

CREATIVE PLANNING (SW) LTD

Planning Design and Access Statement

**Former Stables: Six Acres,
Sparnock Farm, Kea, Truro,
Cornwall, TR3 6EB**

**Construction Replacement Dwelling following
conversion of existing stable building to a single
dwelling-house (PA23/04316)**



For Mr S Jinks

Prepared March, 2024

Table of Contents

1.Introduction	3
2.Scope of application	4
3.Site and Appraisal	5
4.Site Investigation.....	7
5.Services.....	9
6.Planning History.....	10
7.Planning Policy & Guidance.....	11
8.Green Infrastruture Plan	17
9.Travel Statement.....	18.
10.Proposed Development.....	19
11.Opportunities.....	21
12.Conclusions	22

1.Introduction

Creative Planning (SW) Ltd have been instructed to act on behalf of Mr S Jinks (the applicant) to write a supporting Planning Design and Access Statement for replacement dwelling at Six Acres, Sparnock Farm, Kea, Truro, Cornwall (thereinafter referred to as 'the site'), TR3 6EB.

2.Scope of the Application

The application follows the conversion of a stable building to a 3-bedroom dwelling-house. This application represents a replacement dwellinghouse development as a result of the changing needs of the applicant and his family.

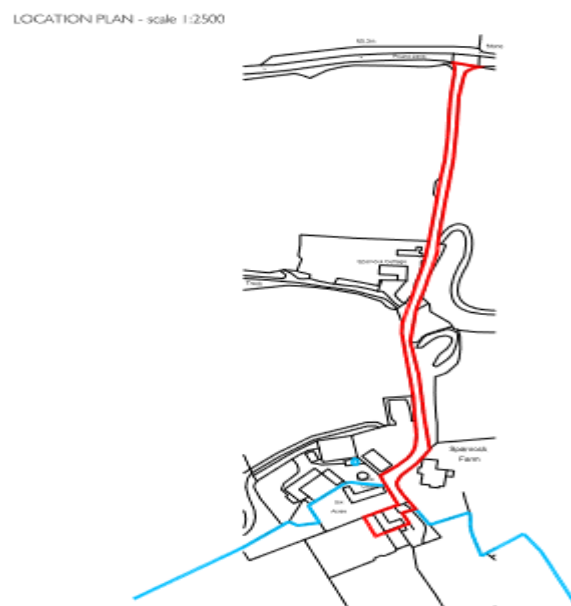
The relevant policies and guidance such as Cornwall Local Plan Strategic Policies (CLP) 2010-2030, and the National Planning Policy Framework (NPPF) 2023 will be applied. There is no local adopted neighbourhood plan for this parish at the time of writing this planning statement.

The applicant holds the freehold title of the application site and the stables are redundant.

3.Site and Contextual Appraisal

3.1 Location

The site is located to the west of the settlement of Kea and is part of a former farm complex. There are no operational farming activities as at today's date. On site there is the applicant's own home, the former farmhouse and there are other residential properties and businesses. It is a rural locale and the site lies in an undesignated landscape setting.



Locality of the Application Site

3.2 Surrounding development

The surrounding development is a mixture of residential and agricultural in a rural context.

Creative Planning (SW) Ltd

Tel No 07801423 378

Enquiries: suewalterscreativeplanning@gmail.com

**Former Stables Site, Sparnock Farm
Replacement Dwelling**

The application site comprises previously developed land and is contained by residential development and the former stables.

We can confirm that dwellings within this locale are mainly represented as detached two storey houses. There is no uniform design to these properties in this settlement.

The access road serving the settlement is wide enough for pedestrians to pass vehicles safely.

3.3 Site Description/Photographs

The site is mainly laid to grass and there is a concrete courtyard that lies to the east of the former stables. The site comprises an area of land that was dedicated to accommodating horses. We include photographs to date of the built form of the former stables to put it in context.



Creative Planning (SW) Ltd

Tel No 07801423 378

Enquiries: suewalterscreativeplanning@gmail.com

4. Site Investigation

4.1 Ecology

The previous application was accompanied by an ecology report from Ecological Surveys Ltd, carried out on the 14/12/22 along with the desktop survey. At that time the methods were considered to have collected enough information about the ecological condition of the site to have been able to adequately assess the impact of the proposed development. Further survey work was therefore not required.

Mitigation measures were set out to avoid and reduce the effects/impacts of the development on the important ecological features and the local environment as a whole. These include covered trenching and capped pipework at night, and the provision that any roof works are to be done outside of bird nesting season, and all measures should be included as a planning condition for the proposed development.

Enhancement measures for biodiversity were also recommended, including the provision of one swallow nest box and one bat tube or box. The ecologists advised that the enhancements should be included as a planning condition for the proposed development. Providing the recommendations within the report are adhered to, with the mitigation measures and enhancements agreed, there would appear to be no ecological constraints to prevent this development.

The applicant has sought an update from consultants Ecological Surveys Ltd given that the original report is now out of date. The ecologists have provided an updated report

Creative Planning (SW) Ltd

Tel No 07801423 378

Enquiries: suewalterscreativeplanning@gmail.com

**Former Stables Site, Sparnock Farm
Replacement Dwelling**

which confirms that no further survey work is needed and the recommendations from the earlier report are implemented.

The applicant has been advised that it is the responsibility of all those involved with the proposed development works at Sparnock Farm to ensure that wildlife protection and nature conservation legislation is complied with throughout the lifespan of the development, at every stage. Although no current evidence of protected species was found on site it cannot be assumed that they are not present when the development work commences.

The application site is within the Fal and Helford SAC Zone of Influence. An Appropriate Assessment as part of the Habitats Regulations Assessment will be completed and financial contributions will be forwarded with the application. We are of the view that the replacement dwellinghouse proposal is unlikely to have a Likely Significant Effect on Carrine Common SAC and therefore a Habitats Regulation Assessment (HRA) for the proposed development on this SAC is unlikely to be required.

Creative Planning (SW) Ltd

Tel No 07801423 378

Enquiries: suewalterscreativeplanning@gmail.com

5. Services

The application site is served by mains drainage and a septic tank for foul water already exists on site.

5.1 Ground Investigations

5.1.1 Flood Risk Assessment

The site lies within in a Flood Zone 1 Area and is not within a Critical Drainage Area. In conclusion we are of the view that the development is appropriate for this site from a flood risk perspective.

5.2 Surface Water Drainage

Surface water drainage will be provided by already designed soakaways to accord with current building regulations standards.

5.3 Ground Conditions

We have assessed the council's records in regard to the ground conditions and confirm that the site is not located on contaminated land.

6.Planning History

After investigating the planning records at Cornwall Council for this site, we can advise that there is no planning history relating to development proposals at this site apart from the approval for the conversion of the former stables. This is referenced as PA23/04316.

7.0 Planning Policy & Guidance

7.1 National Planning Policy Framework (NPPF) 2023

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 (December) 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 Strategic Policies 2010-2030 (CLP) and the Cornwall Climate Emergency DPD 2023 are now part of the development plan and have significant weight in decision making. There is no adopted Kea Neighbourhood Development Plan at the time of writing this report.

The Framework states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF 2023 must be taken into account in preparing the development plan, which is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant obligations and statutory requirements.

**Former Stables Site, Sparnock Farm
Replacement Dwelling**

The Framework goes further and states that local planning authorities should approach decisions on proposed developments in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

The application site contains an existing former stable building that was considered as a robust form worthy of retention and conversion. The council considered the development as appropriate and permitted planning application PA23/04316.

The Framework also states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. 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). The objectives are as follows::

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 co-ordinating the provision of infrastructure;

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

Creative Planning (SW) Ltd

Tel No 07801423 378

Enquiries: suewalterscreativeplanning@gmail.com

accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;

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.

These objectives should be delivered through the preparation and implementation of plans and the application of policies in the Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. Due to the site's relationship with the surrounding built environment the development would not affect the character of the area or living conditions of neighbours. The proposal accords with the above three overarching sustainability objectives.

7.2 Additional Relevant Guidance

Cornwall Local Plan Strategic Policies 2010-2030 (CLP)

Relevant and key policies are as follows:-

Creative Planning (SW) Ltd

Tel No 07801423 378

Enquiries: suewalterscreativeplanning@gmail.com

Policy 1 Presumption in Favour of Sustainable Development

This policy of the CLP 2010-2030 supports proposals that amount to sustainable development, taking into account and not in isolation the three dimensions of sustainability; Economic, Environmental and Social. The policy states that 'When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF'.

It is clear that when relating Policy 1 of the CLP 2010-2030 to the application site and development, the proposed development accords with the criteria as set out. It is confirmed that the CLP 2010-2030 contains no specific policies which state that the proposed development, in this location, should be restricted, especially as there is a fall-back position.

The proposed development will adhere to Policy 2 of the CLP 2010-2030 through a high-quality design, similar to the already approved conversion proposal. The proposed design demonstrates a cultural, physical and aesthetic understanding of its semi-rural location. The development will also contribute to the diversity of housing in the local area.

Policy 12 – Design - requires through all new development that the area's distinctive character is maintained and the existing context is considered; that new development be of an appropriate scale, layout, height and mass with a clear understanding and response to its setting; and that development should provide continuity with the existing built form and respect the natural environment. This approach is consistent with the ethos from the NPPF 2023 in regard to design which talks about development to be 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping' and 'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).' The final finish and form that includes materials such as

Creative Planning (SW) Ltd

Tel No 07801423 378

Enquiries: suewalterscreativeplanning@gmail.com

**Former Stables Site, Sparnock Farm
Replacement Dwelling**

timber cladding, stonework and natural slate retains the character of the semi rural landscape with the architect and applicant ensuring a similarity to the former approved conversion proposal.

In respect of Policy 13- development standards - the development will not result in negative impacts upon adjoining properties and will be in accord with the advice as set out in this policy.

Policy 21 – Best Use of Land and Buildings states that, “To ensure the best use of land development proposals should give priority to...previously developed land and buildings.” In this case the proposal is in accord with this policy criteria.

Policy 23- Natural Environment. This policy requires development proposals to sustain local distinctiveness and character and protect, and where possible, enhance Cornwall’s natural environment and assets. It explains that development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and un-designated landscapes. The final form will not result in harm or be discordant with the aims of the policy.

Chief Planning Officer Advisory Notes (CPOAN) 2023 ‘Providing Homes’

The chief planning officer through the above published notes is seeking more flexibility into Cornwall’s planning system by taking a range of approaches to planning to assist in the provision of much needed homes for all. This development will go some way in assisting with provision.

Creative Planning (SW) Ltd

Tel No 07801423 378

Enquiries: suewalterscreativeplanning@gmail.com

Cornwall Climate Emergency DPD 2023

This development document was adopted in 2023 and the proposal is in accord with a number of policies including the following:-

Policy C1 – Climate Change Principles:

The scheme conserves and enhances the natural environment through a locally distinctive, high quality and sustainable design with green infrastructure provision eg solar array.

In order to minimise greenhouse gas emissions and mitigate against the effects of climate change, the development proposes to include an air source heat pump and will meet Part L of the Building Regulations.

Policy G1 – Green Infrastructure Design and Maintenance:

The dwelling will be provided with well-proportioned and orientated garden space allowing food to be grown if necessary by the future owners. Ecological mitigation and enhancement measures for species are also secured as set out in the ecologist's original report (from 2022/3) which has been deemed as acceptable.

Policy Conclusions

The NPPF 2023 seeks to deliver development that is considered to be sustainable and, in this case, we believe that the site can be used for the purpose of a replacement residential dwellinghouse. The development therefore accords with the advice and guidance as set out above at all levels.

Creative Planning (SW) Ltd

Tel No 07801423 378

Enquiries: suewalterscreativeplanning@gmail.com

8.Green Infrastructure Plan

The application is for a replacement dwelling sited on the footprint of the already approved stable conversion site to a dwellinghouse.

The works proposed will exceed the required levels for thermal insulation and there will be a high level of thermal mass within the building.

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.

The property will benefit from amenity that will enable useable space and have the potential for growing food.

9. Travel Statement

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. Traffic speeds are very low in this locality on mainly unclassified roads.

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 Policy 27 of the Cornwall Local Plan 2020-2030 (CLP). Based on the above, it is considered that the proposed development is acceptable and that a safe and suitable access has been provided through the detailed plans.

The proposed dwelling will have its own vehicle charging point and cycle storage provision.

There is also bus stop at Baldhu Chapel to the west and that provides links to Perrnaphorth, Carnon Downs and also Playing place, larger settlements. As a result, we meet the objectives of current planning policy.

10. Proposed Development

10.1 Introduction

This planning application seeks planning permission for the construction of a replacement single storey dwellinghouse with parking and amenity.

The proposed replacement dwellinghouse will provide for a single storey L-shape 3-bedrooms with ensembles, utility, kitchen/dining/lounge. Amenity and parking provision is included.

The external treatments include vertical timber cladding and stone work to the elevations under a natural slate roof. Solar array is included. Windows and doors will be finished with dark grey Upvc materials. The treatments ensure that the development will accord with the rural landscape setting.

10.2 Design and layout

The design and layout of the property is arranged so as to make maximum benefit to natural light and permeability of internal space for the applicant's needs. The fenestration pattern and orientation allow for this to be achieved.

All the materials that are proposed reflect the appearance and detail of the existing finishes of the former stable building at the site i.e., timber cladding etc. In respect of the final finish of the dwelling-house we can confirm that it will retain a rural appearance. This has been deliberately conceived by the applicant and architect.

Creative Planning (SW) Ltd

Tel No 07801423 378

Enquiries: suewalterscreativeplanning@gmail.com

10.3 Access and Parking

Parking provision is included in the site where adequate off-street parking prevails. The access serving the site is via the existing gateway entrance off the rural route that leads to a parking area.

10.4 Residential Amenity

Ample amenity is also provided for the proposed dwelling-house 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 also not be harmed by the proposed replacement dwellinghouse development. This is said on the basis of the distance that prevails between the application site and the nearest neighbour.

11. Opportunities

The replacement dwellinghouse has all the opportunities attributed to it which is the same as the permitted conversion proposal. They are as follows:-

- Support the local economy
- Good Access
- Provision of a much-needed home
- Good design of development
- Carefully conceived choice of materials so as to ensure the landscape setting is not harmed

12. Conclusions

We trust that the information given within this statement and the attached plans/reports demonstrate that the applicant is very keen and committed to providing a sympathetic development to accord with the local and national planning policy as at today's date.

The NPPF 2023 states that where development proposals accord with the development plan, being the CLP 2010-2030 in this case, they should be approved 'without delay.' Through this statement we have demonstrated how the submitted scheme accords with the development plan. The proposal therefore benefits from the presumption in favour of sustainable development. It follows that the application, should therefore be approved without delay.

A permanent residential use of the replacement dwellinghouse as proposed will supply Cornwall with an additional, and much-needed new dwelling. Although only on a small scale, this is considered to go some way towards providing new housing in light of the serious shortage of new housing in the South-West.

At the heart of the Framework is as the presumption in favour of sustainable development. This means that the LPA should positively seek opportunities to meet the development needs in their area unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

Approval of this application will not have any adverse impacts, and so clearly it should be approved in accordance with current planning policies and guidance.

Creative Planning (SW) Ltd

Tel No 07801423 378

Enquiries: suewalterscreativeplanning@gmail.com

**Former Stables Site, Sparnock Farm
Replacement Dwelling**

We trust that Cornwall Council's local planning authority will support the application for the reasons detailed within this report.

Creative Planning (SW) Ltd

Tel No 07801423 378

Enquiries: suewalterscreativeplanning@gmail.com

**Former Stables Site, Sparnock Farm
Replacement Dwelling**

Creative Planning (SW) Ltd

Tel No 07801423 378

Enquiries: suewalterscreativeplanning@gmail.com