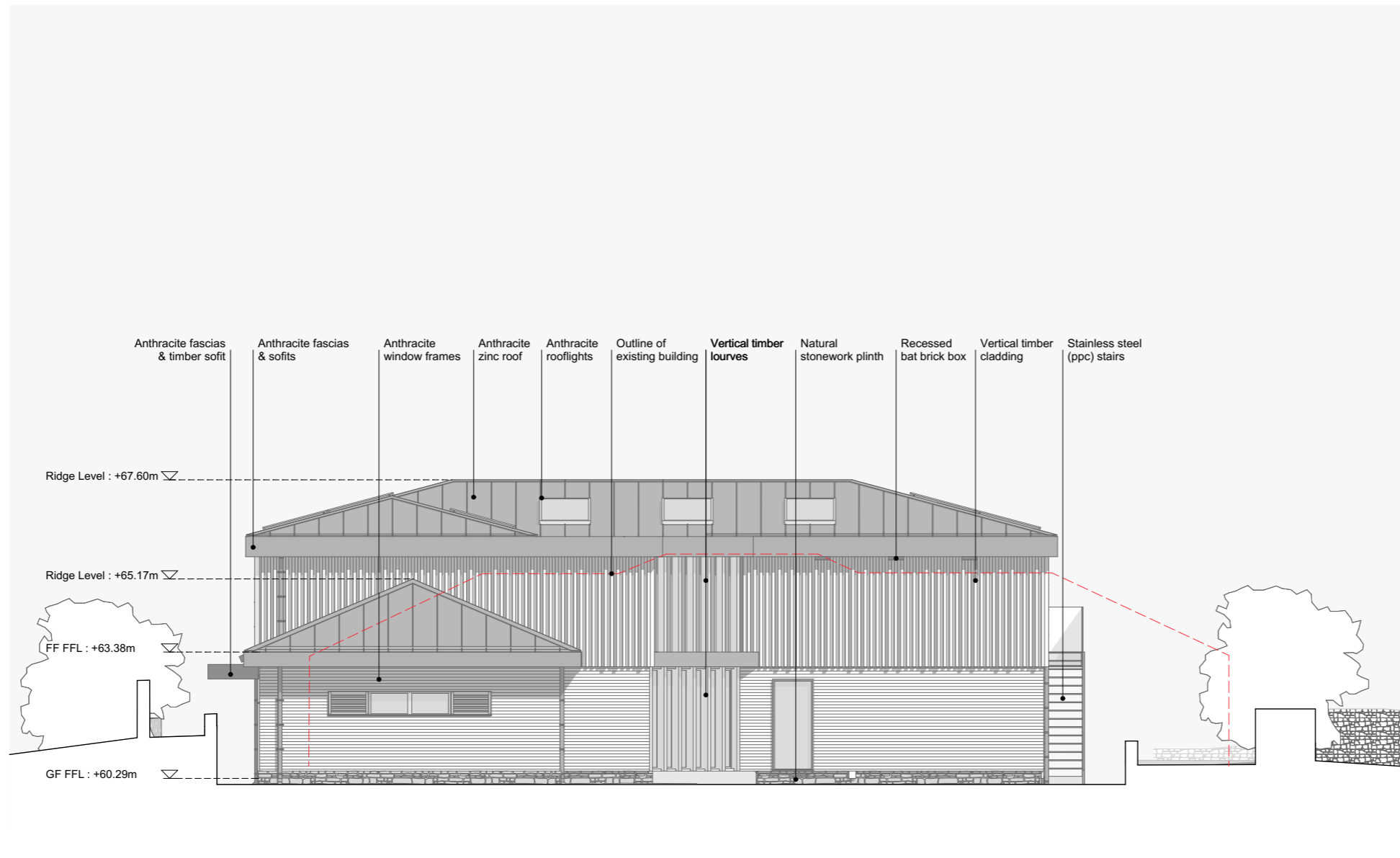


RF-ROOF PLAN  
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## 6.3 PROPOSED ELEVATIONS



**NORTH ELEVATION**

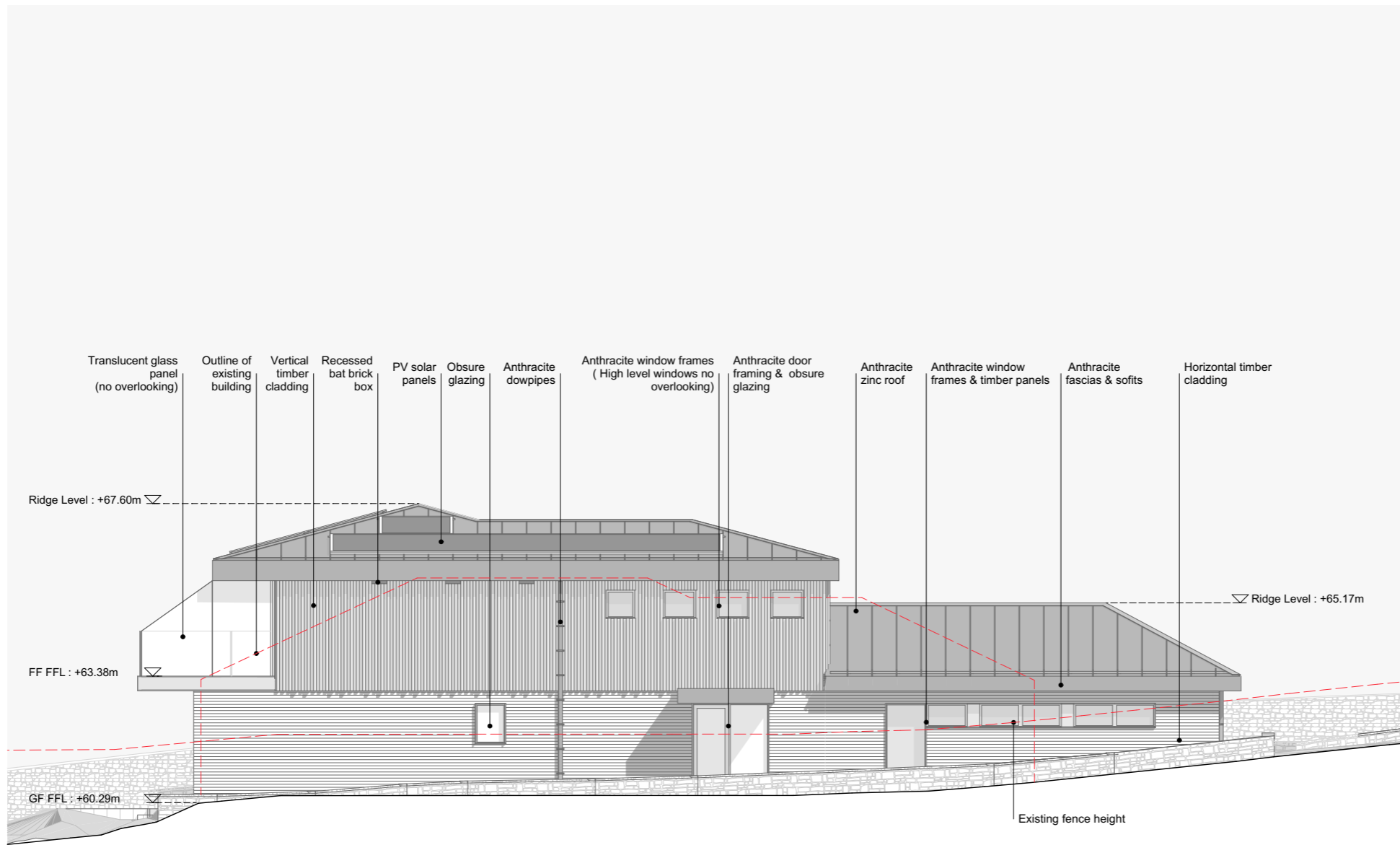
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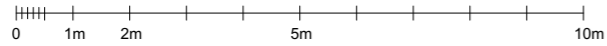




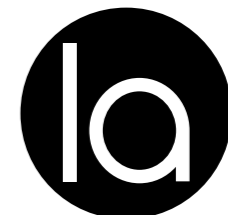
**EAST ELEVATION**

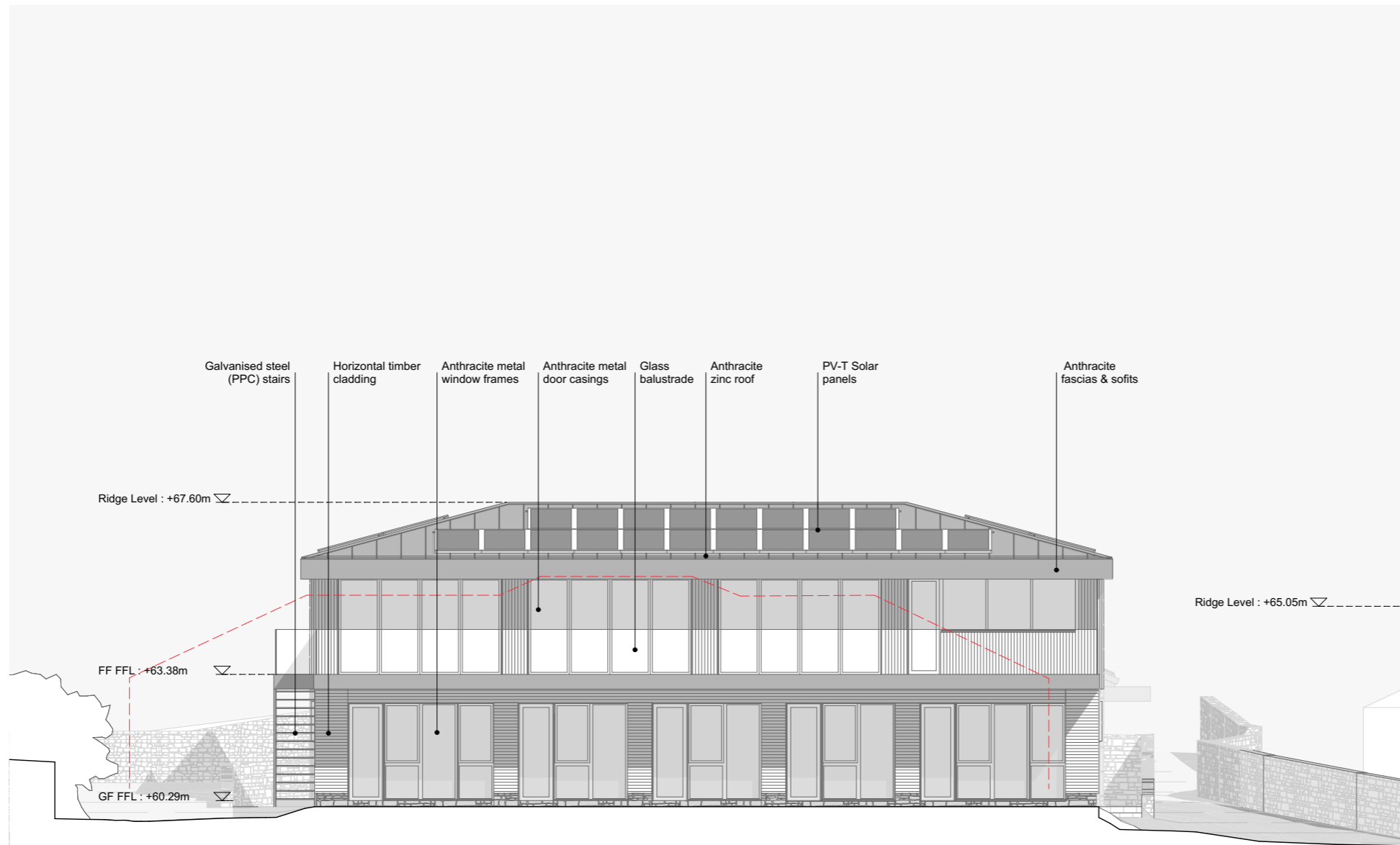
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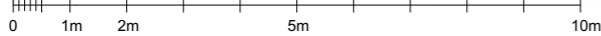




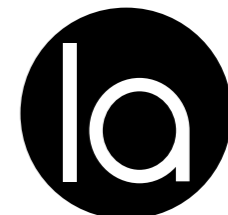
**SOUTH ELEVATION**

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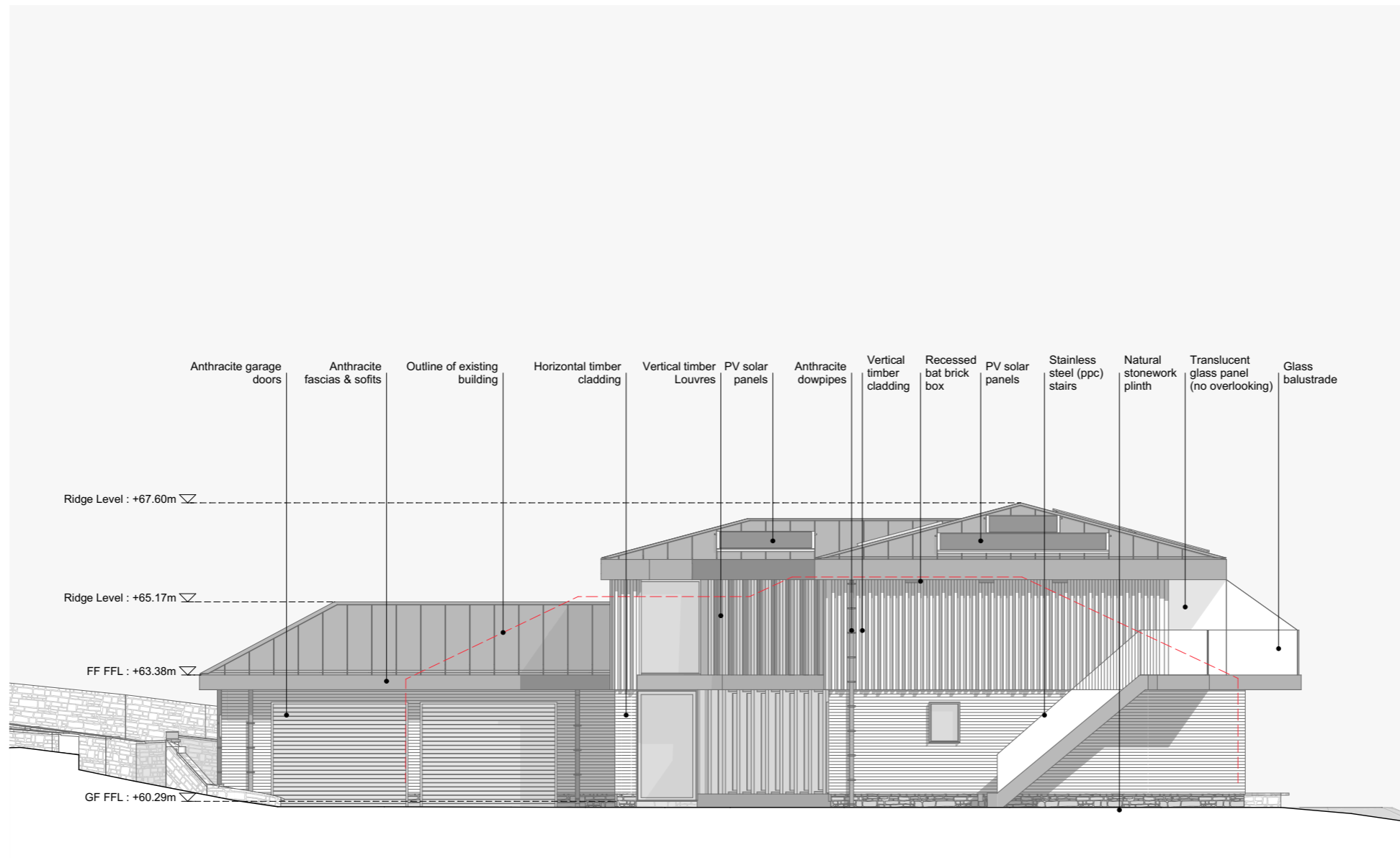
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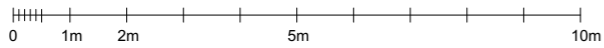




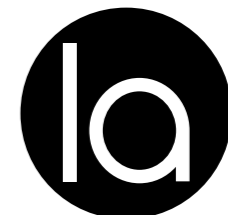
**WEST ELEVATION**

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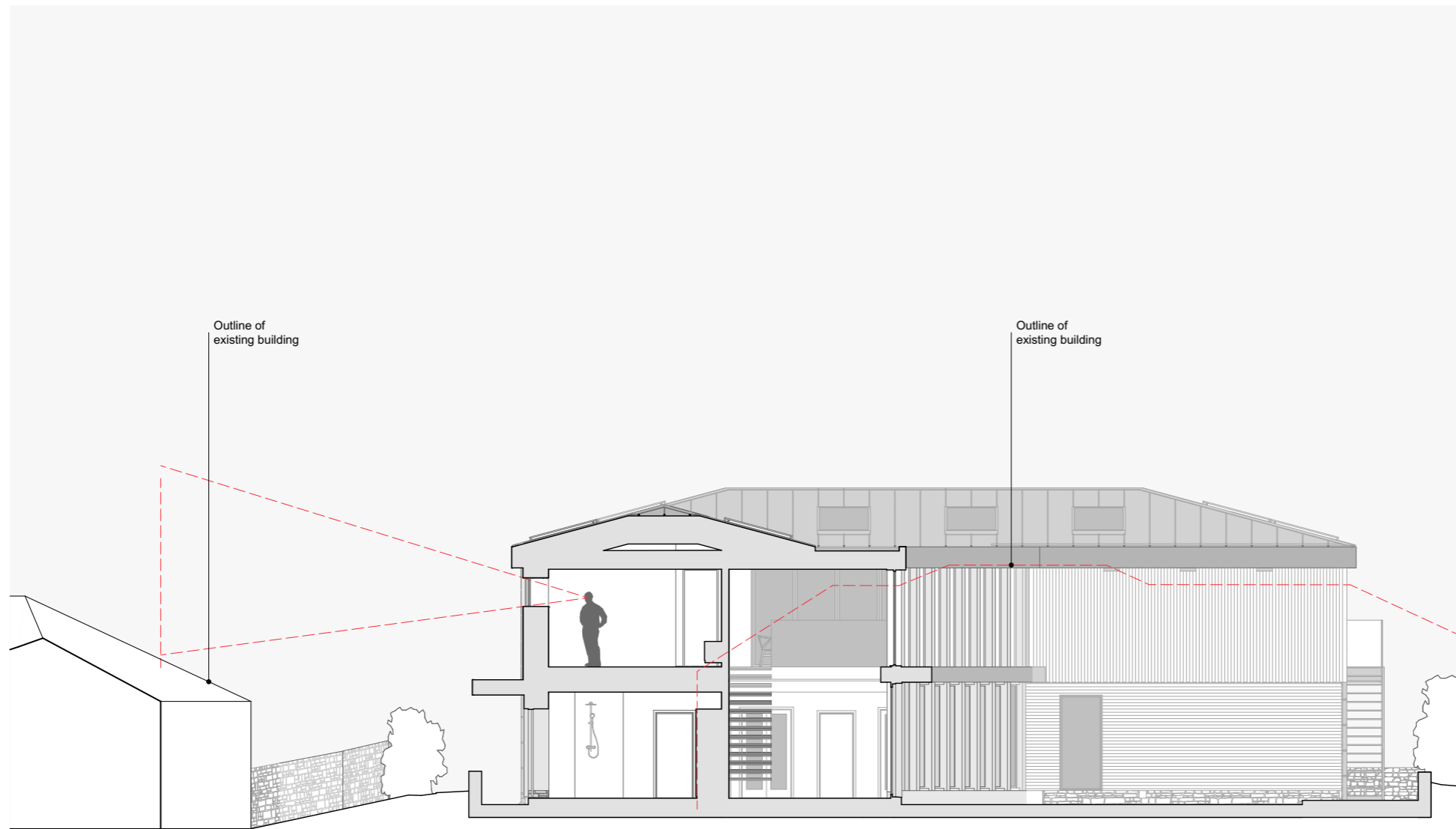
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## 6.4 PROPOSED SECTIONS



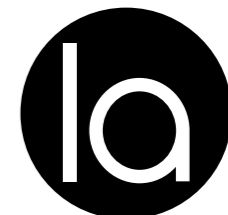
**Section A-A**

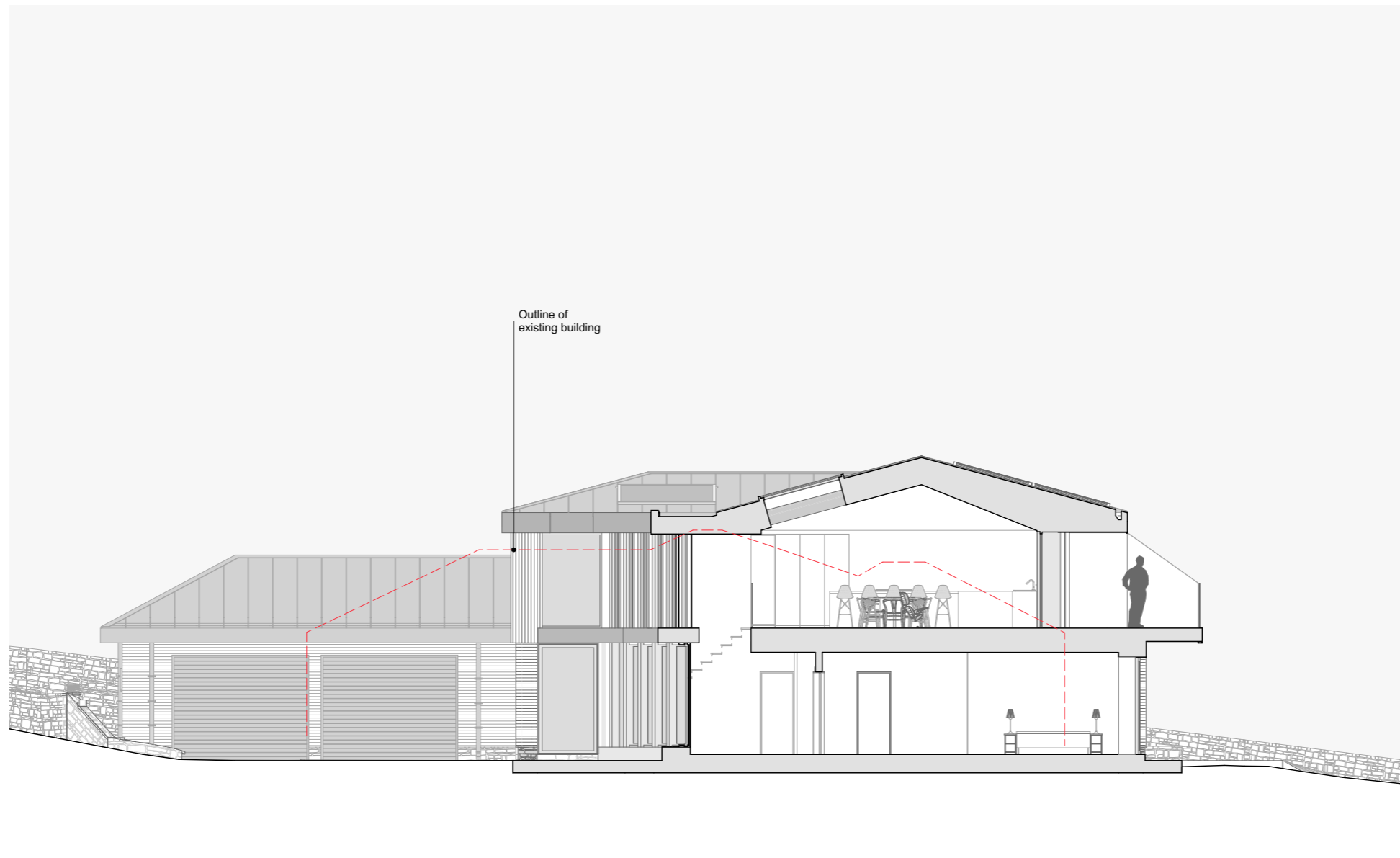
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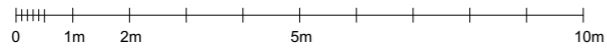




**Section B-B**

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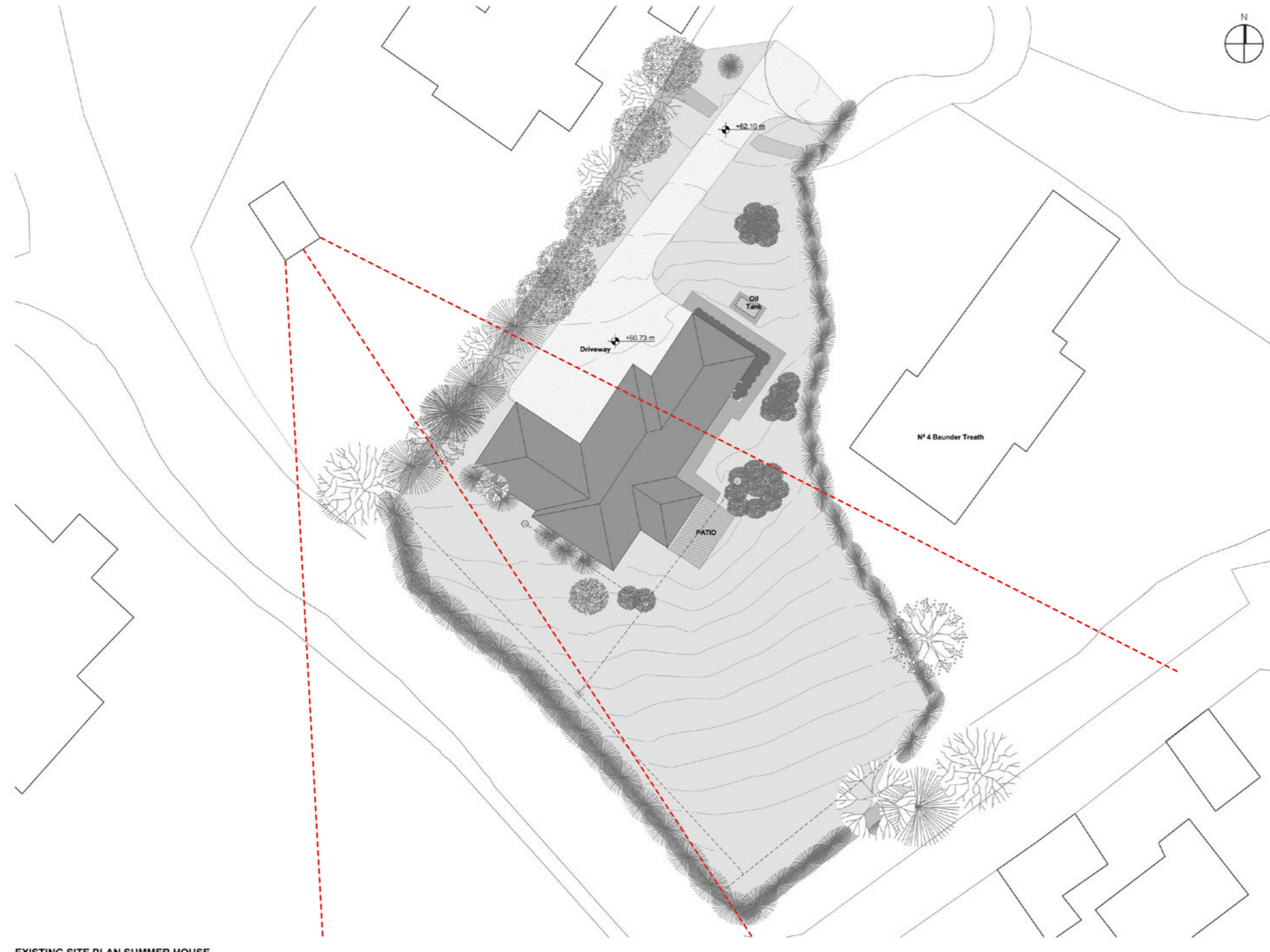
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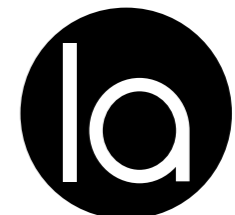


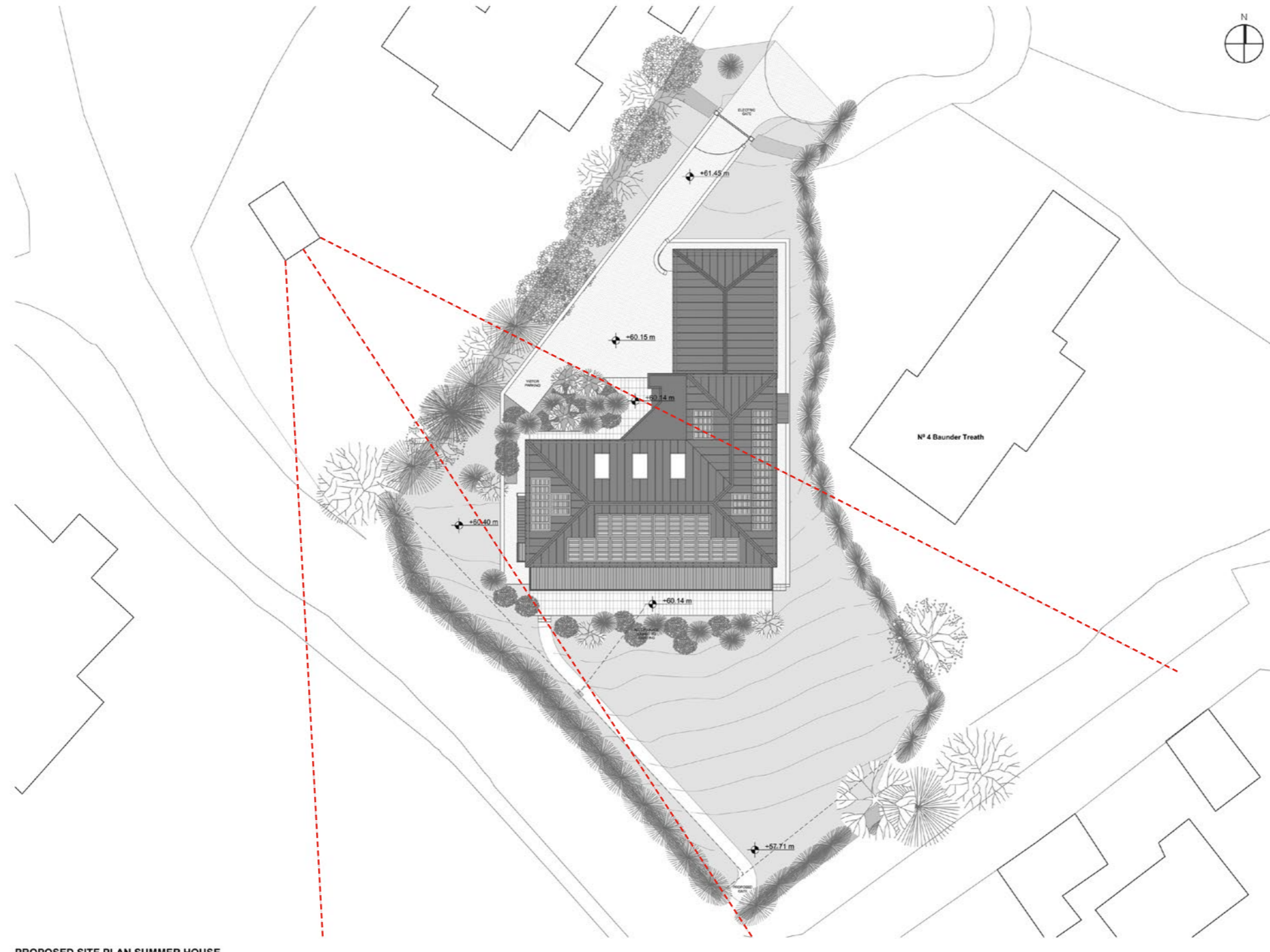
## 6.5 SUMMER HOUSE PLANS



EXISTING SITE PLAN SUMMER HOUSE  
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1m 5m 10m 20m

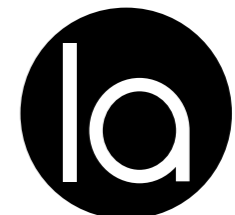
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PROPOSED SITE PLAN SUMMER HOUSE  
 1:200  
 1m 5m 10m 20m

NOT TO SCALE



## 7.0 PLANNING ASSESSMENT

### Principle of Development

Point 3 of Policy 3 of the CLP states that outside of the main towns identified by the policy, housing will be delivered for the remainder of the Community Network Area through the development of previously developed land within the settlement, assuming it is of an appropriate scale to the size and role of the settlement. Point 4 of Policy 3 states that where a site is within an AONB, development will be supported where it is in accordance with the other policies of the CLP 2016, and where it demonstrates that it conserves and enhances the landscape character and natural beauty of the AONB. Policy 21 seeks to ensure the best use of land, and point a) supports the use of previously developed land and buildings, provided that they are not of high environmental or historic value.

The proposal is to replace an existing dwelling with a new dwelling of a similar but slightly enlarged scale and form, with an improved design and within the village of Coverack; the proposal is therefore considered to be acceptable in principle. The site has an established history of residential use and by introducing a replacement dwelling, it is not considered any harm to amenity or accessibility would be caused. This proposal would allow the residential use of the site to continue but in a way that would provide an enhanced visual impact, and which would be more functional for the applicants.

Furthermore, the proposal complies with Section 11 of the NPPF which both promotes and supports 'the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively'. Whilst this proposal would not increase housing supply, it would provide an improved standard of living in comparison to the existing dwelling given its increased floor space and external high-quality design.

The design of the proposal is complementary to the character of the area and is an appropriate scale to its location. Whilst it is slightly larger in size than the existing dwelling it, its size is commensurate to the size of other nearby dwellings and the size of the plot. The proposal therefore makes an efficient use of available space. The dwelling is of a bespoke, high quality, architectural design which has been informed by a detailed review of the context of the site. The use of local and natural materials further helps to ensure a high-quality development is

delivered, that enhances the local sense of distinctiveness. Moreover, the submitted scheme is considered to represent an improvement to the present character of the site, both by way of design and layout, but also through the level and quality of accommodation provided.

### Residential Amenity

The ridge height of the proposed dwelling will increase by 1.8m when compared to the height of the existing dwelling. The orientation of the dwelling will be rotated approximately 45 degrees anticlockwise, to match the orientation of the properties to the northeast of the site.

Limited openings are proposed on the properties north, east and western elevations. Given the existing established site boundaries are to be retained, and due to the sites sloping topography, the proposed replacement dwelling is not considered to give rise to any additional overlooking or overbearing issues on the occupants of any neighbouring properties that what already exists due to the siting, design and scale.

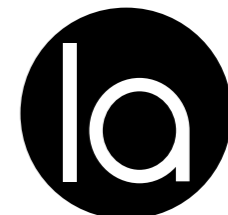
### Access/Highway Safety

The dwelling provides space for at least two parking spaces within the curtilage of the property. This reduces the pressures of on-road parking, in line with Policy 27 of the Local Plan. The access provides an acceptable level of visibility to ensure that safe entry on to the highway is secured. The proposal would not generate a significant increase in traffic and the access and parking arrangements are considered acceptable.

### Green Infrastructure Statement

The application site currently comprises a garden with a dwelling, with this proposal there is no change in use given it would continue to be a garden for a dwelling. The proposed boundary planting around the site would be retained and proposed planting is proposed to the north and east of the property.

Existing green infrastructure has been respected to ensure that existing biodiversity assets through the surrounding earth and stone wall would be retained.

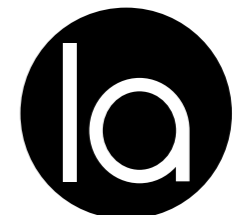


## Summary

Great care and sensitivity has been given to the design of the proposed development and it is considered that the proposals achieve all of the relevant criteria as contained within Policies 12 and 13 of the Local Plan, as well as Section 12 of the NPPF, the Cornwall Area of Outstanding Natural Beauty Management Plan and the Cornwall Design Guide. The proposed materials reflect the existing character of the area, providing a modern and high quality development which would enhance the existing site. The style of the proposed fenestration would also ensure a modern design, maximising views whilst also ensuring amenity is respected.

The proposal would result in the following notable social, environmental and economic benefits to the area if granted:

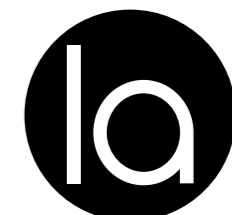
- The erection of the dwelling would result in social benefits to the area through the supply of new, high-quality housing. Whilst it is appreciated it would not increase housing supply, it would enhance housing supply through a higher standard of living through increased floor space and comprising a higher quality design.
- Given the nature of the scheme, before and during construction, the development would contribute to the local economy directly through the employment of local people to facilitate the build. This also extends to planners and architects/designers who have been involved in the preparation of this application, and the wider local supply chain through the provision of materials.
- Once occupied, new residents of the proposal would use and sustain the growth of nearby services through local spending power. It is considered that the proposed development would therefore assist in achieving the economic aims of sustainable development.



## 8.0 CONCLUSION

It has been demonstrated that the proposed development of a single replacement dwelling in the proposed location is consistent with adopted local planning policies and would be clearly consistent with the thrust of NPPF policy, particularly in terms of high quality, sustainable housing development and representing an effective use of previously developed land.

The proposal would not give rise to any technical impacts and would not introduce any concerns regarding highway safety. Taking these factors into account, on balance it is considered that the proposal is acceptable. The development should therefore be approved, having regard to the statutory determination obligation prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004, and in accordance with the relevant policies of National Planning Policy Framework 2023, policies within the Cornwall Local Plan 2010 – 2030, The Cornwall AONB Management Plan 2022-2027, the Cornwall Council Climate Emergency DPD (2023) and guidance within the Cornwall Design Guide 2021.





## APPENDIX 1

### THE DEVELOPMENT PLAN

#### The Cornwall Local Plan

The Cornwall Local Plan was adopted in November 2016 and sets out Cornwall Council's vision and planning approach for the period 2010-2030. It includes a number of strategic planning policies that are to be used in the decision making process.

The following policies as contained within the Cornwall Local Plan are considered key to the proposals:

- **Policy 1 'Presumption in favour of sustainable development'**
- **Policy 2 'Spatial strategy'**
- **Policy 2a 'Key targets'**
- **Policy 3 'Role and function of places'**
- **Policy 12 'Design'**
- **Policy 13 'Development standards'**
- **Policy 21 'Best use of existing land and existing buildings'**
- **Policy 23 'Natural Environment'**
- **Policy 27 'Transport and accessibility'**

**Policy 1** sets out a presumption in favour of sustainable development. It states that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development as enshrined within the NPPF.

**Policies 2 and 2a** relate to spatial strategy and key development targets. **Policy 2** sets out how new development proposals must be of a high-quality design, be able to combat climate change and considers any potential impacts on both the natural and built, historic environment. **Policy 2a** states that 52,500 homes must be delivered across the plan period, at an average rate of 2,625 dwellings per annum.

Policy 3 relates to the delivery of housing (amongst other development), including that of 5% self and/or custom build housing. This policy specifies that the housing requirements are best satisfied through rounding off settlements, through development on previously developed land which adjoins a settlement and builds on infill sites. Policy 3 states that other than at the main towns identified in the policy, housing growth will be delivered through a set criteria including:

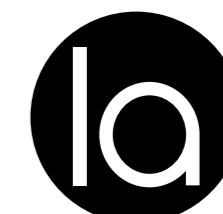
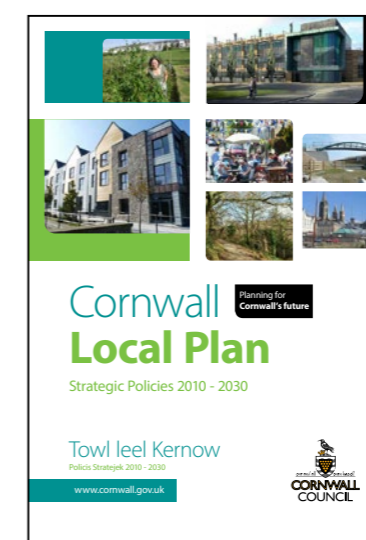
- 'rounding off of settlements and development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role'; and
- 'infill schemes that fill a small gap in an otherwise continuous built frontage and do not physically extend the settlement into the open countryside. Proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished'.

**Policy 12** requires new proposals to be of a high quality, safe and sustainable design which sustains Cornwall's sense of distinctiveness. It provides a set of design principles that are to be followed when creating new developments.

**Policy 13** further expands on what new developments are to achieve in terms of layout, open space, parking, waste storage, known technical constraints, natural lighting, ventilation and heating.

**Policy 23** sets out how new development proposals are to enhance Cornwall's natural environment and assets according to their international, national and local significance.

**Policy 27** relates to transport and accessibility. It states that new development proposals must be sustainably located, be close to and promote the use of public transport and can be safely accessed from the road network.



## MATERIAL CONSIDERATION

### National Planning Policy Framework (NPPF) 2023

The NPPF is a material consideration in the determination of this application as per **Paragraph 2** of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004. It sets out Government planning policies for England and how these are expected to be applied.

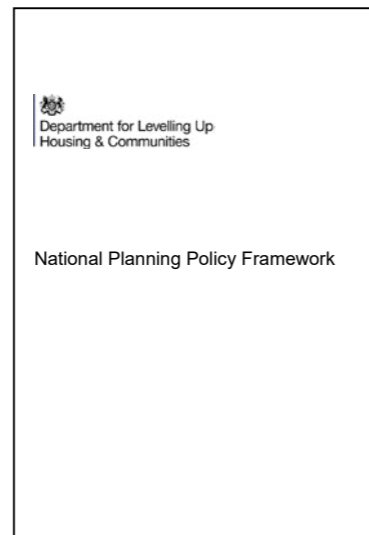
**Paragraph 7** of the NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

**Paragraph 8** of the NPPF sets out the three dimensions to sustainable development: economic, social, and environmental; all of which give rise to the need for the planning system to perform a number of mutually dependent roles.

The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (**Paragraph 11**) whereby developments which correctly balance the requirements of economic, social, and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.

At **Paragraph 12**, it is made explicitly clear that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

**Paragraph 38** states that LPAs should approach decisions on proposals in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. **Section 6** of the NPPF 2023 sets out that proposals which serve as a boost to local economy should be welcomed.



**Paragraph 69** sets out that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes

**Paragraph 79** concerns rural areas and makes it clear that 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. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

**Paragraph 105** states that the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

**Paragraph 119** states that 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.

**Section 12** of the NPPF, sets out how new developments should achieve high standards of design.

**Paragraph 126** places a strong emphasis on achieving high quality designs in new developments and states that good design is a key aspect of sustainable development.

**Paragraph 130** further provides a number of design related criteria that is to be achieved during the decision-making process.

**Section 15** focusses on conserving and enhancing the natural environment. **Paragraph 174** sets out that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.



### The Cornwall Area of Outstanding Natural Beauty Management Plan 2022 - 2027

The latest version of the Cornwall AONB Management Plan sets the agenda for the management of protected landscape. The current plan was adopted in 2022 and therefore should be regarded as a material consideration.

**Policy PD-P1** states that all development in the AONB must take a “landscape-led” approach in order to conserve and enhance the *natural beauty* of the AONB.

**Policy PD-P2** encourages local authority to consider and support the addition of individual developments, particularly the redevelopment of existing dwellings where these are landscape led and do not exceed the sensitivity of their designated landscape setting.

**Policy PD-P3** requires the replacement and redevelopment of existing dwellings to be supported where the overall scale, density, massing, height, layout, materials and landscaping of the development appropriately responds to local character and natural beauty of the surrounding AONB landscape.

**Policy PD-P11** Any development in, or within the setting of, the AONB must be sustainable

- maintains local distinctiveness and contributes to the sense of place; it should respond to local historical, cultural and landscape context and enhance and feel part of the existing landscape.
- is appropriately located, and addresses landscape sensitivity and capacity being of a scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting;
- reflects vernacular scale and detailing avoiding the uncharacteristic introduction of large scale dwellings with very extensive glazed elevations and imposing presence; Innovation in building design within the AONB should be landscape-led providing contextually responsive in the terms set out above, provide contemporary development that is well integrated into its setting and the AONB landscape.

- is compatible with the distinctive character of the location described by the Landscape Character Assessment, with particular regard to the setting of settlements and the rural landscape;
- does not compromise the special qualities and characteristics of the AONB designation as outlined for each local section and in relevant landscape character assessments;



### The Cornwall Council Climate Emergency DPD (2023)

Following the respective declarations of a Climate Emergency and an Ecological Emergency in Cornwall, the Climate Emergency DPD was adopted in February 2023, and is a material consideration for this development.

**Policy C1** relates to Climate Change Principles, and states that development in Cornwall should represent sustainable development and manage the county's natural, historic and cultural assets wisely for future generations.

**Policy G1** relates to Green Infrastructure Design and Maintenance, and states that green infrastructure should be central to the design of schemes. The policy emphasises the need for all developments to be planned around the protection and enhancement of nature.

**Policy RE1** concerns Renewable and Low Carbon Energy, and states that proposals for building mounted solar installations will be supported and encouraged wherever possible.

**Policy SEC1** relates to Sustainable Energy and Construction and states that development proposals will be required to demonstrate that:

- the *Energy Hierarchy* has been embedded within the design of buildings in order to reduce energy demand for heating, lighting and cooling; and,
- that residential proposals achieve net zero carbon in an Energy Statement which shows that the development has a space heating demand of less than 30kWh/m<sup>2</sup>/annum, total energy consumption less than 40kWh/m<sup>2</sup>/annum, and on site renewable energy installations, with a preference for roof mounted solar PV panels.

### The Cornwall Design Guide 2021

The new Cornwall Design Guide has been subject to a sustainability appraisal, consultations, scrutiny, review and is now adopted.

**Section 4** of the Design Guide sets out the importance of an effective design process, and highlights that there are many factors to consider in designing a successful scheme, including the nature of the site itself, its surroundings, community needs and opinions, good design principles and local policies. **Section 4.13** highlights why understanding the context of any site is important, and **Section 4.20** sets out how the outcomes of the Context Appraisal should be used to establish design principles.

The expectations regarding the design of building form are set out at **Section 5.26**, and expectations relating to material at **Section 5.29**, **Section 9.25** requires homes to be as resource efficient as possible, and **Section 9.37** requires high quality materials to be used wherever possible on homes to minimise ongoing maintenance.

