

# Creative planning (SW) Ltd

## Planning Design and Access Statement

**Proposed sub-division of residential plot to replace  
a single dwellinghouse and construction of  
a further residential property: Land at 19 Trelyn,  
Rock, Cornwall, PL27 6LZ**



**On behalf of Mr C King**

**Prepared March, 2024**

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# 1.Introduction

Creative Planning (SW) Ltd have been instructed to act on behalf of Mr C King to write a supporting Planning Design and Access Statement for the replacement of an existing dwelling-house and construction of a single dwellinghouse on land at 19 Trelyn Rock, Wadebridge, PL27 6LZ, Cornwall (thereinafter referred to as 'the site').

The application is submitted as a full application.

The applicant holds the freehold title of the application site.

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## 2.Site and Contextual Appraisal

### 2.1 Location and Surrounding Development

The application site currently forms part of the large curtilage to a detached single storey dwelling-house known as 19 Trelyn. The plot is central to the settlement of Rock and is not within a designated landscape setting. The site lies within flood zone 1.

Surrounding the site are a number residential properties that have evolved over time, mainly single storey/1 ½ storey development. These range in styles but are considered to be of a modern form of housing. The application site is part of a residential estate.

## 3. Site Investigations

### 3.1 Contamination

We have reviewed the council's records and we are advised that the site is not designated as an area of contamination. Furthermore, given that the site has benefitted from a residential use the application site is a current low risk user.

We have therefore not included a contamination report given that the site has been used as residential including garden/amenity space for plot 19.

### 3.2 Services

The application site is served by mains drainage including foul water.

## 4. Ground Investigations

### 4.1 Flood Risk Assessment

The site lies within in a Flood Zone 1 area and does not lie in a Critical Drainage Catchment Area. We are of the view that the development is appropriate for this site from a flood risk perspective given that there are no changes proposed to the drainage arrangements at the site.

As a result, we do not consider it necessary to provide an FRA. This is said on the basis that it would not be proportionate to the proposal given that there will be no significant changes to the drainage/water usage at the site.

### 4.2 Surface/Foul Water Drainage

Surface water drainage will discharge into new rainwater soakaways on site and will accord with current standards. Foul water will be via the mains drainage routes that serve this locality.

## 5. Access Statement

The site lies in a highly sustainable location with excellent links to public transport nodes and services/facilities. The proposal will not generate a significant increase in traffic movements to serve this site and parking can be found off-road and in dedicated parking areas.

We can advise that there are no known accident figures on the estate road and traffic speeds are low.

There is adequate external space for both properties to have cycle storage. Moreover, each property will have its own EV charging point.

It is therefore found that this development is appropriate and acceptable in traffic and transport terms and is compliant with both local, national planning policy and from the Cornwall Climate Emergency DPD 2023.

## 6. Energy Statement

We draw your attention to the appended report issued in January 2024 by Oakland Energy. The development as proposed has been designed and orientated to ensure that the energy efficiencies of the proposal is in accord with planning policy.

Oakland Energy consultants have confirmed that the proposal accords with the relevant policies from the Cornwall Climate Emergency DPD 2023 and meets the energy thresholds as set out.



## 7. Ecology

The council's ecology trigger form accompanies the application and consultants Bright Environmental Ltd carried out survey work in February 2024 in regard to bat and birds at the site.

We have been advised that there is no evidence of bats or nesting birds found at the site. Moreover, the buildings at the site were assessed as having negligible potential as bat roosts. No further surveys for bats are required.

In the unlikely event that bats are discovered during the demolition, they must not be handled and works must stop immediately and advice sought from Bright Environment Ltd.

The report accompanies the application.

## 8.Planning History

After investigating the planning records at this site, we can advise that a grant of permission to develop the estate was granted in the early 1960s. The application site was split into two plots with the numbering representing plots 18 and 19. A subsequent planning application referenced 61/15930/SA33 was granted in 1970 for the implementation of a single dwellinghouse. This development used the entire site allocated for plots 18 and 19. To date we can confirm that there is no number 18 on this estate.

In the locale there is a permission for alterations and extensions to the nearby residential property known as Clermont 17A Trelyn, Rock. The planning reference for this site is PA15/10554. In this case the council approved alterations that ensure that rooms in the roof were permitted.

In addition, there are a number of permitted schemes in the area including PA23/05467. This application secured permission for four dwelling-houses including cotemporary 2 storey forms.

## 9.Planning Policy & Guidance

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 NPPF 2023 stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development.

In Cornwall the development plan comprises the 'saved' policies from the adopted Local Plans which include minerals and waste Local Plans. The policies in the Cornwall Local Plan (CLP) Strategic Policies 2010-2030 are part of the development plan and have significant weight in decision making. There is an adopted neighbourhood development plan for St Minver Highlands/Lowlands. Cornwall also has its own Climate Emergency DPD 2023 (C CE DPD) and also a recently published Chief Planning Officer Advisory Note (CPOAN) in respect of "Providing Homes".

We begin with commentary from the NPPF 2023 in respect of sustainable development where there are three objectives set out. They are as follows:-

**An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right place and at the right time to support growth, innovation and improved productivity; and by identifying and

coordinating the provision of infrastructure. In this case we are of the view that the site lies in the right location within a settlement.

**A social role** – 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. This development will go some way in supporting the desperate need for additional housing in the South West, particularly Cornwall where there is a housing crisis. Further the development will ensure that the facilities and services in the community are supported by the future occupants of the development.

**An environmental role** – 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.

The site lies in a sustainable location, is part of a housing development site. The construction of an additional dwellinghouse will use the land efficiently. Moreover, due to the location the occupiers can access public transport nodes in the locality and not be reliant upon the motor car.

Ultimately the proposal is considered to accord with the above-mentioned objectives. This is said on the basis that the site's location within an existing settlement will make an efficient/effective use of land. The proposal would contribute modestly to housing stock in

the area, in a location that has good connectivity i.e., cycling to larger settlements with services, with minimal impacts upon the environment, and without harming the character of the area.

The NPPF asserts the need for development to be sustainable. This is the golden thread that runs through the advice and guidance. For decision-taking this means; approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed

or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

It is contended that this guidance should be applied to the determination of this application.

The NPPF advocates sustainable development in rural areas and furthermore promotes housing to be located where it will enhance or maintain the vitality of communities. We are of the view that the development will meet the aims and objectives of this policy guidance.

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## 9.1 Additional guidance

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

Relevant and key policies are as follows:-

Cornwall Local Plan Strategic Policies 2010-2030 (Adopted 22nd November 2016)

Policy 1 - Presumption in favour of sustainable development

Policy 2 - Spatial Strategy

Policy2a - Key targets

Policy 3 - Role and function of places

Policy 12 - Design

Policy 13 - Development standards

Policy 21 - Best use of land and existing buildings

Policy 23 - Natural environment

Policy 27 -Transport and Accessibility

The property is well located and represents a sustainable use, being central to the settlement. This proposal also seeks to maximise the efficient use of land without changing its character.

This proposal is supported by a range of policies that seeks to address the shortage of housing in the county.

The layout and siting of the development in relation to other neighbouring buildings will not result in harm to adjoining properties. There will be no overlooking or unreasonable loss of privacy, overshadowing/overbearing impacts, or unreasonable noise and disturbance.

The proposal is also supported by Securing Homes for All: A Plan to address

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Cornwall's Housing Crisis: This document asserts the need for providing homes **for all**. By allowing this development will make a small, but important, step to meeting this plan's objectives.

### **Policy 1 Presumption in Favour of Sustainable Development**

This policy of the CLP 2010-2030 supports proposals that amount to sustainable development, taking in to account and not in isolation the three objectives of sustainability; Economic, Environmental and Social.

### **Policy 3 Role and Function of Places**

Advice from this policy asserts that development including infill, rounding-off and windfall will be supported. This policy allows for infilling, rounding off, other development and previously developed land. We consider that the site accords with the advice and guidance as set out in the CLP 2010-2030.

We draw your attention to Paragraph 1.68 of the Cornwall Local Plan 2010-2030 which states that a settlement, for the purposes of applying policy, should have a *'form and shape and clearly definable boundaries, not just a low-density straggle of development'*. We consider that there is a definite and clear shape and boundary to the settlement within which the site fits neatly within, without any encroachment into the countryside, and as such further confirms the site as other development.

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### **Policy 12/13 – Design and Development Standards**

This is a full planning application which illustrates two high quality-built forms. The development will provide for family homes with off road parking, amenity and good-sized gardens.

The accommodation provides for facilities including kitchen, bathroom, 4-bedrooms at first floor and lounge. A garage space is also provided for both plots. The design of each house has been carefully conceived so as to harmonise with the residential estate and character of the area.

It is clear that the site is capable of accommodating two detached homes with a good standard of amenity. Moreover, the placement of windows ensures that there will be no harmful impacts to the adjoining neighbours if the development is approved.

### **Policy 21- Best use of land and existing buildings**

This policy advocates the best use of land, where encouragement will be given to sustainably located proposals. We can assert that the application site does not have a high environmental or historic value. In addition, the building density for effectively an additional dwellinghouse will be appropriate to the adjoining developments and will take account the character of the immediate area.

This policy seeks to ensure the best use of land, by encouraging development to be given to sustainably located proposals that, amongst other criteria; increase building density where appropriate, taking into account the character of the surrounding area and access to

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services and facilities to ensure an efficient use of land. In addition, the use of previously developed land is encouraged. The proposed development of this site for residential purposes would conform to this policy. By this we mean that the site lies within a residential area where the density as proposed is appropriate and will not harm the character of the area or the living conditions of neighbouring occupiers.

### **Policy 27 - Transport and accessibility**

This policy outlines criterion for development, to ensure a resilient and reliable transport system for people, goods and services. The location of developments should be within areas where there is public transport and appropriate cycle routes.

The proposed development achieves this by reason of its location within the settlement where there is good links to services and facilities.

### **Cornwall Climate Emergency DPD 2023**

We are of the view the development is in accord with the main thrust of the adopted Climate Emergency DPD 2023, given that the location has the benefit of being an established residential estate and is in close proximity to public transport networks, services and facilities. The development is in accord with a number of policies including policies T1, T2 and T4.

### **St Minver Highlands/Lowlands NDP 2017**

The adopted neighbourhood plan actively supports development in the development boundary. Other criteria in relevant policies have also been met through siting, height and

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being in harmony with the character of the area. The proposal is therefore in accordance with a number of policies from the plan including housing policies.

### **Policy Conclusions**

It is clear that the NPPF 2023 seeks to deliver development that is considered to be sustainable and, in this case, we believe that the site can accommodate an additional dwellinghouse. The development clearly accords with the advice and guidance as set out in policies 3, 21, and 27 of the CLP 2010-2030 and the Cornwall Climate Emergency DPD 2023. In addition, we consider that local and national planning policy supports this development proposal.

## 10.Planning Considerations

### 10.1 Principle of development

In our view the proposal is wholly compliant with Policies 3, and 21 (a) and (c) of the CLP 20102-2030. This site is clearly part of a built-up area with residential development surrounding the site. Furthermore, the principle of residential development in this locale has been established.

### 10.2 Impact on the character and appearance of the area

The site is not located within any designated landscape and would not be prominent or harmful within the wider residential locale.

The relationship to existing properties will also ensure that the development will be read as part of the estate layout.

### 10.3 Connectivity

The site lies in a sustainable location where there is a nearby public transport system at Shores Lane and is within a reasonable walking distance.

This location presents excellent opportunities for cycling and as stated above the dwellinghouses will be provided with cycle storage facilities.

## 10.4 Impacts upon nearby residential occupiers

The application site is of a size that is proportionate to others in the area and will not result in an overdevelopment.

The individual plots will allow for sufficient amenity and the extent of accommodation accords with the national technical space standards. The GIA measures approx.206 sq m for each plot.

The internal layout and placement of windows ensures that there will be no overlooking or overbearing impacts.

## 11. Proposed Development

### 11.1 Introduction

This planning application seeks permission to replace an existing dwellinghouse with an energy efficient dwellinghouse and the construction of a further family home within the plot. The accommodation provides for two single 4-bedroom dwelling-houses with garden/parking and amenity. Materials and finishes include natural slate, timber effect cladding, stone, grey aluminium windows and doors. The design team have ensured that the rhythm of the proposed development accords with the existing dwellings in terms of roof heights and relationships.

### 11.2 Design and Layout

The internal design and layout of the properties has been deliberately arranged so as to maximise natural daylight and sunlight. This residential development proposal ensures the homes will be constructed to a high standard meeting the Climate Emergency agenda established nationally. In addition, the development will adhere to policies from within the adopted Cornwall Climate Emergency DPD, 2023.

### 11.3 Residential Amenity

Ample amenity will be provided for the proposed dwelling-houses and will meet with the standards and advice as set out in the NPPF 2023. We are also of the view that the current levels of amenity enjoyed by nearby neighbours will not be harmed by the proposed development.

## 12. Opportunities

Sustainable location

Support the local economy

Provision of a safe access

Provision of much needed home in a housing crisis

Good access either on foot or cycle to services and facilities nearby

Making and efficient use of land

Provision of interesting designed development.

## 13.Green Infrastructure Plan

The development will ensure that construction methods will exceed the required levels for thermal insulation and there will be a high level of thermal mass within the building. We draw your attention to the report from Oaklands Energy.

Electricity will be the power source for lighting and space/water heating via a heat exchanger.

We also propose a car charging point for the property and a cycle storage space.

Useable garden space will be provided for the occupants who if necessary can grow their own food.

## 14. Conclusions

We trust that the information given within this planning statement demonstrate that the applicant is very keen and committed to providing a sympathetic development to accord with the locale and national planning policy.

We have endeavoured to take account of all the relevant planning policies and carried out assessments to address any potential issue which could be associated with this site at this stage.

The development is in accord with policies from the CLP 2010-2030, The St Minver Highlands/Lowlands NDP 2017, the NPPF 2023, the C CE DPD 2023 and also the CPOAN 2023 "Providing Homes".

The development of this site will provide an exciting opportunity to provide much needed dwellinghouses in a sustainable location that uses land efficiently and effectively.

We trust that you will support this proposal.



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## 15.Appendices