

Montagu Town Planning Limited

PLANNING POLICY ASSESSMENT HERITAGE, TRANSPORT AND EXPLANATORY STATEMENT

STENACK,
HIGHER GOONGUMPAS LANE,
CROFTHANDY, ST DAY

APPLICATION FOR RESERVE MATTERS APPROVAL
FOR THE PROPOSED ERECTION OF A DWELLING

CLIENT: MRS E FORD

DECEMBER 2023

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1. Introduction

- 1.1 This Statement has been prepared by Montagu Town Planning Ltd, in conjunction with CJ Morford Ltd, Architectural and Design Services, on behalf of Mrs E Ford who owns the site.
- 1.2 This statement is submitted in support of a reserved matters planning application for the proposed erection of a dwelling.
- 1.3 By way of background, the site benefits from an Outline Planning Permission, dated 6 December 2022, (**PA22/07102**), for the proposed erection of a dwelling on the site. There were a number of conditions which were imposed on the granted outline permission, which mainly related to the submission of the reserved matters application.
- 1.4 A detailed consideration of the various planning policies is provided below. That said, it is considered that the development complies with the requirements of the Development Plan for the following reasons:
 - The proposal will provide a new dwelling on a brownfield site located in a sustainable location;
 - The scale, design and siting of the proposed development ensures that the established built and landscape character of the area is respected and retained, as well as ensuring that the privacy of the occupants of the neighbouring dwellings are protected and enhanced;
 - The proposal will have no adverse impacts upon the World Heritage Site within which the site is located; and
 - The proposal will not result in the removal of any boundary trees or vegetation, which form part of the landscape character of the site and surrounding area.

2. Site Description

- 2.1 The application site, which measures some 1,181 square metres in extent, is an undeveloped site that forms part of the garden serving the host dwelling.
- 2.2 The site is located to the north of the host dwelling and detached garage. Existing boundary vegetation and hedges enclose the site on three sides, and the dwelling and detached garage block are located to the south.
- 2.3 The site is located on the northern side of Higher Goongumpas Lane, Crofthandy. There are a number of dwellings which are located on the southern side of Higher Goongumpas Lane, all of which are of varying designs, sizes, and designs. These houses, like the application site, are set within their individual plots, which are generally well maintained with plot boundaries been defined by hedges, fences and other forms of vegetation.
- 2.4 The site and surrounding countryside are located within Area 6 of the World Heritage Site (WHS), being the Gwennap Mining District with Devoran and Perran and Kennal Vale Area.

3. Application Proposal

- 3.1 As has been mentioned previously reserved matters planning permission is sought for the proposed erection of a dwelling.
- 3.2 The Existing Topographical Site Survey Plan (Drawing No.AB21112) details the extent of the site, the boundaries enclosing the site, as well as the location of host and neighbouring semi-detached dwellings.
- 3.3 Drawing No.01 details the Proposed Block Plan. The location of the proposed dwelling on the site is clearly evident from this plan. The Plan shows that the proposed dwelling will have a footprint measuring some 100.9 square metres, with a gross internal floor area (GIA) measuring some 174 square metres over two floors. The Plan also shows

an open parking space large enough to accommodate two cars and space to turn the cars, located to the front and the side of the proposed house. The plan shows that an area of garden in excess of 255 square metres (excluding the parking and turning areas), well in excess of the requirement set out in the Cornwall Design Guide will be provided to the front and either side of the proposed dwelling.

- 3.4 The Plan also details the location of the foul sewage connection, together with the location of the surface water soakaway.
- 3.5 Drawing No.02 shows the floor plans and elevations of the proposed dwelling. Internally the proposed dwelling will comprise of an entrance hall, a family bathroom, a utility room and three bedrooms (one en-suite) at the ground floor. At the first floor there will be an open plan living/dining/kitchen area and a separate w.c. From the first floor there will be access to a balcony which extends around a portion of the rear and side elevations of the house.
- 3.6 Externally, the proposed dwelling will be covered with a pitched slate roof. External walls will be finished with a combination of natural stone, smooth painted render and timber larch cladding. UPVC windows, external doors and rainwater goods are proposed. The front door will be defined by a canopy storm porch. The balcony will be covered with timber boarding and will be enclosed with glass panels and steel posts.
- 3.7 The Proposed Elevations also detail the provision of a bee brick and a bat slate vent, both in the south elevation.
- 3.8 The following plans and documents are submitted as part of the application:
- Drawing No.03 - The Site Location Plan (scale 1:1250);
 - Drawing No.AB21112 - The Existing Topographical Survey Plan (scale 1:200);
 - Drawing No.01 - The Proposed Block Plan (scale 1:200);
 - Drawing No.02 - The Proposed Plans (scale 1:50), Section Plan (scale 1:50) and Elevations (scale 1:100);

- The Preliminary Ecological Survey compiled by Darwin Ecology;
- A Phase 2 Soil Contamination Report compiled by YES; and
- The Planning Policy Assessment and Explanatory Statement compiled by Montagu Town Planning Ltd.

4. Transport Statement

- 4.1 The site is located in the developed part of village. There are a number of bus stops serving the village, adjacent to Goongumpas House, located to the west of the application site. The occupants of the proposed dwelling will make use of the public transport in order to gain access to the facilities provided in the in the villages and in Truro.
- 4.2 The proposed development provides parking for two car on-site, as well as providing a turning area allowing cars to enter and leave the site in a forward direction.

5. Heritage Impact Assessment

Overview

- 5.1 The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on nearby heritage assets (direct impact) and their setting (indirect impact).

National Planning Policy

- 5.2 National planning policy and guidance for the conservation of the historic environment are set out in the National Planning Policy Framework (NPPF). The relevant extracts are reproduced below.
- 5.3 Section 12 of the NPPF, entitled Conserving and enhancing the historic environment provides policy for planning authorities, property owners, developers and others on

the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition that heritage contributes to our knowledge and understanding of the past.

5.4 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

5.5 Para 194 advises, *“In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”*.

5.6 Para 195 advises, *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal”*.

- 5.7 Paragraphs 194-198 of the NPPF set out the approach to be adopted for assessing heritage assets in order that their significance, the impact of proposed development on that significance and the need to avoid or minimise conflict between a heritage asset's conservation and proposed development, can be understood.
- 5.8 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority (including local listing).
- 5.9 A Designated Heritage Asset comprises of the World Mining Heritage Site within which the site is located.
- 5.10 Significance is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 5.11 Policy 24 of the Cornwall Local Plan presumes in favour of proposals where they would sustain the cultural distinctiveness and significance of Cornwall's historic environment by protecting, conserving and where appropriate enhancing the significance of designated assets and their setting.
- 5.12 Policy PH2 of the NDP presumes in favour of new development within the World Heritage site subject to the development not adversely affecting the historic environment or its visual amenity.

Designated Heritage Assets

- 5.13 The majority of the most important ('nationally important') heritage assets are protected through designation, with varying levels of statutory protection. These assets fall into one of six categories, although designations often overlap, so a Listed early medieval cross may also be Scheduled, lie within the Curtilage of Listed church,

inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a World Heritage Site.

Mining Heritage Site

- 5.14 The site lies to the west of the Gwennap Mining District. Section 4.4 of the Cornwall WHS Management Plan. Section 4.4 of the Plan focuses on the Gwennap Mining District and states that:

“Gwennap was once described as the “richest square mile in the Old World”. The widespread and devastating landscape impact of copper mining may be seen together with remains of the network of railways that linked the mines to the ports. The desolate, largely heathland landscape, considerably modified by mining, is carpeted with waste rock (deads), dotted with islands of consolidated building remains, and with shafts surrounded by distinctive Cornish mine hedges. The central and northern sections of this Area are notable for their well-preserved landscape of smallholdings, interspersed with small mining settlements together with the mines which they served. St Day, Carharrack and Chacewater are particularly fine examples of mining villages. Scorrier House, Tregullow and Burncoose are examples of the grand houses and estates built by mining industrialists”.

Statement of Significance

- 5.15 The National Planning Policy Framework Section 12, states that great weight should be given to the conservation of heritage.
- 5.16 Paragraphs 194 to 195 of the NPPF explains that heritage significance can be harmed through its alteration, destruction or from development within its setting, and that the level of harm should be considered against the public benefits of the proposal. In assessing harmful impacts, the NPPF sets out the following grades:

- Total Loss;
- Substantial Harm; and
- Less than Substantial Harm.

Consideration

- 5.17 It is evident from the submitted plans and elevations that the new dwelling will be sited within the garden of the host dwelling. The proposal will not result in a loss of any boundary vegetation, nor will the proposal change the historic field pattern which characterises this part of the countryside.
- 5.18 The proposed dwelling is of a scale which is considered appropriate to the site, considering the context within which the site is located. Externally, the proposed dwelling will be finished with a range of natural materials which are appropriate to this rural location.
- 5.19 As a result of this, it is therefore considered that the development will have a **less than substantial harm** to these historic assets and historic characteristic of the area.

6. Planning Policy Context

- 6.1 The revised National Planning Policy Framework (NPPF) published in September 2023 provides the Government's framework for delivering sustainable development and facilitating economic growth through the planning process. Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 6.2 The introduction of the NPPF is a material consideration in planning decisions. The Development Plan for the Council covering this area of Crofthandy includes the adopted Cornwall Local Plan Strategic Policies 2010 - 2030.

- 6.3 The Gwennap Parish Neighbourhood Development Plan 2019-2030 has been made and, therefore forms part of the development plan.
- 6.4 The Council have recently adopted the Climate Emergency Development Plan Document (DPD) February 2023 forms part of the Development Plan.
- 6.5 The proposed scheme has been considered against the following guidance and specific policies, provided below, and is considered to be in conformity with these policies, as detailed within Section 7 of this Statement.

National Planning Policy Framework (NPPF)

- 6.6 The following sections of the NPPF are considered to relate to the proposal, namely:
- Section 2 – Achieving Sustainable Development;
 - Section 11 – Making Effective Use of Land;
 - Section 12 – Achieving Well-Designed Places; and
 - Section 15 – Conserving and Enhancing the Natural Environment.

Cornwall Local Plan Strategic Policies 2010-2030

- 6.7 The formal adoption of the Cornwall Local Plan is seen as a transition to a more positive and permissive set of guidance of which to assess planning applications and planning appeals against.
- 6.8 The following policies are considered to relate to the proposal, namely:
- Policy 1 – Presumption in favour of Sustainable Development;
 - Policy 2 – Spatial Strategy;
 - Policy 3 – Role and Function of Places;
 - Policy 12 – Design;
 - Policy 13 – Development Standards;
 - Policy 21 – Best Use of Land and Existing Buildings; and
 - Policy 27 – Transport and Accessibility.

Gwennap Parish Neighbourhood Development Plan 2019-2030

6.9 The following policies are considered to relate to the proposal, namely:

- Policy H2 – Location of housing;
- Policy H4 – Housing infilling/rounding off;
- Policy H6 – On-site parking and amenity space;
- Policy GQD2 – Design; and
- Policy PH2 – Development within the World Heritage Site.

Climate Emergency DPD 2023

6.10 The following policies are considered to relate to the proposal, namely:

- Policy C1 – Climate Change Principles;
- Policy G1 – Green Infrastructure; and
- Policy T1 – Sustainable Transport.

7. Planning Assessment

Green Infrastructure

7.1 Policy G1 of the Climate Emergency DPD requires that green infrastructure should be central to the design of schemes. Development proposals will be expected, where appropriate to the scale and nature of the scheme, to meet with the following principles of green infrastructure design, namely, consider local landscape character, incorporate sustainable drainage, conserve and enhance local distinctiveness and include the provision of bat and bird boxes and the use of bee bricks.

7.2 The proposal will provide a detached double storey dwelling on this site. The site is large enough to accommodate the proposed dwelling, on-site parking for at least two cars, turning area for the cars, as well as providing suitable amenity space for the proposed dwelling.

- 7.3 The proposal does not result in the loss of any boundary landscaping, which is characteristic to the local character of the area. The provision of a bee brick and a bat slate/tile is shown on the proposed dwelling. Run-off surface water will be drained into an on-site soakaway.
- 7.4 In light of the above mentioned, the proposal will comply with the requirements of Policy G1 of the Climate Emergency DPD.

Principle of the Development

- 7.5 The NPPF recognises that planning policies and decisions should play an active role in guiding development towards sustainable solutions; however, in doing so should also take local circumstances into account, to reflect character, needs and opportunities of each area (paragraph 9). It recognises overall that sustainable development has to be a balance of economic, environmental and social factors with no one factor being dominant. Paragraph 10 of the NPPF states that development should be considered in the context of the presumption in favour of sustainable development.
- 7.6 Policy 1 of the Cornwall Local Plan – Presumption in favour of sustainable development, states that *‘When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework’*. The Policy states further that *‘When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement’*. It is evident that when considering Policy 1 to the application proposal, the development proposal clearly accords with the criteria as set out.
- 7.7 The granted Outline Permission (**PA22/07102**) has already established the principle of the provision of a new dwelling on this site. As such there is no need to assess this matter yet again.

- 7.8 In light of the above, it is considered that the development complies with the requirements of Policy 2 of the Local Plan through the provision of this new dwelling on this site, which is located in this sustainable location, which will result in a well-designed development of a high quality; the design of which demonstrates a cultural, physical and aesthetic understanding of its location.
- 7.9 For all of the reasons provided above, the proposal will comply with the requirement of Policies 1, 2 and 3 of the Local Plan and Policies H2 and H4 of the NDP.

Design and Appearance

- 7.10 Section 12 of the NPPF relates to achieving well-designed places. Paragraph 126 of The Framework accepts that the need to secure high quality and inclusive design goes beyond aesthetic considerations, and this is clear from the high-quality design, which incorporates both traditional and modern elements resulting in a pleasing appearance.
- 7.11 As required in paragraphs 129 and 130 of the NPPF, the proposed development will add to the overall quality of the area for the lifetime of the development; create an attractive and comfortable place to live; optimise the potential of the site; respond to local character and reflect the local surroundings; use materials through innovative design and be visually attractive through considered architecture and landscaping.
- 7.12 Policy 12 of the Local Plan provides that development proposals will be judged against fundamental design principles of character; layout; movement; adaptability, inclusiveness, resilience and diversity; and process. The policy requires all development to be of an appropriate scale, density, layout, height and massing with a clear understanding and response to its landscape, seascape and townscape setting. The policy requires that development proposals should protect individuals and property from overlooking and unreasonable loss of privacy; overshadowing and overbearing impacts; and unreasonable noise and disturbance.
- 7.13 Policy GQD2 of the NDP requires that the design of new development be of a high quality and to reflect local distinctiveness.

- 7.14 It is evident from the Proposed Site Plan the proposed dwelling is located in such a manor so as to ensure that it is located a suitable distance away from the host dwelling located to the south west so as not to cause any loss of privacy, overshadowing, or loss of daylight.
- 7.15 The double storey dwelling has been designed and located such on the site so as to ensure that it is of an appropriate massing and scale considering the existing neighbouring residential development.
- 7.16 The proposed design goes beyond simply the appearance and materials of buildings. It has been demonstrated that the overall form of development is entirely appropriate to the locality in its layout and form, responding in a considered and creative manner to site constraints. The reinforcement of local distinctiveness is an acceptable planning aim. The proposed design makes an effective use of land.
- 7.17 Window openings have been specifically designed in the elevations of the proposed dwelling such that they do not cause any loss of privacy between the occupants of the proposed house and the existing houses located to the west and south. There is sufficient spaces between the existing dwellings and the proposed dwellings which is characteristic of development in the immediate area.
- 7.18 The design is representative of traditional shapes and takes design cues from similar forms of development located to the north. The proposal is clearly distinctive of good Cornish vernacular design. In addition, the accompanying proposed site plan demonstrates that the vehicle access and parking, and external amenity space will be appropriately and proportionately provided.
- 7.19 Taking all of the above mentioned into consideration, it is submitted that the proposed development will accord with Policy 12 of the Local Plan, Policy GQD2 of the NDP as well as complying with the guidance within the Cornwall Design Guide.
- 7.20 Policy 13 of the Local Plan requires that all new development will be expected to provide sufficient, on- site open (or private amenity) space, car parking provision, and space for storage for domestic activities and recreation, as well as collection of waste, recycling and compostable.

- 7.21 Policy H6 of the NDP requires that a minimum of 2 on-site parking spaces be provided for new housing, alongside the provision of a suitable amount of outdoor amity space.
- 7.22 As demonstrated on the accompanying plans and drawings, the application site will provide a single dwelling of high quality and in a manner, which complements its simple, functional form and appearance. The internal layout of the proposed dwelling has been referred to previously in detail. The Proposed Block Plan demonstrates that there is ample provision of functional external spaces which are sheltered and that at least 2 car parking spaces and turning space will be provided to serve the proposed dwelling. In addition to this, it is evident from the Proposed Block Plan that the host dwelling has a suitable amount of private amenity space, commensurate with the size of that dwelling.
- 7.23 The proposal clearly accords with the advice provided in section 12 of the NPPF and Policy 13 of the Local Plan, as well as with Policy H6 of the NDP.

Best Use of Land and Existing Buildings

- 7.24 In accordance with the requirements of paragraph 119 of the NPPF the proposed development would allow for the effective and efficient use of this site. The proposed density, as required by paragraph 124, is suitable for the settlement, taking into consideration the existing development and prevailing character of the area. The development provides a different type of housing accommodation, in order to meet the identified need.
- 7.25 Policy 21 of the Local Plan seeks to ensure the best use of land and existing buildings that are not of high environmental or historic value and 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 site comprises of underutilised parcel of land, which is located in a sustainable location. In addition to this, the proposed development is for the provision of one dwelling, which considering the density of the existing development, is of an appropriate scale and as such this proposal clearly demonstrates that the development complies with the requirements of this policy.

Impact Upon Highways

- 7.26 Section 9 of the NPPF relates to promoting sustainable transport. Policy 27 of the Local Plan relates to transport and accessibility. The policy requires the provision of safe and suitable access for all people and that the development should not cause a significantly adverse impact to the local or strategic road network. Furthermore, the policy requires that development be located so that the need to travel will be minimised and the use of sustainable transport modes can be maximised.
- 7.27 Policy T1 of the Climate Emergency SPD requires that development be designed and located in order to minimise the need to travel. A detached dwelling is being provided and will utilise the existing vehicular access serving the site. Given the small-scale form of development it is considered that there is no reason why the proposal should be refused on highway grounds., the development complies with the requirements of this policy.
- 7.28 Policy T2 of the Climate Emergency SPD requires that development should provide for suitable on-site parking. The development will provide a suitable amount of on-site parking for vehicles in relation to the size of the proposed dwelling.
- 7.29 As is evident from the Proposed Block Plan the proposed dwelling will be provided with at least two on-site car parking space. The proposed dwelling will make use of the existing vehicular access, which provides the site with a safe means of access to the public highway.
- 7.30 In light of this it is considered that the proposal complies with the advice provided in Section 9 of the NPPF and with the requirements of policy 27 of the Local Plan. The proposal is supported by Climate Change Emergency DPD, in particular Policies T1 (Sustainable Transport) and T2(Parking).

8. Conclusion

- 8.1 It is considered that this is an appropriate location for the proposed development. The development accords with the guidance set out in paragraph 11 of the NPPF, which asserts the presumption in favour of sustainable development that is at the heart of the NPPF.
- 8.2 The NPPF establishes the case for making efficient use of land and existing buildings. The Council is committed to achieving high quality buildings and places and ensuring the distinctive character of Cornwall is retained. The proposal is of a high quality and contains elements, which reinforce local distinctiveness, including appropriate local materials. The building reflects a traditional building form, which is characteristic of the area. The development has been sensitively designed, such that will result in the effective use of an existing parcel of land.
- 8.3 The proposal will allow a small-scale housing development of this site with 1 dwelling that is entirely appropriate in scale, design, form and appearance. The proposal complies with the Local Plan policy for small scale housing, with a quantity of development which is a scale that is entirely appropriate to the size and role of this part of the village.
- 8.4 The proposed dwelling will reflect traditional forms incorporating the use of external finished materials, which are prevalent in the area. The use of a palette of finished external materials that are present in the location will allow for the proposed development to integrate into the surrounding development. Considerate siting and appropriate design will avoid overlooking or privacy loss, overshadowing or overbearing impacts in respect of neighbouring dwellings. Given the size of the proposed garden serving the dwelling, any unreasonable noise or disturbance of existing neighbouring dwelling is also highly unlikely.
- 8.5 The proposal would not give rise to any technical impacts, particularly with respect to landscape, residential amenity or highway safety.

- 8.6 The proposal is considered to comply with policies 1, 2, 3, 12, 13, 21, 24 and 27 of the Cornwall Local Plan. The development also complies with the requirements of Policies H2, H4, H6, GQD2 and PH2 of the NDP and Policies C1, T1 and T2 of the Climate Change Emergency DPD.
- 8.7 By reference to the relevant policies contained in the development plan, and considering all relevant material planning considerations, it is concluded that the development that is the subject of this application is acceptable in all respects.
- 8.8 The proposal complies in all respects with the development plan for the purposes of Section S38(6) of the Planning and Compulsory Purchase Act 2004. Most particularly in terms of guidance contained in paragraph 11 of the NPPF and the policies, referred to above, in the Cornwall Local Plan, because the proposal is beneficial in social, economic and environmental terms and is therefore 'sustainable', planning permission should be granted without delay.