

St Mawgan

Design Guidance and Codes

March 2025

Quality information

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Introduction

01

1. Introduction

The aim of a Neighbourhood Plan design code is to empower the local community to influence the design and character of the local area and to deliver suitable, sustainable development that meets the needs of local people.

1.1 Background and purpose

Through the Ministry for Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been appointed to provide design support to the St Mawgan Neighbourhood Plan Working Group by preparing this Design Guidance and Codes document.

The purpose of the Design Guidance and Codes is to gather information on the opportunities and issues faced in the delivery of quality design in the context of the neighbourhood.

The aims of the document are to:

- Positively influence the character and design of new development within the Neighbourhood Area;
- Set out clear analysis of the local context, focusing on topics where improvement is most needed;
- Benchmark how these opportunities should be delivered, such that they are factored into considerations at site procurement, and the downstream design response.

The report cannot influence the quantum, location or type of development; other tools in the Neighbourhood Plan and Local Plan can cover these.

Consultants AECOM have prepared this report, between September 2024 and December 2024, in conjunction with key members of the Neighbourhood Plan Group.

What is design coding?

Design coding involves setting out clear and specific guidelines for the determination of planning applications. These codes are intended to ensure that developments contribute positively to their surroundings in terms of aesthetics, functionality, and sustainability.

They can provide greater assurance for communities and clarity for developers about the design of new development

1.2 Area of study

These design codes and guidance cover the entire Parish of St Mawgan (or St Mawgan-in-Pydar). The coastal parish covers an area of 2,212 hectares with a population of approximately 1,059 (2021 Census). The main settlements of the parish include the following villages and hamlets:

- St Mawgan;
- Mawgan Porth;
- Trenance;
- Trevarrian; and
- Carloggas.

Outside of these settlements, the rural parish is made up of open countryside used for agriculture, comprising small to medium sized agricultural field parcels. The terrain is defined by its relationship to the River Menalhyl and its tributaries within the catchment that pass through the Vale of Lanherne, an important habitat for plant communities and a designated area, flowing east/west towards Mawgan Porth and the sea.

Cornwall Airport (Newquay), and areas of RAF St Mawgan also lie within the parish close to Carloggas.

Mawgan Porth features a wide, sandy beach surrounded by cliffs and dunes, making it a popular destination for recreation and tourism. The village of St Mawgan is known for its 13th-century parish church, dedicated to St Mawgan and the Lanherne Carmelite Convent. The village retains a traditional character and historical significance.

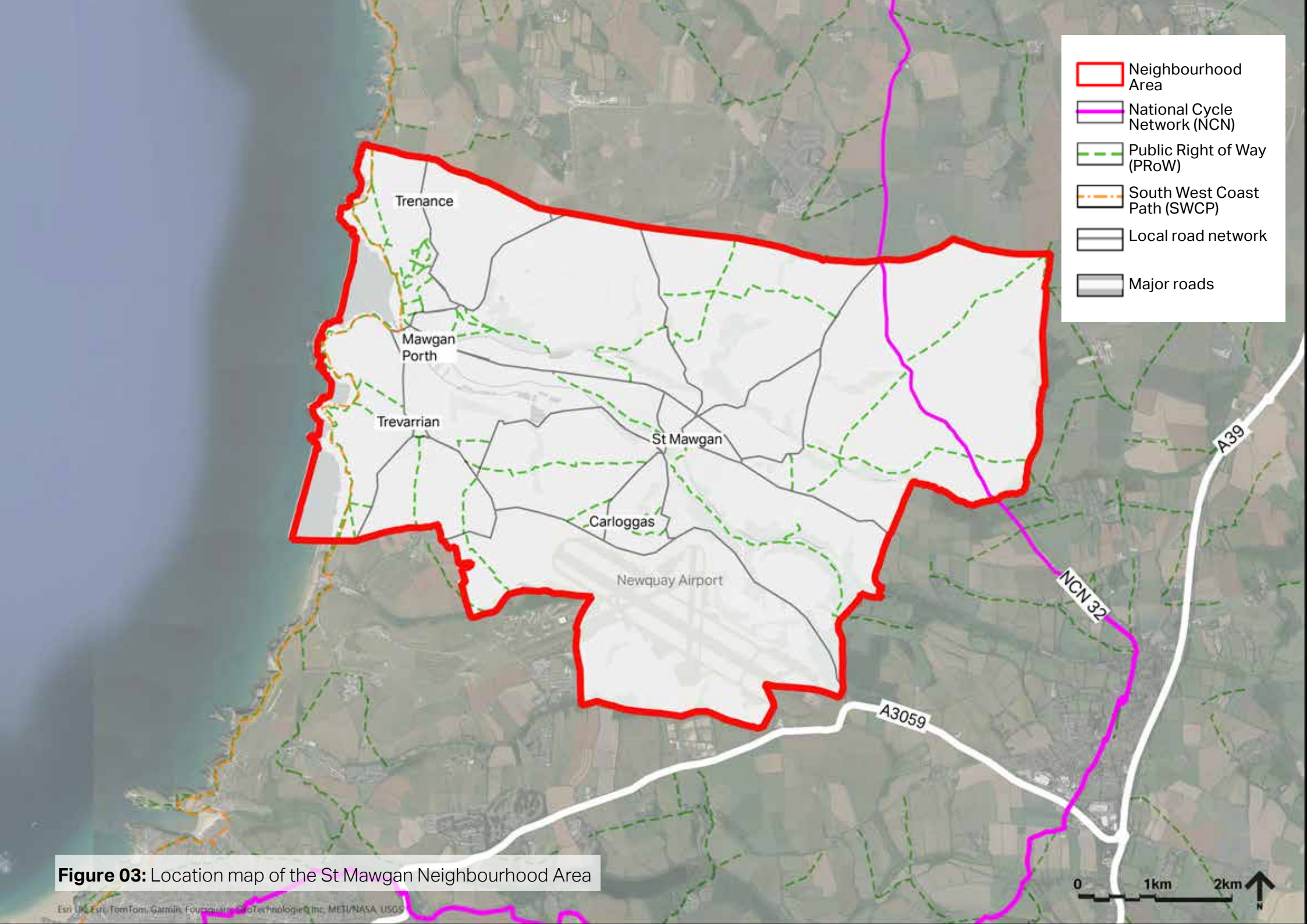
Contextually, St Mawgan Parish is located approximately 5km northeast of Newquay, 9km southwest of Wadebridge and 16km west of Bodmin. The closest train station is in Newquay, albeit served by a branch line, with other stations along the A392 and larger settlements, and a local bus serves surrounding areas. There is a good network of Public Right of Way (PRoW) including the South West Coast Path (SWCP) and access to the NCN 32. A rural road network provides parish access. The A3059 branches from the A39 at St Columb Major and passes south of Cornwall Airport (Newquay) and the A39 serves the north coast.



Figure 01: Wayfinding Trenance.



Figure 02: Context map of the St Mawgan Neighbourhood plan area







-  Neighbourhood Area
-  National Cycle Network (NCN)
-  Public Right of Way (PRoW)
-  South West Coast Path (SWCP)
-  Local road network
-  Major roads

Figure 03: Location map of the St Mawgan Neighbourhood Area

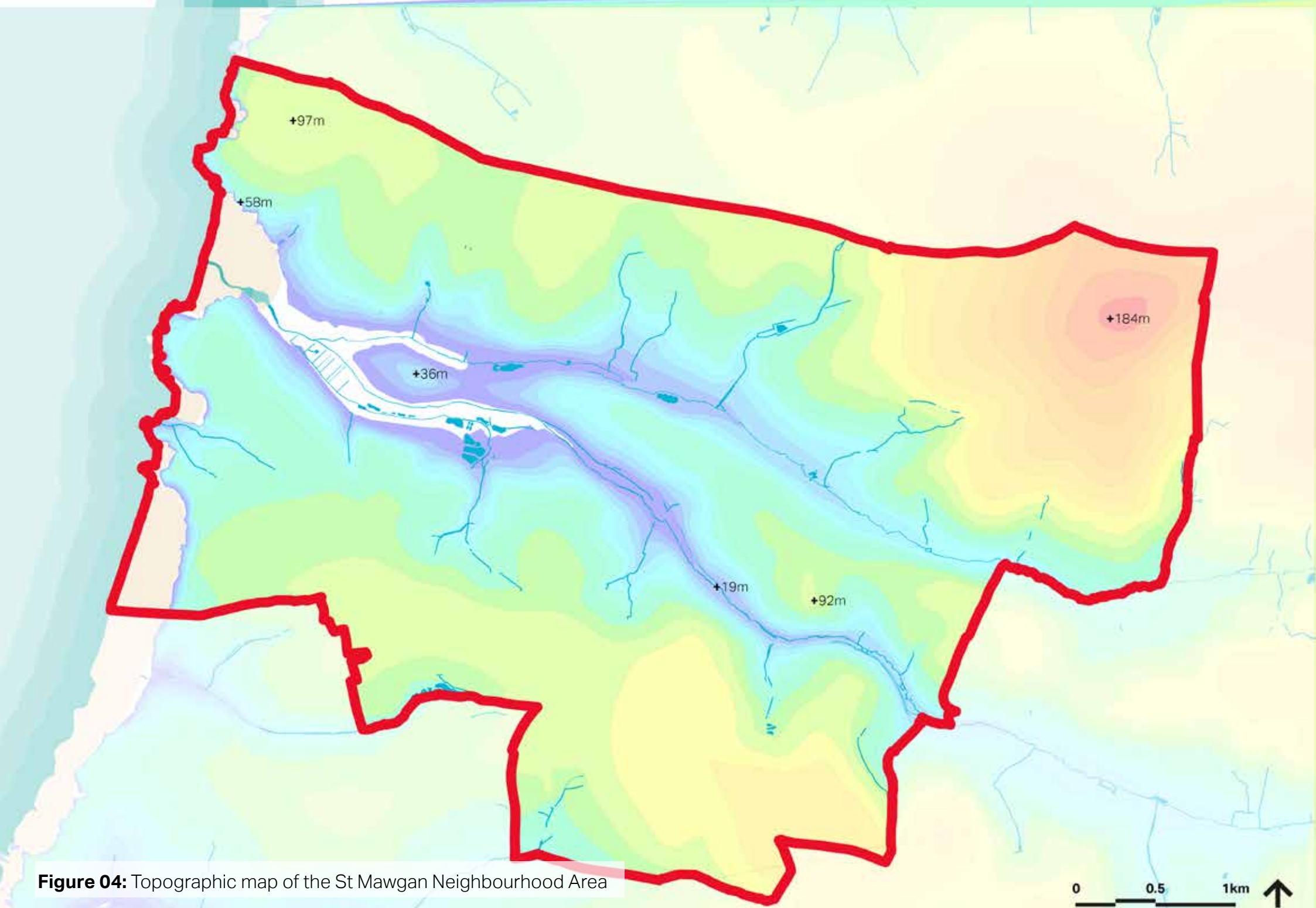
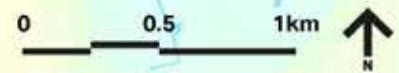


Figure 04: Topographic map of the St Mawgan Neighbourhood Area



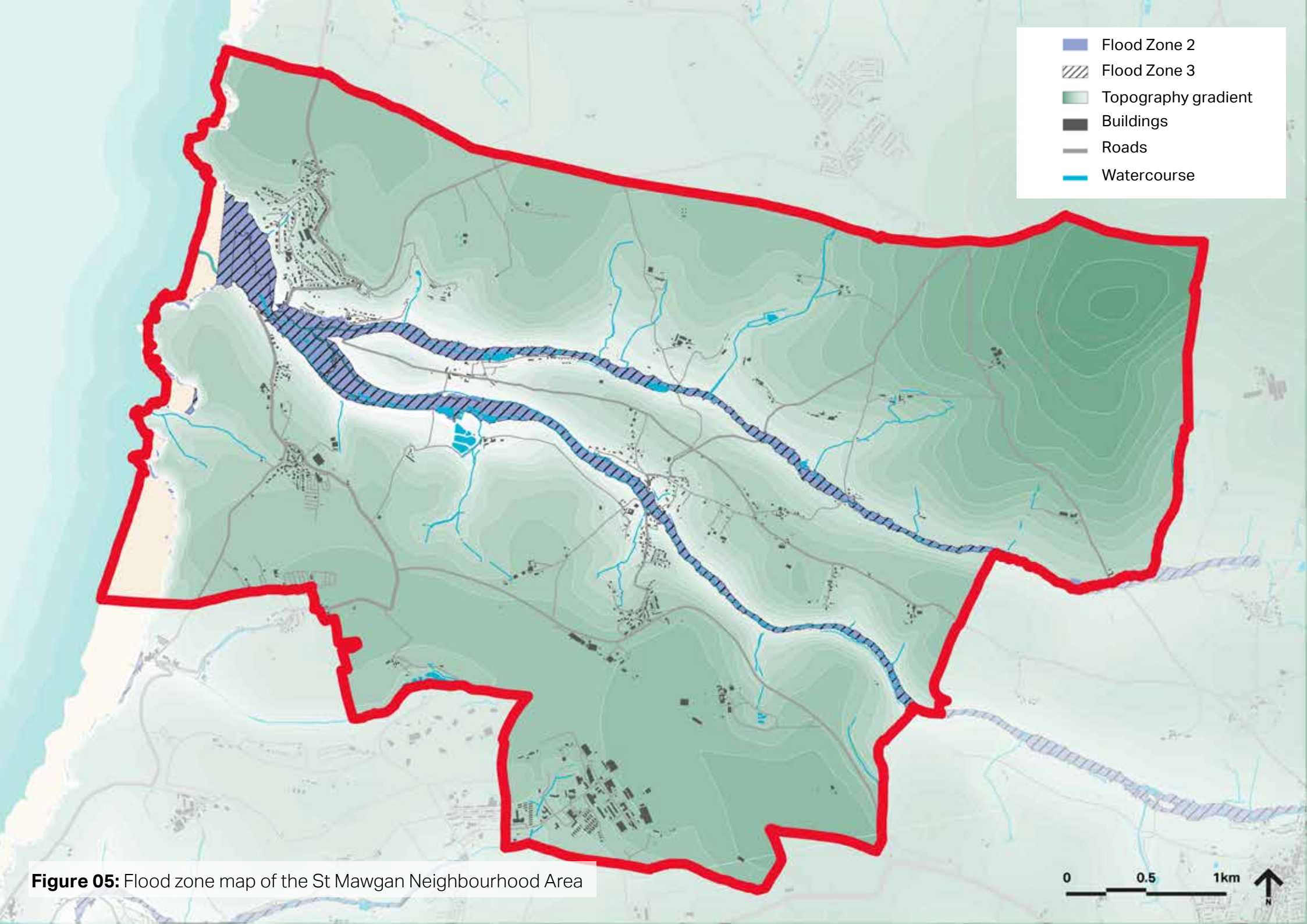


Figure 05: Flood zone map of the St Mawgan Neighbourhood Area



1.3 Vision and values

This document aims to help protect and enhance the character of St Mawgan in line with the Neighbourhood Plan vision and objectives. The Neighbourhood Plan vision is:

For the parish of Mawgan-in-Pydar to be a thriving, resilient, and inclusive rural community, celebrated for its rich heritage, welcoming atmosphere, and forward-thinking approach. It will provide a safe, supportive and sustainable environment for residents, workers, business owners, and visitors, ensuring it remains a highly desirable place to live, work, and visit for generations to come.

The Neighbourhood Plan objectives are as follows:

HOUSING

- **Provide Affordable Housing Options:** Ensure a variety of affordable housing choices through small developments that align with the local scale and character and meet the needs of the local community, enabling local people to live within their home parish.
- **Promote Locally Distinctive Design:** Advocate for housing designs that respect the surrounding environment, reflect the area's rural and coastal character, and, where feasible, incorporate natural and locally sourced materials.

NATURAL ENVIRONMENT

- **Support Sustainable Development:** Prioritise environmentally sustainable practices and biodiversity conservation in all planning and development decisions.
- **Protect Natural Areas:** Ensure that all development conserves the natural environment and avoids encroachment on floodplains, coastal areas, and cliffs.

HISTORIC ENVIRONMENT

- **Preserve and Enhance Local Character:** Protect and enhance the architectural and historic character of the area while promoting high-quality design in all development and changes within the plan area.

CLIMATE CHANGE

- **Acknowledge Climate Change Vulnerability:** Recognise Mawgan Porth's susceptibility to climate change impacts, including rising sea levels and natural cliff and coastal erosion, in all planning decisions.

- **Address Causes and Impacts:** Develop and implement strategies to tackle the causes of climate change and adapt to its effects, focusing on long-term resilience and coastal protection.

ECONOMY

- **Preserve Mawgan Porth's Character:** Maintain the unspoiled, family-friendly nature of Mawgan Porth as a coastal resort, ensuring a balance between tourism, the needs of the year-round local community, environmental sustainability, and the area's unique sense of place.
- **Support Economic Growth:** Promote a diverse and thriving local economy by enhancing employment opportunities and supporting businesses at all stages, from start-ups to established enterprises.

COMMUNITY SERVICES AND FACILITIES

- **Enhance Public Services:** Protect and improve public services, including better public transport links, access to local medical facilities, and support for community-focused businesses.
- **Modernise Educational Facilities:** Ensure that educational facilities meet contemporary standards while preserving the parish's rural character and addressing environmental concerns.
- **Strengthen Community Connections:** Foster stronger community bonds by enhancing local amenities, promoting regular local produce markets, and encouraging greater self-sufficiency to reduce dependence on distant urban centres.
- **Ensure Adequate Infrastructure:** Require that infrastructure for drainage, surface water disposal, and sewage is fully in place and capable of supporting new development before it is approved, to safeguard the local environment.

1.4 Development pressures

The Local Plan doesn't provide specific housing requirements for St Mawgan, but allocates 4,800 up to 2030 for the Newquay and St Columb Network area, of which 4,400 allocated to Newquay and Quintrell Downs, 400 for St Columb and rural parishes. As of Aug 24 there had been 597 rural completions with 65 in Pydar parish.

A housing needs survey by Cornwall Council's Affordable Housing Team in 2023, on behalf of St Mawgan Parish Council, identified a need for 27 homes with a further 11 identified as 'hidden' need, totalling 38. St Mawgan Neighbourhood Plan Working Group have established local support for focused pocket developments, of 2 - 4 or 4 - 8 dwellings, with St Mawgan cited as the location best able to sustain new development. The working group would like to identify small sites, with a focus on affordable homes, although deliverability challenges due to land shortages and land value/open market pricing may make this difficult.



Figure 06: Insensitive development impacting on Conservation Area.

1.5 Targeting design issues

The National Planning Policy Framework states... “design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics”.

The focus of the guidance and coding prepared in this document have been distilled following the AECOM consultants site visit and engagement with the Neighbourhood Plan Working Group in response to specific Neighbourhood Plan pressures.

1.6 The planning context

Nested approach to design control

Design Coding for planning authorities is still very much ‘in development’ and there are only a handful of Local Planning Authorities (LPAs) undertaking these so far. Current advice to LPAs suggests a nested approach, with clear links between different coding levels. The most applicable links in regard to Neighbourhood Plans are:

- Authority Wide design codes (AWDC): This sets out overarching principles and standards for design quality across the entire local authority area. It provides a broad framework that guides development within the region.
- Neighbourhood design codes: At a more localised level, these codes offer detailed guidance tailored to specific neighbourhoods or development sites. They should (where these exist) build upon and supplement the standards outlined in the Authority Wide design code. Where an AWDC is not in place, developers should discuss with the Local Planning Authority (LPA) to determine likely priorities and coding to come forward in a future AWDC.
- Consistency and Integration: There is a focus on ensuring that the standards set in Neighbourhood design codes align with and support the broader goals of the Authority Wide design code. This integration helps maintain coherence in design quality across different scales of planning without duplication.

Links between the different codes:

- Targeted Information: Neighbourhood design codes should enhance the level of detail without duplicating what is already covered in the Authority Wide design code. They address specific local characteristics, community preferences, and site-specific considerations.



Figure 07: Cornwall Design Guide, 2021.

1.7 How to use this document

This document will be used differently by different people in the planning and development process, as summarised in the adjacent table.

A valuable way codes and guidance can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preferences for design quality. As such the codes and guidance can help to facilitate conversations to help align expectations, aid understanding, and identify key local issues. The resulting design codes and guidance can then set out how to adequately respond to these issues in future development.

Design codes and guidance alone will not automatically secure design quality outcomes, but they will help to prevent poor outcomes by creating a rigorous process that establishes expectations for design quality.

Potential users	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the design codes and guidance as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The design codes and guidance should be discussed with applicants during any pre-application discussions.
Parish Council or Neighbourhood Plan Working Group	As a guide when commenting on planning applications, ensuring that the design codes and guidance are complied with.
Community groups & Local Residents	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Please note:

Both design codes and guidelines are contained within this document, highlighted within green boxes as shown here. The difference between codes and guidelines is summarised below:

Design codes: Design codes are mandatory requirements for design issues and are expressed with the word **MUST**.

Guidelines: Guidelines set out aspirations for design that is expected to be delivered and are expressed with one of two words:

- **SHOULD** reflects design principles that are strongly encouraged.
- **COULD** reflects design principles that are suggestions.

1.8 Process

This document has resulted from a collaborative effort between the St Mawgan Neighbourhood Plan Working Group and AECOM, reflecting the priorities of local residents. The design coding process includes the following steps (see adjacent).

A one-day site visit took place on 25th September 2024, following an inception call between AECOM and representatives of the St Mawgan Neighbourhood Plan Working Group which explored the group's key aims, objectives and pressures, and to address any initial concerns or queries. The site visit was conducted on foot and by car tour of the Neighbourhood Plan Area (NA), via car and on foot.

This activity allowed consultants to appraise local character and the features informing its sense of place, such as heritage and landscape features. The exercise also provided valuable local insight into the area's pertinent design issues and opportunities, good and bad practice.

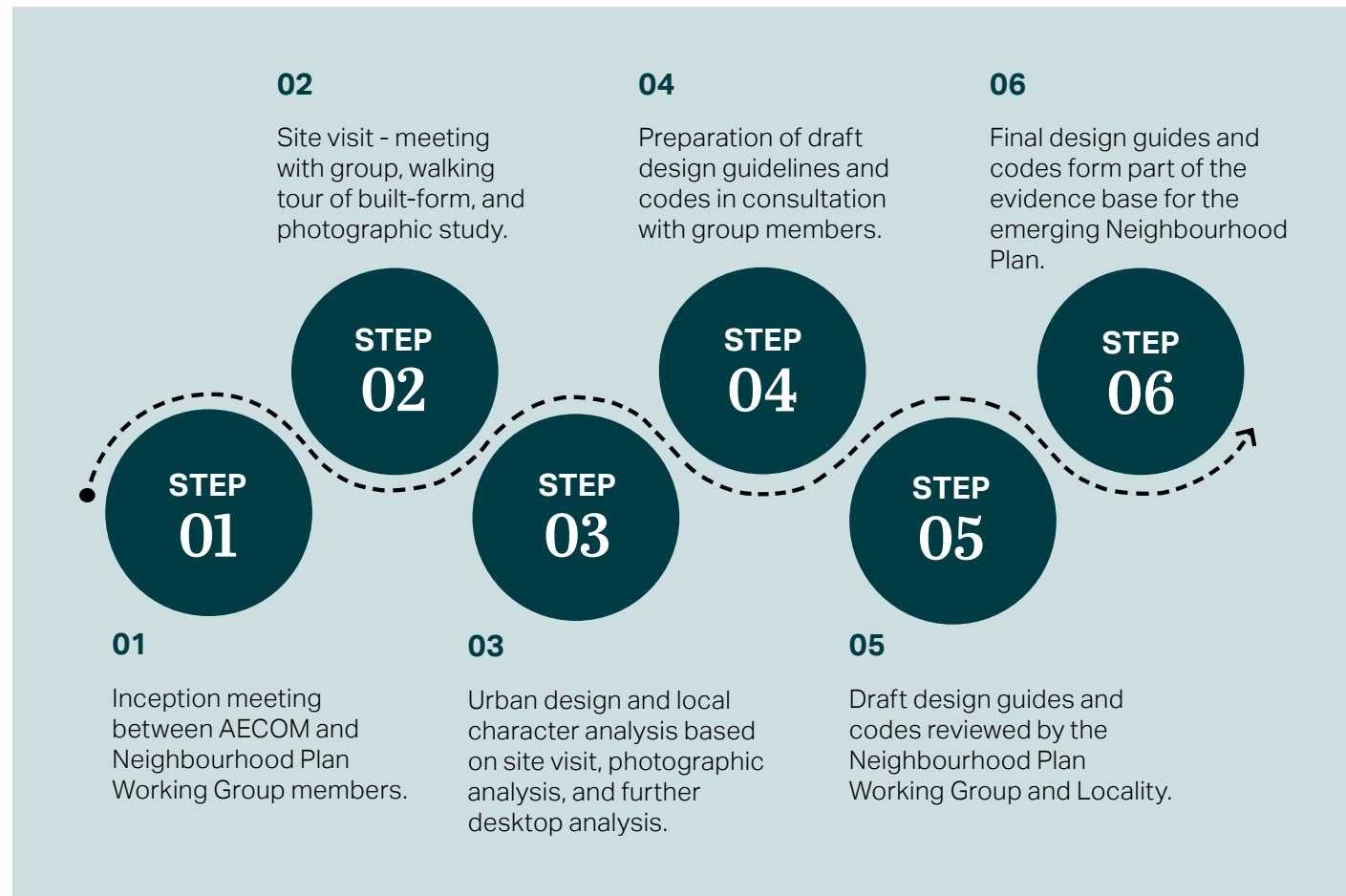


Figure 08: Design code production process



**Place analysis &
design codes**

02

2. Place analysis & design codes

The parish is currently facing challenges with recent developments that are not well embedded within the landscape and fail to respect the unique qualities of the Neighbourhood Area.

The following place analysis is focussed to address developmental impacts on the natural landscape and rural/coastal character, integral to the community’s identity. It is aligned with core themes and analysis is conducted across core topics within the following three areas:

- **Trenance & Mawgan Porth**
- **St Mawgan**
- **Trevenna Cross**

Links to Cornwall’s own policy, guidance and codes where appropriate will be signposted, together with additional guidance and coding to preserve the distinctive features, character and history of the parish.

Structure	Description
Theme:	Development on sloping topography/ridge; and
Theme:	Development response to countryside/ heritage settings.
Analysis topics:	Massing Density Height Typologies Materials

2.1 St Mawgan Parish Profile

Data from the Census 2021 provides development related insights to help understand the fabric of the parish. Information relating to age profile, household size and accommodation type is set out below:

- The parish has a recorded population of 1,059 people;
- The age profile highlights an ageing population, with a comparatively lower population of residents in age categories 49 and lower, and a comparatively higher population of residents in age categories 50 and over, compared to other areas in England;
- Household size data identifies a comparatively higher composition of 1 and 2 person households, and a reduction in 3 and 4+ households compared to other areas in England;
- Census data identifies a majority of detached house or bungalow accommodation types;
- Number of bedrooms data illustrates the majority group as three-bedroom properties, which is below the national average. The share of two bedroom properties (the second largest group) hold a comparatively higher share than the national average..

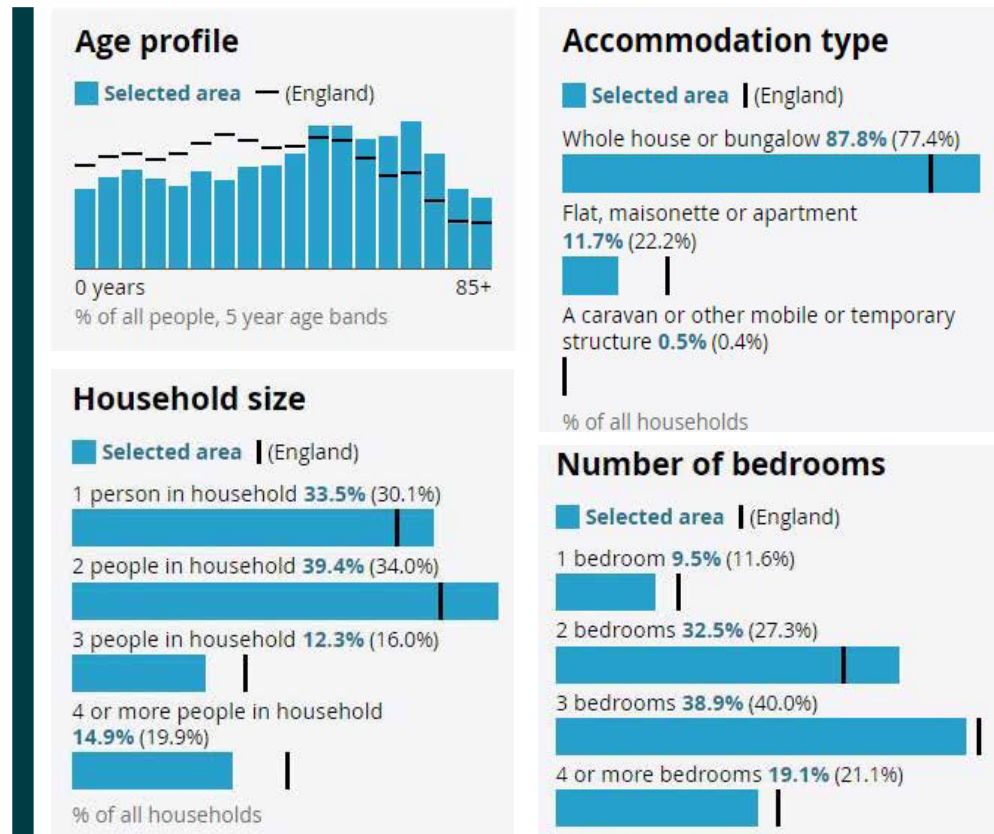


Figure 09: Office for National Statistics_Census 2021

Place analysis: Trenance & Mawgan Porth

2.2 Trenance & Mawgan Porth

Trenance & Mawgan Porth occupy a coastal position at the western end of the Vale of Lanherne as ribbon development draped over steep topography facing the beach.

The envious location has developed most in Trenance, which is outside of the Area of Great Landscape Value, with incremental development in Mawgan Porth including some areas within the sensitive County Wildlife Site (CWS) and Flood Zones 2 and 3. Both settlements coalesce with no discernible separation. The area is predominantly residential but Mawgan Porth has a Village Hall, pub and two shops, and Trenance has two hotels.

The topographical character means main settlement roads follow contours north/south with smaller branching development lanes. The beach is the main focal point and provides a stage for views back towards a 180° developmental backdrop.

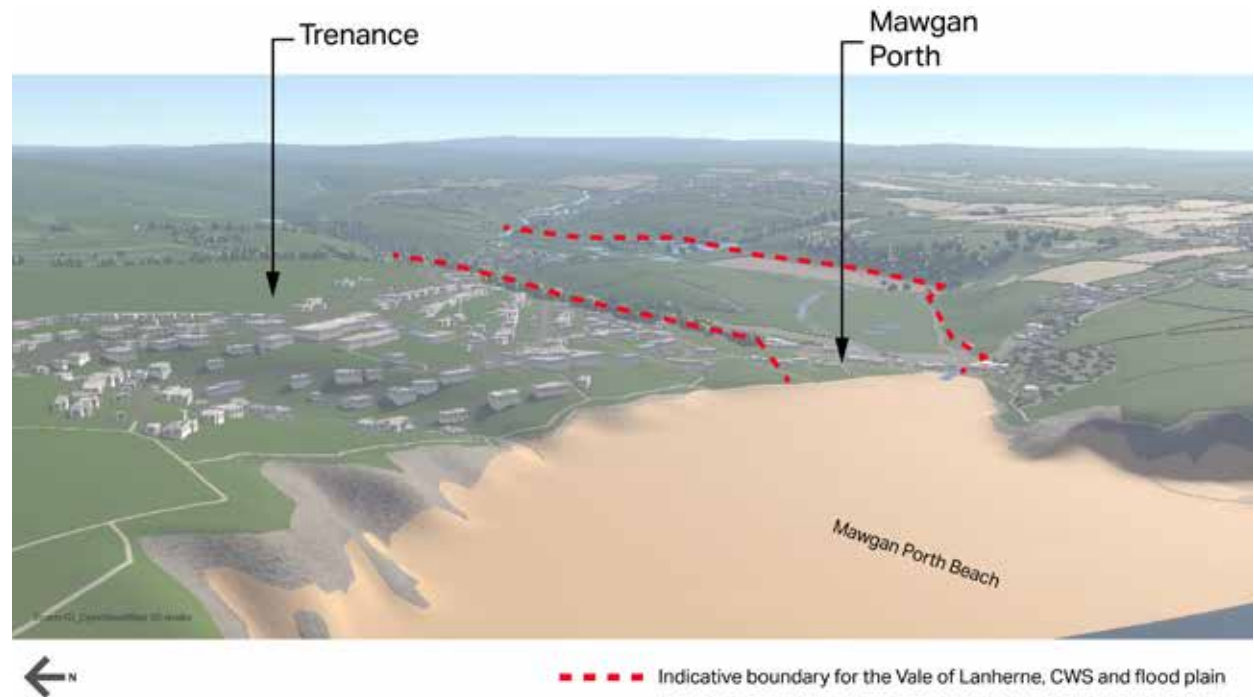


Figure 10: Landward visualised view depicting the location and context of Trenance and Mawgan Porth.

Census data confirms an ageing population and the majority house type as detached dwellings. These characteristics combined with the attractive setting suggest an area susceptible to change. Table 01 provides broad building data representing low density and large plot sizes, consistent with a rural coastal village. Open-source building height data (Figure 11) depicts swathes of single storey bungalows around the 5m height, with some larger buildings up to 10m.

Neighbourhood Plan Group engagement has pinpointed developmental pressures for this area as follows:

- Renovation including substantial increases in building to plot ratios and plot coverage;
- Bungalow building stock modified with additional storey heights; and
- Unsympathetic development within coastal sensitive areas, changing the character of the rural village.

Linear village	Calculations
Dwellings per Hectare (DpH)	8-12 DpH
Typical plot size range	500m ² - 1530m ² +
Settlement type	Coastal villages

Table 01: Typical density and plot size range. Density calculations are based on a sample areas, and refer to gross densities.

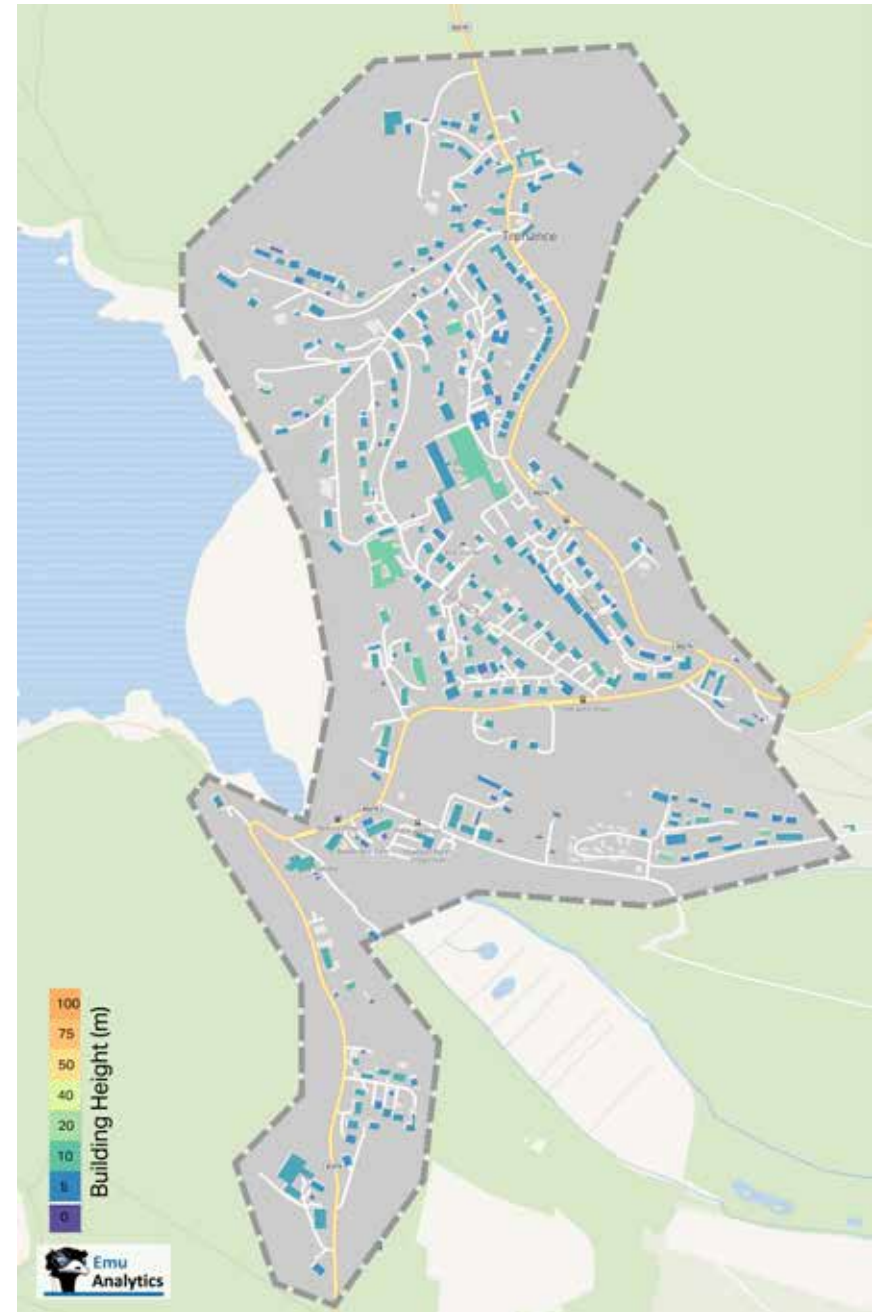


Figure 11: Plan depicting building height within Trenance and Mawgan Porth.

Place analysis: Trenance & Mawgan Porth

A summary of the main issues within Trenance & Mawgan Porth:



Figure 12: Tourism specific unit development, some within flood zone and close to sensitive heritage or ecological areas.



Figure 13: Upward expansion. Storey height addition in visually sensitive areas.



Figure 15: Increases in tourism driven development, high density, lack of outdoor space.



Figure 14: Typologies not aligned to local sustainable need.

Key characteristics of Trenance & Mawgan Porth

Topic	Written analysis
Massing	<p>Topography creates three broad groups of built response: bungalows, often occupying the upper side of the access, Tredragon Road, stepped two storey housing, often sited on the lower side of the access lane and principally accessed from the upper storey and conventional two storey housing, see Figure 16. Plots are characteristically large, and the inherent layout of bungalows mean built form generally occupies more plot space.</p>
	<p>Common modifications include loft conversions with dormers, remodelling outbuildings/garages as liveable spaces and storey height increases. There is a growing trend towards storey height increases with flat roofs meaning the upper storey is as wide as the ground floor, which increases the massing height without increasing ridge height. Externally garages are included as free-standing or integral arrangements, and on-plot parking is located away from coastal views. Raised patio decks/platforms are popular features, at times covered by a roofing element, such as a pergola or similar, which also increases massing.</p>

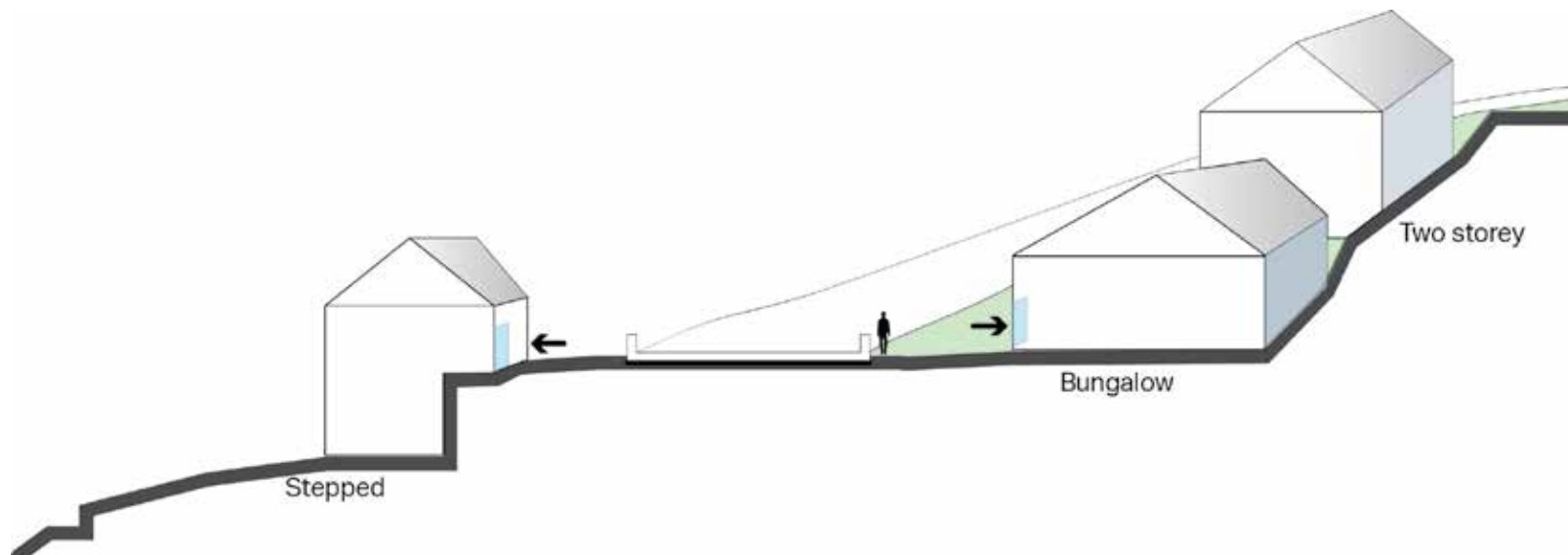


Figure 16: Diagram illustrates the main house types of the area and how they sit within the topography.

Place analysis: Trenance & Mawgan Porth



Figure 17: Image shows the impact of storey height and the implications a backdrop can have on development visibility.



Figure 19: Example of popular conversion of garage to habitable space. Removal of entire boundary and garden replaced by garden bed, resin bound driveway and moveable planters. Demonstrating how the development of every area of the plot can have a detrimental impact on green place including a place for nature.



Figure 18: Example of a two and a half storey property (foreground) with renovated flat roof property behind to the same ridge height of neighbouring pitched properties.

Key characteristics of Trenance & Mawgan Porth

Topic	Written analysis
<p>Density</p>	<p>Buildings are arranged along access roads and lanes which follow contours, leading to a terraced linear pattern or ribbon. Plot sizes are large (500m² - 1530m²+) and sample densities range between 8-12 dwellings per hectare (DpH), by comparison a recent development on the B3276 (Mawgan Bay View) was built at 8 dwellings to 0.3ha, which is uncharacteristic density.</p> <p>Figure 20 shows a plot coverage ratio test, which is the proportion of the plot occupied by built form, grouped into four categories: 25%, 50%, 75% and 100% across three sample areas. The most frequent plot coverage was 50% (25 out of the 63), with 25% (22 out of the 63) the second most frequent. Area A does not fit with this pattern with significantly higher building to plot ratio at 75% plot coverage. Overall the test shows an indicative coverage characteristic of between 25% - 50%, and whilst there is variation which is also characteristic, it demonstrates to be in-keeping with settlement character at least half the plot should be free from development to provide space for gaps, views and green infrastructure etc.</p>
<p>Height</p>	<p>Figure 10 shows a high proportion of properties around the 5m height, which correlates with the high concentration of bungalows, and those which are stepped, which is another in-keeping building style. The typography means that unlike flat ground where frontline development often acts to screen the properties in-behind, here development is staggered up the landmass meaning more development is on-view, especially as tall vegetation buffers are counter intuitive to owners wanting to maximise views. Further observations include the sensitivity of development at ridgelines. In this situation without a landmass backdrop properties are visually apparent against the skyline. Whilst there is precedent for single storey dwellings close to ridges, lower storey heights are less visually obtrusive than two storey, and there is a risk this is not recognised or policed enough with the growing popularity for loft conversion especially on ridges. The accumulation of all of these factors means there is a growing development height and mass and views towards development are omnipresent.</p>

A: Mawgan Bay View



- 0 plots at 25% plot coverage
- 3 plots at 50% plot coverage
- 5 plots at 75% plot coverage
- 1 plot at 100% plot coverage

B: Tredragon & Gwel-An-Mor



- 11 plots at 25% plot coverage
- 12 plots at 50% plot coverage
- 7 plots at 75% plot coverage
- 0 plots at 100% plot coverage

C: B3276 & Tredragon



- 11 plots at 25% plot coverage
- 10 plots at 50% plot coverage
- 2 plots at 75% plot coverage
- 1 plot at 100% plot coverage

Figure 20: Diagrams illustrating the building plot coverages of 3 sample areas in the settlement area.

Key characteristics of Trenance & Mawgan Porth

Topic	Written analysis
Typologies	<p>The hamlets of Mawgan Porth and Trenance have a long and fascinating history, evidenced by the Early Medieval Settlement of national significance at Mawgan Porth. Development excavations circa 1950 and again in the early 1970s provided insight to the area's history, specifically the Saxon period, but also speak of the 20th century development phases. See Figures 21 & 22. In 1942 development is seen on the B3276 including Chy Carne and Seacrest Cottage. It also shows the main development access was in place including the lanes beside Bosdragon. By 1960 the area was filling out, including development along Tredragon Road. Development typologies and construction is consistent with the aerial photography, demonstrating most development as post war. Bungalows, stepped and two storey properties consist of gabled, hipped or now flat roofed properties and the majority will be cavity constructed, albeit some solid wall stone properties do exist.</p>
Materials	<p>Construction era is the main defining aspect of the area's building stock, more than vernacular character. The post war era saw large-scale growth consisting of masonry constructed buildings with rendered finishes. Roofs often finished with corrugated concrete tiles and other features including uPVC or stone slip cladding. Examples of buildings with slate roofs can be categorised as mainly older or more recent, the latter of which is encouraging to see. Other roofing details include uPVC verge capping, owing the areas high weather exposure, another potential driver for the popularity of hipped roof, as aside from the visual aspect, a lower profile with integral edge protection offers heightened weather resilience. Examples of recent standing seam roofs exist, also with integral verge protection. One traditional example is the coastguard's cottages, which is constructed of stone and cob and finished with rough cast (upper storey) and smooth render (lower) to the façade. The roof is hipped, with chimney stacks, terracotta pots and contrasting ridge tiles.</p>

Source: Historic England



Figure 21: Image shows Trenance 1942 and in 2024, 82 years later.

Figure 22: Image shows Trenance and Mawgan Porth in 1960 and again in 2024 at low tide.

2.3 Built form - what does 'good' look like in Trenance & Mawgan Porth?

The below images and the vignette on the following page highlight elements of characteristic good design.



Figure 23: Property with fragmented massing.

- Material palette including local materials,
- Diminishing slate course;
- Extended at rear, behind principal building; and
- High quality landscaping and plant specification.



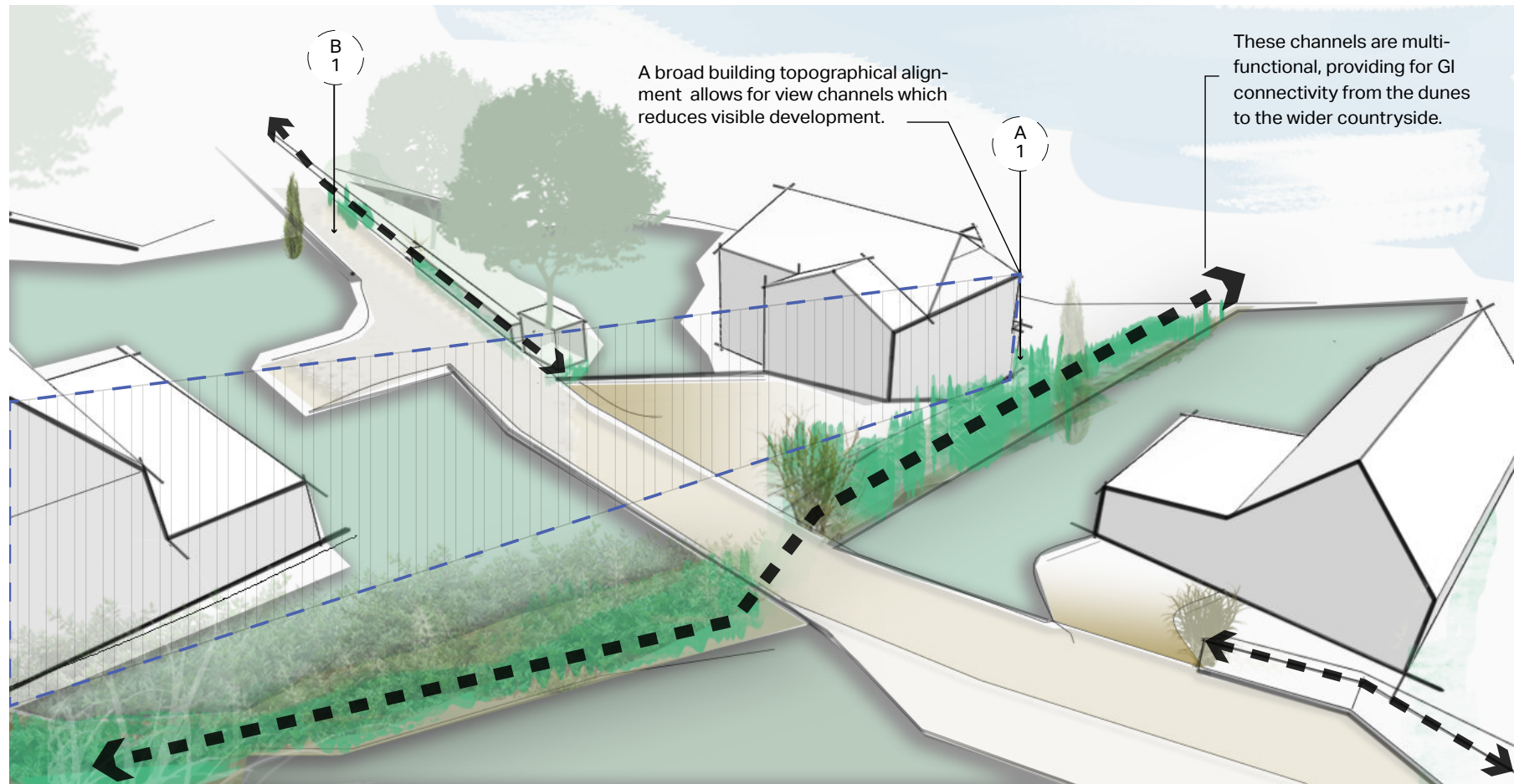
Figure 24: Subtle loft conversion with sensitive materials palette.

- Hipped timber shingle roof and dormer cladding,
- White rough cast render complimented by contrasting vertical timber cladding;
- Stepped extension in front of principal building;
- Renovation/reuse of garage space; and
- High quality hard and soft landscaping.



Figure 25: Updated property with inherent coastal/rural character.

- Hipped roof slate roof;
- Timber frame windows and porch
- Stepped arrangement and extension in front of principal building; and
- High quality external materials and planting.



- (A1) **Scale and massing** - Well embedded, the design works with the site's levels, with street access via the upper storey; The building's projections at front and rear to minimise visual density; and
- Setbacks** - Located centrally within the plot allows space for external areas and gaps. Setbacks of at least 5m allow for front gardens and boundaries.
- Building typologies** - Varied typologies with common elements. A characteristic clipped hip roof and variation in roof orientation help minimise massing.

- (B1) **Access** - Narrow meandering access lane with pavements omitted, designed/detailed as pedestrian friendly zones;
- 'Green gaps'** - Green infrastructure is a key element within the street scene. Development gaps provide views across the coastal settlement setting.
- Parking provision** - Generally on plot and screened from view, to the side or rear of dwellings.
- A sense of place** - Cornish hedges and stone walls compliment vernacular character.



For County level guidance on working with topography - please refer to the **Cornwall Design Guide / Built Form 4.4**



For County level guidance on street design - please refer to the **Cornwall Streets for People Design Code – Delivering Quality of Life**

Design codes: Development on sloping topography/ridge

Topic	Written analysis
<p>Density</p>	<ul style="list-style-type: none"> • Characteristic dwelling density is broadly ≤ 12 DpH. To respond positively to current housing pressures the assumption for rural areas such as this would be a density of around ≤ 20 DpH; • Setbacks of at least 5m should be integrated to allow for front gardens and boundaries; • Lateral boundary offsets of at least 3m should be integrated and vertical topographical building alignment planned to allow for visibility/green gaps up and down the slope; and • Building extensions should be added only to back or front elevations in accordance, and subject to other codes.
<p>Height</p>	<ul style="list-style-type: none"> • Residential housing ridge/top of roof - should be no higher than 5 metres above the most elevated datum on the building plot; • Pitched roofs and half storeys are preferred due to the efficient use of the vertical space and lower vertical density; and • Typology building height should be no more than 2 storeys and must maintain and respect other codes.

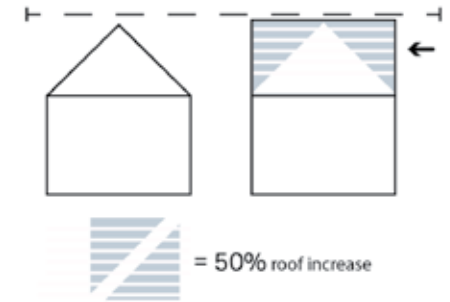


Figure 26: Diagram illustrating the increase in roof massing by converting upper storey to a flat roof.

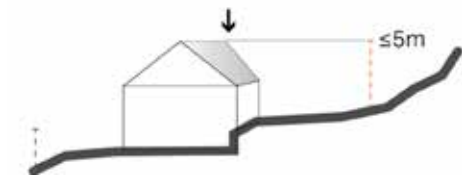


Figure 27: Diagram illustrates sloping ridge plot compliant property with ridge no higher than 5 metres above plot highest datum.



For County level guidance on homes and buildings - please refer to the **Cornwall Design Guide Section 9**



For County level guidance on movement - please refer to the **Cornwall Design Guide / Movement 5.7**

Design codes: Development on sloping topography/ridge

Topic	Written analysis
<p>Typologies & Materiality</p>	<ul style="list-style-type: none"> • Variation between characteristic typologies including stepped two storey, standard two storey and bungalow properties should continue to be the main area typologies. Opportunities for smaller typologies which accord with the same design parameters/language should be encouraged; • Roofing style and orientation variation is characteristic, principally between pitched and hipped roofs. This architectural characteristic should continue to be specified for future development; • Slate should be the primary roofing material, with a preference for Cornish, or those of a similar thickness and sympathetic silvery-grey aesthetic. If alternative roof coverings must be used, the alternative must accord with the aesthetic of slate. Slate can also be used hung on facades and is a detail in-keeping with settlement character; • External glazed doors larger than 2.0m H x 2.0m W should always be positioned underneath a shading element, such as a pergola or similar, to help reduce reflectance; • Street and dwelling lighting strategies should respect the natural/ecological environment and neighbouring properties. Lux/Lumen and K-values should be considered carefully when specifying within sensitive environments; and • A site contextual tonality/colour assessment should be conducted and used to inform material/component specification colour. All specification should be demonstrably in adherence to the assessment, aimed at sensitively embedding dwellings within their setting.



For County level guidance on biodiversity - please refer to the **Cornwall Planning for Biodiversity guide**



For County level guidance on street design - please refer to the **Cornwall Streets for People Design Code – Delivering Quality of Life**

Design codes: Development on sloping topography/ridge

Topic	Written analysis
Access	<ul style="list-style-type: none"> Narrow meandering access lanes should be designed without continuous pavements, and instead should be designed/detailed to be pedestrian friendly areas; Narrow human scale access, often without pavements are characteristic across the area. New development should be designed at widths to create low speed pedestrian friendly access; Access lanes should be detailed to include some characteristic locally recognised materials;
Green	<ul style="list-style-type: none"> Habitat within the lateral 3m offsets: Linear green infrastructure elements such as hedges must be planted within the lateral offset along the boundary of at least one plot edge. Consideration should be given to neighbouring development green infrastructure and how best to provide connectivity; Plant and tree specification should respond to the exposure and saline environment and specify suitably adapted species; In view of inhospitable environment for plant/tree growth, any/as much of existing plant/bush/tree cover as possible should be retained as new planting will take many years to become established and 'regreen' the area; Biodiversity net gain should be met on site; where this is not possible it should be within the parish; Access lanes should provide linear habitat infrastructure links. Dwelling frontages should include trees, plants and hedges /Cornish hedges and dry-stone walls to help create these habitat frameworks; Characteristically parking is located on-plot and screened from view. Future development must not exclude garden frontages for parking and garden frontages must be protected from future modification and removal. The removal and replacement of gardens for parking areas must only be allowed when permeable substrates are specified and adequate green infrastructure mitigation is provided; and Priority should be given to nature-based solutions/Sustainable Urban Drainage Systems (SuDS) to manage surface water.

Place analysis: St Mawgan

2.4 St Mawgan

St Mawgan is situated at the crossing of the River Menalhyl towards the eastern end of the Vale of Lanherne. The small residential village has a good selection of amenities and a strong religious element. Central features include St Mawgan Parish Church, Lanherne Carmelite Convent (both Grade I listed), St Mawgan Playing Field and other amenities include a primary school, public house and a post office/local shop.

The settlement is arranged around a good centre of amenities, with residential extending up northern and southern sides of the valley, and most of the settlement is covered by a Conservation Area designation. Also influencing the special character of the place is the Area of Great Landscape Value, the implications of the River Menalhyl proximity (Flood Zones 2 and 3), the central playing field which works as a multifunctional play/ development gap/ flood plain and the significant green fingers of woodland, some of which area designated including Carnanton/Nanskeval Wood CWS together with several Tree Preservation Orders.

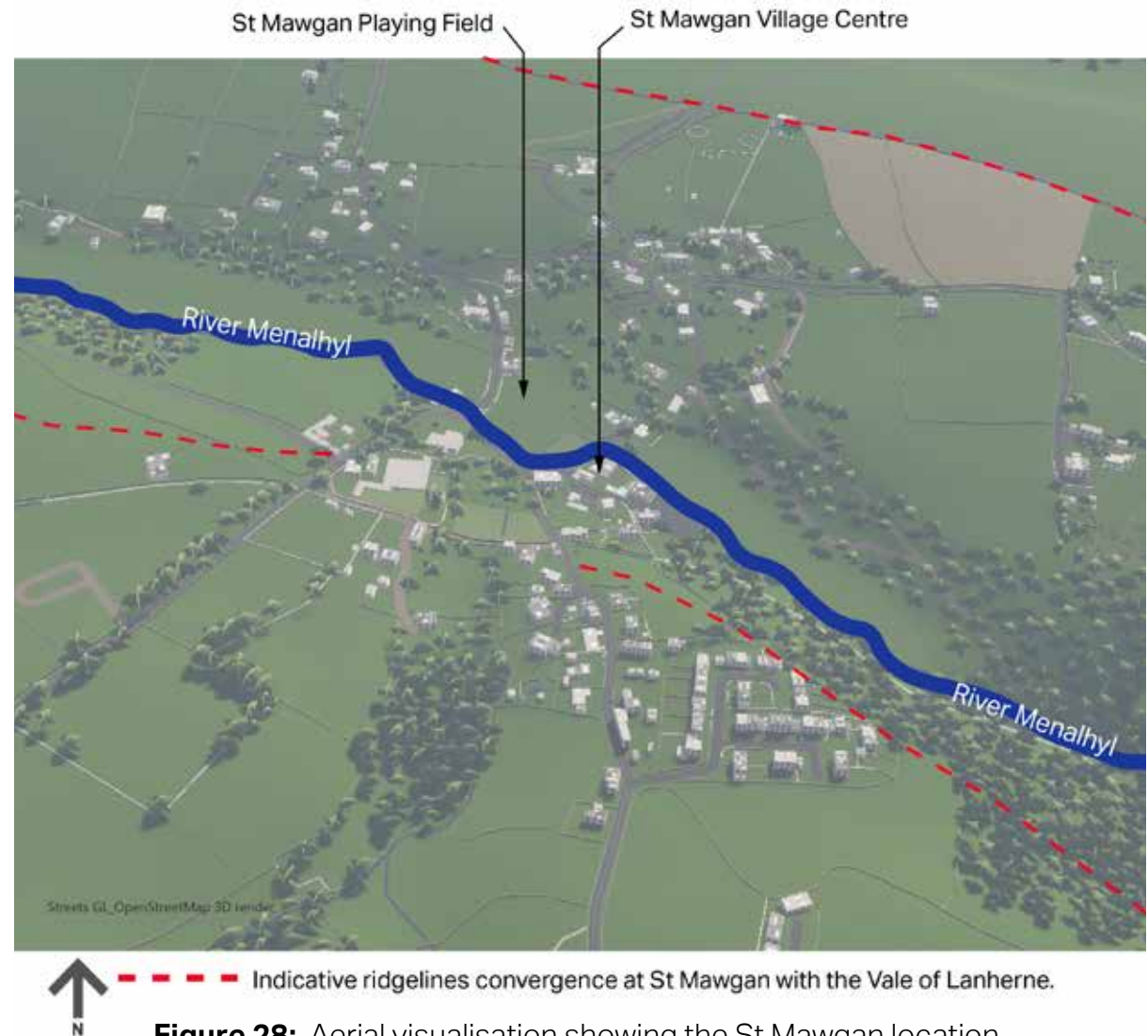


Figure 28: Aerial visualisation showing the St Mawgan location and context.

Census data confirms higher than the national average for 45s and over, and a lower percentage in groups 15-39. Building stock includes detached dwellings, compact historic cottage terraces and outside the Conservation Area some semi-detached typologies.

Table 03 provides broad building data showing low density within the core, increasing in outer areas. Plot sizes vary, comprising both compact and large plots. Open-source building height data (Figure 29) shows equal share of buildings around 5m and two storey properties circa 9m, with taller elements at the church and convent.

Neighbourhood Plan Group engagement has pinpointed developmental the following pressures:

- Some unsympathetic development within the Conservation Area. Setting out factors concerning spatial proximity and unsympathetic materials and design.

Linear village	Calculations
Dwellings per Hectare (DpH) within the Conservation Area	8-13 DpH
Dwellings per Hectare (DpH) outside the Conservation Area	circa 30 DpH
Typical plot size range	100m ² - 500m ²
Settlement type	Historic/rural village

Table 03: Typical density and plot size range. Density calculations are based on a sample areas, and refer to gross densities.



Figure 29: Plan depicting building height within St Mawgan.

Place analysis: St Mawgan

A summary of the main issues within St Mawgan:



Figure 30: Overbearing and out-of-scale dwelling within the Conservation Area.



Figure 31: Development which is not reflective of Cornish settlement character.



Figure 32: Uncharacteristic materials. Red clay style tiles in an area famed for slate.



Figure 33: Out of character modification.

Key characteristics of St Mawgan

Topic	Written analysis
Massing	<p>The historic village core and Conservation Area is arranged around a central loop road connecting to wider access lanes. Village housing relates closely to access lanes, in some areas as terraces beside the street, or set further back on larger plots. Generally development has been plot by plot incremental house building, but Lanvean in the north east was developed as a small development of five houses.</p> <p>Typologies are predominantly two storey, and include a good mix of terrace, semi and detached housing. Dwellings have pitched roofs with ridge heights varying between 5 - 9m high.</p>



- 1 Buildings located directly at street edge. Some recent dwellings incorporate setbacks, but maintain enclosure and building line by canopies and balustrade.
- 2 Variation in building height depicting organic growth and differing applications/uses.
- 3 Narrow street width (approx 4.5m), meandering in character, no pavement.
- 4 Open gully in street manages surface water. Thresholds are stepped.
- 5 Tall gable ends, punctuate the streetscape articulated in slate.

Figure 34: Diagram illustrates composition of main street in St Mawgan.

Place analysis: St Mawgan



Figure 35: High enclosure created by street fronting terraces, with low building height circa 6.5m.



Figure 38: Typical street scene components, building frontage (no setback), stone boundary low wall, verdant setting with development gaps.



Figure 37: Housing low density and plot spacing complimented by mature green infrastructure.
AECOM



Figure 36: Distinctive traditional material usages. Stone, likely cob upper storey with thatch and slate roof.

Key characteristics of St Mawgan

Topic	Written analysis
Density	<p>Figure 37 shows a plot coverage ratio test, which is the proportion of the plot occupied by built form, grouped into four categories: 25%, 50%, 75% and 100% across three sample areas. The most frequent plot coverage was 25% (36 out of the 49); however, within this group, there is a quantity with much lower coverage (closer to 10%). Despite a majority of 25% plot coverage in Areas A and C, the graphic illustrates visibly smaller properties with more generous plot sizes and plot variety in Area A. Area B has higher density due to typology use (terraced) on tighter plots. The majority group within this area is 100% plot coverage, however development is only one plot deep.</p> <p>Test conclusions are the same as at Trenance and Mawgan Porth. Overall plot coverage ranges between 25% - 50% is characteristic. Concluding the provision of spatial/development gaps for views and green infrastructure should continue to be included. The test also identifies a separate typology, that is more compact in nature with street frontage and a tight plot size.</p>
Height	<p>Residential development is generally capped at two storeys with pitched roofs in a variety of styles and chimneys. Some 2.5 loft conversions exist housed within the usual two storey pitch. In wider areas one example has a large extension up to three stories with a flat roof, which goes against settlement character. (Figure 29) shows there is quite an large share of buildings around 5m and two storey properties circa 9m, with taller elements at the church and convent. Often however, these lower buildings are 1.5 storey compact heritage buildings or pitched roof outbuildings or extensions with the lower storey height. The valley terrain provides opportunities for cross valley views, meaning some remote dwellings are quite visible despite the perceived remote location. A modern 2/3 storey Conservation Area property steps down at the rear with prominent and direct views from the heritage core towards the 3 storey elevation possible, which is unsympathetic to the designation setting.</p>

A: Northern St Mawgan



- 5 plots at 25% plot coverage
- 2 plots at 50% plot coverage
- 0 plots at 75% plot coverage
- 0 plots at 100% plot coverage

B: Central St Mawgan



- 1 plot at 25% plot coverage
- 3 plots at 50% plot coverage
- 0 plots at 75% plot coverage
- 5 plots at 100% plot coverage

C: Southern St Mawgan



- 27 plots at 25% plot coverage
- 3 plots at 50% plot coverage
- 0 plots at 75% plot coverage
- 0 plots at 100% plot coverage
-

Figure 39: Diagrams illustrating the building plot coverages of 3 sample areas in the settlement area.

Key characteristics of St Mawgan

Topic	Written analysis
<p>Typologies</p>	<p>The heritage core of the St Mawgan Village is nucleated set beside and responding to the River Menalhyl. Emanating from the core, linear development expansion has occurred around the existing road network. Figure 38 depicts development changes between 1880 and 1930. The main changes occurred in northern areas below High Winsor and west of Lanvean and on the eastern edge of the road to Carloggas. Figure 39 illustrates the development of the area previously known as the Camp, before the development of Challis and Lanherne Avenue. Typologies are typical of the construction era, within the core solid wall, stone and cob construction is typical. Squat pitched dwellings are articulated with deep recessed thresholds, chimneys, porch projections, lean-to extensions and associated buildings. The latter suggestive of a process of organic adaptable modification. Two storey dwellings are the main typology, but a trait of the settlement is the compactness of the 1.5/2 storey heritage buildings. Boundary walls marking the plot edge and defining street is also an attribute of the Conservation Area.</p>
<p>Materials</p>	<p>Materials demonstrate construction evolution and some later areas have limited unity to the Conservation Area. Streets mostly consist of two storey houses of varying proportions, constructed of stone with brick elements including buff brick quoins/reveals and red brick chimneys. Local stone is brown in hue and often covered in lichen, good substitutes exist in Cornish quarries. Roofs area mainly pitched, including outbuildings and extensions, finished in slate roofs, corrugated sheet is specified on some lean-to / outbuildings. Slate hanging is a popular façade finish. Render in used, sometimes on upper storey only and commonly with a visible stone texture. Cob construction and lime render also exists. Timber windows and slate sills are widespread. Stone walls and copings and metal railings often define frontages. Later development at Lanherne and Challis Avenue comprise masonry cavity construction with rendered façades and corrugated concrete tiles. Some facades include uPVC weatherboard.</p>

Source: National Library Scotland



Figure 40: St Mawgan surveyed circa 1930 (left) and in 1880.

Source: Ordnance Survey



Figure 41: Image shows St Mawgan in 2024.

2.5 Built form - what does 'good' look like in St Mawgan?

The below images and the vignette on the following page highlight elements of characteristic good design.



Figure 42: Material palette. Note variation in colour of hung slate.

- Local slate with characteristic variation in tone from blue-silver-yellow;
- Verge capping for enhance weather resilience;
- Loft conversion;
- Brick chimney stacks;
- Timber windows; and
- External metal railings.



Figure 43: Traditional cottage with lean-to extensions.

- Stone construction;
- Red brick arches and simple timber casements;
- Principal slate roof with lean-to extension roofed slate;
- Lime wash illustrates underlying stone; and
- Dwarf stone wall, small frontage, granites chippings and slate bench.



Figure 44: Modern short terrace with flying freehold.

- Raised accessible threshold with metal railings;
- Stone cavity construction;
- Buff brick accents and slate roof;
- Access to rear via flying freehold; and
- Slate porch overhangs.

Place analysis: St Mawgan



- (A1)
- Form** – 2.5 Storey dwelling, spacious with compact delivery.
 - Materials** – Slate, stone, brick and timber.
 - Height** – Porch and side extensions articulated at lower height; and
 - Enclosure** – Property facing street, edge defined by stone wall.



Figure 45: Local stone with red brick reveals.



Figure 46: Blue – yellow- silver slate tonal variation.



Figure 47: Space for green infrastructure. Example shows how rain garden planter could be detailed beside downpipe.

Place analysis: St Mawgan

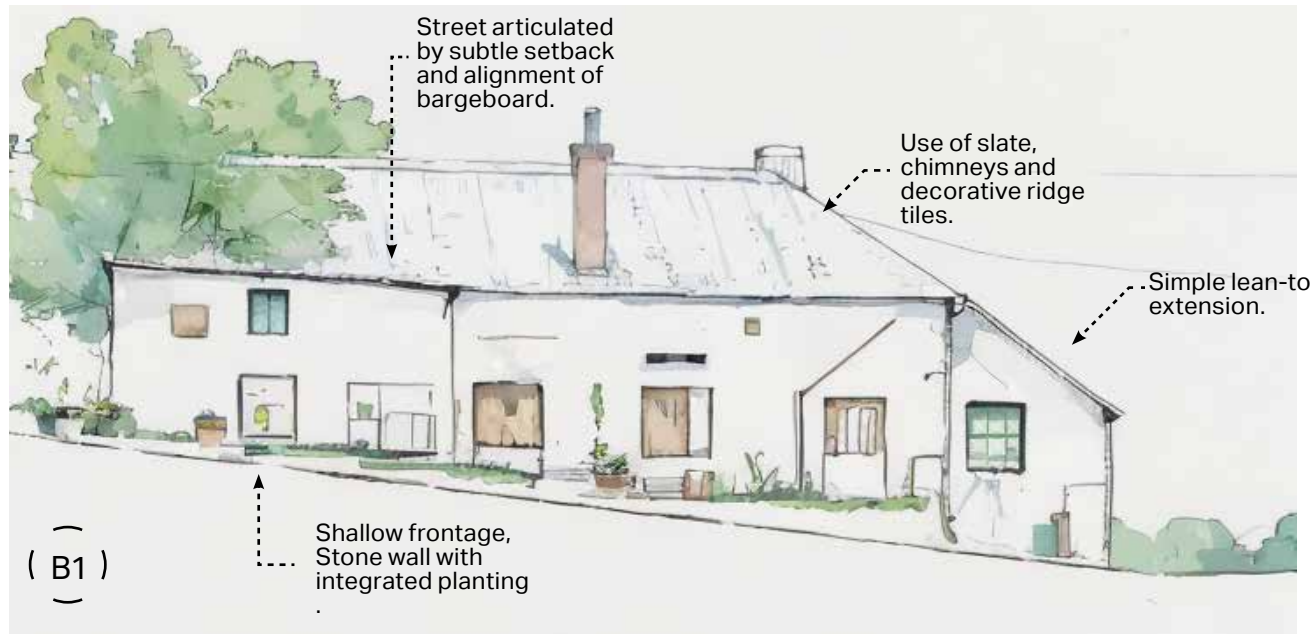


Figure 48: Functional additional space.



Figure 49: Roofscape variation, and red brick chimneys.



Figure 50: Deep reveal thresholds.

Typology – Simple semi-detached typology, vaulted or partially vaulted ceiling to provide internal room height with in-keeping compact proportions.

(B1) **Materials** – Roof scale, material palette and simple material accents;

Boundary - Small well defined frontage detailed with high quality material; and

Extension – Adapted to suit needs with low storey height.



For County level guidance on working with historic buildings - please refer to the **Cornwall Advice for works to historic buildings**



For County level guidance on Historic & local distinctiveness - please refer to the **Cornwall Historic & local distinctiveness**

Design codes: Development within the Conservation Area

Topic	Written analysis
<p>Density</p>	<ul style="list-style-type: none"> • Examples of both historic and recent properties within the Conservation Area demonstrate higher density and characteristic compactness fitting for future development. Compact terrace typologies should be viewed as good precedent for future developments; • Proposed development should not cause inappropriate visual detriment to the Conservation Area. New dwellings within the Conservation Area must adopt the proportions of proximate dwellings; • View amenity analysis should be conducted, and designs must demonstrate how identified sensitivities have been mitigated for through design and massing adaption; and • New development must not affect the amenity or privacy of nearby properties or gardens.
<p>Height</p>	<ul style="list-style-type: none"> • Half storeys are characteristic within St Mawgan and this practice should continue and be integrated for new development; • Pitched roofs should be the principal roof type across the settlement, as either standard gables or hipped roofs or as lean-to style roofs; and • Building height must be suitable for its location and align with proximate development. New developments should not be higher than 2 storeys.

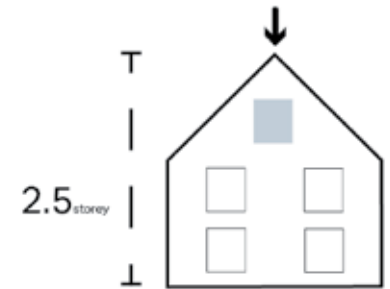


Figure 51: Diagram illustrating the efficiency of ridge height with half stories.



Figure 52: Diagram illustrates in-keeping pitched roofing elements across the character area that create variation in height articulation.

Design Codes: Development within the Conservation Area

Topic	Written analysis
Typologies & Materiality	<ul style="list-style-type: none">• Proposed new development including renovation must demonstrate sensitivity to Conservation Area buildings and their setting, without detriment or erosion of settlement character;• The maintenance and renovation of historic buildings within the Conservation Area must adhere to Cornwall Council's Advice for works to historic buildings;• All new and renovation development within the Conservation Area must consult the Cornwall Historic Environment Record (HER) to have the effects of the development on buildings and setting assessed by an expert;• Two storey building forms should include where possible lower height elements such as porches or room projections to articulate characteristic height variation and reduce building massing;• Stone and slate should continue be specified as one of the principal building materials. A good tonal variation and match for characteristic vernacular materials should be sought;• The proposed material palette for new or renovation development must be sympathetic to the local vernacular. Innovation should not be hampered but clear aesthetic lineage must be demonstrated;• Opportunities to integrate well colour matched bricks red and buff bricks sympathetic to those used in the Conservation Area should be promoted; and• New development that specifies cob or thatch should be encouraged.

Design codes: Development within the Conservation Area

Topic	Written analysis
Access	<ul style="list-style-type: none">• The consideration/integration of effective parking accessed via narrow resident access lanes beside properties or via flying freeholds should be implemented where practical; and• Street enclosure should be maintained with building position and boundary walls. Setbacks should range from a minimum of 1.2m for principal elevations, down to 0m at times for gable placement.
Green	<ul style="list-style-type: none">• All new development must include sufficient green infrastructure to screen the development from sensitive receptors. In some cases, early programming should ensure upfront planting to bolster establishment;• Native green infrastructure should be specified as part of the boundary treatment strategies. Cornish hedges or stone walls should also be specified to create variation of habitat;• Due to the elevated flood risk associated with the area, responsible water management is paramount. Priority should be given to nature-based solutions/Sustainable Urban Drainage Systems (SuDS) to manage surface water; and• The removal and replacement of gardens for parking or other hardstanding areas must only be allowed when permeable substrates are specified and adequate green infrastructure mitigation is provided.

Place analysis: Trevenna Cross

2.6 Trevenna Cross

Trevenna Cross occupies an elevated position on an inland promontory within the Vale of Lanherne, with views possible west to the coast. St Mawgan lies approximately 600m south west and Lanvean approximately 500m west of Trevenna Cross. As the name implies, the cross relates to the crossroad location with access to St Mawgan and Mawgan Porth (west), St Columb Major (east) and St Eval (north).

The earliest accessible maps from 1881 suggest development occurred first at the crossroad itself, which includes the building named The Lodge which exists today and parts of the farm including the now named Yertz and Rose Cottage.

The area has no ecological or heritage designations. It is part of the Watergate & Lanherne AGLV and the elevated position generally free from flood risk.



Figure 53: Plan view depicting indicative built form arrangement at Trevenna Cross.



Figure 54: Plan depicting building height within Trevenna Cross.

Table 06 provides broad building data representing low density and large plot sizes, consistent with the rural village. Open-source building height data (Figure 54) is not complete for this area but does provide an overview of the majority, defined by building heights around 5m with some taller elements (two storey) around 10m. Typologies include long single storey buildings, potentially renovated stable blocks/outhouses, bungalows, one and a half storey and two storey properties.

Neighbourhood Plan Group engagement has pinpointed developmental pressures for this area as follows:

- Plot splitting; and
- Unsympathetic modern development within a rural setting.

Linear village	Calculations
Dwellings per Hectare (DpH)	< 8 DpH
Typical plot size range	150m ² - 1550m ² +
Settlement type	Rural village

Table 06: Typical density and plot size range. Density calculations are based on a sample areas, and refer to gross densities.

Place analysis: Trevenna Cross

A summary of the main issues within Trevenna Cross



Figure 55: Overbearing developmental impact on heritage building plot.



Figure 56: Smooth render and uPVC cladding do not evoke local character.



Figure 58: Positive example of centrally located heritage building and Cornish hedge at Trevenna Cross.



Figure 57: The degree of development change centrally within Trevenna Cross.

Key characteristics of Trevena Cross

Topic	Written analysis
Massing	The main typology groups are bungalows and two storey housing. Form articulation is commonly demonstrated through variance of roof type, either gabled or hipped, dormer windows, L-plans (mainly bungalows or one and a half storey properties) and extensions or garages. These elements are characteristic for the impact they have on building massing, producing forms suggestive of modification to suit living requirements.
	Plot arrangement is influenced by the age/past-use of the building. In the west housing is set back from the access lane by approximately 9m and orientation and form varies. Centrally there is greater enclosure and reduced set back. Recent forms are much larger than existing dwellings in the central area. In the east, arrangements are much more erratic with limited synergy, but there is a notion of legacy and heritage which is characterful.



Group A varies ridge alignment but has some synergy in building line. All properties are setback 9m from the access.

Group B has more uniformity with the ridge lines parallel to the access. Setbacks are 2-3m in older buildings, recent development have increased to circa 8m.

Group C has no synergy with an array of setbacks and orientations. Some are arranged to respond to courtyard/farmyard central space.

Figure 59: The diagram highlights the broad three approaches to layout, setback and relationship to the access.

Place analysis: Trevenna Cross



Figure 61: Stepped property down to street level. Tight grain and < 1m set back with small frontage. Demonstrating how the development of every area of the plot can have a detrimental impact on green place including a place for nature.

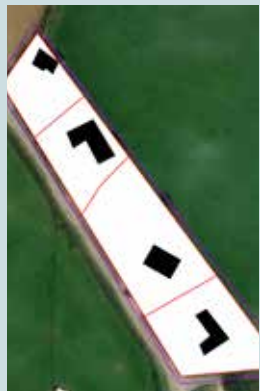


Figure 60: Property positioned along dual aspect of the plot. Building form responds to usage, with two projections off main building.

Key characteristics of Trevenna Cross

Topic	Written analysis
<p>Density</p>	<p>Building arrangements falls into broadly three groups. In the west detached development is set back from the access lane on spacious plots and orientation varies. In central areas, setbacks are tighter, plots are equally spacious and dwelling ridgelines are parallel to the access. In the east, there is a slight increase in density and a variety of orientation/ridgeline. Plot sizes vary (150m² - 1550m²+) and sample densities are approximately < 8 dph.</p> <p>Figure 62 shows a plot coverage ratio test, which is the proportion of the plot occupied by built form, grouped into four categories: 25%, 50%, 75% and 100% across three sample areas. The data demonstrate a clear pattern of low-to-moderate plot coverage, with most plots occupied by less than 50% built form. In Area A, most plots show 25% coverage (3 out of 4), with a single plot at 50% coverage. Area B follows a similar pattern, with 3 plots at 25% coverage and 1 plot at 50%, and no plots exceeding 50% coverage. Area C shows a higher prevalence of 25% coverage, with 12 plots at this level, and 3 plots at 50% coverage. Notably, none of the areas surveyed had plots with 75% or 100% coverage. These results suggest a consistent settlement characteristic in which plot coverage falls within the 25%-50% range, maintaining provision of openness, allowing for views, gaps and green infrastructure, where built-form remains subservient to the setting.</p>
<p>Height</p>	<p>Figure 54 shows most properties around the 5m height, which correlates with the mix of bungalows and taller 1.5 and 2 storey typologies. One notable feature of the area with an overlapping theme around building height is the precedent for built additions at single storey. This can be across the character area and helps to deliver the required usage footprint, within a vertically smaller envelope and lower mass.</p>

A: Trevenna North West



- 3 plots at 25% plot coverage
- 1 plots at 50% plot coverage
- 0 plots at 75% plot coverage
- 0 plots at 100% plot coverage

B: Trevenna Central



- 3 plot at 25% plot coverage
- 1 plots at 50% plot coverage
- 0 plots at 75% plot coverage
- 0 plots at 100% plot coverage

C: Trevenna East



- 12 plots at 25% plot coverage
- 3 plots at 50% plot coverage
- 0 plots at 75% plot coverage
- 0 plots at 100% plot coverage

Figure 62: Diagrams illustrating the building plot coverages of 3 sample areas in the settlement area.

Key characteristics of Trevenna Cross

Topic	Written analysis
Typologies	<p>Surveyed in 1880, the area is defined by a concentration of housing, potentially a farm, set within a wooden area close to a spring. The area is defined as Trevenna, and is located east of Trevenna Cross. Built form is also shown at Trevenna Cross, limited to two buildings. All other areas remains undeveloped. Maps from circa 1930s depict Fernleigh on the road to Lanvean but limited further change. Since the 30s, incremental development has occurred to fill out the road frontage from Nancoleeth in the west, to Trevenna Cottage in the east.</p> <p>A combination of heritage dwellings, adaptation and 20th century development again defines the area into three broad groups. In western areas, 20th century development is regularised as bungalow forms which vary from plot to plot. 21st century development and adaptation has introduced a perceived increase in building size and early dwellings appear more responsive in form and engage more with the access frontage. In construction terms, a mix of recent cavity construction and earlier solid wall is likely. Roofs vary between gabled and hipped, and dormers tend to be pitched.</p>
Materials	<p>Material specification demonstrates the construction evolution of the area, with solid wall rubble/stone construction finished with textured rendered evolving to cavity construction, smooth render often whitewashed. Facade finishing includes some focused exposed stone, slate hanging and timber cladding. Recent builds have specified composite or uPVC cladding boards, uPVC windows and doors are widespread in rosewood or white in colour and green uPVC was noted. Exposed lintels and slate sills are a feature. The primary roofing material is slate, with some use of concrete tile roofs which are often flat without profile. There is variation in the quality of slate specified some of which lacks the depth and colour variation of local slate. Externally there are painted brick walls, mortared stone boundary walls and Cornish hedges, gates are common either metal or timber decorative gates.</p>

Source: National Library Scotland



Figure 63: Trevenna Cross surveyed circa 1881 (left) and in 1930.

Source: Ordnance Survey



Figure 64: Image shows Trevenna Cross in 2024.

2.7 Built form - what does 'good' look like in Trevenna Cross?

The below images and the vignette on the following page highlight elements of characteristic good design.



Figure 65: Notable difference in slate quality. Garage finished in quality slate with colour variation, whilst the house is matt and with uniform colour.

- Variety of building heights;
- Slate hipped roof on town storey building helps reduce roof massing;
- Example of quality slate; and
- Space for green infrastructure.



Figure 66: Subtle loft conversion with sensitive materials palette.

- Roof height variety;
- Good plot definition;
- Pitched porch;
- Slate sills; and
- Cornish Hedges and green infrastructure.

Place analysis: Trevenna Cross

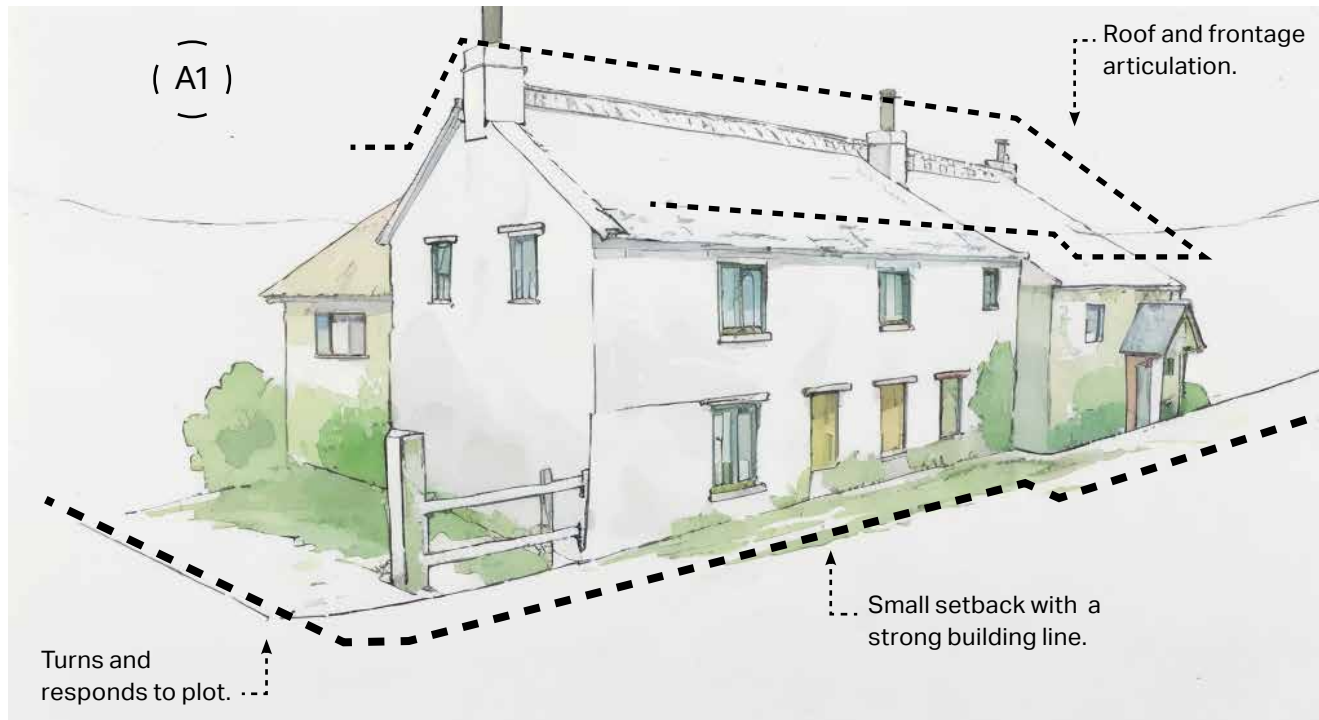


Figure 67: Red brick chimney.



Figure 68: Slate roof, with contrasting ridge tiles.



Figure 69: Pitched porch projection.

(A1)

Form – 2.5 Storey dwelling, spacious with compact delivery;

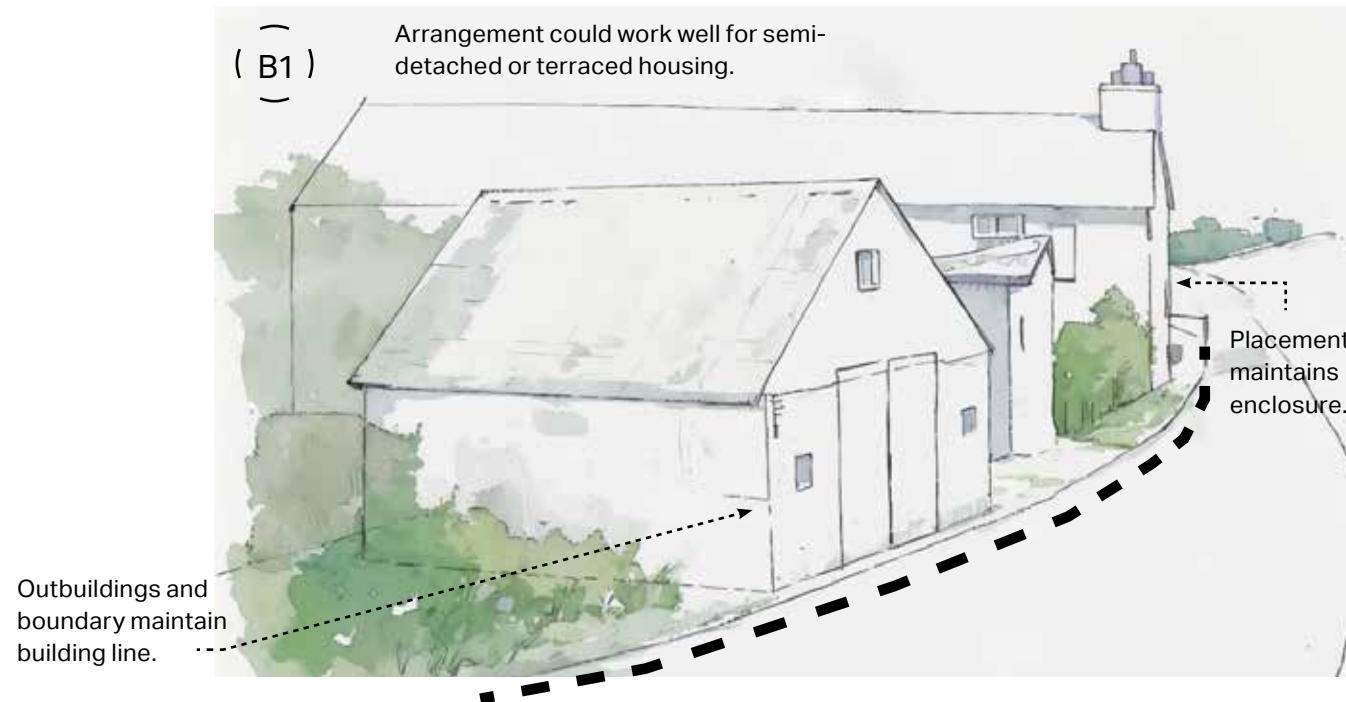
(A1)

Materials – Slate, stone, brick and timber;

Height – Porch and side extensions articulated at lower height; and

Enclosure – Property facing street, edge defined by stone wall.

Place analysis: Trevenna Cross



Enclosure – Gable on access edge. Building line follows access line;

(B1) **Typology** – Arrangement could be used to create depth away from street edge;

Structures – External buildings could be utilised for working from home space or storage; and

Materials - Simple palette lime washed rubble stone and slate roof.



Figure 70: Gable projection chimney.



Figure 71: Lime wash finish to boundary wall.



Figure 72: L-shape plan with gable street placement.



For County level guidance on Historic & local distinctiveness - please refer to the **Cornwall Historic & local distinctiveness**

Design codes: Unsympathetic modern development within a rural setting

Topic	Written analysis
<p>Density</p>	<ul style="list-style-type: none"> • Characteristic street enclosure should be maintained through a variation of typology mix. Dwellings with and without street frontage should be used to create streetscape character with tighter grain; • Properties at the street edge and orientated perpendicular to it are characteristic and should continue to be included within developments. It is preferable for rooms at ground floor beside the access to be used as non-habitable space, such as offices; • Dwelling massing should be reduced with design that includes varied roof heights and projections of different height; and • At least part of the building ridgeline should respond to the alignment of street access to maintain unity.
<p>Height</p>	<ul style="list-style-type: none"> • Storey and half typologies is a characteristic way to minimise height and should be used as an option for new development; • The elevated location of the Character Area is not suitable for buildings greater than two storeys; and • Ridge height variation should be used as a design tool to minimise vertical mass.

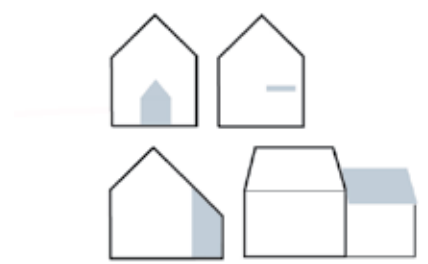


Figure 73: Diagram illustrates in-keeping pitched roofing elements across the character area that create variation in height articulation.

Design codes: Unsympathetic modern development within a rural setting

Topic	Written analysis
Typologies & Materiality	<ul style="list-style-type: none">• Two storey building forms should include where possible lower height elements such as porches or room projections to articulate characteristic height variation and reduce building massing;• Architectural design must exhibit strong design lineage derived from existing vernacular examples. Innovation should not be restricted, but character-led development must harmonise with the traditional vernacular;• Roof coverings should be slate, and encouragement should be given to development which specifies higher quality slate aligned to the colour of local slate;• Hung slate should be used to enhance the weather resilience of exposed facades.• Slate sills are characteristic and should be specified where required;• All roof of all buildings and projections including dormer windows should be pitched;• The use of render must be resilient to staining. Lime render and lime mortars for stonework (build or repair) should be used;• Brick is often used for embellishments. Care should be taken to specify characteristic tones. Exposed stone elements are characteristic; and• Opportunities to utilise thatch in other structures/uses should be explored.

Design Codes: Unsympathetic modern development within a rural setting

Topic	Written analysis
Access	<ul style="list-style-type: none">• Gated plot access is characteristic and should be considered for future development design. Gate design should ensure visual links into and out of the property; and• Street enclosure should be maintained with building position and boundary walls. Setbacks should range from a minimum of 1.2m for principal elevations, down to 0m at times for gable placement.
Green	<ul style="list-style-type: none">• Boundaries should be used to maintain enclosure but also contribute to habitat. New development must integrate native hedges, local stone walls or Cornish hedges to create linear characteristic habitat. These features support local biodiversity and enhance the built environment;• Meaningful tree planting (standards) should be specified with the right tree in the right plot location;• Tree and plant species must be suitable for the high exposure and potentially saline environment;• External verges could be included, and if so should be protected from parking misuse and over-running;• Due to the elevated flood risk associated with Mawgan Porth at the bottom of both of the valleys either side of Trevanna Cross, responsible water management is paramount. Priority should be given to nature-based solutions/Sustainable Drainage Systems (SuDS) to manage surface water; and• The removal and replacement of gardens for parking or other hardstanding areas must only be allowed when permeable substrates are specified and adequate green infrastructure mitigation is provided.



**General design
considerations**

03

3. General design considerations

3.1 General design considerations

This section sets out a series of general design principles followed by questions against which new development proposals within the Neighbourhood Area should be evaluated.

As an initial appraisal, there should be evidence within the planning application that development proposals have considered and applied the following general design principles:

- 1 Does the proposed development demonstrate design synergy with existing heritage and/or best practice buildings and layouts within the Neighbourhood Area? The following elements should be considered: physical form, style, ridge height, building/plot arrangement and street
- 2 Do all developmental components e.g. buildings, landscapes, access and parking relate well to each other, providing safe, connected, functional and attractive spaces?
- 3 Does the development relate sensitively to local sensitive settings, landscape & ecology and historic designations?
- 4 If applicable, does the development integrate with existing access opportunities (pedestrian and vehicular)? Does the development contribute strategically to the function and vitality of the place?
- 5 Does the planned development reflect the local geology with the specification of materials such as stone and/or slate? and
- 6 Are Net Zero aims well integrated within the design proposal? Does the development adopt low energy and energy generative technologies which help reduce the reliance on fossil fuel for space heating? Have embodied carbon toolkits been used to guide material specification such as BRE Green Guide to Specification?

3.1.1 Key points to consider when assessing planning applications

The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should demonstrate evidence to show how the design proposal or masterplan has produced an adequate design response.

The following fundamental questions should be used to evaluate the quality and appropriateness of development proposals within the Neighbourhood Area:

Pattern and layout of buildings

- What are the essential spatial characteristics and street patterns of the existing development area, and to what extent are these mirrored in new development proposals?
- Are building densities and the proposed plot-to-development ratio appropriate for the location and in-keeping with settlement character?
- How does the proposal respond to, respect, and integrate site's setting and contextual landscape features, such as topography, green infrastructure, and views?
- Does the proposal relate well to the building's setting and proximate street network without overbearing?
- If the development is situated within or adjacent to a designated Conservation Area, have all elements contributing to its significance been considered and respected by the new proposal?
- If the development is situated within or adjacent to a sensitive landscape setting, have all elements contributing to its significance been considered and respected by the new proposal?

Access

- Does the development prioritise accessibility, permeability, and connectivity over cul-de-sac layouts? Is there potential to integrate with previous developments, or provide through connections to increase the network for non-vehicular movement and make areas of the parish more walkable?
- Does the masterplan offer a development that is accessible for all physical abilities? Are there connections to public transport infrastructure?
- Does it provide functional outdoor space?
- Are placemaking and view opportunities included?
- How will on-street parking be regulated to prevent visual clutter and detriment to street scene access?

Building heights and roofline

- Is the proposed development building height suitable for its location?
- Is the proposed development well embedded within surrounding topography?

- Are there distinctive positive characteristics or rhythms to rooflines of nearby developments that could be incorporated into the new development?
- Will the proposed development maintain and respect important settlement or landscape views?
- Will the proposed development height adversely affect the amenity of streets or the privacy properties or gardens, and have measures been implemented to mitigate any negative impacts?

Building line and boundary treatment

- Does the proposal demonstrate a building line/enclosure characteristic which is in-keeping for the area?
- Has the appropriateness of the boundary treatments been considered in the context of the parish?
- Can native green infrastructure or Cornish hedge be specified as part of the boundary treatment strategy?

Green spaces and street scape

- Has the biodiversity mitigation hierarchy been implemented demonstrating the safeguarding existing green infrastructure opportunities?

- Does the scheme consider the capacity for tree planting on the site, and have opportunities been integrated to contribute to the goals outlined in the National Planning Policy Framework (NPPF) (paragraph 131) and local targets for tree canopy cover?
- Are nature-based solutions/Sustainable Urban Drainage Systems (SuDS) integrated for water management and flood risk reduction? Are these interventions coupled with planting and features to create meaningful habitats?
- Have permeable substrates been specified and adequate green infrastructure provided where the removal and replacement of gardens for parking or other hardstanding areas is planned?"
- Does the proposal aim to provide connectivity between existing green corridors and biodiversity habitat networks?
- Is the landscape design appropriate for the site microclimate? Are plant/tree species appropriate for the site's soils, water content, potential saline and exposure?
- Does the design demonstrate resilience to climate change, such as drought, heatwaves, or flooding, with strategies in place to adapt to changing conditions?

Views and landmarks

- Does the proposed development demonstrate sensitivity to the defined landscape character, and have measures been incorporated to integrate/conserv key views?
- Does the masterplan include sufficient green infrastructure to screen the development from sensitive receptors?

Architectural details and materials

- Does the proposed material palette align with the local vernacular, or demonstrate suitable evolution with clear lineage?
- Do design proposals incorporate materials that align with the local geology?
- Does the new development demonstrate a robust specification and detailing tailored to local climatic conditions?
- Does the street also include some materials representative of the local palette?
- Is building performance and sustainability a key design principle?
- Can local materials be specified to support and promote local industries?
- Is material specification mindful of user maintenance, and does the planned material specification offer longevity?

3.2 Achievable precedent

The following images illustrate good examples of Neighbourhood Area buildings, details and material choices that both evoke the character of the area, and set an achievable precedent for developer adoption:

- Traditional contemporary design;
- Roof arrangement creates interest;
- Combination of in-keeping materials;
- Gabled slate roof;
- Blind slate hanging gable; and
- Oak and dwarf wall pitched porch.



A Contrasting tones of slate roof and stone facade.

B Slate hanging adds weather resilience.

C Slate, oak and stone dwarf wall.



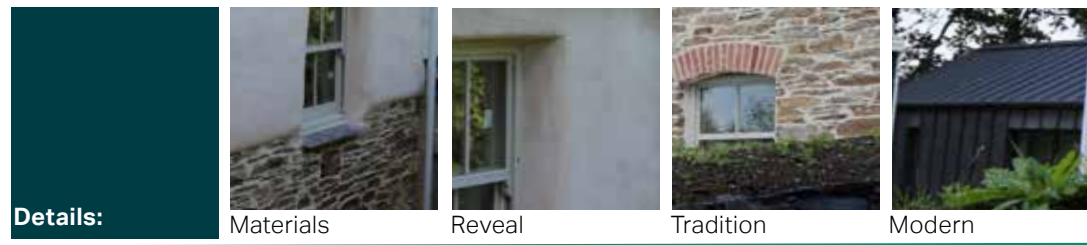
- High quality combination of traditional and contemporary in-keeping materials;
- Strong precedent for short terrace development;
- Street edge defined by and maintained by stone wall;
- Gable placement maintains street enclosure;
- Good visual connection with street;
- Lime mortar and brick elements; and
- Standing seam façade and evokes the character of slate. Modern influence subtly located away from street edge.



A Blend of contrasting well specified materials.

B Stone facade, lime mortar, sash windows.

C Stone boundary with planting.



- Good example of in-keeping arrangement;
- Gable placement maintains tight grain in a practical format;
- Textured render façade;
- Brick chimneys, slate roof and contrasting ridge;
- Stone boundary wall
- Sash windows; and
- Garden space.



A Textured render, slate and sash.

B Rubble stone construction, exposed stone gable.

C Varied GI, verge, garden, climbers and trees.



Placement

Materials

Boundary

Greening

- New small development scale arrangement;
- Small spine access bordered by stone wall;
- Individually designed dwellings respond to each plot;
- Ridgelines and orientation respond to plot and access;
- Well-embedded with green infrastructure; and
- In-keeping character.



- A** Stone and slate construction.
- B** Meaningful green infrastructure.
- C** Sinuous access articulated by stone wall.



A scenic view of a coastline with a beach, ocean, and sky, overlaid with a teal circle containing text. The background shows a sandy beach, waves, and a blue sky with light clouds. In the foreground, there are green bushes with small red flowers. A large teal circle is positioned on the left side of the image, containing the text 'Deliverability' and '04'.

Deliverability

04

4. Deliverability

4.1 Delivery Agents

The design code will be a valuable tool for securing context-driven, high quality development in the Neighbourhood Area. It will be used in different ways by different actors in the planning and development process, as summarised here:

Applicants, developers and landowners

As a guide to the community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.

Where planning applications require a Design and Access Statement, the Statement should explain how the design code has been followed.

Local Planning Authority

As a reference point, embedded in policy, against which to assess planning applications.

The design code should be discussed with applicants during any pre-application discussions.

Parish Council

As a guide when developing neighbourhood planning policy and commenting on planning applications, ensuring that the design code is followed.

Local Community

As a tool to promote community-backed development and to inform comments on planning applications.

Statutory consultees

As a reference point when commenting on planning applications.



Glossary

05

5. Glossary

Building line: The line formed by the frontages of buildings along a street.

Building line (Formal): buildings aligned with similar distance from the main access.

Building line (Informal): buildings do not align, spaced at different distances from the road.

Built form: Buildings and structures.

Design lineage: To demonstrate a continuation of design character through design that is visibly traceable in appearance to the original building or local vernacular.

Enclosure: The use of buildings and structures to create a sense of defined space.

Enclosure ratio: The enclosure ratio details the spatial character of a street, calculated as the ratio between building façade height and width of street (elevation to elevation distance).

Gateway: The design of a building, site or landscape to symbolise an entrance or arrival to a specific location.

Land Use: What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Landscape: An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

Landscape Character: A distinct, recognisable and consistent pattern of elements in the landscape.

Listed Building: A listed building is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are three categories of listed buildings in the United Kingdom: Grade I, Grade II* & Grade II.

National Character Area (NCA): A National Character Area is a natural subdivision of England based on a combination of landscape, biodiversity, geodiversity and economic activity.

Nucleated settlements: demonstrate a plan arrangement with a central zone or nucleus, which commonly relates to a chronological order of development morphology, but not always.

Offset, Setback or Relief: The space between a building and the road access.

Plot Coverage Ratio: Proportion of the plot occupied by built form.

PRoW: Public right of way.

Rural: Relating to, or characteristic of the countryside rather than the town.

Setting: The context or environment in which something sits.

SuDS: Sustainable urban drainage systems. Used to slowdown the passage of water and often improve water quality.

Tree Preservation Order (TPO): A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodland in the interests of amenity.

Vernacular: The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials and responding to local economic and social conditions.

Views: Views that can be seen from an observation point to an object (s) particularly a landscape or building.

