



Mr John Adams
Little Treviles
Ruan Highlanes
Truro
Cornwall
TR2 5NR

Your ref:

My ref:

Date:

PA17/01194/PREAPP

7 June 2017

Dear Sir/Madam

**Pre-application
enquiry reference**

PA17/01194/PREAPP

Proposal

Pre application advice for 100% affordable Housing.

Location

Land Adjacent Porth View Porth View St Mawes Cornwall

Applicant

St Just In Roseland CLT Ltd

I refer to your enquiry received on 26 April 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 lies on the north eastern edge of the village of St Mawes. It consists of a roughly rectangular parcel of scrub land owned by Cornwall Council which abuts the north western boundary of the residential estate Porth View together with an agricultural parcel of land measuring approximately 1 hectare which lies to the north. Polvarth Road lies to the west and further agricultural land lies to the north and east.

Proposal

Pre-application advice was recently given in respect of a small residential development in relation to the plot of land owned by Cornwall Council (PA16/03391/PREAPP). Due to the challenging nature of the proposed access road however it was recommended that alternative vehicular access arrangements were investigated. As a result Cornwall Council has made contact with the owner of the neighbouring field to enquire about their willingness to allow access to the Council owned land. A draft layout plan has been submitted which proposes 14 affordable dwellings with a central spine road off Polvarth Road.

This pre-application enquiry has been submitted for a desktop assessment only without the benefit of a site assessment or meeting. This response is provided on that basis.

Constraints:

Area of Outstanding Natural Beauty

Article 4 Direction (St Just to Veryan) siting of caravans

Designated Rural Area under Housing Order 1981

Planning and Sustainable Development Service
Cornwall Council
Pydar House Pydar Street Truro Cornwall TR1 1XU
planning@cornwall.gov.uk

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Heritage Coast

Hazardous substances HSE Consultation zone - Falmouth Docks explosives site

Zone of influence Natura 20 site - Fal and Helford SAC

Outside established extent of St Mawes built up settlement area and abutting existing rural exceptions housing site.

Relevant planning history

PA16/03391/PREAPP - Pre application advice given for residential development of 9 affordable dwellings. It was concluded the principle of developing this site to provide an affordable housing led rural exceptions style development is supported at this initial feasibility stage subject to such aspects as vehicular access and density/scale being resolved. The specific constraints to this sensitive site lying within important national designations will inform the final nature of the scheme which should respond positively to the unique setting of this visually prominent land within the rural fringe to St Mawes.

Relevant Planning Policies

Your pre-application submission has been considered against local and national policies, which in this instance includes the following relevant documents. This list is not exhaustive but provides a focus for the key issues against which the scheme should be considered.

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

Policy 1 Presumption in favour of sustainable development

Policy 2 Spatial Strategy

Policy 2a key targets

Policy 3 Role and function of places

Policy 6 Housing mix

Policy 7 Housing in the countryside

Policy 9 Rural Exception Schemes

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

Policy 23 Natural environment

Policy 24 Historic environment

Policy 25 Green infrastructure

Policy 26 Flood risk management and coastal change

Policy 27 Transport and accessibility

Policy 28 Infrastructure

Roseland Neighbourhood Development Plan 2015:

Policy LA1 - AONB Management Plan objectives

Policy LA2 - Local Landscape Character

Policy CV1 - Village Character

Policy GP1 - Sustainable development

Policy GP2 - Design and character of the Roseland

Policy GP3 - Settlement boundaries

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Policy H04 - New affordable housing
Policy HO5 - Local connection
Policy HO6 - Management of affordable housing

National Planning Policy Framework (2012)
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 10. Meeting the challenge of climate change, flooding and coastal change
Section 11. Conserving and enhancing the natural environment

Planning Practice Guidance

Cornwall Design Guide 2013

Cornwall Area of Outstanding Natural Beauty Management Plan 2016-2021
Policy MD3 Promote green infrastructure and effective drainage
Policy MD5 Support small scale local needs developments
Policy MD9 High quality sustainable development in the AONB
Policy MD13 Promotion of biodiversity
Policy VC7 Provide sufficient affordable homes
SCC9.01 Consider cumulative landscape and visual impacts

Housing development

The site is situated to the immediate North of the existing built up element of the village of St Mawes and abutting an existing small-scale rural exceptions affordable housing development completed in the 1990's. For planning purposes the site is therefore considered to be a rural exception site lying on the edge of the village. Whilst the main services and facilities provided within the village are some distance to the south west, the site, from the existing potential pedestrian link, is afforded with a pedestrian footpath along the majority of the distance through the Polvarth Estate and the Polvarth headland to the village centre.

Policy 9 of the Cornwall Local Plan provides support for development proposals on sites outside of but adjacent to the existing built up areas of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance.

In addition, Policies H04 and HO5 of the Roseland Neighbourhood Development Plan 2015-2030 confirm the approach to such schemes with the requirement for 100% affordable led housing proposals outside the settlement boundaries and the need to comply with specific local connection criteria.

The Council's Affordable Housing Officer confirms HomeChoice registered local housing need in the parish is moderate with 30 households registered (May 2017). This figure identifies the number of people who live in the Parish who are looking for affordable rent properties. Of those registered 18 put St Mawes as preferred place to live. It should be noted that this data is updated on a monthly basis. I have

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appended the advice received from the Affordable Housing Team for your information. This demonstrates that there is a need for affordable homes in the Parish and therefore the principle of an affordable housing scheme for is considered acceptable in principle.

Whilst no formal consultation has taken place on the pre-application, St Just in Roseland Parish Council have confirmed; "Affordable Housing is much needed in this parish and the Parish Council was most pleased with the initiative to develop the site at the rear of Porth View, St Mawes. The Parish Council has no objection, in principle, to the proposal as presented.

Visual amenity

Notwithstanding the above housing affordable housing need, I draw your attention to policy GP2 (Design and Character of the Roseland) within the Roseland Neighbourhood Development Plan 2015 - 2030 which states, inter alia that;

"Proposals for development will be supported where they have demonstrated that the development is of an appropriate scale to the location, with an indicative maximum size of 5 units."

It should be noted however this figure is indicative and in this case, in light of the housing need, it is considered a small scale affordable housing scheme on this site could be supported. This is subject to the development respecting the distinctive character of the area.

The whole of the village of St Mawes is within the Cornwall Area of Outstanding Natural Beauty (AONB). The village is of a reasonable scale and it is anticipated that a respectful small scale development of up to 14 dwellings for this visually prominent edge of settlement site would not fall within the definition of 'major development' in the AONB and thereby be precluded by Policy 23 of the Local Plan and paragraph 116 of the NPPF.

A sketch layout plan has been submitted which indicates a mix of detached and semi-detached dwellings accessed off a central spine road. I would suggest a stronger road frontage is proposed together with an area of on site open space.

No specific design detail or material finishes for the intended dwellings has been provided so I am unable to provide any further comment at this time however situated within the AONB I would encourage the use of vernacular materials as advocated within the Cornwall AONB Management Plan, Policies HO4 and GP2 of the Roseland NDP, Policy 12 of the Cornwall Local Plan and advice within the Cornwall Design Guide 2013.

Although to some degree, the new development would be seen against the back-drop of existing residential development, any future layouts will need to be demonstrably informed by detailed landscape visual impact assessment.

Subject to acceptable design including consideration of heights relative to neighbours and finishes, I would anticipate that adverse harm to the AONB would be avoided in this instance. I understand you are seeking separate pre-application advice from the AONB Unit.

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Impact upon the amenity of neighbouring properties:

Policy 12 of the Cornwall Local Plan states, inter alia that, development proposals should protect individuals and property from; a. overlooking and unreasonable loss of privacy; and b. overshadowing and overbearing impact; and c. unreasonable noise and disturbance.

The existing boundary treatments and separation distances between neighbouring properties together with an informed design and layout would need to ensure that neighbour amenity impacts are minimised and mitigated. Ultimately, an assessment of this matter can only be undertaken as part of a formal application considering a specific design and any representations received from neighbouring residents. The final layout plans will need to include full boundary details together with section and levels information and landscaping in association with boundary enclosure and screening. Reference should again be made to the Cornwall Design Guide including Section 4.11 in particular.

In terms of future occupants, the adjacent relationship with the Fire Station would need to be considered. I would suggest the preparation of an Environmental Noise Survey and Assessment to demonstrate that future occupiers of the proposed development would not be exposed to unacceptable noise levels during both day and night-time.

Your attention is also drawn to policy 13 of the Cornwall Local Plan which states; "All new development will be expected to achieve the provision of the following: Sufficient internal space in housing for everyday activities and to enable flexibility and adaptability by meeting nationally described space standards for all affordable housing".

"Housing developments of 10 dwellings or greater should provide 25% of dwellings as accessible homes (Building Regulations Approved Document M4 (2) Accessible and adaptable dwellings or successor documents) unless site specific factors make the development unsuitable for such provision.

Loss of agricultural land

According to the records available to the Council the site would appear to have an Agricultural Land Classification of Grade 3. I would advise a copy of this agricultural land classification report is submitted with any subsequent application.

Hazardous Substance

The proposed development falls within the Hazardous Substance consultation zone in relation to Falmouth Harbour. I would therefore suggest you speak to the Health and Safety Executive prior to the submission of any application.

Highways

Vehicular access would be provided via Polvarth Road (A3078). I would advise you undertake separate highways advice to determine the extent visibility requirements. The proposed layout should ensure the ability for a service vehicle to turn and adequate parking and turning to serve the proposed dwellings.

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Education

Given the scheme represents a scheme for 100% Affordable Housing, no education contribution is required, in accordance with Cornwall Council guidance which advises affordable houses are 'exempt' as 'non qualifying dwellings'.

Contaminated Land

The site may have contamination issues and thus a Phase 1 contaminated land study would be required to support a planning application. Where the Phase 1 study recommends further work then this should be completed and a remediation strategy devised before submitting a planning application.

Ecological Context:

With the proposal involving the clearance of the complete site which is currently laid to unmanaged grassland, it is recommended that if it is intended to pursue a formal planning application submission, an ecological assessment will need to be undertaken. If initial survey works reveal use of the site by protected species for habitat purposes specific detailed survey investigations will be required. 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.

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 Cornwall Local Plan. The potential impact of the new development and future residents 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.

Public Open Space

Policy 13 of the Cornwall Local Plan states, inter alia that, all new development will be expected to achieve the provision of public open space on site in proportion to the scale of the development and providing for different types of open space based on local need. Where there is access to alternative facilities that would meet the needs of the new development, contributions to the ongoing maintenance and management of these alternative facilities may be required as part of a reduced requirement in site. In addition policy 25 states that proposals should provide accessible and good quality open space. Any subsequent application should ensure sufficient open space is provided.

Drainage

Due to the size of the site, a Flood Risk Assessment will need to be submitted with the application.

Environmental Impact Assessment

This enquiry is not a formal request for a screening under the EIA regulations. However, given the scale and location of the development, it is unlikely that the development would require an EIA.

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

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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 Circuit House, Pydar Street, Truro, TR1 1DT. You can contact one of our qualified surveyors on 01872 224792 or by emailing us at: buildingcontrol@cornwall.gov.uk

Section 106 planning obligation

Should you proceed to make an application, it would be necessary for your client (and any person with an interest in any of the land in question) to enter into a Section 106 planning obligation that secures the following:

- Affordable homes in accordance with the relevant policy requirements;
- Public open space provision financial contribution; and/or
- On-site public open space (if required) together with a mechanism for ensuring its ongoing maintenance.

A draft Section 106 planning obligation or at least confirmation of the heads of terms should accompany any planning application. Further information in respect of s106 planning obligations can be found [here](http://www.cornwall.gov.uk/default.aspx?page=17557), including links to the Council's preferred templates: <http://www.cornwall.gov.uk/default.aspx?page=17557>

Supporting information

The level and scope of information that would need to be submitted with any application will of course depend on whether the application is in outline or full. However, the following is a useful guide to the kind of supporting information that would need to be submitted with any planning application:

- Design and Access Statement;
- Statement of Community Involvement;
- Extended Phase One Habitat Survey;
- Contaminated Land Report;
- Agricultural Land Classification Report;
- Landscape and Visual Impact Assessment;
- Site survey plan with levels in relation to a fixed datum;
- Site layout plan;
- Elevations and floorplans of the proposed buildings;
- Section drawings through the site and building(s) to include adjoining land and buildings;
- Streetscene drawings;
- Draft Section 106 planning obligation or heads of terms.

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Summary:

In conclusion, the principle of developing this site to provide an affordable housing scheme is supported subject to the above comments being taken into consideration.

If you intend to progress with an application it would be advisable to contact the immediate neighbours in order to discuss the proposal. I would also suggest you contact St Just in Roseland Parish Council, the Electoral Divisional Member, Councillor Julian German and the Roseland Plan Steering Group.

The Council would be willing to consider a Planning Performance Agreement once the above comments have been addressed. If you wish to discuss please do not hesitate to contact me.

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.

Should your development be likely to increase the level of pedestrian and/or vehicular usage at a level crossing any future planning application should be supported by a full Transport Assessment assessing such impact. Any required qualitative improvements to the level crossing as a direct result of the development proposed should be included within the Heads of Terms.

Yours faithfully

Chantal McLennan

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