

Cornwall Council

Date: 9<sup>th</sup> February 2024

Dear Sir/Madam,

**Town and Country Planning Act 1990**  
**Land Little Beside, St Day Cornwall TR16 5PZ**  
**Erection of a detached dwellinghouse**

We submit herewith an application for a Permission in Principle in accordance with the National Planning Practice Guidance (NPPG) and the Town and Country Planning (Permission in Principle) (Amendment) Order 2017 (the Order). This technical note has been prepared by Green Light Planning in support of a planning application for permission in principle for the erection of a dwelling at Little Beside, St Day, Cornwall, TR16 5PZ. The new proposal, as set out, respects the immediate setting of the site overall and is designed to enhance the character of the area, through the introduction of this well appointed quality family home.

This statement will describe the proposed development, the site and its surroundings. The context within which the application is made is set out before looking at the Planning Policy Framework. The land is currently unused and would make efficient use of good quality land in an area where housing is required.

This letter provides the planning justification for the development within the context of the adopted Development Plan and other relevant material considerations. The application is supported by a Site Location Plan and Illustrative Layout drawing showing how the site can accommodate the proposal whilst adhering to the technical requirements of the development plan policies.

#### **Introduction**

A Permission in Principle type of application is an alternative way of obtaining planning permission for housing-led development, which separates the consideration of matters of principle for the proposed development from the technical detail of development. The site is within a highly sustainable location. The Planning Practice Guidance (PPG) states that the scope of PIP is limited to location, land use and amount of development.

All other matters should be considered at the technical details consent stage (which requires a further submission). Accordingly, the current application is assessed only on the issues relevant to those "in principle" matters.

The permission in principle consent route therefore has two stages:- The first stage (or permission in principle stage) establishes whether a site is suitable in-principle, and - The second stage ('technical details consent') is when the detailed development proposals are assessed.

If the grant of permission in principle is acceptable, the site must receive a grant of technical details consent before development can proceed. It is the granting of technical details that has the effect of granting planning permission. The statutory requirements may apply at this stage such as those relating to protected species or listed buildings. An application for technical details must be in accordance with the permission in principle that is specific to the applicant.

Residential applications for PiP seek consent for a minimum and maximum number of dwellings. In this instance permission is sought for a minimum of 1 dwelling, and the application is submitted on this basis. There is no requirement to submit existing survey plans or a site layout, however an illustrative layout is submitted to demonstrate how the site might be developed to accommodate the upper quantum of development proposed.

#### **History**

C1/PA12/2227/03/R -Proposed residential development to provide disabled accommodation sites: 120782, Refused; January 2005

The Mineral tramways trail route passes to the north-east in close proximity to the site, but is not within the route and remains unaffected by the proposal to build a dwelling. Poldice mines and Portreath were very much a part of the tramway and much of this remains as a cycle track,

The site and the wider study area fall within the Gwennap Mining District World Heritage mining district, there are engine houses visible from the landscape, however the application site itself has no significant value. The World heritage site designates sites of the highest significance, with surrounding structures in the landscape seen to make an important contribution to this. A public right of way lies to the south-west of the site but is not affected by the proposed erection of a dwelling.

Precedent for modern development lies close to the site with limited effect upon the landscape. The National Planning Policy Framework states that when submitting applications, applicants should 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 and no more than is sufficient to understand the potential impact of the proposal on their significance.

## HABITATS DEVELOPMENT

The protection of the habitats of protected species are a material consideration in all planning applications. Therefore, regard should be paid to the requirements of the Conservation of Habitats & Species Regulations 2017.

The Planning Practice Guidance (the Guidance) sets out the approach as to whether a local planning authority may grant permission in principle to sites that have been subject to a Habitats Assessment. This means for sites where development is likely to have a significant effect on a qualifying European site or a European offshore marine site without any mitigating measures in place, the local planning authority should ensure an appropriate assessment has been undertaken before consideration of the grant of permission in principle. The Guidance explains that if the local planning authority is satisfied, after taking account of mitigation measures in the appropriate assessment and concluding that the development will not adversely affect the integrity of the protected site, then, subject to compliance with other statutory requirements regarding the permission in principle process, it can grant permission in principle.

Financial contribution has generally been sufficient to ensure that the proposed development will not have an adverse effect on the integrity of the Fal & Helford SAC, this is the consensus of Natural England on small sites, such as this site.

The area of the site proposed for development is situated within Flood Zone 1 and shown to be at low probability and low risk from flooding. There are two SNCIs to the east of the site around 300 metres away. There are no protected trees on the site. No further policy designations apply to the site.

The nature of the site is low profile in nature and comprised of a semi rural character and the surrounding area. The site, and the size of the plot is not considered to effect the openness to the south of the site or a consideration when it come to an assessment for development and be considered in the context of limited infilling in villages. The whole site currently comprises semi-improved grassland, and a landscaping strategy could be secured by condition, including confirmation of the BNG achieved on site.

### Local Services and Amenities

Given the site is well related to the settlement of Little Beside and within easy walking distance of the larger village of St Day (to the south-west) the development would reuse previously developed land, confirming the site is sustainable in terms of the advice contained in the National Planning Policy Framework and the aims and intentions of Policy 3 of the Cornwall Local Plan. The site is located on the south side of the road between St Day and Chacewater. Pedestrian access to the site is the same as existing and is accessible via a footpath from the village and residential development. The site is situated in a highly sustainable location being well served by local amenities and public transport network.

### Amount of development

The proposal is for 1 no detached dwellings and it is considered the plot is large enough to accommodate a new dwellinghouses, and in principle can reflect and respect the character of its immediate surroundings.

### Proposal

The application is to consider the location, the type of development, and the amount of development but must be determined in accordance with the relevant policies listed above unless there are material considerations such as those in the NPPF which indicate otherwise. The development plan directs residential development to within established settlement boundaries specifies new development should be within sustainable locations new development should be informed by the character of the local area and contribute to the high quality design. The development will adhere to the Council's SPD's Residential Design Guide.

### Locational strategy

The site falls within the semi rural countryside, though adjoining the St Day Boundary. Due to the semi built up area, the application site related well to the existing St Day Settlement Boundary and would read as a natural extension to the existing village. As such, the location is acceptable.

### Design, and impact on character and amenity of the area

Central government is committed to high-quality design, which is integral to sustainable development. The government, through the NPPF, recognises the need for proposals to reinforce local distinctiveness but advise that this does not necessitate conformance to certain development forms or styles. The NPPF encourages innovative designs, originality, and initiative, and recognises that high quality and inclusive design should address the connections between people and places, and the integration with the natural, built and historic environment. Cornwall Council local plan policy states that development will only be permitted where the highest possible standards of design and site planning are achieved.

The dwelling would be similar in character, scale and appearance to the nearby neighbouring dwellings, and seeks to take a contemporary design approach, with high quality materials proposed throughout. The dwelling has been positioned towards the boundary of existing dwellings at Greenacres. The alignment of the dwelling would ensure views through the site are maintained and the the proposed development would appear in keeping with the character and appearance of the local area, and would provide a well-designed dwelling.

### Flood risk

The site is in Flood Zone 1, which is defined in the National Planning Practice Guidance (PPG) as a 'Low Probability' flood zone which has a less than 1 in 1,000 annual probability of river or sea flooding. Residential development is acceptable in Flood Zone 1.

A detailed energy strategy will be submitted at the technical stage to demonstrate that a combination of PV Systems (that generate renewable electricity from sunlight) and Air Source Heat Pumps ((ASHP) that utilise latent heat from the air to provide heating and hot water) will be used to generate at least 40% of predicted energy. In addition, it is proposed to include Waste Heat Recovery Systems which can be fitted to recover latent heat from wastewater and used to pre-heat hot water and heating systems, and Electric Vehicle Charging.

**Residential amenity**

Policy 12 requires (inter alia) proposals to respect and enhance the amenity of the site and its context and that development should not create unacceptable living standards for occupiers or nearby properties, through (but not limited to) loss of privacy, overbearing or loss of light.

Policy 1 Sustainable development this broadly means that new dwellings should normally be directed to existing settlements, where there is a readily available supply of services/facilities required on a regular basis, as well as employment opportunities, transport links and a lesser impact to the natural/rural environment.

The relevant housing policy within the development plan is policy 3 of the CLP, which is in support of infill dwellings in settlements that forms the basis of the in principle acceptance of housing development on the site.

The site is not in an Area of Outstanding Natural Beauty (AONB) or subject to any ecological or landscape designations. The site is in Flood Zone 1 (Low Risk). The technical details will be assessed at the next stage but it is evident that the development scheme for the site does address the Council's detailed planning policies.

**Transport**

It is considered that 1 no no. additional dwellings would not cause a significant increase in congestion or traffic generation and the site could be safely accessed.

**Biodiversity and Landscape Impacts**

The site is an agricultural field that has low value as habitat for protected species other than the boundary vegetation which is may potentially be used for foraging and commuting routes for bats and other wildlife.

The detailed scheme will include mitigation in the form of:

- Boundary hedges and trees have been retained and enhanced to retain commuting routes and wildlife corridors across the site for species and hedgehogs.
- Bird and bat boxes;
- Areas of rough grassland that could be created within the site, particularly in undisturbed locations not designated for development
- Log and brush piles that could be created to encourage a plentiful supply of invertebrate prey.

Further mitigation such as design-friendly lighting to prevent lighting overspill into the corridor could be the subject of a pre-occupation condition.

The proposal therefore enhances the value of the site in biodiversity terms and complies with policy 22 and 23 of the Cornwall Local Plan.

The Cornwall Local plan and the Council's Residential Design Guide refers to the importance of protecting residents from overlooking, overshadowing and overbearing impacts.

The proposed design will seek to ensure that the proposed new houses protect the amenity of the adjoining neighbours and to protect the amenities of the prospective residents. To protect the privacy of neighbours and new residents, facing elevations are well in excess of the minimum of 21m.

**Cornwall Local Plan Strategic Policies 2010 - 2030**

(CLP): Policy 1 - Presumption in favour of sustainable development

Policy 2 - Key targets and spatial strategy

Policy 3 - Role and function of places

Policy 12 - Design

Policy 21 - Best use of land and existing buildings

Policy 22 - European protected sites

Policy 23 - Natural Environment

Policy 27 - Transport and accessibility

**National Planning Policy Framework 2021 (NPPF) Paragraphs:**

2 - In accordance with the development plan

8 - Achieving sustainable development

11 - Presumption in favour of sustainable development

38 - Decision-making

**Sections:**

2 - Achieving sustainable development

5 - Delivering a sufficient supply of homes

6 - Building a strong, competitive economy

9 - Promoting sustainable transport

11 - Making effective use of land

12 - Achieving well-designed places

15 - Conserving and enhancing the natural environment European Sites DPD 2021

The quantum of development proposed for the site is suitable within the context of its size; its relationship to the adjoining houses within the village; and the density, character, and form of existing surrounding development which comprises varying styles. The layout and this letter has explained how the proposal can address the requirements of planning policy and why therefore it is requested that Permission in Principle be granted. This small scale proposal will assist the Council in providing much needed housing in the area.

It is anticipated the Council will agree with our proposal and hoped that the application will be supported. Should the Council require any further information, please do not hesitate to contact us.

Yours faithfully,

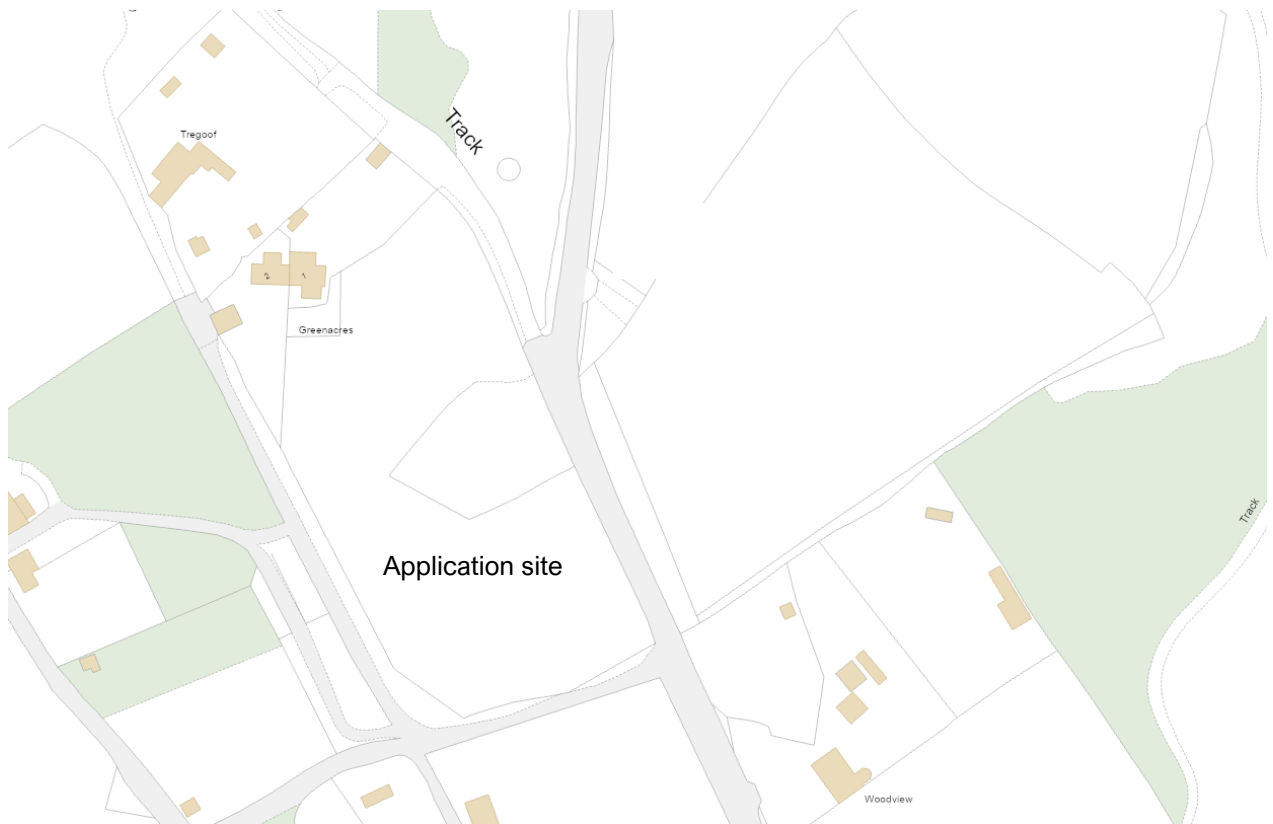
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*Parking*

A double garage is proposed (which can also accommodate cycle storage) with further parking available on the driveway. There would be sufficient turning space on site to ensure that vehicles can enter and exit the site in a forward gear, and a suitable visibility splay can be achieved in both directions.

**Flood risk and drainage**

The site is not at risk from flooding, is shown to be at medium to high risk from surface water flooding.











Cornwall council mapping; Showing the SSSI away from the site

