

Mr Mike Williams
9 Barford Exchange
Wellesbourne Road
Barford
Warwickshire
CV35 8AQ

Your ref:

My ref:

Date:

PA17/01319/PREAPP

3 August 2017

Dear Mr Williams

**Pre-application
enquiry reference
Proposal**

PA17/01319/PREAPP

Proposed refurbishment of two barns to residential accommodation and the development of two new dwellings.

**Location
Applicant**

Trewithian Farm Trewithian Portscatho Truro

Mr Mike Williams

I refer to your enquiry received on 11 May 2017 concerning the above and would inform you that this letter is written on the basis of the information supplied with your enquiry and the submitted drawings.

Site and context:

The site comprises the south west section of a traditional rural farmstead cluster located on the north side of the main A3078 spine road running through the Roseland peninsula and to the north of the village of Gerrans. The two existing buildings are in a contrasting condition with the easternmost having a two-storey proportion under a ridged roof whilst the structure immediately to the east is in a dilapidated state with no roof and walls of a varying height constructed in a combination of natural stonework and concrete blockwork. The more complete outbuilding is largely constructed in natural stonework with elements of cob, brickwork and later concrete block infill.

These two structures are deemed to have a listed status by reason of their curtilage relationship to the main grade II listed farmhouse which lies immediately to the east. The structures face out onto a former yard area which has an extensive hard surface and is bounded to the west and north by a farm access track which leads around to the remainder of the working farm. To the west of the dilapidated outbuilding there are remains of a former enclosure/structure comprising concrete blockwork. There is an existing access to the south onto the main road between two tall granite gate piers. The site is enclosed along the boundary with the A3078 by traditional stone walling and hedge growth.

Trewithian comprises a small cluster of largely traditional properties focusing on the Trewithian Farmstead but also including a number of separate residential dwellings in a loose arrangement focusing on the A3078 route corridor.

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Proposal:

The pre-application submission relates to a scheme combining the following elements:

- o Restoration on conversion of detached barn located to the west of the main farmhouse to form a single residential dwelling;
- o Restoration/reconstruction of remains to detached outbuilding located to the west of the barn identified above to provide a further detached residential dwelling;
- o Construction of a semi-detached pair of residential dwellings to the west of the above two buildings to form a cluster of 4 dwelling units around the former hard surface yard area an utilising the existing access to the south onto the A3078;
- o The proposal would deliver 4 no. residential dwellings as a exceptions style scheme as affordable units for a specific element of local housing need focusing on people working within or from the local agricultural or rural community;
- o The development would be delivered for the Addington Fund through the Roseland CLT.

This response has been collated following our site meeting on the 3 July 2017 and inspection and has been informed by a review of the site planning history and policy context and feedback from the Development Management Manager's review meeting.

Constraints:

- Site lies within an existing hamlet cluster at Trewithian
- Gerrans Parish Council area
- site within the Cornwall AONB
- Within Heritage Coast
- Designated Rural Area - Housing Order 1981
- Within extent of curtilage listing of farmstead at Trewithian. Main farmhouse is grade II listed
- Within zone of influence buffer for the Fal and Helford Special Area of Conservation (SAC)

Existing Land Use:

The site comprises a cluster of former agricultural outbuildings facing onto an open yard area within the main farmstead.

Site Planning History:

PA11/03963 Prior notification for proposed demolition of redundant building. Determined that prior approval not required June 2011. Related to rear wing to the larger barn the subject of this current pre-application submission.

Relevant Policy and Guidance:

Cornwall Local Plan Strategic Policies 2010-2030:

Policy 1 Presumption in favour of sustainable development

Policy 2 Spatial Strategy

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Policy 2a Key Targets
Policy 3 Role and function of places
Policy 7 Housing in the countryside
Policy 9 Rural exception sites
Policy 10: Managing viability
Policy 12 Design
Policy 13 Development standards
Policy 16 Health and wellbeing
Policy 21 Best use of land and existing buildings
Policy 22 European protected sites - recreational impact mitigation
Policy 23 Natural environment
Policy 24 Historic environment
Policy 27 Transport and accessibility

Roseland Neighbourhood Development Plan 2015-2030:
Policy LA1: Supporting objectives of the AONB Management Plan
Policy LA2: Local landscape character
Policy LA3: Natural resources/Agriculture
Policy LA5: Biodiversity and Geological conservation
Policy CV2: Listed buildings
Policy SF2: Sustainable transport
Policy GP1: Sustainable development
Policy GP2: Design and character of the Roseland
Policy HO3: Reuse of redundant buildings
Policy HO4: New affordable housing
Policy HO5: Local connection
Policy HO6: Management of affordable housing

National Planning Policy Framework 2012:
Achieving sustainable development - paras. 7, 9, 14 and 17
Section 4: Promoting sustainable transport
Section 6: Delivering a wide choice of high quality homes
Section 7: Requiring good design
Section 8: Promoting healthy communities
Section 11: Conserving and enhancing the natural environment
Section 12: Conserving and enhancing the historic environment.

National Planning Practice Guidance

Cornwall Design Guide 2013

Cornwall AONB Management Plan 2016-2021

Principle of Development:

This site is located in a distinctly rural position and context as an integral element of an existing farmstead cluster and within a loose cluster of buildings and dwellings comprising a small hamlet known as Trewithian which extends along both sides of the A3078. With its location within the AONB and Heritage Coast and with a least two

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of the existing outbuildings being considered as listed heritage assets the site is within a particularly sensitive context.

The spatial strategy for new development across Cornwall is set out in Policy 2 of the Cornwall Local Plan which advocates maintaining the existing dispersed development pattern whilst respecting and enhancing the quality of place. At Policy 3 it is established that outside the main towns housing growth will be delivered through an approach based on the existing village settlements in terms of infill and the rounding off of the existing settlement form. At Policy 3 (section 3) the concepts of 'infill' and 'rounding off' are defined and having reviewed the context of this site it is considered that the existing loose cluster of buildings across this rural hamlet would not necessarily constitute a settlement as recognised in the Cornwall Local Plan. However, at paragraph 2.61 of the Plan it is advised that in connection to the exception site policy (Policy 9) it is recognised that within the smallest rural communities where it would not normally be appropriate to develop because of lack of immediate access to key facilities and services, there may be circumstances where provision of housing to meet a local need is best met at a specific community rather than in a more sustainable nearby settlement.

The current pre-application proposal is based on a combination of the restoration and re-use of two existing redundant former agricultural outbuildings and the construction of two new build dwellings to provide a 4 unit scheme for local needs housing as an exceptions based approach. Policy 7 of the Cornwall Local Plan at subsection 3. confirms that in the open countryside new dwellings can be delivered through the re-use of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting. The appropriateness issue will be dependent on their scale and method of construction, structural soundness and the ability to convert the building without the necessity of substantial demolition or substantial rebuilding operations. A full structural survey of the buildings would need to be provided in order to confirm the structural status of the outbuildings and their suitability for retention and conversion/re-use. Policy HO3 of the Roseland NDP also supports the re-use of redundant buildings subject to satisfaction of a series of qualifying criteria focusing on the capability for conversion, the avoidance of significant extension, materials, character, compatibility, access, drainage and ecology.

As far as the new build element of your feasibility scheme is concerned, if the development is to be considered under the exceptions approach as advocated by Policy 9, the development will need to be affordable led and well related to the form of the hamlet and appropriate in scale and appearance. This aspect of the scheme will be assessed further in a subsequent section of this response and guidance from the Council's Affordable Housing Team will be included. A further aspect of the new build element of the scheme which needs to be considered is its enabling role in supporting the informed restoration and refurbishment of the two designated heritage assets to an appropriate standard whilst also achieving a 4 unit scheme that is viable in meeting a specific aspect of local housing need in this more remote rural section of the county.

Consequently, it is evident that your feasibility scheme will need to be considered in a rather complex policy context resulting from the nature of the scheme and its

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sensitive location. All aspects would, however, need to be weighed in the context of the other implications of the site in respect of the social, economic and environmental benefits that it could deliver. In this particular case such issues as landscape and historic environment impact, access, ecology and residential amenity are all matters that need to be investigated further as they have the potential to represent specific constraints to development. As a matter of principle, the suggested layout of the 4 dwellings with associated amenity space and the central farmyard courtyard space with parking would appear to represent a potentially respectful form of development that would integrate with the adjoining hamlet form and deliver important enhancements to the setting of the historic farmstead in this designated rural landscape.

It is recognised that the construction of the new dwellings combined with the conversion schemes would bring some economic and social benefits in terms of employment, the delivery of focussed local needs housing and use of facilities within the main settlement centre. However, such benefits in the context of a small scale residential scheme will need to be considered against any visual harm identified as a result of the impact on the historic environment, existing biodiversity and landscape value and consequential change in character of the site and its immediate vicinity. Consideration will also need to be given to the compatibility of the proposed residential use with the remaining working farm use operating to the north within the remainder of the farmstead cluster.

Affordable Housing Context:

The response from the Council's Affordable Housing Team is included as an appendix to this response but basically concludes that the proposal is supported as an affordable led housing scheme for this rural area under Paragraph 55 of the NPPF and Policy 9 (Rural exceptions policy) of the Cornwall Local Plan. Reference should also be made to Policies HO4, HO5 and HO6 of the Roseland NDP. The detailed response provides guidance on housing need justification and the detailed requirements of any scheme such as the size of the dwelling units and the need for a Section 106 agreement to secure the delivery of the affordable dwellings for qualified persons in perpetuity. On the size issue it will be important that the affordable homes are built to the minimum gross internal floor areas and storage requirements for the relevant property type as set out in the National Described Space Standards referred to in Local Plan Policy 13.

Heritage Asset Impact:

The site lies in a sensitive context in terms of the designated status of the two outbuilding structures and associated boundary walling and the wider setting of the main grade II listed and dominating formal farmhouse alongside. In light of this specific heritage context, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Council, in considering a planning proposal, is required to pay special attention to the need to the desirability of preserving the building and any features of special architectural or historic interest it possesses together with the safeguarding of the setting of nearby heritage assets as well.

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This is reinforced in Policy 24 of the Cornwall Local Plan and Policy CV2 of the Roseland NDP with the emphasis on development responding to the existing character in terms of such aspects as scale, height, form, massing, materials and patterns of frontage and overall great weight will be given to the conservation of Cornwall's heritage assets.

In this instance the application site reads as a former farmstead yard area which has now fallen into disuse with the deterioration in the adjoining redundant agricultural outbuildings. The area appears as being rather overgrown and, being within the foreground to the main listed farmhouse and adjoining outbuildings, the site is visually prominent from the A3078 route corridor immediately to the south and the general street scene.

Any approach to the restoration and reuse of existing historic structures on the site and within the historic curtilage to the principal listed building will need to be informed by a specific and proportionate historic environment assessment and evaluation which should identify the significance of all heritage assets that would be affected by the proposals, the nature and degree of any effects and demonstrating how any harm will be avoided, minimised or mitigated. This is outlined in Policy 24 of the Local Plan and paragraph 128 of the NPPF. In this instance a map regression exercise would also be beneficial in charting the development of the site and how the existing buildings and yard area fit in with the chronology and development of Trewithian Farm.

As already suggested, the development would incorporate a degree of enabling works with the need to ensure that the two existing buildings are restored in an informed manner using materials and methods appropriate to this context. Whilst the easternmost structure is more complete with its roof structure and external envelop walls, the adjoining structure is more dilapidated with no roof and only partial external walls. The approach should be to restore the structure using the existing retained fabric insitu and informed by the historic assessment exercise. The form, scale and design of the building will need to be justified and respectful of the farmyard context of the site. Overall the form of the restoration and conversion will need to be informed by the character of the existing buildings in respect of materials, openings, internal and external spaces and general design.

Landscape Impact:

The site reads as being an integral part of the existing farmstead cluster within this loose hamlet and in a visually prominent position in relation to the adjoining highway as an important public vantage point. The context is therefore distinctly rural with individual dwellings and outbuildings set into the topography and surrounded by their associated garden curtilage areas and spaces and agricultural yard areas. Whilst the proposed new development would involve an increase in the building density and coverage across the site with the introduction of two new buildings alongside the retention and conversion of the two existing agricultural outbuildings, the scheme would not involve encroachment into the landscape setting to the small hamlet and existing boundary forms and enclosure to the road and the adjoining farmhouse would be maintained. The existing structures follow a distinct hierarchy in terms of

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their scale, design and location so it will be imperative that this relationship is maintained with any new development.

Such aspects as the form, design, arrangement, materials and appearance of the built structures, together with the treatment of all external spaces, will be crucial in ensuring that any development is respectful of this rural site character. The removal of the overgrown sections of landscape structure across the site could represent a visual enhancement but it will be important that the development is arranged so as to avoid proliferation and visual intrusion from any domestic paraphernalia or inappropriate boundary enclosures from introduction of the 4 residential units.

The proposal would appear to align with Policy MD5 of the AONB Management Plan which recognises that small scale affordable housing schemes, that enable the identified needs of local people to be met, will be supported on sites with good access to services and where landscape capacity and enhancement of the protected landscape can be demonstrated.

The proposal, in introducing 4 dwellings incorporating the restoration and reuse of two existing outbuildings of an appropriate scale into the extent of the existing farmstead cluster and loose hamlet, would be unlikely to constitute 'major development' as referenced by Paragraph 116 of the NPPF, Policy 23 of the Local Plan and Annex 3 of the AONB Management Plan. However, this would be reviewed at the application stage.

Policy 23 of the Local Plan recognises that development proposals should be of an appropriate scale, mass and design that recognises and respects the landscape character. No design details have been provided at this initial feasibility stage but in line with the feedback on the heritage asset context, such aspects as building form, design, position, materials and overall landscaping will be important in integrating the scheme into this receiving landscape. Any new application submission would need to be assessed in landscape impact terms in the context of Policies 2, 12 and 23 of the Cornwall Local Plan, Policies LA1, GP1, GP2 and HO3 of the Roseland NDP and Policies 58, 109 and 115 of the NPPF.

Design, Form and Appearance:

Policy 2 of the Local Plan sets out that proposals should maintain the special character of Cornwall, ensuring that the design is high quality (amongst other issues). Policy 12 goes into more detail and states that the Council is committed to achieving high quality safe, sustainable and inclusive design. Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character with new development being sympathetic in terms of design, scale and materials. The Roseland NDP further reinforces the importance of design through policies LA1 and GP2 and at Policy HO3, which deals with the conversion of redundant buildings, the emphasis is on conversion schemes avoiding an adverse impact on the character, appearance and architectural/historic integrity of the building and its setting.

It is accepted that whilst paragraphs 17 and 58 of the NPPF stress the need to create visually attractive developments through good design, paragraph 60 is also

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acknowledged in that local planning authorities should not attempt to impose architectural styles particular tastes. However, considering the highly sensitive nature of this site within the setting of listed buildings and in the AONB, the form, design and appearance of the two new build dwellings should be appropriate to this farmyard context with the use of a terraced/semi-detached barn style concept being supported.

Trees and Landscape Structure:

From my site inspection it is evident that there is limited landscape structure on the site apart from the overgrown scrub and encroaching brambles. However, the inclusion of new landscape structure and planting appropriate to this rural farmstead context is recommended.

Should you wish to pursue the identified proposals for this site consideration should be given to any existing trees and give adequate room for their current needs and future development - particularly in the context of the pollarding management regime highlighted above. Justification will need to be provided for all tree works including the removal of any larger specimens. Any development should be in accordance with the aims and intentions of BS5837 'Trees in relation to design, demolition and construction - Recommendations' which makes it clear that issues such as shade, overhanging, dominance and potential size should be considered when designing potential developments. Trees are a material planning consideration on any site and the presumption is in favour of retaining important trees within a development. BS5837 Trees in relation to design, demolition and construction-Recommendations makes it clear that the trees and the constraints which they pose should inform the design.

On this basis it is considered that the proposal would need to comply with the requirements of national guidance, with Policies 12 and 23 of the Cornwall Local Plan and the requirements of paragraphs 17 bullet 7 and 109 of the NPPF.

Ecological Context:

As the proposal would involve interventions into existing built structures on the site together with disturbance of the overgrown peripheries it will be necessary for a protected Species survey, including a focus on bats and barn owls, to be undertaken to review the habitat value of the existing site and outbuildings. If it transpires that the site does have specific biodiversity value and where this identifies further work or emergence studies, these should be completed before submitting a planning application. This will include the requirement to provide a focused mitigation strategy so as to ensure that the requirements of the Habitat Regulations are met in full. Applications which do not fully address protected species against Policy 23 of the Local Plan are at risk of refusal due to a lack of information. It is also recommended that any development on the site should secure gains for biodiversity promoting habitat creation as required by AONB Management Plan Policy MD12 and Roseland NDP Policy HO3(ix and x).

It should also be noted that the site lies within the zones of influence for the Fal and Helford SAC Natura 2000 site where the Council will be applying Policy 22 of the

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Cornwall Local Plan. The potential impact of the new development and future tourist guests in respect of recreational pressure will need to be considered and appropriate mitigation measures identified. Policy 22 sets out potential mitigation measures which can include specific actions, provision and/or a financial contribution. However, given the small scale nature of the proposal such a contribution is not likely to be pursued, although this stance may change as the Council develops specific supplementary guidance and delivery thresholds on this issue.

Highways:

The proposed development would retain and reuse the existing vehicular and pedestrian access off the A3078 on the southern boundary. This would lead into a potential shared central courtyard area for turning and parking purposes. The Council's Highways Officer has not been consulted at this stage so it will be important that the detailed site layout design and configuration fully indicate the extent of visibility at the access that would be available for emerging vehicles.

Any proposed site layout would need to incorporate parking and manoeuvring space within the respective plots and surfacing and drainage would need to avoid discharge onto the adjoining carriageway. The provision of two parking spaces per dwelling unit would appear commensurate with the anticipated unit sizes in this highly accessible location where there is an alternative travel options given the proximity of public transport links in the nearby layby.

Residential Amenity:

In formulating the form, scale, design and layout of any development proposal for this site a key consideration should be how the scheme would relate to its immediate neighbours and in particular of Trewithian Farmhouse and its adjoining amenity areas. Such issues as building height, massing, orientation, separating/intervening distances and visual dominance in relation to boundaries and adjoining dwellings and curtilage areas will be of importance as will the siting of windows, doors, glazed openings and any elevated external amenity space with the need to avoid potential overlooking and erosion of existing established levels of privacy. Specifically reference should be made to the Cornwall Design Guide on this issue.

In the case of the feasibility layout, given the suggested dwelling forms and proximity to the site boundary to the existing roofed outbuilding there is a concern over the ongoing use of the attached rear outbuildings (shower and storage areas) in connection with the farm and the provision of an adequate amount of private external space for future occupiers of this barn conversion. The treatment of boundary enclosures to secure privacy and provide a screen between the proposed residential uses and the nearby working farm will also be crucial with the need to avoid inappropriate suburban timber panel style fencing.

Paragraphs 17 bullet 4 and 59 of the NPPF stress that schemes should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. This is reinforced in Policy 12 (Design) of the Cornwall Local Plan which considers that proposals should protect individuals and

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property from overlooking and loss of privacy and also avoid overshadowing and overbearing impacts.

Flood Risk and Drainage:

It would be imperative that both foul and surface water drainage and disposal are managed effectively and sustainably on site. The Council is keen to promote the utilisation of sustainable drainage solutions for new developments so as to reduce resource needs to enhance recycling opportunities. The potential for rainwater harvesting in combination with on-site infiltration should be investigated and separate foul drainage should be managed so as to limit the potential for local environmental pollution. Full details of the systems to be adopted would be required in conjunction with any subsequent planning application for the development. Further guidance on flooding, drainage and development can be obtained from the Environment Agency web site www.environment-agency.gov.uk .

Contaminated land:

Changes have recently been introduced to remove the requirement for submission of a 'sensitive development questionnaire' (SDQ) with regard to development that is particularly vulnerable or sensitive to land contamination (e.g. residential with gardens). The SDQ was intended to apply to small scale development on greenfield sites to provide information on any potential contamination risks, but was often misused for other types of development and/or for previously developed land with potential land contamination risks. In response to this and also to simplify requirements, the SDQ has been withdrawn and the information requirements are therefore based entirely upon whether the site has the potential to be affected by land contamination (e.g. former industrial/commercial land). There is also no longer a threshold for the number of dwellings over which a Phase I hazard assessment report is required. This reduces the burden on applicants, whilst ensuring information requirements are targeted towards those sites with potential risks. Please refer to the 'Developers Guide and Information Requirements for Planning Applications' guidance document for further information.

It is the landowners and/or developers responsibility for securing a safe development - land contamination should therefore always be carefully considered prior to particularly vulnerable or sensitive development taking place.

In this instance, given the previous use of the site in connection with the agricultural holding there may be potential for land contamination resulting from previous operations and livestock treatments. Consequently a Phase 1 hazard assessment should be provided at the formal planning application stage.

Summary:

In conclusion, I can confirm that the assessment of a formal planning submission for this development scheme as a rural exceptions housing development incorporating the retention and conversion of designated heritage assets will be finely balanced given that the scheme does not relate to one of the large hamlets or villages on the Roseland and does not fully align with the development plan policies relating to such

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housing schemes. It will be imperative that the proposal has adequate and effective justification focusing on the enabling nature of the new build elements to the scheme, that the scheme would be wholly affordable housing led and that the scheme would secure the informed restoration and reuse of the curtilage listed heritage asset structures. Furthermore, it will be important that the scheme includes a Statement of Community Involvement to confirm the level of local consultation, engagement and involvement in this scheme which include the CLT.

The scheme has the potential to deliver significant enhancements to this currently overgrown and part dilapidated site alongside an historic farmstead but such aspects as the scheme design based on an informed heritage assessment and promoting locally distinctive forms and design would be paramount.

Consequently, whilst the development would deliver some benefits in terms of the social and economic aspects through provision of an additional housing unit and contributions to the local economy primarily through the construction process, these would need to be weighed in the context of the inevitable environmental impact as outlined above.

Should you wish to progress scheme based on the submitted feasibility proposal for this site, it will be essential that the identified key areas of concern are fully investigated and assessed so as to inform the final form of development. Specific assessments and reports will be required as part of any planning application submission to confirm that any such scheme has been informed by and responds positively to this very sensitive context and specific identified constraints. It is recommended that the following guidance is also taken into consideration.

Supporting documents which would be required at application stage (Please note this list may not be exhaustive):

There are mandatory standard application forms and associated information requirements for the validation of applications and the Council has an adopted validation guidance note that is designed to support the use of these forms. The guidance note can be found at:

<http://www.cornwall.gov.uk/default.aspx?page=14936>

The information required to support the application is proportionate to the type and scale of the proposal being made.

We currently receive a high volume of planning applications that do not meet the validation requirements and our intention is to reduce this amount and help speed up the process for our customers. The planning and regeneration service provides an optional validation checking service subject to a fee (see <http://www.cornwall.gov.uk/default.aspx?page=31089> for further information).

The Standard Application Form - Detailed planning consent given the sensitive context of the site for the restoration and conversion of existing buildings combined with new build dwellings in the AONB

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Listed building consent will also be required for the building restoration/conversion works and any alterations to the boundary walling on site

The Location Plan

The Block Plan, Survey Layout Plan and section plans together with a full suite of proposed plans (including sections, layout, elevations and floor plans together with overall finishes and materials)

Plans for the existing buildings should confirm the extent of any demolition and rebuilding/reconstruction works

Ownership Certificates

Agricultural Holdings Certificate

The correct fee - £385 per dwelling unit

Heritage Impact Assessment to investigate the significance of the site within the setting of listed building and the impact on the character and appearance

Full drainage proposals - surface water and foul/dirty water drainage

Full details of access arrangements including new surfacing, drainage, parking provision and all visibility enhancement measures.

Ecological Assessments and Survey results - including mitigation strategy as appropriate

Phase 1 Environmental Assessment

Structural survey to indicate the current condition of the existing buildings and their suitability for conversion to a residential use

Tree survey, tree protection and arboricultural constraints plan and assessment to cover existing trees, justification for any removal works and the form of mitigation replacement planting

Landscaping scheme to show all proposed boundary treatments and new planting

Statement of Community Involvement

Financial viability assessment and statement of local housing need

Draft Section 106 agreement as requested by the Affordable Housing Team and details to allow drafting of the heads of terms

Main consultees on formal submission:

Gerrans Parish Council

Cornwall Council Highways Officer

Cornwall Council Environmental Protection Officer

Cornwall Affordable Housing Team

Cornwall Council Historic Environment Officer

Electoral Division Member

Community Consultation:

The majority of local councils (parish, town and city councils) welcome pre-application planning discussions and we strongly encourage you to consult the local council and seek their views prior to submitting any formal planning application. I would also encourage you to consult with residential occupiers prior to submitting any formal planning application as well as the appropriate Electoral Division Member. I would always recommend that you consult with Gerrans Parish Council on 01872 580085 or gerrans.clerk@btinternet.com and with the local Electoral Division Member for the Roseland Ward, currently Julian German CC, on 07737 183690 and Julian.german@cornwallcouncillors.org.uk .

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In addition, I would like to draw your attention to a scheme which has been introduced by Cornwall Council from May, namely Pre-application Community Engagement. This will enable input from the local community to be made into the pre-application process should you so wish.

Further information on this matter can be accessed by following this link to our website:-

<https://www.cornwall.gov.uk/environment-and-planning/planning/local-councils/planning-partnership-meetings/>

Building Regulations:

Cornwall Council's Building Control Service is pleased to offer a free initial pre-application advice service for all your development enquiries. Building Control can advise whether a Building Regulations application is likely to be required for your proposal, can give valuable time-saving guidance on how to meet the requirements of The Building Regulations and can suggest possible ways of resolving any notable issues prior to you submitting any formal Planning Permission applications that may be required. Building Control's Extended Services team can offer SAP, SBEM and Air-Permeability Testing Services, as well as access to warranties and other related services.

The local authority building control office can be contacted at Pydar House, Pydar Street, Truro, TR1 1XU. You can contact one of our qualified surveyors on 01872 224792 or by emailing us at: buildingcontrol@cornwall.gov.uk

The limited information enclosed with your Planning Pre-Application enquiry does not provide enough detail at this stage to provide a specific detailed comment in respect of The Building Regulations requirements. However if you would like to discuss your proposal, at this or a later stage, please feel free to contact Building Control who will be happy to give guidance. The following link may be useful to you.

http://www.cornwall.gov.uk/business/building-control-services/?altTemplate=_SectionHome

I hope that you find the above advice helpful. Please note that this is the final response and that any additional advice would be chargeable.

You should note that this letter does not constitute a formal decision by the Council (as local planning authority). It is only an officer's opinion given in good faith, and without prejudice to the formal consideration of any planning application. However, the advice note issues will be considered by the Council as a material consideration in the determination of future planning related applications, subject to the proviso that circumstances and information may change or come to light that could alter the position. It should be noted that the weight given to pre-application advice notes will decline over time.

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Yours sincerely

Martin Woodley

**Principal Development Officer
Planning and Sustainable Development Service
Tel: 01872 224688
Email: planning@cornwall.gov.uk**

Appendix:

Summary

Development Management confirmed that this proposal should be considered in relation to paragraph 55 of the National Planning Policy Framework (NPPF) and Policy 9 of the Cornwall Local Plan 2010-2030. With reference to this Policy, the Affordable Housing Team (AHT) SUPPORT the proposal for an Affordable Housing led scheme, subject to the details below.

Relevant Policy Position

Should the proposal be pursued and supported in planning terms, the affordable housing requirements are detailed below:

Affordable-led scheme

This proposal is for a site which lies outside of a settlement. Under the NPPF and the Council's policy, the principle of development in such a location is subject to the applicant demonstrating that market housing is an essential element to; increase the viability of affordable housing provision and incentivise landowners to bring forward sites.

In addition to an assessment of the acceptability of the site in planning terms, the proposal must:

- a) Be affordable-led, i.e. a key objective must be to provide affordable homes to meet need rather than to maximise the amount of market housing. This will significantly impact on land value;
- b) Work backwards from a 100% affordable scheme with the proportion of market housing only comprising that which is necessary to cross-subsidise the affordable homes;

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- c) Market housing does not represent more than 50% of the homes or 50% of the land take, excluding infrastructure and services. However it should be noted that due to the benefit of lower land values secured with greenfield sites the Council's ambition is to achieve over 60% affordable housing, which this scheme does.
- d) Unless a proposal is self evidently affordable housing led (100% affordable housing), an Economic Viability Assessment (EVA) should be included with a planning application to provide the rationale for the amount of market and affordable housing proposed;
- e) The dwelling and tenure mix must be aligned with local need and not simply driven by viability and maximising value. If carefully considered, the layout, dwelling mix and scheme design can create additional value.

Full guidance on Policy 9 sites and how economic viability is assessed and community support established is included within the Council's Affordable Housing Supplementary Planning Document which can be found on the Council's website.

The Cornwall Local Plan includes guideline levels of discount to be applied to Intermediate for Sale units. These vary across Cornwall depending upon the house price zone, Treswithian within the Parish of Gerrans which falls into Zone 1 and gives a discount to be applied of 65%.

Further, there is a greater need for rental properties in Cornwall; the Council's policy requirement is to seek 70% rent on sites led through a registered provider and 30% sale.

Housing Need Justification

HomeChoice registered local housing need in the parish is moderate with 33 households registered (May 2017), this figure identifies the number of people who live in the Parish who are looking for affordable rent properties.

The Addington Trust support the development of homes for agricultural or rural workers and the Trust have identified a need in this rural area. Because of the unique nature of the Trust's work, they would need to develop an allocations policy to sit alongside the Section 106. This policy would need to compliment the Council's HomeChoice requirements and the Affordable Housing Team are willing to work with the applicant to develop this.

On the basis of registered need, the Affordable Housing Team could support a Policy 9 (affordable housing led) scheme in this Parish on the condition that the requirements set out in this response are met. Any proposal should provide affordable housing in line with local and national planning policy.

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Detailed requirement

Size of Properties:

As with all other forms of residential accommodation, the Council expects affordable housing to be built to a high standard of design and amenity. Where mixed tenure schemes are delivered, designs should be tenure blind in that affordable and open market homes cannot be readily identified from the design, quality and their location within the site. Affordable housing units provided within a new residential development should be of at least similar size and quality to the open market housing. We require affordable homes to be built to the minimum gross internal floor areas and storage (m²) for the relevant property type and size as set out in the Department for Communities and Local Government document 'Technical Housing Standards – [Nationally Described Space Standards](#)'.

S.106 legal agreement

A Section 106 agreement (planning obligation) would be required to secure the affordable dwellings for qualifying persons in perpetuity. To agree heads of terms for a s106 agreement we require you to provide;

- a) Details of all parties with an interest in the land to which the application relates
- b) An accommodation schedule of the number, type and tenure of affordable dwellings
- c) A layout plan showing the location of the affordable dwellings edged blue
- d) Details of sales values for Intermediate affordable dwellings
- e) Proposals for timing of delivery of the affordable dwellings

More Information

Please refer to the Affordable Housing Supplementary Planning Document and the Council's standard section 106 precedents for detailed guidance. Your Affordable Housing contact is Sarah Roberts who can be contacted on 01872 224604 or via email at slroberts@cornwall.gov.uk

Sarah Roberts, Development Officer

Affordable Housing Team, Cornwall Council

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