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CUBERT

DESIGN GUIDANCE AND CODES

Final report
November 2023

Delivering a better world

Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position
5	06.11.2023	Final report, integrating feedback from Neighbourhood Planning Officer, Locality	Rose Bateman	Senior Planning Consultant
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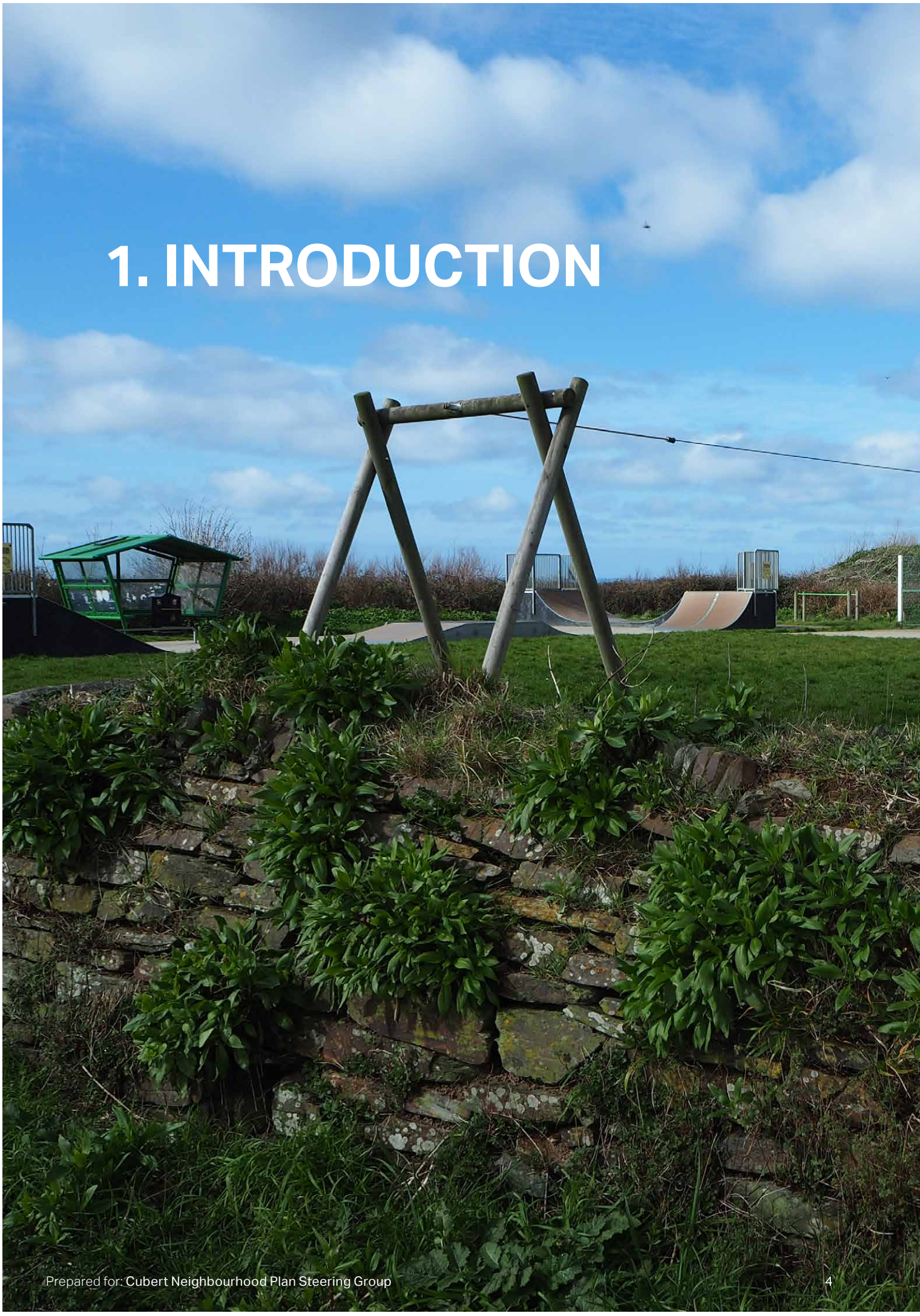
3	11.10.2023	Draft report, integrating feedback from the Neighbrouhood Plan Steering Group	Rose Bateman	Senior Planning Consultant
2	21.08.2023	Draft report, integrating feedback from the Neighbrouhood Plan Steering Group	Rose Bateman	Senior Planning Consultant
1	02.06.2023	Draft report	Rose Bateman	Senior Planning Consultant

CONTENTS

1. INTRODUCTION




JUBILEE CLOSE

1.1 PURPOSE

This report forms part of the Cubert Neighbourhood Plan (**Neighbourhood Plan**). It provides practical guidance and codes that the design of development must implement to comply with the relevant policies of the Neighbourhood Plan.

Significant weight will be given to developments that reflect the local design guidance and codes of this report, and other relevant design policies and guidance. Other sustainable or high-quality designs may also be given weight when reflective of the overall form and layout of their surroundings.[1]

1 Refer to National Planning Policy Framework (NPPF), Chapter 12 Achieving Well Designed Places (July 2021) for further information. At this time of preparing this report, a draft NPPF has been released for consultation.

1.2 PROCESS

Through the Department for Levelling Up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design guidance to support the group.

This document would have not been possible without the collaborative efforts of the Neighbourhood Plan Steering Group (the Group). AECOM was supported by the Group providing local knowledge and evidence about design and character, attending a site visit, and reviewing content to ensure it aligns with the wider community's expectations.

Figure 1 Open field, with Cubert Village Hall and allotments beyond, which are important assets to the Neighbourhood Area. This photographed access to these community assets is from Churchtown, adjacent to St Cubert's Church, which encourages access by foot or bike. These spaces can also be accessed from High Lanes via car or a footpath on the northern side of the carriageway.

1.3 POLICY AND GUIDANCE

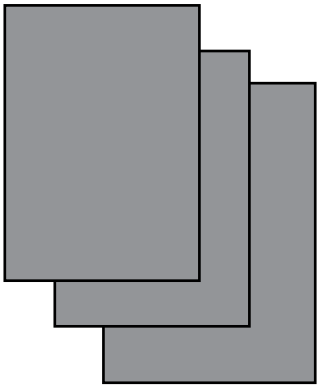
This design guide has been prepared with reference to key national and local policy and guidance. This report builds on, and does not repeat, existing design policy and guidance. Development must therefore consider all relevant design policy and guidance alongside this report.

The **Figure** below provides a brief overview of the key policy and guidance documents that inform the design guidance and codes for development.

National Planning Policy Framework 2023
DLUHC

National Policies and Guidance

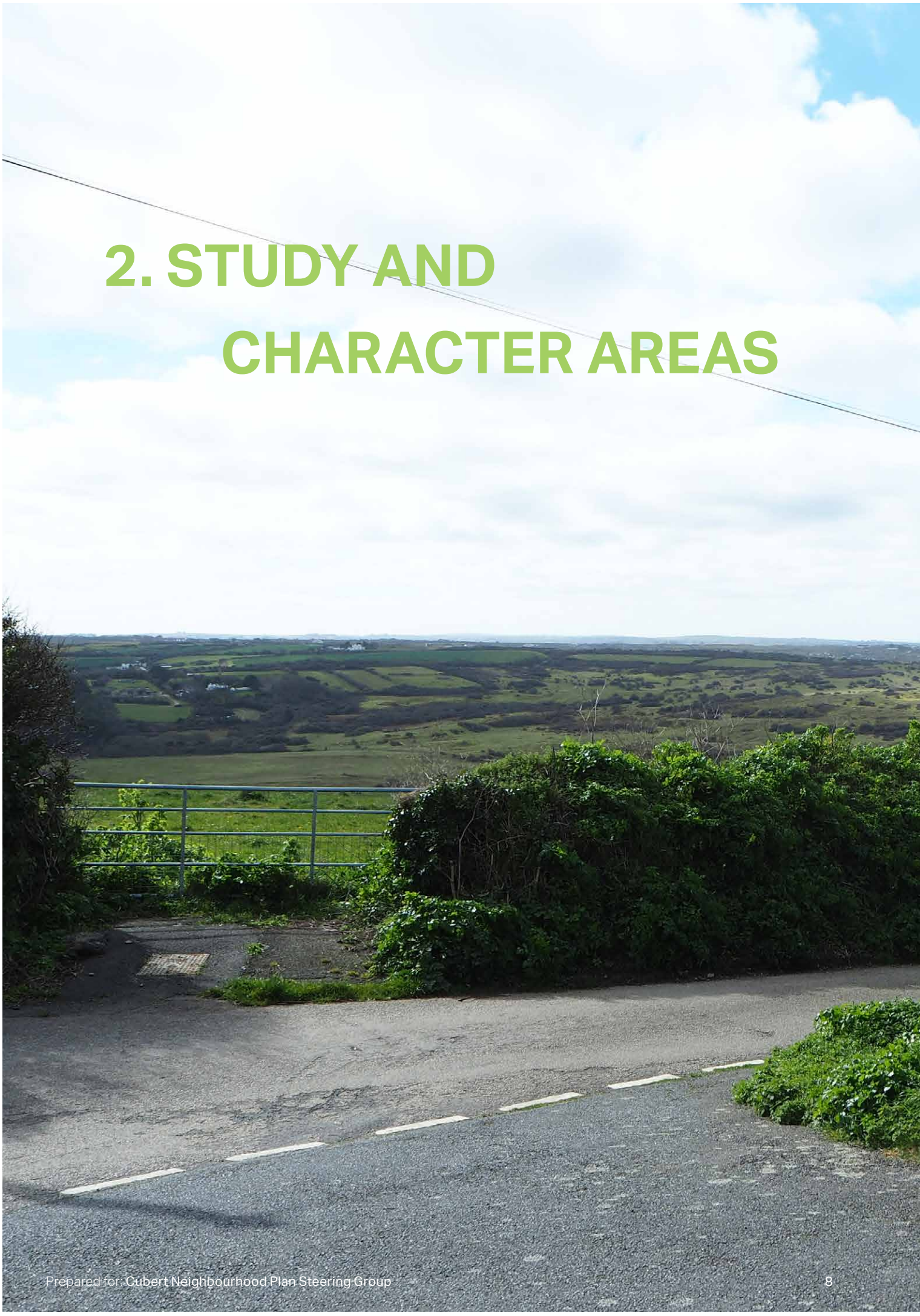
- Planning Practice Guidance 2023, DLUHC
- National Design Guide 2019, DLUHC
- National Design Code and Guidance Notes, DLUHC
- Buildings for a Healthy Life 2020, Homes England
- Streets for a Healthy Life 2022, Homes England
- Manual for Streets 2007, Department of Transport
- Green Infrastructure Framework 2023, Natural England
- Active Design 2023, Sport England



District Policies and Guidance
Cornwall Council

- Cornwall Local Plan 2016, including Supplementary Planning Documents and Guidance, such as:
    - The Cornwall Design Guide 2021
    - Cornwall Distinctiveness Guide
    - Cornwall Building Stone Guide 2022
    - Biodiversity Guide 2018
    - Cornwall Climate Emergency Development Plan Document 2023
- Cornwall and Isles of Scilly Landscape Character Study 2007

2. STUDY AND CHARACTER AREAS




ELLENGLAZE MEADOW

2.1 AREA OF STUDY

The Cubert Neighbourhood Area is a parish in the unitary authority of Cornwall. Cornwall is recognised for its varied landscapes with remote rural, coastal and environmentally sensitive areas, interspersed with settlements. The Neighbourhood Area contains two villages, Cubert and Holywell, and several hamlets within areas of unique landscape character.

These settlements within the Neighbourhood Area are primarily residential, offering the community a tranquil, beach side lifestyle. There is also short term accommodation, as the Neighbourhood Area is a popular holiday destination due to it's landscape and being transversed by part of the 630 mile South West Coastal Path (National Trail).

Newquay town sits north of the Neighbourhood Area and is the primary service centre for the community's everyday needs. It's accessed by a ten minute drive along the A3075 from Cubert.

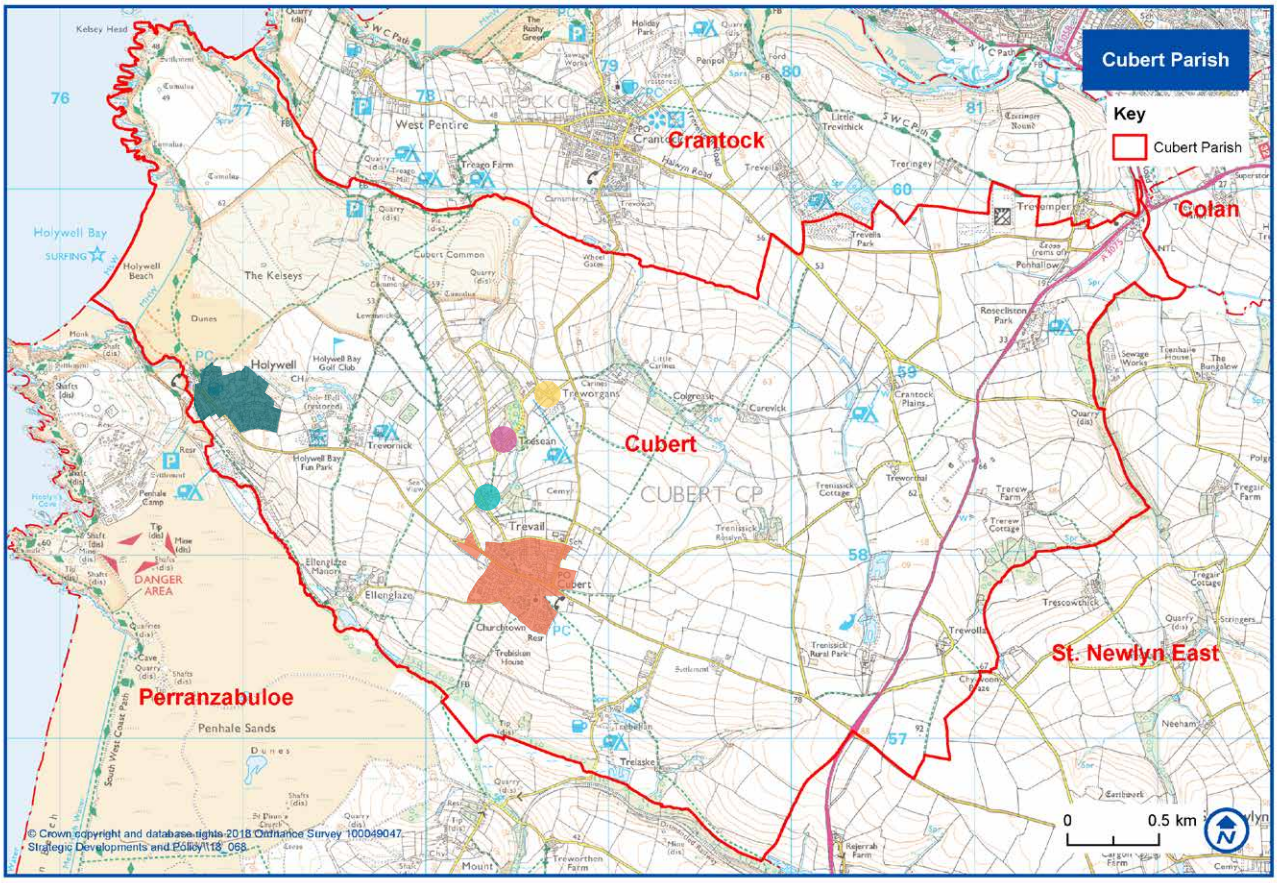
2.2 CHARACTER AREAS

Six character areas have been identified from an assessment of the settlements, landscape and built form:

- **Cubert**
- **Holywell**
- **Tresean**
- **Trevail (or Treveal)**
- **Treworgans**
- **Landscape**

The historic settlement form, character and location of Cubert's villages and hamlets are distinct. It is important to maintain the local distinctiveness of each settlement.

The character areas shown overleaf (refer to the Map) are detailed over the following pages. It's important to note that the character areas shown on the Map are indicative as the boundaries may evolve over time. For example, although not envisioned within the Neighbourhood Plan period, the Cubert or Holywell character areas may expand due to development at the edge of the Development Boundaries. However, it is noted that any expansion to the settlements will maintain the gaps between Cubert, Trevail, Tresean and Treworgans.



Character Areas

- Cubert
- Holywell
- Tresean
- Trevail
- Treworgans

The Landscape character area is comprised of the remaining Neighbourhood Area

2.2.1 CUBERT

The Cubert Character Area is defined as the settlement of Cubert. It is a clustered settlement located on an area of high ground along the ridge of a hill with 360 degree views and surrounded by undulating farmland.

In 1880, Cubert was a tiny hamlet, comprising the church and a few cottages, the oldest of these include Barnwell, Churchtown and Lanlovie. Most expansion of the village has taken place in stages since WWII. There is no consistent character or building style, and homes are a mixture of single and double storey buildings. The majority have at least one garden and many have gardens to the front and rear. The church spire is visible from neighbouring parishes and a distinctive feature.

Figure 2 The high street of Cubert Village along Holywell Road lined by traditional buildings, including shops, a post office, food and drink businesses, and a community facility in the former Cubert Methodist Chapel Schoolroom. At the time of preparing this report, some premises were vacant.

Figure 3 Grade I listed Church of St. Cubert, which sits within a large churchyard that provides both valued green space and footpath connections. The church spire is the tallest structure in Cubert and is a defining skyline feature across the Neighbourhood Area and neighbouring parishes. The spire is a distinctive shape not commonly seen in Cornwall.

Figure 4 Detached houses in Jubilee Close, a residential estate development at the south-western edge of the Cubert village settlement. Viewed between the gap in the houses are Penhale Sands. These are the largest sand dune complex in Cornwall.

2.2.2 HOLYWELL

The Holywell Character Area is defined as the settlement of Holywell. The settlement is a small clustered settlement which has developed from its origins at Treguth Farm.

The village now spans the brow of the hill of the valley. It extends north and west to the valley floor adjoining an ancient dune ecosystem; arable land and Trevornick golf to the east; and Park Dean holiday park and Ellenglaze river to the south.

The Treguth Inn, a historic thatched public house, is one of the most notable buildings, together with the converted barn opposite - renamed Curlews.

Many of the 1930s dwellings are now being redeveloped and extended to create spacious modern homes, often featuring expansive windows.

Figure 5 Varied modern detached residential houses that are situated to the northern edge of the Holywell village settlement. Beyond the houses are Holywell Dunes.

Figure 6 Grade II listed Treguth Inn, an early 17th century former farmhouse. Traditional materials include rendered and painted slate rubble and cob with a thatched roof. The intricate roof form is varied with both gable and half-hipped ends, and photographed being maintained through traditional methods.

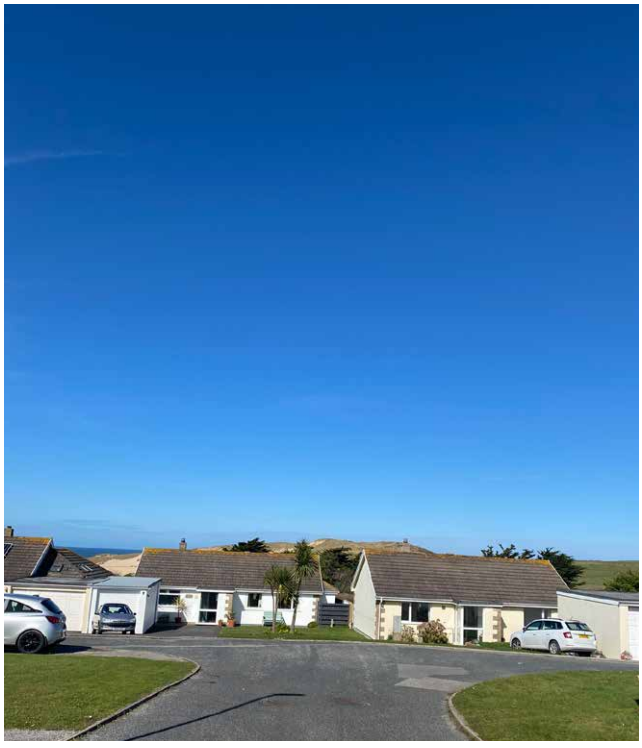


Figure 7 Wheal Gold Drive contains predominantly one storey dwellings. The wide street width with grass verges and limited vegetation, well set back dwellings, and high elevation together creates an open street scene with wide views across the surrounding landscape, including Penhale headland, Holywell Dunes and Holywell Bay, beyond.

2.2.3 TRESEAN

Tresean is a small hamlet of around 30 dwellings. The hamlet lies north-west of Cubert Village. It slopes gently in a northerly direction to the low-lying - and waterlogged in winter - Tresean Common. It has remained largely untouched since 1840. Tresean was historically a larger settlement than Cubert. Many of the small hamlets surrounding the church were linear, built along tracks.

The hamlet is tucked away from prevailing winds in a sheltered northern facing slope. It's a compact settlement with a physically close-knit community without far reaching views, sheltered and surrounded by deciduous trees.

Figure 8 Typical residential building in Tresean. The white render facade with a grey tiled roof is the prevailing character. White sash windows and doors, and simple brick chimneys are also prevailing architectural features.

Figure 9 Narrow lane in the hamlet with a varied, but close-knit building line. The rendered and white colour washed elevations and pitched grey slated roofs are a good example of the local architecture of the hamlet. Although of high-quality, the building in the distance utilises less sympathetic, modern materials.

Figure 10 Typical residential building in Tresean. The traditional architectural material palette of a white render facade with a grey tiled roof has been utilised on a more recent development. Complimentary white fenestration has also been utilised, albeit being modern casement windows.

2.2.4 TREVAIL

Trevail - traditionally spelled Treveal - is a linear, and clearly defined hamlet comprising around 20 dwellings. It has remained largely untouched since 1840, save for a few additional dwellings.

The hamlet is nestled below the prominent Cubert village, sloping gradually away in a north westerly direction. A distinct tree tunnel entry to Trevail provides a transition from Cubert and helps maintain its tranquil and secluded atmosphere. There is also a strong contrast in character, with Trevail being more traditional, compared to Cubert.

Trevail is enclosed to the south and west by farmland and to the north by wet scrub land. A wooded area to the northeast has become more established since the early 20th century.

Figure 11 Typical residential building in Trevail. The white render facade with a grey tiled roof is the prevailing character.

Figure 12 Typical residential building in Trevail. This barn conversion (left) with modern extension (right) has a sympathetic architectural material palette of a white render and local rubble stonework facades with a grey tiled roof.

Figure 13 Back garden of a dwelling in Trevail that looks across to a dwelling, demonstrating the close, tight-knit community with an inward facing aspect. The more recent modern building in the distance has a gable roof and simple form that is sympathetic to the hamlet. However, the building materials are more suited to the character of Cubert or Holywell.

2.2.5 TREWORGANS

Treworgans is a small hamlet that developed around farmsteads. It is more spacious than the other hamlets, and comprises detached, two-storey properties and the Cottage Farm and Treworgans campsites. As a popular holiday destination, it becomes busy over the summer months.

Compared to the other hamlets, its architectural character is more varied due to the mix of land uses. The large, spacious plots and flat, low-lying land provides the hamlet with an open character. However, views are limited within the centre of the hamlet due to the inward aspect of properties and valley location. Although, at higher grounds, there are some views to the surrounding Neighbourhood Area.

Figure 14 Agricultural building with vertical timber panelling contributes to the varied, rural character of Treworgans.

Figure 15 Residential dwelling on prominent corner of Treworgans. The stone facades and grey roof are typical for the hamlet and wider Neighbourhood Area. However, the architectural detailing along the roofline and around the windows, and the ornate porch are not typical of most development in the Neighbourhood Area.

Figure 16 Historic white rendered rubble and cob building with a unique building form, which is situated in a prominent location along the main street of the hamlet.

2.2.6 COUNTRYSIDE

Countryside comprises the remaining areas of the Neighbourhood Area, not within one of the key settlements. It contains various smaller farmsteads and hamlets, including Ellenglaze, and several campsites and caravan parks.

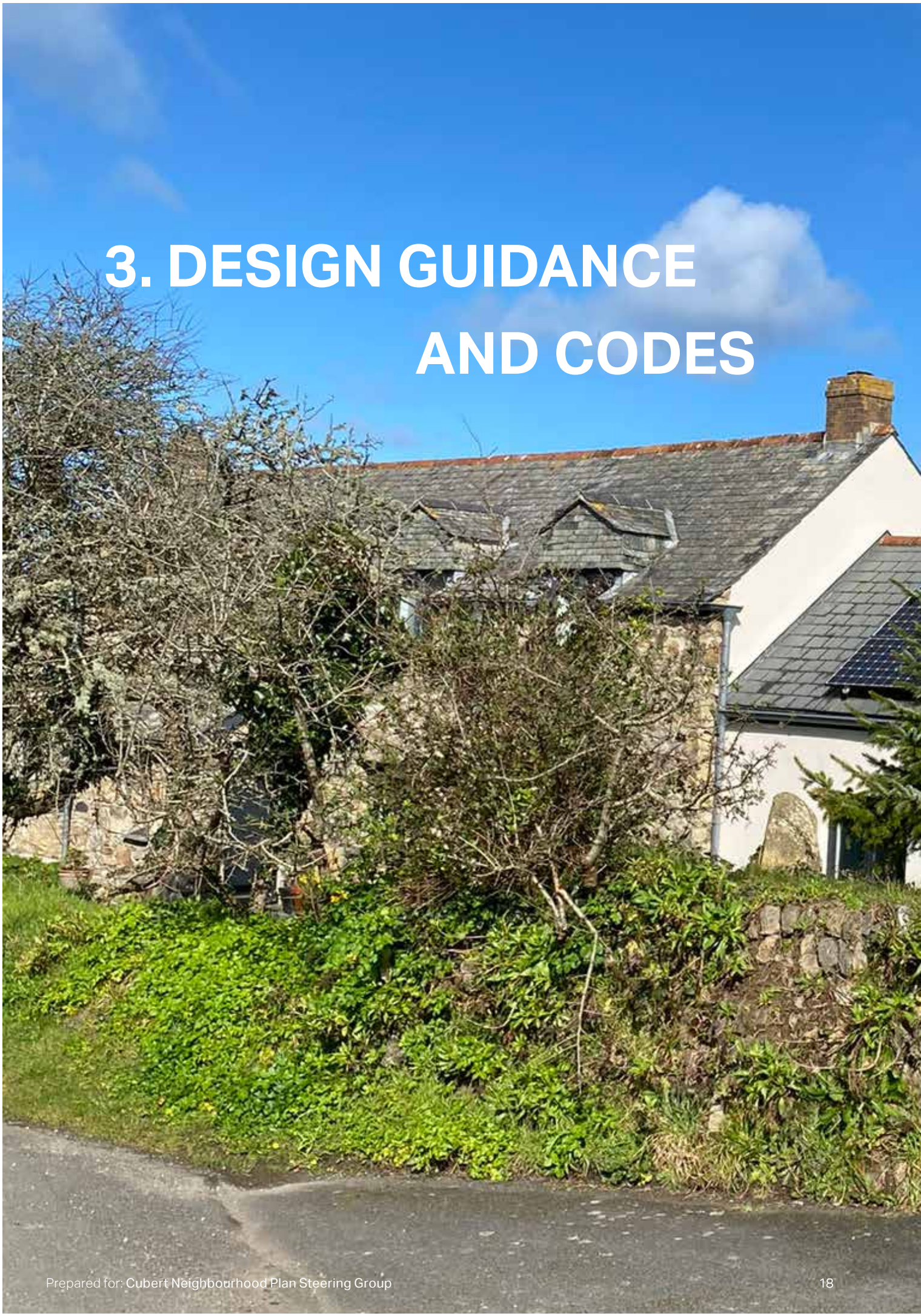
The sparsely developed Countryside is not anticipated to accommodate significant development. It is characterised by the various landscape character areas identified by national, local and parish wide assessments.

Figure 17 Green Gap between Trevail and Cubert. The windswept character is typical of the Neighbourhood Area due to the prevailing Atlantic winds.

Figure 18 A landscape view taken from th edge of Cubert village looking north with Crantock on the skyline and Atlantic beyond. The undulating landscape offers long views, which are juxtaposed by the dramatic coastline scenery and densely vegetated valleys.

Figure 19 Cornish hedge of 2-3 metres tall along a narrow rural lane. Photographed in March, the Cornish hedge has a winter character, yet to establish new greenery and flowers for spring.

3. DESIGN GUIDANCE AND CODES



3.1 HOW TO USE THE GUIDANCE AND CODES

3.1.1 STRUCTURE OF THE DESIGN GUIDANCE AND CODES

This section provides design guidance and codes that have been organised into three key themes.

- Settlement Pattern
- Landscape Identity
- Architectural Vernacular

Within each theme the following information is provided:

- **Introduction** to the theme
- Overarching **design guidance** for development
- **Design codes**, which set out how the guidance will be achieved
- Background information that provides a brief summary of **why the theme is important**

3.1.2 APPLYING THE DESIGN GUIDANCE VERSUS CODES TO DEVELOPMENT

The guidance and codes apply to all development within the Neighbourhood Area. Additional guidance and codes are provided for the character areas if required.

The guidance provided for each theme is achieved by the associated codes. Where development is unable to meet a code, it must be demonstrated how the design achieves the corresponding guidance.

Section 4 provides a checklist for evaluting good design. The checklist covers a range of topics outlined in the gudiance and codes of this report, as well as other relevant design guidance and policy (refer to **Section 1.3**).

3.2 DISPERSED SETTLEMENT PATTERN

Cornwall is characterised by a dispersed settlement pattern with equally diverse communities having developed strong local identities and traditions. The Neighbourhood Area has several distinct villages and hamlets. The historic morphology of the medieval churchtown and farming hamlets remains evident today.

Over time, the expansion of the settlements has decreased the gaps separating them and created a network of semi-private roads that discourage walking. In particular, the historic form of Cubert and Holywell has been dwarfed by 20th and 21st century development.

Coalescence of the settlements would be detrimental to the historic distinctiveness of the Neighbourhood Area. The Cubert Neighbourhood Plan identifies Green Gaps to, in part, ensure the historic settlement morphology is protected.

Figure 20 Green Gap between Cubert and Trevail. Development has expanded Cubert over the 20th and 21st century. As the village edge has expanded towards the north-west, the character of the historic hamlet of Trevail has become more at risk.

The large garden (photographed left) with open fields and the tree tunnel along Chynowen Lane provide a gap between the settlements, protecting the historic dispersed settlement layout.

DESIGN GUIDANCE AND CODES

01. Maintain the historic settlement pattern of the villages and hamlets. The discrete and separate locations of the settlements is a defining characteristic of Cornwall and Cubert, and important to protect the local distinctiveness and tight-knit community of each village and hamlet.

1.1 Development of new employment or residential buildings is not permitted within the gaps identified within the Neighbourhood Plan.

1.2 Development on land adjacent to the gaps is to not increase in density.

1.3 Development on land adjacent to the gaps are to provide a wide landscaped buffer between buildings and the green gaps. The buffer area should be of a sufficient size to support large, mature vegetation that is of a density to screen development from surrounding view points. Narrow landscaping strips are to be avoided.

1.4 Protect and expand the Chynowen Lane tree tunnel between Cubert and Trevail, which is a defining characteristic of the Trevail character area and provides a transition to Cubert village.

1.5 Protect and enhance landscape features that help define the contained settlement boundaries of each village and hamlet. For example, medieval fields, wooded areas, common land and Cornish hedges.

02. Create streets and footpaths that are welcoming, safe and comfortable to encourage a sense of community and active lifestyles. The active travel patterns of the community along streets and through the open countryside are evident through well-tread paths, network of lanes between streets, and the historic stiles and gateways in Cornish hedges.

2.1 Demonstrate a collaborative approach to seek the delivery of safe pedestrian and cycle through-connections to existing cul-de-sac streets.

2.2 Design cul-de-sacs that can accommodate future road extensions onto adjacent vacant land.

2.3 Demonstrate a collaborative approach with the Highway Authority to preferably deliver publicly adopted roads.

WHY IS THIS IMPORTANT?

The historic dispersed settlement layout is locally distinctive, including the historic narrow roads and medieval field patten bounded by Cornish hedges.

Key local evidence of the settlement character is summarised over the following pages. However, it is noted other national and local guidance may be relevant to the locally distinctive settlement layout, and should be considered by development.

National Character Area (NCA) Profile: 152 Cornish Killas, Natural England, 2014

- Area inhabited by humans for thousands of years and retains a rich variety of historical assets, including medieval field patterns defined by the iconic Cornish hedges.
- Distinctive settlement pattern of market towns, small villages and dispersed settlements with diverse architectural styles. The appropriate location and levels of development is important to ensuring the settlement character and sense of tranquility is maintained.

Cornwall Local Plan, Cornwall Council 2016

- Policy 2: Spatial Strategy requires new development to maintain the dispersed development pattern. Proposals should maintain and respect the special character of Cornwall recognising that all urban and rural landscapes, designated and undesignated, are important.

Cornwall and Isles of Scilly Landscape Character Study, Cornwall Council 2008

- Newquay and Perranporth Coast (CA15) has a clustered settlement pattern with small or estate farms sitting within a landscape or low-lying and windswept vegetation, with Cornish hedges containing few trees.
- Newlyn Down (CA14) is relatively unpopulated landscape, with settlements occurring as dispersed farmsteads, and small, clustered settlements around enlarged medieval churchtowns.

Historic Landscape Characterisation Mapping, Cornwall Council, n.d.

- Churchtowns and other former hamlets have suffered from a perception that settlements should be in the form of villages, despite Cornwall's historic settlement pattern. Settlements have expanded, creating rural mini-suburbs without historical meaning and distinctiveness.
- Rural settlements are most vulnerable. Care should be taken to maintain the overall character of the Cornish landscape, particularly noting that this is a land of predominantly dispersed settlement with small evenly spaced historic towns.

Historic Mapping and Photography

Ordnance survey mapping and photography demonstrates the historic, dispersed settlement pattern of the Neighbourhood Area.

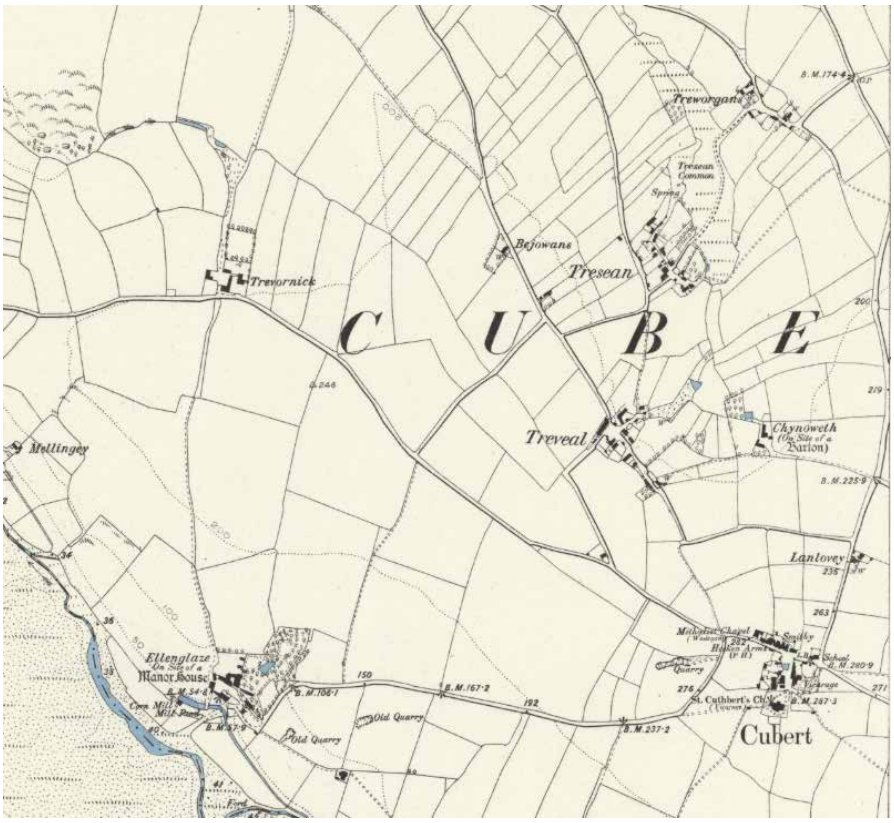


Figure 21 Ordnance Survey Map, First Edition, National Library of Scotland, Surveyed 1879, Published 1888

Figure 22 RAF Aerial Photography, Historic England, 1946

3.3 DISTINCTLY CUBERT ARCHITECTURE

Cubert has a wide variety of building types and styles. The villages have some historic buildings but are largely defined by modern development, where it is difficult to define an overall architectural vernacular. The architecture within the hamlets is more traditional and clearly defined.

Across all settlements, buildings are typically Cornish in the simple use of materials and finishes. The reduced material palette and limited use of ornate features is practical and avoids visual clutter. The most successful modern developments use local materials, which integrate with the historic buildings and landscape. The use of local materials also benefits the local economy and reduces the carbon footprint of development.

The Cornwall Design Guide and Council promotes innovation in development and a 'new Cornish vernacular' that establishes development of modern construction that fits the local climatic, natural, social and cultural landscapes.

Figure 23 The design of dwellings throughout the Neighbourhood Area varies, although some similarities can be drawn. Facades in white render are frequent, likely drawing inspiration from historic white rendered rubble and cob farmhouses. Local stone facades are also common due to Cornwall's unique geological history spanning 400 million years and its mining heritage, recognised by its World Heritage Status. Roofs are often grey, traditionally slate, with simple brick chimneys stacks.

DESIGN GUIDANCE AND CODES

03. Strengthen the locally distinct architectural vernacular of the Neighbourhood Area.

3.1 New development and extensions should implement facade materials and colours that respond to the character area the land is situated within (refer to the **Figures** on Page 29).

3.2 New developments and extensions should be of a simple form with a gable or hipped roof in a material and colour palette consistent with the Neighbourhood Area (refer to the **Figures** on Page 29).

3.3 New developments are to avoid pastiche designs that incorporate a mix of historic styles and detailing. If a traditional vernacular is being applied, it should reflect Cubert's listed buildings.

3.4 New development and extensions should limit the use of ornate architectural features. Cornish buildings are typically focused on traditional building materials and techniques, such as stonework, rather than the extensive use of ornate architectural features. Simple brick chimneys, lightweight porches and simple stonework detailing are appropriate (refer to **Figures** on page 27).

3.5 The Cornwall Design Guide notes the simplicity of Cornwall buildings, recommending that a maximum of three external building materials are utilised. In the Neighbourhood Area, there are examples of modern developments with small decorative panels, which are not locally distinctive. Facades should be one material and applied across the whole wall, or two materials, when applied to separate storeys or walls (refer to **Figures** adjacent).

Figures 24 - 26 The application of materials is also important for local distinctiveness.

Rubble Stonework

Rubble Stonework

Render

Natural timber paneling

White timber paneling

Rendered Rubble and Cob

Coloured paneling

Dark grey brick

Coloured render

Facade Materials and Colours

Cubert, Holywell and **Countryside** character areas have a diverse material palette. Traditional white render and local stone[2] facades are present alongside a diverse range of 20th and 21st century natural, white and coloured vertical and horizontal timber cladding, coloured render and grey brick facades. Coloured materials are muted and reflective of the coastal or rural landscape.

Tresean has a prevailing discrete material palette consisting of white rendered facades, traditionally rubble and cob.

Treworgans and **Trevail** character areas have a prevailing discrete material palette, similar to Tresean, however there is also a variety of local stone facades.

Natural Slate

Thatching

Grey Tiles

Roof Materials and Colours

The **Neighbourhood Area** has a prevailing roof material palette of grey slate or modern tiles, and traditional thatching. Modern roof tiles are generally a composite material and considerably thicker than the 'slates' used locally; the relatively thin profile of the roof covering material used locally is important to the character.

Scantle slating is a traditional roofing technique of Cornwall in which slate is wet laid on a lime-based mortar bed and hung on a wooden peg.

2 The Cornwall Building Stone Guide (Cornwall Council, 2022) provides an overview of Cornwall's quarrying and geology. It includes an index of operating quarries to source local materials, and stonemasons and dry stone wallers for traditional methods of construction, including for Cornish hedges.

WHY IS THIS IMPORTANT?

The Neighbourhood Area has varied architectural character as a result of development over the 20th and 21st centuries. The character within the hamlets and countryside is more traditional due to the limited growth during this period. The villages have historic and modern buildings that are sympathetic to the traditional architectural character. However, some modern developments have drawn design inspiration from the coastal and rural location, implementing other forms, materials and colours.

Key local evidence of this character is summarised over the following pages. However, it is noted other national and local guidance may be relevant to the locally distinctive architectural vernacular, and should be considered by development.

National Character Area (NCA) Profile: 152 Cornish Killas, Natural England, 2014

- Use of local building materials and styles is important to retain the traditional character of the small historic fishing and farming settlements and mining villages.
- Scattered farmsteads and hamlets contain buildings generally of local stone and granite, often whitewashed and with slate roofs.

Cornwall Local Plan, Cornwall Council 2016

- Policy 12: Development to ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character.

Cornwall and Isles of Scilly Landscape Character Study, Cornwall Council 2008

- Newquay and Perranporth Coast (CA15) since the mid-19th century, tourism has been a major influence affecting built development land use and landscape character. Caravan and campsites are visually intrusive to the natural colours of the undeveloped landscape.
- Newlyn Down (CA14) some villages are unchanged by modern development, and this area has an intrinsic, quiet rural character. New development associated with villages is often a detractor due to poor design.

Cornwall Building Stone Guide, Cornwall Council, 2022

- Cornwall's geology produces a wide variety of distinctive building stones and slate. The quarrying and use of these building materials over many centuries has provided building and structure of local character and distinction.

Statutory Designations

- Grade I listed Church of St Cubert, which has 13th century origins
- Numerous Grade II listed heritage assets
- Four (4) Scheduled monuments

Character Study

A Character Area study was undertaken to inform this report.

CUBERT

Density, Setback and Building Line

- Clustered settlement pattern with properties situated either side of Holywell Road consisting of mostly detached and semi-detached properties.
- Most properties are setback from the street which is separated by narrow pathways and grass verges or front gardens.
- Most plots are large enough to provide a back garden. However, some higher density semi-detached housing development provide limited private green space.
- Informal public green spaces enhance the rural atmosphere of the settlement.

Architectural Features and Materials

- Pebbledash, with cream/ white render is common in south west of the settlement.
- Red brick properties with tile cladded walls and white framed doors and windows are common in the south east.
- In the north east, white/ pastel render is prevalent with clay tiled roofs.
- Some modern properties have cladding.
- Generally, there is little architectural detailing.

HOLYWELL

Density, Setback and Building Line

- Clustered settlement pattern with properties situated either side of Holywell Road consisting of mostly detached and semi-detached properties.
- Properties are set back from the street, separated by grass verges and pathways.
- Properties generally have front and back gardens. The lower density development with wide streets provide a sense of openness.
- Buildings are orientated to allow for views over the landscape and to the sea.

Architectural Features and Materials

- White/ cream render with brown clay tiles is prevalent in the settlement.
- Bungalows in the south east have brick cladded portions which adds some architectural interest to the uniform cluster of properties in the area.
- White door and window frames are common.
- Some modern properties have cladding.
- The Treguth Inn is a historic white rendered rubble and cob property with a thatched roof and black window frames.
- Casement and awning windows are common.

TRESEAN

Density, Setback and Building Line

- Development is formed in a dense triangular cluster. The settlement is physically close-knit / compact, with properties facing each other across narrow lanes, without far reaching views.
- Buildings are situated at, or close to, the street edge and there are no pathways. Sometimes there is separation with hedges in front of or on the sides of properties.
- Building line is inconsistent as some properties face onto the street and some are perpendicular to it.
- Plots are generally compact with dwellings occupying a large proportion of the plot.

Architectural Features and Materials

- White render and grey roof tiles.
- Older properties have stone walls.
- Some modern properties have cladding.
- Sash and casement windows are common.
- Doors and windows tend to either have white frames with black sills for contrast or black window and door frames.

TREVAIL (OR TREVEAL)

Density, Setback and Building Line

- Clustered properties, but not dense due to generous plot sizes with mature planting.
- No consistent building line, there are some properties are set away from the street and others set along it.

Architectural Features and Materials

- On Chynowen Lane there are traditional thatched roof cottages of vernacular rubble and cob construction covered in white wash.
- Recent properties with white render, grey tiled roofs and black sills. Some exposed stone walled properties.
- Sash and casement windows are common.

TREWORGANS

Density, Setback and Building Line

- Properties are clustered with limited set backs from the road. However, a few properties have large plots with spacious front gardens.
- Inconsistent building line.

Architectural Features and Materials

- White render with grey roof tiles. Some stone walled properties.
- White window and door frames are common, although examples of black.
- Sash and casement windows are common.

COUNTRYSIDE

Density, Setback and Building Line

- Development is sparse and comprise farmsteads or agricultural buildings.
- Caravan or campsites are common closer to the coastline.

Architectural Features and Materials

- Buildings exhibit a mix of traditional architecture. There are stone farmhouses or more recent properties with slate roofs.
- Historic properties tend to have small casement or sash windows, thick walls, and may feature white or black doors and window frames.
- Properties within holiday resorts tend to be a modular uniform style.

3.4 CONNECTION TO THE LANDSCAPE

Cubert's lifestyle is connected to the tranquil landscape. The character and lifestyle of residents is directly influenced by the location of the settlements; whether it be long ranging sea views from the villages or green aspects within sheltered hamlets, or direct access to the beach or a common. Furthermore, the Cornish hedges throughout the Neighbourhood Area are intrinsic to the identity and cultural heritage of Cornwall.

The relationship between built up areas and the landscape is therefore critical for landscape amenity, biodiversity and the wellbeing of current and future residents. Development should respect and respond to the landscape it sits within, and provide for residents daily needs and values.

DESIGN GUIDANCE AND CODES

04. Protect existing grass verges and small green spaces, that collectively contribute to the rural landscape amenity and distinctiveness of the Neighbourhood Area. The green spaces also contribute to the recreational value and visual amenity of nearby dwellings.

The following pages provide images of some of the local green spaces that are important to the community.

4.1 Protect and enhance existing grass verges and small green spaces. Grass verges and small green spaces provided by housing development are often considered 'left over' spaces. However, these spaces are important to enhancing the rural amenity and distintivness of the Neighbourhood Area, and provide amenity and recreational value to dwelling within the local catchment.

Community-led design and land stewardship to increase the biodiversity, amenity and social function of verges and small green spaces is encouraged.

Figure 27
Undeveloped Open Space by Skate Park at entrance to Jubilee Close.

Figure 28 Cubert Church and Graveyard viewed from the south west showing Amenity Area forming part of the Churchfields Estate in the foreground.

Figure 29 Cubert Field

Figure 30 Chapel Green Play Park

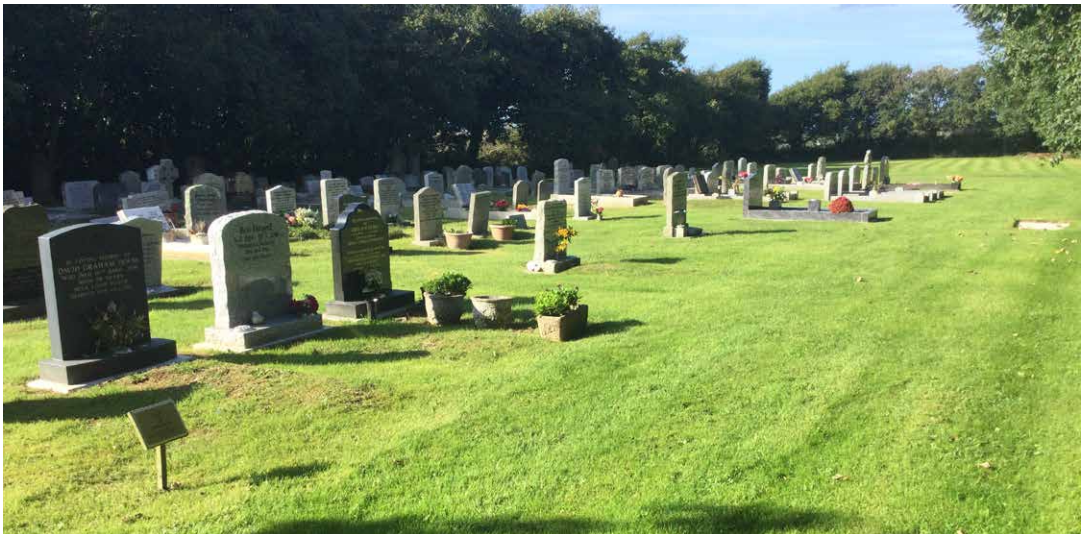


Figure 31 Cubert Cemetery

Figure 32 Cubert Allotment

05. The Cornwall Design Guide seeks to retain the Cornish hedges in the layout unless it is demonstrated they need to be partially removed for an overriding reason. New Cornish hedges are reflective of the form, use of local materials and design of hedges in the locality. Protecting Cornish hedges is a priority. Where new or replacement Cornish hedges are proposed by development for an overriding reason, the material, construction, flora and features of the must be reflective of the Neighbourhood Area.

5.1 Cornish hedges must be built, repaired or restored to the specification set out in the Code of Good Practice published by the Guild of Cornish Hedges. Only hedges built according to the Code can carry the 100-year guarantee.

5.2 Cornish hedges must be designed and constructed to match the adjoining existing Cornish hedges.

5.3 Cornish hedges, that are not adjoining existing Cornish hedges, must be designed and constructed to reflect the character of the Neighbourhood Area[3]. The design statement for the development must detail how proposed Cornish hedges reflect the character of the Neighbourhood Area.

5.4 Conish hedges are often of a considerable age. Design statements must confirm the historic character of Cornish hedges with reference to the Tithe maps (1839/1840) of Cubert and Crantock Ecclesiastical parishes, and the first edition of the relevant large scale Ordnance Survey maps for the area; surveyed in 1879 and published in 1888. In addition, boundaries are shown for part of the Neighbourhood Area on the Lanhydrock Atlas[4].

3 The Cornwall Planning for Biodiversity Guide (Cornwall Council, 2018) is a material consideration in planning decisions. It is supplementary to policies of the Cornwall Local Plan, the Climate Emergency Development Plan and advice of the Cornwall Design Guide. The Guide contain information on Cornish hedges, including for their retention, biodiversity value, construction and species selection.

Cornish Hedges is an informative website dedicated to producing advice on the value, construction and management of Cornish hedges. Accessed via www.cornishhedges.co.uk/

The Cornwall Building Stone Guide (Cornwall Council, 2022) provides an overview of Cornwall's quarrying and geology. It includes an index of dry stone wallers for traditional methods of construction, including for Cornish hedges.

4 Lanhydrock Atlas, circa 1696, available at the National Trust Lanhydrock House, Cornwall.

06. Respect the varied topography and landscape characters across the Neighbourhood Area by ensuring development is sensitively integrated to not dominate the street scene or long distance views, and is appropriate for the prevailing winds and sun access.

6.1 Protect long-distance views by ensuring the layout, height and scale of buildings, structures and landscape areas do not block key landscape features identified in policy, guidance and other relevant documents (refer to Section 1.3). For example:

- Countyside views from Cubert's settlement edge, particularly views east off Wesley Road and southwest along Ellenglaze Lane;
- Westerly views from both Cubert and Holywell towards Penhale Sands; and
- Northerly views towards Holywell Sands from Holywell.

6.2 Demonstrate the building height does not exceed the typical two storey building height with respect to the natural ground level. Where there is a significant change of topography across the street, provide a stepping up in built form to ensure building heights appear a maximum of two storeys from the street scene.

6.3 Protect views to the Saint Cubert's Church spire across the landscape, both from within the Neighbourhood Area and adjoining parishes.

6.4 Situate buildings on the plot to minimise the exposure of them from surrounding areas. Buildings should:

- Where possible, not be located at the highest elevation of the site if visual prominence is increased at higher topographies;
- Where possible, be concealed behind existing mature vegetation on and surrounding the site;
- Maximise space for landscaping between buildings to reduce the cumulative scale of individual buildings that are clustered together.

6.5 Minimise the visual intrusion of development on the landscape, when viewed from surrounding areas by integrating:

- Facades of local stone and/or muted coastal colours; and
- Landscaping or Cornish hedges around edges of plot to screen development.

WHY IS THIS IMPORTANT?

The Neighbourhood Area sits within a broad undulating plateau cut by a valleys and with dramatic coastline features. The elevated location of the village and some development within the countryside affords these properties spectacular views. However, it also leaves these properties exposed to view from surrounding areas. Features such as the Saint Cubert's Church spire are important to these views, but the materials and lack of landscaping of development has detracted from the landscape. The hamlets are mostly situated within the valleys, hiding them from the surroundings and providing properties with a green, intimate aspect.

Despite this dramatic rural character, some residential areas have limited access to green space. There has also been a significant loss of important environmental features, including Cornish hedges, from development. This loss is detrimental to biodiversity and social wellbeing.

Key local evidence of this character is summarised over the following pages. However, it is noted other national and local guidance may be relevant to the landscape character, and should be considered by development.

National Character Area (NCA) Profile: 152 Cornish Killas, Natural England, 2014

- The north of the NCA is noted for its open character and general lack of tree cover, affording long views across the landscape and out to sea. The undulating plateau of sedimentary and metamorphic rocks has open vistas and a characteristic network of Cornish hedges. The plateau is cut by a complex pattern of deep valleys leading to richly varied coastlines. The coastline has rugged, sheer cliffs, sandy beaches with rolling surf and dramatic sand dune systems.
- Mild, oceanic climate with above average rainfall and strong, salty winds. Atlantic gales establish a windswept character, with large number of wind-pruned trees.
- Environmental opportunity of restoring Cornish hedges, especially where they help to impede cross-land flows, reduce soil erosion and agricultural run-off and enhance water infiltration, to prevent flooding. Such Cornish hedges should maintain or reinstate historic patterns of enclosure and field boundaries, particularly in proximity to villages and hamlets.
- The rich and important assemblages of flora supported by Cornish hedges are noted. It is important to protect and increase understanding of the cultural and biodiversity important of the ancient field systems and Cornish hedges and how, with other forms of interconnected habitats, they reflect millennia of change and create biodiversity stepping stones and corridors. The use of local stone and facing styles in Cornish hedges is important to maintain local character, as is the retention of stone stiles on pathways.

Cornwall Local Plan, Cornwall Council 2016

- Policy 23: Development needs to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their significance.

Cornish Hedges Library

- A number of local Elvan (Felsite) dikes provided a significant proportion of the building stone for dwellings, agricultural buildings and boundary walls after the 18th century. Prior to this the principal building stone was the grey Devonian metamorphic slate of the underlying Meadfoot Beds – softer in texture and more easily quarried or found loose in the soil/subsoil making it convenient for hedge building.

Green Infrastructure Framework, Natural England, 2022

- Green Infrastructure mapping identifies the Access to Natural Green Space Standards for Doorstep, Local and Neighbourhood Green Spaces are not being met across areas of Cubert and in the hamlets. Large residential housing developments are not anticipated within the Neighbourhood Plan period, and therefore an alternative, locally-specific approach to meeting everyday green space needs is required. The collection of small green spaces through the Neighbourhood Area, together, provide this function.

Character Study

A Character Area study was undertaken to inform this report.

CUBERT

Building Height and Roofscape

- Most properties are either 1 or 2 storeys in height. Recent developments are 2 storeys.
- There is a mixture of hipped and gabled roofs, with materials consisting of tiles or slate.

Relationship to Landscape

- Situated on the ridge of a hill, with sloping valleys either side to the north and south. Broad views due to high vantage point. The landscape surrounding the village creates varied atmospheres – wind, views, orientation and landscape.
- Properties on the western and northern sides of the village have views to the coast.
- Properties to the east have views of farmland and towards the clay hills.
- Properties to the south have views across the valley towards Penhale Sands, and down the coast.

HOLYWELL

Building Height and Roofscape

- Bungalows are most common, with some recent 2 storey properties which have views towards the sea.
- Gabled roofs are most common across the settlement.
- Some modern properties have flat roofs.

Relationship to Landscape

- Settlement is on a western facing slope and overlooks the surrounding hills and sea. There is little tree cover and few hedgerows allowing for wide views of the landscape.
- Beach dunes to the north and west, Ellenglaze river to the south, and arable land and Trevornick golf course to the east.
- Dunes afford the settlement some protection from the Atlantic winds.

TRESEAN

Building Height and Roofscape

- Properties are generally detached 2 storey cottages set within own grounds.
- Roofline varies due to the uneven topography of the hamlet.

Relationship to the Landscape

- Tree cover and hedgerows form boundary treatments for development against a backdrop of agricultural fields.
- Lowlying Tresean Common becomes waterlogged in the winter owing to springs and a small stream located on the north side of the rod which flows towards Cubert Common. The historic well is visible from the road and enclosed in its own building surrounded by trees and scrub.
- To the south of the road a small stream and overgrown pond were historically used as watering places for cattle.
- The landscape the hamlet sits within densely vegetated and wet, compared to other areas of the parish, and tucked away from prevailing winds.

TREVAIL (OR TREVEAL)

Building Height and Roofscape

- Properties tend to be 2 storeys and with gabled roofs. Examples of traditional thatched roofs.
- The roofline varies due to uneven topography.

Relationship to the Landscape

- Tree cover is mainly found on Chynowen Lane, where a tree tunnel along the road is a significant landscape feature that separates the hamlet from Cubert.
- Situated within a valley, therefore views over the landscape are not common.
- The surrounding area is comprised of agricultural fields.

TREWORGANS

Building Height and Roofscape

- Most buildings are detached 2 storey dwellings, well-spaced within own front and rear gardens. Some properties are one storey.
- A static holiday caravan park to the south east and a camping/touring caravan park to the south west abut the hamlet on previous agricultural land.
- Roofline is uneven due to the mix of building heights, uneven topography.
- Gabled roofs are most common.

Relationship to the Landscape

- Limited views due to the topography and inward-facing aspect of the houses. From high ground around the edges some short range views to Cubert Common, Treasean Moor, arable fields towards Chynoweth Farm, and to the north side of Cubert.
- The surrounding area is comprised of agricultural fields.

COUNTRYSIDE

Building Height and Roofscape

- Bungalows and 2 storey detached properties are common.

Relationship to the Landscape

- Development is sparse and therefore integrated into the landscape which comprises undulating hills and a coastal boundary.
- Properties are often located on hill tops with views overlooking the farmland and sea.

4. EVALUATING GOOD DESIGN

4.1 STAKEHOLDERS INVOLVED IN THE DESIGN OF DEVELOPMENT

This document will be used differently by various stakeholders during the development process, as summarised in the Table adjacent.

4.2 CHECKLIST

Because the design guidelines and codes cannot cover all scenarios, this concluding section provides a number of questions based on established good practice against which the design proposal should be evaluated.

The checklist can be used to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under 'General design guidelines for new development'. Following these ideas and principles, a number of questions are listed for more specific topics.

STAKEHOLDER	HOW THEY MAY USE THIS DESIGN GUIDE
Applicants, developers, and 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 guidance and codes as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The guidance and codes should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the guidance and codes are complied with.
Community organisations	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.

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Positively integrate energy efficient technologies;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?

3

Local green spaces, views & character:

- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?

3

Local green spaces, views & character:

- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

11

Cornish hedges (in accordance with the Code of Good Practice for Cornish Hedges (Code) and adapted from Cornish Hedges Checklist, accessed via www.cornishhedges.co.uk/PDF/checklist.pdf)**:**

- Check the Cornish hedges are built, repaired or restored to the specification set out in the Code published by the Guild of Cornish Hedges;
- Is the type of stone used similar to nearby locally traditional hedges?
- Is the pattern of coursework likewise to nearby locally traditional hedges, or has been otherwise agreed with the Parish Council?
- Is the line of hedge where agreed? How accurate this needs to be depends on the circumstances. Boundary hedges, especially around gardens and other small plots, should be within 2 inches (50mm) of the agreed line. If the boundary hedge is jointly owned, then the centre-line of the hedge should be along the boundary, but if the hedge is wholly owned by one neighbour, then the whole of the hedge must reside within his boundary;
- Do the dimensions of the hedge follow the Code, allowing deviation of no more than 5% on the width and 5% on the height, or has been otherwise agreed with the Parish Council?
- Has the batter been checked at one-quarter vertically up the hedge and does not vary by more than 5% of the batter specified in the Code?
- Has suitable fill been used?
- Has ramming been properly carried out? This can be tested by hitting or kicking stones to feel for absolute tightness;
- Are all grounders correctly angled and bedded? No stoned are wrongly used as facers? Stone culverts are inserted where specified, and roofed and floored with stone all the way through?
- Turf of fill is not used to block spaces between fillers and grounders? No space between the stones is larger than a tennis ball?
- Rows of stones have been laid in courses in accordance with the Code, or if in random course this has been agreed in writing with the Parish Council?
- No stone edge protrudes more than 10mm beyond the line of hedge? Stones are not triggered in from the face of the hedge?
- No stone below the top row can be extracted (and replaced) easily by hand without disturbing the stones alongside? A stone smaller than a tennis ball if easily extracted counts as a gap between stones.
- The stones in the top two courses are either pitched or laid herringbone fashion? The stones in the top two courses interlock tightly stone-to-notch vertically, or diagonally for herringbone?
- 1The hedge top is domed to 1/3 of hedgetop width, built up with thick turf and soil properly consolidated?

About AECOM

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