

December 2023



Full Planning Permission

**DESIGN, ACCESS AND PLANNING STATEMENT
including HERITAGE ASSESSMENT, GREEN
INFRASTRUCTURE and ENERGY STATEMENT**

Construction of Affordable Led Development and Associated Works

Land Adjacent to Collygree Parc, South Road, Goldsithney, TR20 9LY

Prepared By Cornwall Planning Group



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1.0 Summary

This Design, Access and Planning Statement has been prepared to accompany a planning application for an affordable led residential development comprising 20 dwellings (50% affordable housing) in total (the 'proposal') at Land to the South of Collygree Parc, South Road, Goldsithney, Cornwall (the 'site').

This application follows a previous outline application for a residential development of 23 dwellings, that was granted at Planning Appeal in 2014. The application has subsequently lapsed and this application seeks full planning permission for a new residential scheme that takes consideration of the matters raised within the Appeal Decision. It provides opportunity for the retention of the significant trees on the site and no development is proposed to the far eastern boundary, in the location of a badger sett.

The proposal currently before the LPA proposes amendments to the layout and configuration of dwellings in comparison to the previous indicative layout plan. The proposal would offer a variety of dwelling types including detached, semi-detached and terraces of three, taking consideration of the site constraints and features, with the main driveway at the top (northern) section of the site providing separation from the Collygree Parc residential development. Parking provision is provided in designated parking areas to avoid dominance of the car immediately adjacent to each dwelling. Each dwelling would have a good-sized garden that takes consideration of neighbouring properties. Areas of green space are provided within the site with opportunity for enhanced landscape and habitat provision.

The site is located in the Tregonning and Gwinear District of the Cornwall and West Devon World Heritage Site (WHS), an internationally significant heritage designation. The proposal follows a recently approved application and is well related to the settlement boundary and as such, will not impact the heritage significance of the WHS or any surrounding designated or non-designated heritage assets. The proposal will not result in any implications to surrounding residential amenity and there are no other material planning considerations that would otherwise prevent development of the site.

This Statement provides a review of the relevant planning history and relevant planning policy, including those contained within the Cornwall Local Plan (CLP) 2016, the Climate Emergency Development Plan Document (DPD) 2023, the Perranuthnoe Neighbourhood Plan (NP) and the relevant provisions set out in the National Planning Policy Framework (NPPF) (2023, as amended). It sets out that the proposal would be consistent with these provisions and that support for the proposal can be afforded.

2.0 Application Site

The application site as outlined in red has an area of 6521sqm and is located to the south of the village of Goldsithney, within the jurisdiction of Perranuthnoe Parish Council.

The site lies on the southern fringe of the village of Goldsithney and is characterised by an open field parcel with remnants of vegetation along its boundaries and to the eastern section of the site where there is a known badger sett located in dense Blackthorn scrub. The site is enclosed by Cornish hedgerow with five Monterey Pines located toward the centre of the site.

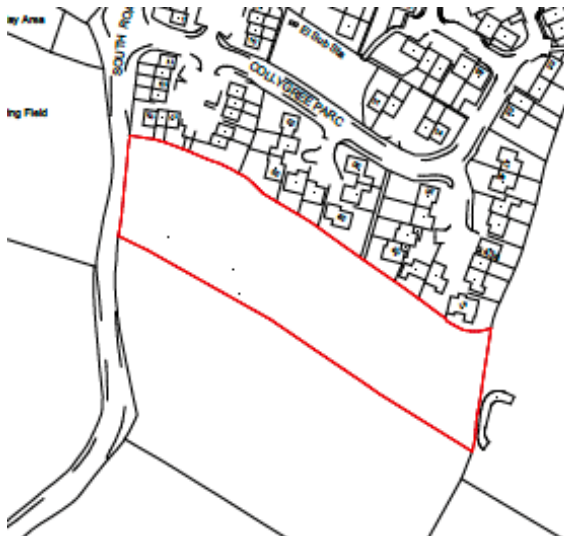


Figure 1. Extract Location Plan



Figure 2. Extract imagery of site (Google, 2023)

The site is relatively flat, sloping up to the east. It is bounded by South Road to the west, with broader open farmland to the west and St Piran's Hall community hall and play area to the north-east. Collygree Parc residential estate is located to the north and broader agricultural field parcels to the south and east.



Figure 3. Site from South Rd



Figure 4. Site from South Road looking north toward Collygree Parc



Figure 5. Site looking to the north toward Collygree Parc



Figure 6. Trees within central portion of site looking north



Figure 7. Macrocarpas and houses along northern boundary at Collygree Parc



Figure 8. View of site from road looking east



Figure 9. View of site looking north towards Goldsithney from South Road



Figure 10. View of site from adjoining field looking north towards Collygree Parc

3.0 Designations

The following constraints are applicable to the subject site:

There are no applicable landscape constraints in the vicinity of the site.

The site is in the Cornwall Character Area 2022 – CCA06 – Hayle to Helston Hinterland. An inland area in the west of Cornwall that sits in between two upland areas of the West Penwith Hills to the west, and Carnmenellis. To the east. It is an inland landscape of gently undulating and varied mixed farmland, divided by shallow wooded river valleys. A legacy of mining industry is clear throughout the area with remnants of chimney stacks and mining settlement patterns. Dense Cornish hedgerows, hedgerow trees and belts of riparian woodland create a relatively enclosed landscape. Settlement is scattered throughout the landscape. Land use and field patterns are of mixed farmland, predominantly medieval in origin and substantial areas of post-medieval and modern enclosures with rectilinear fields and straight boundaries, generally found in historic mining areas where the land was converted to agriculture after mining ceased.

The site is in the Tregonning and Gwinear Mining Districts Section of the Cornwall and West Devon World Heritage Site (WHS). Wheal Caroline Engine House (unconsolidated) is known to have been present in proximity to the protected trees toward the eastern portion of the site.

The site is approximately 300m to the south of the Goldsithney Conservation Area.

There are no particular non-designated heritage assets within the vicinity of the site. The field parcel to the west of South Road has a Mesolithic findspot – lithic scatter recovered from an arable field at Dubban Farm in 1997.

There are no listed buildings within the vicinity of the site.

Two Tree Preservation Orders areas are located on the southern boundary of the site – TPO13/00023 – 2 x Monterey Pine and 3 x Monterey Pine.

The site is located in Flood Zone 1.

The Historic Landscape Characterisation is varied, characterised by Upland Rough Ground (HCO7).

4.0 The Proposal

The application seeks permission for the construction of 20 dwellings, as follows:

House Type	Bedrooms	GIA	Type	Quantity	Total
2 Bed	2b 4p	80.00m ²	Semi- Detached / Terraced	9	20
3 Bed	3b 6p	104.5m ²	Semi- Detached	8	
4 Bed	4b 8p	127.5m ²	Detached	3	

Table 1 – Proposed house type

A new access point would be provided at the northern aspect of the western boundary from South Road with the driveway being located along the northern boundary. A variety of house types are proposed with the dwellings toward the western boundary being oriented to address the driveway in a north to south configuration. The dwellings in the central portion of the site would be oriented in an east to west configuration. Parking would be located throughout the site with a central main parking area.

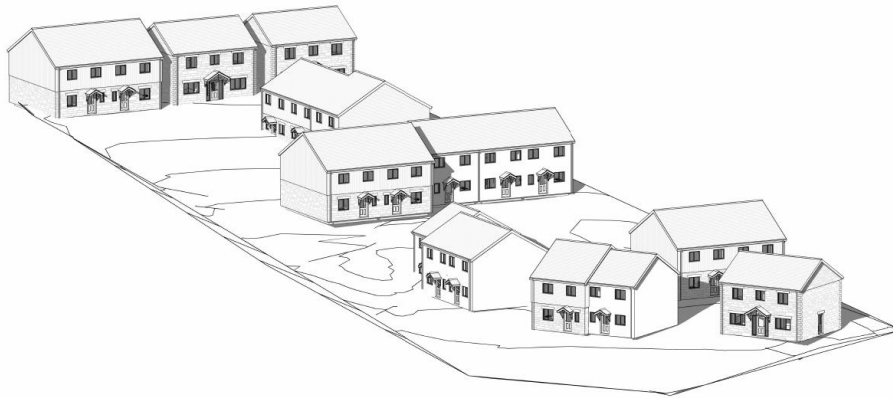


Figure 11. Extract of Proposed Site Plan

Communal landscape areas are proposed with new local species of planting. The tree protection areas toward the southern boundary are also retained with an area of communal open space retained toward the eastern boundary.

Each dwelling would comprise a good sized rear garden with parking for a minimum of one vehicle per dwelling (36 spaces in total).

Each house type would offer a variation in design and materials as shown in the proposed elevations. High quality materials are proposed including natural slate roofs, timber cladding, natural stone and painted render with timber porch canopies, quoins and stone lintels.



2 Site View

Figure 12. Proposed house types and layout

5.0 Relevant Planning History

A review of Council's Planning Register revealed the following planning history relevant to the proposal:

- PA15/09166 – Land south of Collygree Parc, South Road, Goldsithney, Cornwall – Removal of 5 trees – Part approved, part refused 11 Nov 2015;
- PA12/11837 – Land Adjacent to Collygree Parc, South Road – Residential development (23 dwellings) – Refused by delegated authority and Allowed at Appeal – Ref APP/D0840/A/14/2215019 dated 22 December 2014.

6.0 Planning Policy Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and Paragraphs 2 and 47 of the NPPF recognise that '*Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise*'. The statutory development plan for the site consists of the Cornwall Local Plan (CLP) and The Perranuthnoe Neighbourhood Development Plan 2019 – 30 (NDP), whilst material considerations in this instance comprise national policies set out within the National Planning Policy Framework (NPPF) 2021 and relevant Supplementary Planning Documents (SPDs).

6.1 Cornwall Local Plan 2016 - 2030

This is the current local planning document that sets out the vision and development control policies that are applicable to Cornwall.

Policy 1 asks that Council takes a positive approach that reflects sustainable development and that Councils work together with applicants to ensure proposals are approved wherever

possible and to secure development that improves the economic, social and environmental conditions in the area. It states that the LPA will work with applicants to find solutions which mean that proposals will be approved wherever possible and 'to secure development that improves the economic, social and environmental conditions in the area'.

Policy 2 looks at the spatial strategy and requests that proposals: respect and enhance quality of place and ensure that development is of high quality; provide solutions to current and future issues including delivering renewable and low carbon energies; generate and sustain economic activity as well as identify the value and sensitivity of the character and importance of landscapes, biodiversity and historic assets.

Policy 3 relates to the role and function of places and seeks to ensure that the scale and mix of uses of development and investment in services and facilities should be based on the role and function of places. It seeks to focus new development in existing towns and villages.

Policy 8 relates to affordable housing and states that where there is a net increase of 10 dwellings there must be provision for affordable housing (or where more than 5 dwellings in a designated rural area). It states that developments should provide acceptable housing target levels and that a mix of affordable housing products should vary and take account of Council's evidence of housing need and any viability constraints identified.

Policy 9 relates to Rural Exception Sites and advises that 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 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. Market housing must not represent more than 50% of the homes, or 50% of the land take.

Policy 12 relates to the provision of high-quality and sustainable design to ensure that new development ensures Cornwall's enduring distinctiveness and maintains and enhances its distinctive natural and historic character. Development should demonstrate a design context that clearly considers its surroundings and how the development contributes to the social, economic and environmental elements of sustainability. Point 2 seeks to ensure that development proposals protect individuals and property from overlooking and unreasonable loss of privacy; overshadowing and overbearing impact as well as unreasonable noise and disturbance.

Policy 13 relates to development standards which, amongst other things, seeks to ensure proposals supply sufficient internal space for everyday needs; appropriate off-street parking; storage for waste as well as the protection of amenity.

Policy 21 refers to the best use of land and existing buildings, provided they are not of high environmental or historic value. Point c. requires proposals to increase building density, where appropriate, taking into account the character of the surrounding area.

Policy 23 relates to the natural environment and seeks to ensure that the distinctiveness and character of Cornwall's natural environment and assets are protected. Point 2 specifically relates to Cornish landscapes and advises that development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and undesignated landscapes. It seeks for development to take into account and respect the sensitivity and capacity of the landscape asset, considering the cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using the Cornwall Landscape Character Assessment. Point 3 looks at biodiversity and geodiversity and requests that development proposals should conserve, protect and enhance these attributes.

Policy 24 relates to the historic environment and requests that development proposals protect, conserve and enhance the significance of designated and non-designated assets and their settings.

Policy 25 looks at green infrastructure and seeks to ensure that development proposals contribute to an enhanced connected and functional network of habitat.

Policy 26 of the CLP relates to climate change and flood risk management and seeks to ensure that development should be sited, designed and of a type that increases flood resilience; minimises or reduces flood risk on site and in the area and replicates natural ground water surface water flows and decreases surface water run off.

Policy 27 looks at access and seeks to ensure that all new developments have safe and suitable access.

6.2 Climate Emergency Development Plan Document (DPD)

This DPD was adopted in February 2023 and seeks to address the climate and ecological emergencies. It seeks to provide a link between the Local Plan and the climate emergency as well as expand the Local Plan approach and supporting action for Cornwall to become carbon neutral by 2030. Policies seek to ensure development is energy efficient and buildings are sustainable. Clean, green energy will be supported and the need to travel should be reduced where possible to make rural and urban areas more sustainable. Development, landscapes and buildings should be more biodiverse and should be safer and more resilient to the challenges of climate change. The relevant policies are as follows:

Policy C1 – Climate Change Principles

Seeks for development to make a contribution to minimising greenhouse gas emissions; improve resilience against climate change; contribute to health and wellbeing; use and reuse

land more efficiently; conserve and enhance the natural environment; avoid pollution and protect and enhance carbon storage.

Policy G1 – Green Infrastructure Design and Maintenance

Advises that green infrastructure should be central to the design of schemes, ensuring permeability of the site for wildlife and people. It requires homes to have access to a well-proportioned and well-orientated garden or green space.

Policy T1 – Sustainable Transport

Looks to ensure there is integration between different modes of travel, including walking, cycling and public transport; provide secure cycle parking and support the use of electric vehicles with charge points being encouraged.

T2 – Parking

Proposals should meet Council's parking standards and layouts should not increase pressure for off-site parking.

Policy RE1 – Renewable and Low Carbon Energy

Proposals should contribute to meeting Cornwall's target of 100% renewable electricity supply by 2030; balance the wider environmental, social and economic benefits of renewable electricity and will not result in adverse impacts to the local environment that cannot be satisfactorily mitigated.

Policy SEC1 – Sustainable Energy and Construction

Seeks to ensure development proposals demonstrate how they have implemented the principles and requirements as set out in the Energy Hierarchy. Existing buildings should comprise significant improvements to the energy efficiency and reduction in carbon emissions.

Policy CC3 – Reduction of Flood Risk

Proposals should be designed to reduce flood risk to the application site and its surroundings.

Policy CC4 – Sustainable Drainage System Design

Proposals shall prioritise the use of SuDS to reduce the overall level of flood risk and provide attractive, biodiverse and non-buried systems.

6.3 Perranuthnoe Neighbourhood Development Plan (NDP) 2019 - 2030

When a Neighbourhood Development Plan (NDP) comes into force, it becomes part of the statutory development plan for the area that it covers. The NDP comprises a set of policies that are relevant in the context of the parish. Relevant policies are as follows:

Policy CW5 – Spatial Planning – seeks to protect the special character and appearance of the Parish and should demonstrate a social, physical and aesthetic understanding of their location

and a sensitivity to the capacity of the area to absorb the development or land-use change proposed. Proposals should support social cohesion; protect the designated WHS and maintain the Parish's green infrastructure;

Policy CW 5i: Access, Parking and Congestion – development should not impact on the ease of access by service and emergency vehicles; provide sufficient off-street parking; landscaping should not involve the creation of new access points onto lanes or village streets where they may increase risk of congestion;

Policy HTA 1: Development Boundaries – density should be in keeping with surroundings and proposals outside of defined settlement boundaries will only be permitted where:

- a) they are in accordance with national and county policies and regulations for Rural Exception Sites and in accordance with associated policies in this Neighbourhood Plan;
- b) for an appropriate reuse of an existing building, in accordance with Policy HTA2.

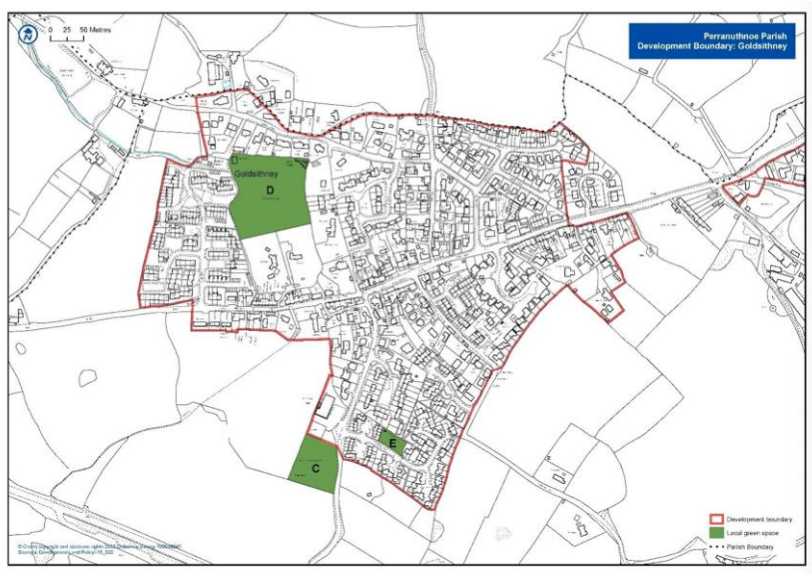


Figure 13. Extract Perranuthnoe NDP – Map HTA1i – Development Boundary (courtesy Perranuthnoe NDP, 2019) showing site adjacent to the southern boundary of the village

Policy HTA3: Affordable Housing – proposals will be supported where there is evidence of local need, the proposal is consistent with CLP Policy 9 and where:

- i. the type, tenure, size and number of dwellings proposed meets the local housing need identified for the parish with the current need primarily for social and affordable rented dwellings;
- ii. exception sites are not expected to exceed 10 dwellings unless there is evidence of a higher level of need;
- iii. best use of land should be demonstrated for all affordable housing sites including plot size, site design and placement of housing;

Policy BDL1: Building Design, Scale, Layout and Landscaping – proposals should demonstrate how building design, scale and landscaping is well integrated in the landscape and protects the WHS; uses appropriate scale, layout, form and materials and avoids extensive glazing, glass walls and polished metal; avoids overbearing and overlooking impacts on neighbours; provides a useable garden space; avoids overdevelopment with atypical building density, forms and massing; presents innovative design; respects existing roofscapes and avoids development above the skyline; plot layout should minimise dominance of private car;

Policy NLB1a: Biodiversity Conservation and Ecosystem Resilience – proposals should achieve biodiversity net gain;

Policy NLB1b: Protecting Valued Landscapes = places a strong priority on conserving the natural beauty of landscapes across the Parish;

Policy NLB1c: Safeguarding Environmentally Sensitive Areas and Protected Species – development or land-use change should not pose risks to designated habitat sites or rare or threatened species;

Policy NLB3: Control of Light Pollution and Glare – if external lighting is proposed it needs to meet certain standards to protect the night sky from light pollution and the use of large amounts of fenestration on buildings on higher ground should be discouraged;

Policy NLB4: Green Infrastructure, hedgerows and Cornish hedges – strong priority placed on protection of hedgerows recognising their importance of providing connectivity. New development should create opportunity to overall net gain in herdgerow or hedge length; if removal of a hedge is proposed, the planning proposal should demonstrate suitable mitigation measures to address landscape and biodiversity impacts;

Policy NLB5: Environmental responsibility – proposals to achieve climate-change resilient communities;

Policy HCA1 – Heritage Value of Landscapes, Settlements and Assets in the WHS – proposals should demonstrate a positive contribution to heritage character;

Policy HCA3: Historic mining sites and landscape features – proposals affecting non-designated heritage assets or elements of the WHS that contribute to its significance must comply with the national requirements and adhere to WHS Management Plans.

6.4 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was updated in 2023 and sets out the Government's overarching planning policies for England and how these should be applied.

Paragraphs 1-6 provide the introduction to the NPPF and details how the NPPF sets out the Government's policies for England and how these should be applied, as well as provides the framework within which locally prepared plans can be produced. It sets out that applications

are required to be determined in accordance with the development plan unless material considerations indicate otherwise, with the NPPF being a material consideration in the decision making process, and acting as a principal policy consideration where the development plan is out of place.

Section 2 relates to achieving sustainable development with paragraph 8 establishing the three overarching objectives being: economic; social and environmental, that includes using natural resources prudently as well as moving to a low carbon economy. Paragraph 10 makes it clear that there is a presumption in favour of sustainable development at the heart of the Framework.

Paragraph 11 states that decisions should apply a presumption in favour of sustainable development and, for decision-making this means: approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 38 advises that LPAs should approach decisions on proposed development 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. 47 identifies that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should also be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 48 discusses that LPAs may give weight to relevant policies in emerging plans according to: the stage of preparation; extent to which there are unresolved objections; and the degree of consistency with relevant policies in the emerging plan to the Framework.

Section 5 deals with delivering a sufficient supply of homes with paragraph 69 advising that small and medium size sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. Paragraph 72 advises that LPAs should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met in the authority's area and should:

- a) comprise entry-level homes that offer 1 or 2 or more types of affordable housing;
- b) be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of importance and comply with any local design policies and standards.

Section 8 deals with promoting healthy and safe communities and seeks for developments to ensure social interaction; developments that are safe and accessible and enable and support healthy lifestyles.

Section 9 seeks to promote sustainable transport with paragraph 110 seeking to ensure that appropriate opportunities to promote sustainable transport modes and that safe and suitable access to the site is achieved for all users.

Under the heading, 'Making effective use of land', Paragraph 119 states:

'policies and decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions'.

Paragraph 120 states that planning policies and decisions should amongst other things, encourage multiple benefits from both urban and rural land and support the development of under-utilised land and buildings as well as give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. Paragraph 124 advises that proposals should make efficient use of land taking into account the identified need for different types of housing and other forms of development; local market conditions and viability; the desirability of maintaining an area's prevailing character and setting (including residential gardens) and the importance of securing well-designed, attractive and healthy places.

Section 12 relates to achieving well designed places and confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 advises that, amongst other things, decisions should ensure that developments:

- a) function well and add to the overall quality of the area, not just for the short term but for the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
- d) establishes a strong sense of place;
- e) optimises the potential of the site to accommodate and sustain an appropriate amount and mix of development;
- f) create places that are safe, inclusive and accessible with a high standard of amenity for existing and future users.

Section 14 looks at climate change and flooding, with paragraph 159 stating that inappropriate development in areas at risk of flooding should be avoided. Paragraph 167 advises that LPAs should ensure that flood risk is not increased elsewhere; developments are appropriately flood resistant and incorporate sustainable drainage systems and so on.

Section 15 seeks to conserve and enhance the natural environment and requires development to protect and enhance valued landscapes and to recognise the intrinsic character and beauty of the countryside.

Paragraph 179 seeks to protect and enhance biodiversity and geodiversity whilst paragraph 185 seeks to ensure that new development is appropriate for its location.

Section 16 focuses on conserving and enhancing the historic environment and, within this, advice is given on proposals affecting heritage assets. Paragraph 194 states that in determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance.

Paragraph 197 states that in determining applications, LPAs should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

7.0 Supplementary Planning Guidance

7.1 Cornwall Design Guide 2021

This guide aims to support the Local Plan and should be read alongside the NPPF. It looks to ensure that new development contributes to the achievement of good design and better places as well as being resilient to climate change. The relevant sections of this document are summarised as follows:

- 3.2.2 recognise and sustain distinctive forms of development including roof forms, height and materials and respond to local features;
- 3.4.3 Distinctive forms of the landscape including natural features and existing landmarks and features to form an integral part of the layout, retaining trees and native planting;
- 3.4.4 Development to respond to the climatic conditions and provide protection to gardens;
- 4.3.2 Materials used are based on local and traditional materials or colour finishes that compliment those in the area;

4.3.3 A limited mix of building styles, materials and colours to foster cohesion;

5.8.5 car parking should be integrated into the design of the development and not dominate the front elevation.

7.2 Cornwall Council Housing Supplementary Planning Document February 2020

This document sets out that good quality housing is vital and it is important that housing stock is appropriate to meet the needs of our communities, including the provision of a mix of housing for differing needs. It sets out the different forms of tenures, such as affordable rented housing, social rented housing and affordable housing for sale, including shared ownership, discounted ownership, shared equity, starter homes and rent to buy.

It advises that affordable housing is a planning obligation that is most commonly secured by way of a section 106 legal agreement. Further details on thresholds, including the Council's approach to small sites, is provided in a guidance note in respect to affordable housing. Paragraph 53 sets out that it is important that appropriate scale affordable housing led schemes with high proportions of affordable housing are provided in sustainable locations, including main towns. It sets out the definition of local need, being only available to households with a local connection to the parish or town to which the site is located.

Paragraphs 63 onwards relate to affordable housing design and discuss the mix, size and accessibility standards applicable to affordable dwellings, as set out in Policy 6 of the CLP. It states that affordable dwellings must be well designed and should be of a size that provides a good level of living space for their expected maximum capacity. Paragraph 69 advises that new residential developments should be designed so that affordable housing is 'tenure blind' and indistinguishable from market housing. It should also be interspersed in small clusters of open market homes. Clustering should also be proportionate to the size of the development and, in smaller developments, pepper-potting in groups of two or more may be appropriate.

7.3 The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2020 – 2025

The Management Plan is designed as a framework within the various management interests to ensure that this internationally significant mining landscape is cared for and its international importance understood and celebrated. The vision of the plan is to ensure that the Outstanding Universal Value (OUV) (defined as its cultural and/or natural significance which is so exceptional as to transcend national boundaries and of common importance for present and future generations) is protected, conserved and enhanced to reinforce its cultural distinctiveness and become a significant driver for economic regeneration and social inclusion.

It sets out the importance of Integrity and Authenticity (in terms of form, design and materials and the location and setting of the surviving features) and that the property as a whole has a

high authenticity in terms of form, design and materials as well as the location and setting of surviving features. It advises that the setting of the WHS must be protected and that the identification of the setting can include the area within which developments would have a visual influence upon the OUV, and any physical assets that are linked to it. It also sets out the important attributes of the OUV, including: mine sites; mine transport infrastructure; ancillary industries; mining settlements and social infrastructure; mineworkers' smallholdings; great houses, estates and gardens; and mineralogical and other related sites of particular scientific importance.

The Management Plan details the Site's principal management needs and strategies to address them and recognises the important role that Cornish mining played in shaping the nineteenth century mining practice internationally. Chapter 5 looks at threats, issues and opportunities and seeks to ensure that development proposals sustain Cornwall's local distinctiveness and enhance and promote the OUV of the WHS and its setting.

8.0 Involvement

At this stage, a public consultation event has not been carried out for the proposal however we wish to work with the statutory consultees to ensure that the proposal may be supported.

9.0 Design and Access Statement

Use

The application seeks permission for no. 20 dwellings (C3 – Residential).

Layout

The matters raised in respect to the proposed layout of the previous outline application within the Inspector's report have been taken into consideration in the design phase of the current application before Council. The layout as proposed is provided in the submitted planning drawings and comprises a variety of house types orientated in an east west and north south configuration with a driveway along the northern boundary of the site. Parking would be provided throughout the site, primarily in designated parking areas, to avoid dominance of the private car.

The layout has been informed by the scale and nature of the site as well as the nature of surrounding residential development and location of the dwellings to the north at Collygree Parc. The layout responds to prevailing character of new forms of residential development in the area, comprising medium density dwellings in a detached and semi-detached formation, appropriate to its location.

With respect to the internal layout, further details in respect to each house type is provide on the submitted planning drawings. Each house type offers a well-designed and useable floor plan offering an open plan kitchen and dining room and separate living room (with exception of Plots 4, 5 and 6) with w.c. on the ground floor and bedrooms and bathroom on the first floor.

Scale

The proposal has been informed by the scale and density of the prevailing character of surrounding properties within the vicinity as well as the scale and nature of the site. The proposal would be compatible with the scale of development in the vicinity of the site, that generally comprise detached, semi-detached and terraced two storey dwellings with private garden areas.

Landscaping

At present, dense scrub is abundant on site, particularly to the eastern section of the site that is dominated by blackthorn. A detailed Preliminary Ecological Appraisal has been prepared and submitted with the application that sets out that a precautionary approach needs to be taken in respect to the badger setts to the east of the site to avoid disturbance. It sets out that there is potential for improving biodiversity habitat on site and these measures are set out on the Proposed Site Plan. The significant trees are to be retained and their root protection areas taken into consideration in the design phase of the proposal.

Appearance

The proposed dwellings would be of a variety of house types, of 2 storeys with a square or rectangular footprint under pitched natural slate roof. The dwellings would be in keeping with the scale and appearance of the dwellings to the north at Collygree Parc and those in the wider area. A variety of materials are proposed including stone, painted render and timber cladding to ensure a high quality design finish. Design details such as stone lintels and porch features will also provide variety in design. Areas of green space are incorporated within the site with new trees and opportunities for enhanced landscaping to soften the development, particularly when viewed from South Road. The proposal would be well designed and in accordance with Policy 12 and paragraph 130 of the NPPF in respect to ensuring good quality design.

Access

A new access is to be created onto South Road (Figure 3) with the creation of a new opening through the Cornish hedgerow. The proposed access aligns with that previously allowed at appeal where no issues relating to access were raised by the Inspector with regard to access. Adequate visibility would be afforded in both directions in accordance with relevant highway requirements. There is adequate turning and passing capability on site with all vehicles capable of leaving the site in forward gear.

The site is in close proximity to Goldsithney Village Hall and play area with footpath connectivity to the village. St Hilary, Germoe and Mounts Bay Primary Schools within an accessible distance. There are a number of public houses, cafes and shops in the immediate area. There is a bus route within close proximity that provides access to the larger towns of Marazion, Penzance and Helston.

10.0 Planning Assessment

10.1 Housing development

The site has already been granted outline planning permission for up to 23 dwellings in recent planning history. The proposal currently before the LPA seeks a scheme for 20 dwellings that takes consideration of the nature and scale of surrounding residential development and the site constraints and opportunities, whilst making the most efficient use of the land in compliance with Policy 1, 2, 3 and 21 of the CLP. The proposal would be well related to the broader settlement of Goldsithney, as set out in this Statement and will contribute significantly to the local housing supply in the area, in accordance with Section 5 of the NPPF.

10.2 Affordable Housing Provision

The subject site is not located within a Strategic Land Availability Assessment nor within the Cornwall Council's Site Allocations DPD, that includes a housing delivery schedule for the larger towns within Cornwall. However, the subject site is located adjacent to the broader settlement boundary, where Policy 9 of the CLP applies (Rural Exception Sites). The subject site was deemed to be in accordance with the previous Policy H-15 of the former Local Plan in that it lies on the edge of a village that has a general shop, access to public transport and, where family dwellings are proposed is near a primary school. The same consideration is to be afforded to this application. The proposal is outside of but immediately adjacent to the southern fringe of the settlement. The primary purpose of the proposal is to provide an affordable led development of at least 50% affordable housing provision. The scale and layout of the proposal would be well related to the physical form of the settlement of Goldsithney, particularly the scale of Collygree Parc to the north in terms of layout, scale, and appearance.

The number, type, size and tenure of the affordable dwellings reflect local needs, as set out in the detailed EVA Report submitted with the application details. The proposed dwellings offer a variety of bedrooms and house types with the affordable dwellings providing 5 x 2, 4 x 3 and 1 x 4 bedrooms. There is significant need in the Parish for 2 and 3 bedroom dwellings with a requirement for larger dwelling types for larger families that are not available in the wider area. The proposal would provide a significant number of affordable dwellings to meet local housing need for those with local connections.



Figure 14. Extract Land take showing affordable housing allocation hatched in blue

Plot No.	Bedrooms	GIA	Type	Tenure
Plot 1	4b 8p	127.5m ²	Detached	Affordable
Plot 2	2b 4p	80.0m ²	Semi-Detached	Open Market
Plot 3	3b 6p	104.5m ²	Semi-Detached	Affordable
Plot 4	2b 4p	80.0m ²	Semi-Detached	Affordable
Plot 5	2b 4p	80.0m ²	Terraced	Affordable
Plot 6	2b 4p	80.0m ²	Semi-Detached	Affordable
Plot 7	3b 6p	104.5m ²	Semi-Detached	Affordable
Plot 8	3b 6p	104.5m ²	Semi-Detached	Affordable
Plot 9	3b 6p	104.5m ²	Semi-Detached	Open Market
Plot 10	3b 6p	104.5m ²	Semi-Detached	Open Market
Plot 11	2b 4p	80.0m ²	Semi-Detached	Open Market
Plot 12	2b 4p	80.0m ²	Terraced	Open Market
Plot 13	2b 4p	80.0m ²	Semi-Detached	Open Market
Plot 14	3b 6p	104.5m ²	Semi-Detached	Affordable
Plot 15	2b 4p	80.0m ²	Terraced	Affordable
Plot 16	2b 4p	80.0m ²	Semi-Detached	Affordable
Plot 17	3b 6p	104.5m ²	Semi-Detached	Open Market
Plot 18	3b 6p	104.5m ²	Semi-Detached	Open Market
Plot 19	4b 8p	127.5m ²	Detached	Open Market
Plot 20	4b 8p	127.5m ²	Detached	Open Market

Table 2 – Proposed Land take Provision

Table 2 details the proposed dwelling mix, showing 10 of the 20 dwellings allocated for affordable housing. This is in line with Policy 9 of the CLP that recommends 50% affordable housing provision.

Further detail in respect to proposed tenure and viability is detailed in the EVA Report. It is clear that a variety of affordable dwelling types are proposed, sited throughout the site, and that there would be no discernable difference between the open market and affordable dwellings. The site is less than one hectare in size and therefore accords with the NPPF requirement with this regard. The proposal complies with Policy 9 of the CLP, paragraphs 69 and 72 of the NPPF and Affordable Housing SPF, in particular.

10.3 Heritage Statement

The site is in Section A3 of the Tregonning and Gwinear Mining Districts Section of the Cornwall and West Devon World Heritage Site (WHS). This is the largest Area in the Site in this rural landscape and the location of some of the earliest largest and deepest copper and tin mines in the Site, including one of the most important tin mines. An extensive Area within which Godolphin and Tregonning Hills are key with an undulating plateau of long-established farmland with scattered smallholdings.

It is noted that matters in respect to the WHS were not raised as a specific material consideration in the Inspector's report where it was advised that constraints such as trees and badger sett, 'along with the historic mine workings, if taken into account properly, could assist greatly in the composition of a contextually appropriate scheme for the site'. That being said, the preservation and enhancement of this internationally significant heritage asset is attributed increased significance under current planning policy at a national and local level and as such an assessment of the impact of the proposal on the significance of the OUV of the WHS should be taken into consideration within the assessment of the proposal.



Figure 15. Extract 1877 Ordnance Survey Map published 1888 (Source National Library of Scotland, 2023)

The village of Goldsithney was an industrial settlement, born out of the need for housing for the rising mining population. As shown in Figure 15 above, the site was quite distinct from the

historic core of the linear settlement that largely followed the road with some scattered cottages and dwellings on the periphery of the village. Wheal Caroline and its shafts and engine houses are located in the vicinity of the site, with the intervening fields to the north comprising rectilinear farmland. As set out in the Mining Survey, attached to the application documents, the site is within an established Sett (mine lease boundary) of a relatively large and successful but poorly documented 18th and 19th century mine with two recorded unnamed shafts shown to lie within the boundaries of the site.

The intervening field parcels between the subject site and the historic settlement of Goldsithney have been developed in recent years as housing developments that have considerably expanded the settlement boundary. As such, the boundaries of the historic core of the village have already been extended resulting a gradual suburbanization of the settlement boundary. The proposal comprises a well-designed new housing development on the outskirts of the village of Goldsithney. In that regard, it would be well related to the existing settlement and would not obscure views of or toward any designated or non-designated heritage assets, including that of any key attributes of the WHS. It pays regard to the location of the former mine relics and whilst no specific evidence of the asset are plainly visible, it would be important to ensure that development is kept clear of these attributes to ensure that they may continue to be appreciated as part of their contribution to mining heritage in this part of the WHS.

There will undoubtedly be a change in the landscape on the periphery of the village of Goldsithney with the development resulting in the expansion of the existing settlement boundary into this green field site. However, the proposal will not alter the existing field boundaries and would be well related to the modern housing estate to the immediate north of the site. The proposed dwellings are of traditional form and appearance, utilising high-quality traditional materials that are in keeping with the form and appearance of buildings in the area. A significant proportion of the site would be left for open space with opportunity for sensitive planting and landscaping to further soften the development. The area in the vicinity of the known mine shafts and protected trees will be protected. The subject site is relatively flat and not particularly visible from long-distance views toward Goldsithney. As such, there will be no significant harm to the OUV of the WHS or any specific attributes or non-designated heritage assets.

10.4 Landscape Assessment

The subject site is not located in the AONB or AGLV. Although it affords a natural division between the existing settlement boundary and the open green fields to the south, it is well related to the existing settlement boundary. The proposal has largely been informed by the scale, layout and appearance of the residential development to the north at Collygree Parc. Dwellings are of two storeys including detached, semi-detached and small terraces that would

reflect the nature of surrounding development, of low to medium density, with traditional openings that reflect vernacular proportions, avoiding the potential for reflection and light spill. The proposal will provide opportunity for sensitive landscaping on the site boundaries and within the site itself, including planting of trees and native species that will soften the development over time, as well as the retention of the protected Macrocarpas. The development would be viewed against the backdrop of the broader residential development, when approaching Goldsithney from the south. It will not seek to visually extend development into the open countryside to be harmful to the character of the area.

10.5 Residential amenity

The proposed dwellings would offer a high quality living accommodation with a useable floor plan and good sized gardens that would offer plenty of sunlight. Dwellings have been oriented so that they will ensure maximum privacy between proposed dwellings, as well as those at Collygree Parc to the north, that has also been further separated from the proposed new dwellings by the internal road. The proposal can be said to accord with Policy 12 and 13 of the Local Plan, in particular.

10.6 Drainage strategy

New dwellings would be connected to the combined sewer network. Soakaways are proposed for each dwelling ensuring that all surface water is retained on site, reducing the capability for surface runoff from the site. New paving areas and parking are to be permeable to reduce runoff. The proposal is considered to be consistent with Policy 26 of the CLP.

10.7 Flood Risk Assessment

The site is located in FZ1 and as it is less than 1 hectare a Flood Risk Assessment is not required. The dwellings are to be connected to the combined sewer with surface water directed to proposed soakaways. The proposal incorporates large areas of permeable surfaces and will therefore not increase the risk of flooding elsewhere in the locality. The proposal is therefore consistent with the Policy 26 of the CLP.

10.8 Mine shafts

A detailed Mining Report has been provided that sets out the nature of the shafts on the site, It is important that the locations of the shafts are kept clear of future development however if development is in proximity to the shafts, a remediation scheme combined with appropriate foundations should be designed by a suitably qualified engineer.

10.9 Land Contamination

A Preliminary Site Investigation has been conducted that identifies potential pollution linkages on the site. As such it is recommended that a ground investigation is conducted to assess the nature and extent of any contamination in the ground.

10.10 Biodiversity and protected species

A Preliminary Ecological Appraisal has been submitted with the application details that sets out the nature of the habitats and species recorded on the site. Suitable mitigation measures are proposed to protect the known badger sett located at the eastern portion of the site as well as enhancements to be included within any development to ensure adequate habitat and biodiversity gain, including enhanced connectivity to wider habitat. Opportunities exist for enhancement to the existing Cornish hedgerows in line with the Perranuthnoe NDP as well as ensuring appropriate biodiversity net gains in line with national requirements.

10.11 Trees

A Tree Survey has been submitted as part of the application details that sets out the condition of the protected 5 x Macrocarpas on site. The extent of the tree protection areas are indicated on the Proposed Site Plan with root protection areas adequately considered through the design phase of the proposal. Gardens offer good levels of solar gain and will not be affected by shading from the existing trees that can be retained as part of the proposal.

10.12 Education

It is likely that the proposal would generate the requirement for an off-site contribution for appropriate education, health and social care, secured through a S106 Obligation.

11.0 Green Infrastructure Statement

Policy G1 of the Climate Emergency DPD advises that proposals will be expected to provide a number of principles of green infrastructure design. The following provides an assessment of the green infrastructure principles with this regard:

1. The proposal will provide space for wildlife, by retaining much of the green space on the existing site. Improved landscaping is proposed on the boundaries of the site to enhance natural connections to surrounding green spaces. As much of the existing vegetation is to be retained on site as well as the protected trees and suitable root protection areas. Where planting is to be removed, this will be compensated for elsewhere on site primarily through the planting of native and pollinating species;
2. The green spaces will be integrated with the proposed dwellings and their outside spaces and will provide enhanced space for wellbeing;
3. Sustainable drainage is proposed through the use of permeable surfaces and green spaces;
4. New planting shall be resilient to climate change in the use of native species that require minimal watering;

5. The landscaping scheme shall comprise a minimum of 50% pollinator friendly planting with predominantly native species suitable for a coastal environment;
6. Any street trees will be of varying heights and planted to add interest to the site and biodiversity benefits;
7. The design and maintenance of the green infrastructure will contribute to local distinctiveness;
8. New dwellings would have access to well-proportioned and well-orientated garden and outdoor amenity areas. The location and layout of proposed garden areas takes consideration of the existing garden areas of the dwellings to the north and orientation of each dwelling providing optimum outlook and views to the countryside to the south and east;
9. The long-term management of the green spaces will fall to the developer and future owners of the properties;
10. There is potential for the inclusion of bird and bat boxes, provided in the most suitable location (close to boundaries/hedgerows).

12.0 Energy/Sustainability Statement

Policy SEC1 of the DPD requires that development proposals demonstrate how they have implemented the principles and requirements set out in the policy. An assessment of the proposal with respect to the relevant sections of this policy are as follows:

1. The Energy Hierarchy

The proposal seeks to follow the principles of the energy hierarchy with the design of buildings prioritizing fabric first, orientation and landscaping to minimize energy demand for heating, lighting and cooling. retain the existing building and utilise the existing building fabric and orientation.

2.b) New Development – Residential

New residential development will be required to achieve Net Zero Carbon and submit an 'Energy Statement' that demonstrates how proposals will achieve:

- Space heating demand less than 30kWh/m²/annum;
- Total energy consumption less than 40kWh/m²/annum; and
- On-site renewable generation to match the level of energy consumption, with a preference for roof mounted solar PV.

The proposed buildings will be constructed in accordance to a minimum standard of Part L of the Building Regulations to achieve optimum thermal performance and efficiency. Opportunity exists for renewable energy generation to achieve this and

reduce reliance on fossil fuel heating however this will be dependent on viability and economic constraints that may prevent policy compliance with this regard.

3. Existing Buildings

The policy advises that significant weight will be given to the benefits of development resulting in considerable improvements to the energy efficiency and reduction in carbon emissions in existing buildings. This aspect is not relevant to the proposal.

4. Domestic Renewables

As set out, at this stage renewables are not proposed as part of the application on account of economic viability.

5. Water

All dwellings should achieve an estimated water consumption of no more than 110 liters/person/day. Occupants may introduce water saving measures such as water reuse or rainwater harvesting measures.

6. Materials and Waste

Materials will be locally sourced where possible, including slate, stone and timber. Such materials, including the use of locally distinctive, resilient and low maintenance materials that are appropriate to the maritime climate, will also be utilised. Windows and doors will be aluminium frame that can be widely recycled, as can the glass components, stone and roof slate. There is sufficient space for dwellings to incorporate recycling through the lifetime of the development.

13.0 Travel Plan and Transport Statement

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

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

- Parking and turning layout – A minimum of two car parking spaces can be provided, with additional amenity area that could provide visitor parking in the future.
- The proposed vehicles can enter and leave the site in a forward gear without the need to reversing back onto a public highway.
- Clearly annotated sight lines measured from a drivers set back position of 2.4m which provides appropriate, unobstructed visibility for approaching vehicular speeds. There will be no standing obstruction higher than 0.9m within the visibility splays.
- Minimum width of driveway should be 3.7m.

- The access will be formed at a 90 degree angle to the highway.
- The first 5m of the driveway will be constructed as a bound surface to avoid the discharge of loose material onto the highway.
- Surface water should be managed within the site to avoid any runoff onto the highway. This will be achieved by surface water soakaway's and 'Aco Drains'. All works to be in accordance with Approved Document H of the Building Regulations.
- The consideration should also be given that the area is highly sustainable and there is no requirement to provide on-site parking in support of our application.
- The application site is well located to existing bus links, trains, public transport, and facilities. It is anticipated that the applicants will require minimal use of private vehicles.
- The area contains various sustainable services that can accessed by foot. These are traditional public house(s), school(s), shopping facilities, post offices and church. It is assumed the transport activities of the application site could be regarded as minimum reducing the carbon activities of the occupants.

14.0 Open Space Assessment

Open space within the site is to be provided as a mix of: -

- Incidental open space
- Accessible communal space/Area enhanced BNG
- Hedge banks and other green infrastructure

This is classified as natural and semi-natural green space under the Cornwall Council Open Space Standard.

Access to the open space is available publicly within the site from the shared surface access road. The open space is to be retained and managed by management company to ensure long-term maintenance.

Existing public open space of the recreation ground is a 20-metre walk. The recreation ground also has children's play equipment and outdoor fitness apparatus.



15.0 Conclusion

The development proposal seeks approval for the construction of 20 well-designed, high-quality dwellings that pay regard to the character and appearance of the surrounding area. The proposal will offer 10 affordable dwellings that will add to the much needed housing stock in the Parish to those with a local connection as well as 10 open market houses to ensure the proposal remains viable in the current economic conditions.

It has been demonstrated that the proposal will result in a development that would be in keeping with the scale and nature of surrounding residential development. Opportunity will be given for improved planting and landscaping within the site, which also incorporates sustainable drainage systems. Matters relating to the protection of residential amenity, both within and external to the site, have been considered throughout the design stage.

The proposal pays regard to the significant site constraints, including the protected trees, badger sett and former mining activity. It also pays regard to the OUV of the WHS and its setting. It is concluded that the proposal takes consideration of the matters raised within the

Planning Inspector's decision and will result in a sustainable form of development that would be appropriate to the surrounding area.

In light of the above policy considerations the proposal can rightly be viewed as being in accordance with the development plan policies of the development plan, and when assessed against the advice contained within the National Planning Policy Framework, when taken as a whole.

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.