

 Design and Access Statement

Land to the rear of West View,

Trewennack, Helston,TR13 0PQ

 

 For Rhosnoweth Development Ltd

Prepared November, 2023

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# Introduction

Situ8 Ltd have been instructed to act on behalf of Rhosnoweth Development Ltd to write a supporting Design and Access statement for an outline application for the construction of up to 9 dwelling-houses on land at Land to the rear of West View, Trewennack, Helston, TR13 0PQ (hereinafter referred to as ‘the site’).

# Site and Contextual Appraisal

## Location

The site is located to south-west of Trewennack, which lies to the north east of the large town of Helston, approximately 2km from the town centre. Helston benefits from a range of facilities including schools, supermarkets, doctor’s surgeries and employment opportunities. The site is not constrained or designated in any way and is currently accessed via public highway, A394 on its northern boundary.

There are no public rights of way across or adjoining the site.

There are trees adjoining the site, none of which are protected by any orders or areas and the landscape is undesignated.

## Surrounding Development

Adjacent to the application site is development approved initially under PA18/07707 and subsequently the approved reserved matters application PA21/01679 for 4 houses (now completed). Further, there are houses to the east of the site that forms the settlement.

The site does not lie within any landscape, heritage or ecologically designated areas, but there is a Grade II\* Listed Holy Well (which is also a scheduled monument) that lies approximately 175m to the south-west of the proposed development, at the bottom of a valley.

There is also pedestrian access onto the pavement serving the rest of the settlement, which has a bus stop, at the northern end of the site, between existing dwellings. Moreover, the application approved adjacent (now complete) has a footpath link to the south-west connecting the site to the rest of the settlement. The future occupiers of the application site will have a direct access to this legible route.

## Site description

The site is sloping and has been used for horticultural purposes and is laid to grass. This has not been used in its entirety for over 10 years.

# Site Investigation

## Ecology

An ecology appraisal has been carried out by Ecological Surveys Ltd on behalf of the applicants.

It should be noted that the site is a minor form of development and there is no requirement for BNG to be provided at the site. We consider that we meet current policy and advice in respect of ecological matters.

## Heritage Impact Assessment (including Archaeology)

South West Archaeology Ltd surveyed the site in the summer of 2023 from an archaeological and historical perspective. The report concludes:-

The site lies within an area classified on the Historic Landscape Characterisation as Post-Medieval Enclosed Land: Land enclosed in the 17th, 18th and 19th centuries, usually from land that was previously Upland Rough Ground and often Medieval commons. Generally in relatively high, exposed or poorly-drained parts of the county.

The Cornwall HER to some extent confirms that the majority of assets in and around Trewennack village are Post-Medieval confirming the HLC, including a series of stiles (MCO68904, MCO68905, MCO68907, MCO68906), a 19th century post box (MCO67058), a 19th century mounting block (MCO67057) and the location of a 19th century smithy (MCO9410).

To the west of the village, around Trelill Farm, Medieval assets predominate. These include the holy well (MCO7117, SM 1142042) and the site of a cross that is now at Bonallack (MCO6017). These would possibly once have stood in close proximity to the chapel of St. Wendrona (MCO10293). This church now lost and its exact position unconfirmed.

The application site has been subject to heavy modern use, with polytunnels still in place over the northern part of the Site. The archaeological potential appears low, but unproven.

As the site is located on the edge of a small settlement, within a relatively wooded landscape a 0.5km search radius around the site has been considered in detail. There is a single Scheduled Monument within 0.5km of the site (the holy well), this is also a Grade II\* Listed building. There are a further 10 Grade II Listed buildings within the search radius, but there are no Conservation Areas, Registered Parks and Gardens or Battlefield sites.

The site is located in close proximity to the Holy Well at Trelill, but there is no intervisibility between the development site and this important historic asset. Furthermore, the setting of the well is so limited (to its own enclosure) that even its wider setting would not be impacted by the proposed development. With this in mind the effect of the proposed development on the historic landscape is considered to be negligible adverse.

## Contamination/Mining

Western Enviro Consultants were instructed to carry out the necessary survey work in regard to contamination and mining at the site for the development of up to 9 houses. The report is appended to the application.

The conclusions of the work carried out confirms that the top-soil at the Trewennack site is suitable for the gardens in the residential development with no requirement for remediation measures such as soil cover layers.

## Drainage

We can advise that there are no known drainage issues in this locality. The site is not located in a Critical Drainage Area and it is in a flood zone 1. Therefore, there is no requirement to provide a flood risk assessment.

We can confirm that the site and land is not liable to flood and it should be noted that the adjacent sites where additional housing has been permitted has not resulted in any drainage problems elsewhere. We believe the site will like the neighbouring sites drains well.

Soakaways will be introduced similar to the permitted soakaways at the adjacent homes. And we are content that the development will not result in flooding elsewhere in the community.

The applicant will be introducing a package treatment drainage plant to serve the 9 houses. We do not envisage any objections from the local planning authority in respect of surface water run-off or foul drainage arrangements.

## Land Assessment

Edward Buckland Ltd received instructions from Rhos Construction Ltd, to prepare an Agricultural Land Assessment in accordance with the Ministry of Agriculture, Fisheries and Food (now DEFRA) Revised Guidelines and Criteria for Grading the Quality of Agricultural Land dated October 1988 and the Agricultural Land Classification Map.

In this case the land has been assessed as being graded to 3a. This grading is seen as good agricultural land.

Notwithstanding this classification in regard to the planning assessment, we note that in the planning balance applied by the local planning authority the officers’ will consider a range of planning considerations.

We are of the view that in the planning balance the Council needs to weigh all material considerations against the need to provide for affordable housing in the county where there is a current and desperate housing crisis.

## Trees

The site is laid to grass but there are no trees at the site

# Travel Statement

Highways Consultant Jon Pearson was instructed to provide a travel plan/statement. The report concludes the suitability of the site (access) for this development and also connectivity to other nearby settlements i.e. Helston.

The hierarchy of walking, cycling, use of electric motor cars is also referenced. As a result, we are of the view that the proposal is in accord with the requirements of current local and national planning policy.

It is not considered that this development will result in an unacceptable increase in vehicle movements. The provision of pedestrian access through the site to provide a link from the north of the settlement towards Tregilly Cottage to the south would allow pedestrians to avoid the stretch of the A394 which is lacking a footpath, thereby improving highway safety.

The application is served via an existing access onto the locale’s road network. This road leads to the existing access which has good visibility for vehicles when entering and leaving site.

The emerging visibility of the existing access provides a safe and suitable location for vehicles to turn and can easily accommodate traffic. The access has been deemed acceptable by the local planning authority when dealing with other nearby planning applications.

It is understood that there have been no collisions on the highway network within the vicinity of the proposed development, which demonstrates that there are no existing highway safety issues. Therefore, it is concluded that this development is appropriate and acceptable in traffic and transport terms. The proposal is compliant with both local and national policy i.e NPPF 2023 and Policy 27 of the CLP 2020-2030 (CLP). Based on the above, it is considered that the proposed development is acceptable and that a safe and suitable access has already been provided and demonstrated via the approval from Cornwall Council for the previous scheme for 4 houses.

It is also understood that the adjoining road is used by cyclists in the locality. Cycling to the nearest built-up area with facilities is within the recommended 5km cycling distance.

As a result, we meet the objectives of current planning policy in relation to transport.

# Relevant Planning History

**PA18/07707** – [Outline planning permission with some matters reserved: Proposed development of up to four dwellings on land to rear of Westview and footpath linkages](https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?keyVal=PDJJG5FGLQL00&activeTab=summary) – Approved

**PA21/01679** - Reserved Matters application following Outline approval PA18/07707 for Proposed development of up to four dwellings (appearance, landscaping, layout and scale) | OS Field 6958 Trewennack Helston Cornwall – Approved

**PA21/07468** - [Application for Reserved Matters for appearance, landscaping, layout and scale following outline approval under PA18/07707 for the construction of four dwellings (re-submission of PA21/01679)](https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?keyVal=QWL94HFGILV00&activeTab=summary)- OS Field 6958 Trewennack, Helston, Cornwall

**PA22/00497/PREAP**- Pre-application advice for proposed residential development 10+ residential units. The planning officer confirmed the following:-

***“There is evidence of a local housing need within the Parish, a smaller and more appropriately scaled rural exception site scheme on the edge of the village could have the potential to receive support from officers of the Council”.***

***Concerns were raised about the impact of the development on the area but the affordable housing officer confirmed positive considerations and asserted that ‘The affordable Housing Team support the delivery of affordable housing in the Parish of Wendron as there is sufficient housing need within the Parish and the proposed scheme could contribute towards meeting this need.***

**Response to the Pre-application**

We are of the view that the weight of assessment of planning considerations rests with the need to provide affordable housing. This site provides a real opportunity in providing and delivering much needed homes whilst adhering to the step-change in the provision of such homes.

Ultimately the proposal will go some way in addressing the housing crisis in this parish and the county.

# 6.Planning Policy & Guidance

## 6.1 Background

Under section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions on

applications for planning permission and appeals must be taken in accordance with the

development plan, unless there are material considerations that indicate otherwise.

The planning policy to be considered in the examination of the proposal is derived from the development plan and national guidance and advice i.e. the Cornwall Local Plan (CLP) and the National Planning Policy Framework (NPPF) 2023 and the Cornwall Climate Emergency Development Plan Document 2023 (C C E DPD). There is no Wendron Neighbourhood Plan at the time of writing this report. In respect of the latter, the National Planning Policy Framework (NPPF) 2023 is the most up-to-date advice and guidance.

Other material considerations include the recently published Chief Planning Officer Advisory Notes 2023 (May) “Providing Homes”.

The key Issues in considering the application are:

• The principle of residential development, including Affordable Housing Need, Accessibility;

and

• How the proposal respects the character of the area, taking into consideration the Layout and Scale;

• Other Issues

## 6.2 National Planning Policy Framework (NPPF) 2023

The underlying theme running through the NPPF 2023 and CLP is the presumption in favour of sustainable development; the three dimensions to which are outlined in paragraph 8 of the National Planning Policy Framework: the economic role, the social role and the environmental role.

Achieving sustainable development means that the planning system has three overarching

objectives, which are interdependent and need to be pursued in mutually supportive ways

(so that opportunities can be taken to secure net gains across each of the different

objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy,

by ensuring that sufficient land of the right types is available in the right places and at the

right time to support growth, innovation and improved productivity; and by identifying and

coordinating the provision of infrastructure. This proposal will meet with the criteria of the

policy and will help support the existing facilities of the community and wider locality.

There will also be significant benefits to employment for local people not only through the

construction phase but also strengthening economically the adjoining services and

facilities.

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring

that a sufficient number and range of homes can be provided to meet the needs of present

and future generations; and by fostering a well-designed and safe built environment, with

accessible services and open spaces that reflect current and future needs and support

communities’ health, social and cultural well-being. The location of the site means that

future occupiers are well placed in the community to access services through the use of

bicycles and public transport to access other settlements and their services and facilities. Indeed, all proposed future dwelling-houses will be e provided with cycle storage and EV charging points (for electric bikes or cars). In addition, the proposal will also provide much needed affordable housing in a locality where there is a serious and desperate housing need.

And

c) **an environmental objective** – to contribute to protecting and enhancing our natural,

built and historic environment; including making effective use of land, helping to improve

biodiversity, using natural resources prudently, minimising waste and pollution, and

mitigating and adapting to climate change, including moving to a low carbon economy. We

contend that the site is well placed in the community sited between existing residential and

holiday accommodation and is of an appropriate scale that will not harm the landscape

setting.

Every effort at the reserved matters stage will be made to ensure that green

policies are adhered to from the CLP 2010-2030 and also the C CE DPD 2023.

The Framework in our view explicitly seeks to significantly boost the supply of housing.

Furthermore, it confirms residential proposals should be considered in the context of the

presumption in favour of sustainable development. This is the key consideration in the

determination of this application. The site is considered to be in the right place for this type

of housing and is accessible to facilities and community services either on foot or by public

transport where the occupants do not have to rely on the motor car. Furthermore, the

development will support the services and facilities that prevail in the community and will

also support other neighbouring settlements.

The Framework also indicates that development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. The Local Plan follows this approach by concentrating the majority of new development in larger settlements with a range of facilities. Although the plan does allow limited development within smaller settlements (even if they do not benefit from good transport links or facilities).

The NPPF 2023 confirms that housing should be located where it will enhance rural settlements and that development in smaller settlements can support services in larger nearby settlements.

The current proposal seeks permission for a residential development in an existing settlement with an access that has already been agreed and implemented serving the adjacent and recently approved development**.**

Notwithstanding that the proposal is in outline we are of the view that the scale, layout and will relate well to the already approved development and provide much needed affordable housing and will not result in harm to the character of the area. The proposal duly assimilates into the setting of residential development at this locale.

**The Cornwall Local Plan (CLP) Strategic Policies 2010-2030**

The following key policies are considered relevant. They are as follows:-

**Policy 1** sets out the presumption in favour of sustainable development in line with the NPPF, stating permission for sustainable development will be granted unless adverse impacts would significantly outweigh the benefits. In light of the four already approved houses and additional family dwelling-house will not result in any adverse impacts and will meet the criteria of sustainable development.

**Policy 2** relates to key targets and spatial strategy. Importantly, it seeks to provide for 52,500 homes over the plan period. This development will provide much needed housing and go some way of supporting the housing crisis in Cornwall.

**Policy 9** the council have identified Trewennack as a settlement and would be supportive of the provision of affordable housing. The policy states 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 housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance.

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

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

Market housing must not represent more than 50% of the homes or 50% of the land take, excluding infrastructure and services. The applicant will subject to a supportive robust viability report that will provide 5 affordable homes and 4 open market units.

The Council will secure the first and future occupation of the affordable homes to those with a housing need and local connection to the settlement or parish in line with the Council’s adopted local connection policies.

**Policy 12** deals with design issues, while **policy 13** relates to development standards. Both seek good practice in terms of fundamental design and the relationship of the development to its surroundings. Whilst this is an outline application every effort at reserved matters stage will ensure that the development accords with this policy principles.

**Policy 23** relates to natural environment and seeks developments to sustain local distinctiveness and character. In this case the development relates to development that is part of a settlement and will adjoin the residential development approved under PA21/01679.

**Policy 24** relates to the historic environment and seeks development to conserve and where possible, enhance, the significance of designated and non-designated assets and their settings. The development is a significant distance from the listed well and the level of harm to the setting will be negligible. We refer you to the accompanying report by South West Archaeology Ltd.

**Policy 27: Transport and Accessibility**

All developments should: Provide safe and suitable access to the site for all people and

not cause a significantly adverse impact on the local or strategic road network that cannot

be managed or mitigated. Be designed to provide convenient accessible and appropriate

cycle and pedestrian routes, public transport and road routes within and in the immediate

vicinity of the development. The travel statement provided by consultant Jon Pearson confirms the acceptability of developing the site with an affordable led scheme.

**Cornwall Climate Emergency DPD (C CE DPD) 2023**

This site lies in close proximity to a settlement where there are facilities and services, we

are of the view that the proposal represents a development that meets aims and objectives

of the DPD. In particular the following policies below are relevant to this case.

**Policy C1 – Climate Change Principles**

The scheme conserves and enhances the natural environment through locally distinctive,

high quality and sustainable design and green infrastructure provision. The proposal is

also sustainably located and promotes walking, cycling and connects to public transport

nodes. This will be achieved through the new internal and external footpath links

proposed.

In order to minimise greenhouse gas emissions and mitigate against the effects of climate

change, the development proposes to include solar panels and air source heat pumps for

most of the dwellings and Community building will meet requirements of Building

Regulations.

**Policy G1 – Green Infrastructure Design and Maintenance:**

It will be evident at the reserved matters stage that each dwelling will be provided with well-proportioned and orientated garden space and future management and maintenance of green infrastructure secured by condition.

Ecological mitigation and enhancement measures for species can also secured by

planning condition, following the reporting from the ecologist’s report.

**Policy T2 – Parking:**

Adequate parking provision set out in accordance with current standards is provided.

Cycle parking provision and EV charging will be accommodated within plots at this

site which will be illustrated on detailed plans in the future.

## Additional Guidance

**Chief Planning Officer’s Advice Note (CPOAN) “Providing Homes”**

In May 2023, the Council published a further advisory note in light of the plight of providing homes in a county where there is a crisis. This document enables flexibility in the system at this current time. However, in this case the site lies in a locale that is in need of the provision of affordable housing where there is a housing need and adjoins a settlement.

# 7.Housing Need

At the time of writing this report we can advise that there remains a high number of

residents in housing need in this parish. Cornwall Council have confirmed that there is a need in the locality.

Important and relevant to this case is the “Securing Homes for All”: A Plan to respond to

Cornwall’s Housing Crisis Securing Homes for All ‘A Plan to respond to Cornwall’s Housing

Crisis’ - Appendix 1 that was considered by Cabinet on 15th December 2021. The Cabinet

resolved that the plan be agreed and implemented in order to advance the outcome of ‘A

Secure Home for All’.

The plan recognises that Cornwall is experiencing a housing crisis and sets out a

number of objectives and interventions to respond to it. Four main objectives are

proposed in respect of homelessness prevention, increased availability of homes

for local residents, a step-change in affordable housing provision and assuring

delivery of the new homes needed under the Local Plan.

For these objectives a number of interventions are proposed to be taken forward together

with partners, local councils and communities to both respond to the immediate challenges

residents face and to set in train more fundamental changes to address the roots of the

housing crisis. The plan sets out that the CLP 2010-2030 continues to establish an up-to-

date level of housing supply as required and contains sufficient flexibility to deliver a range

of affordable housing projects.

In light of the current housing challenges, it is appropriate to consider what can be

done to increase housing supply and enable the Council to remain flexible and react

to changing circumstances.

We assert that this plan is a material planning consideration for planning applications

relating to the delivery of housing. The benefits of the proposal in terms of its response to

the housing crisis are set out below.

This application responds to the housing crisis by increasing the supply of housing

and improve the availability and access to homes and contribute towards a step-change in

the supply of affordable homes across Cornwall. It will also enable the successful delivery

of the housing targets within the CLP 2010-2030.

# 8.Green Infrastructure Plan (GIP)

Notwithstanding that this is an outline application we can advise that a development put forward in the future will be compliant with current policies from local and national planning policies.

The applicant advises that a development ‘fabric first’ approach will always be the most fundamental design method for energy use, and this would be applied across the site to ensure that heat loss is minimised. In addition, the buildings will be equipped with renewables to generate electricity.

Furthermore, the applicant is conversant with Part L 2010 of the Building Regulations which sets stringent targets for the reduction in the on-site carbon emissions production. The incorporation of the Energy Efficiency measures (meeting the energy statement criteria) and a holistic approach to the building design will ensure the carbon emission targets set in Part L is surpassed.

Parking areas will be equipped with electric vehicle charging points and cycle storage and parking will also be provided on site.

Proposed planting will reflect the local area and landscape but equally will add character and interest to the development.

The applicant also confirms the following:-

Heat/air source heat pumps,

Levels of insulation significantly above the level of minimum standards

# 9.Proposed development

## Introduction

Outline permission is sought for the construction of 9 dwellings. The dwelling-houses are put forward as an affordable led development proposal with a respectful indicative layout that will respect the character of the area. It is envisaged that the development will include 5 affordable and 4 open market houses.

The development is envisaged to provide for family 2/3 bedrooms. Parking for 2 cars and ample private amenity space will also be proposed.

Despite being submitted in outline the finishes will include materials to reflect the adjacent developments i.e stonework, paint and render with grey Upvc windows under a slate roofs.

Access remains as existing and we contend that the development will assimilate well with the adjacent development now under-construction.

## Design and Layout

The indicative layout makes an efficient use of a space that would otherwise have been unused. Moreover, there is the possibility that the orientation of buildings can maximise natural sunlight and daylight.

##  Access and Parking

The development is served via an already approved access onto the A394 to the south west, where suitable visibility splays have already been provided in accordance with the advice of the LPA’s highways officer (under the previous outline and reserved matters schemes).

It should be noted the approved development for 4 houses has involved the creation of new hedgerows and an adequate visibility splay. It is considered that implementing additional residential units would not have a negative effect upon the highway or result in pedestrian safety matters. We are of the view that the council’s development highways officer would not object to this proposal for potentially 9 houses.

The situation in regarding to the site lying in close proximity (see Jon Pearson appended report) to the nearest closest bus stop remains and this provides excellent connectivity to Helston and the wider area. It is also a significant benefit for the future occupiers of the site and the development also has the benefit of access to the pedestrian access from the north of the site to the south west, which removes pedestrians from the highway and provides a safe route.

## Residential Amenity

As stated above the site provides for private amenity space which is to a good standard meeting the requirements of the NPPF 2023 but also provides adequate parking for family accommodation.

# 10.Conclusions

We trust that the information given within this report and the attached plans demonstrate that the client is very keen and committed to providing a respectful form of development to complement the adjoining properties that have recently gained planning permission.

We have endeavoured to take account of all the relevant planning policy in order to address any potential issue which could be associated with this site. We are of the view that the proposal accords with the policy advice and guidance as set out in the NPPF 2023, the C CE DPD 2023, the CLP 2010-2030 and supplementary advice from the CPOAN 2023 “Providing Homes”.

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.

The proposal will meet a local need and will be sensitively designed in the future at reserved matters stage with the local vernacular in mind whilst providing sufficient off-street parking and adequate amenity space for family use. We trust that you will support this desperately needed development to serve those in the community that are in housing need. We look forward to submitting a reserved matters planning application in the near future.