

# Briefing Note

## Tencreek Farm Design Review Panel

### 1.0 Background

1.1 A Design Review Panel (DRP) is a meeting of independent professionals with architectural and design expertise who assess pre-application schemes within the county. Cornwall Council planning officers organised a Zoom meeting with the DRP on Thursday 9 March 2023 when representatives from Cornwall Council, Wainhomes (and their design team), Menheniot Parish Council, your Cornwall Councillor Phil Seeva and six independent planning advisors to examine the latest masterplan that has been drawn up for the residential part of Tencreek Farm. Your parish and Cornwall councillors attended as observers and took no part in the meeting other than making introductory remarks.

1.2 The legal basis for a DRP is contained in the National Planning Policy Framework (para 133):

*Local planning authorities [Cornwall Council] should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life<sup>51</sup>. These are of most benefit if used as early as possible in the evolution of schemes, and are **particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.***

1.2 The panel chair had previously circulated the new masterplan and summary document beforehand (links are on our website). Wainhomes presented their summary of the masterplan. The Cornwall Council planning officer then set out his council's view of what was expected from the plans, and Menheniot Cllr Cole concluded this section by summarising the parish council's expectations (this is Policy 4 of the Menheniot Neighbourhood Plan).

1.3 The five members of the DRP have specialities that include: architecture, urban design, landscaping in the public realm, transport and movement. Each member examined their particular aspect of the plans with the various representatives from Wainhomes answering.

1.4 The panel examination lasted two hours after which they took a short break and then returned to the meeting with their immediate observations. Their full written report will be made available by 19 March 2023.

### 2.0 Cllr Cole's presentation

- The NDP supports the principle of creating an urban development of employment, leisure and housing use at Tencreek
- The masterplan must be structured and phased to drive employment growth leading to demand for homes and contributing to social needs.
- The Master plan must demonstrate how the site can function as a new neighbourhood.
- The submitted layouts and allocation of land use, as shown, have not been justified as part of this concept or masterplan.
- There is no provision being made for local services that would form a meeting point for the community.
- The relationship of the land uses, as shown, do not optimise the site as visualised in our policy or meet the specific requirements and show inevitable conflict between uses.
  
- Close to local shopping, community use and doctors, would be an appropriate location for housing provision for extra care or elderly.

- Live/Work units in this area would add interest and vibrancy to the centre. Shops should provide for general local daily needs and include a pharmacy.
- The drive through restaurant and coffee shop would be better served on the southern boundary to create a buffer between the A38 and the commercial area and be further away from residential development.
- Integration of the urban development with the road layout is not given priority but is left until the **possible** further expansion of housing. There is some linkage with footpaths which will not create the cohesion of an urban mixed use development and could be a negative in encouraging anti social behaviour.
- Future provision allowing at some future date for the closure of the A38 junction to the east on safety grounds whilst still maintaining access to Roseland is essential and be viable in the future. This must be subject to a 106 agreement to secure funding for later provision.
- Integration of public transport into the development has not been considered, only that the periphery of the site is served by existing bus routes. The provision of a bus stand within a central local centre linking to the housing provision and employment area would add to the connectivity and encourage the direct link with the town centre and other public transport nodes.
- Consideration is needed to explore simple changes that can be made to better reflect Climate change mitigation, sustainable surface water drainage and a solution for foul drainage that would serve the whole site.
- A Section 106 Agreement for the phasing of the Master plan that will drive employment growth and that the new neighbourhood is well integrated into the existing social, economic and physical fabric.

### **3.0 Commentary from the Design Review Panel**

- The masterplan is at a very early stage with a lot of work to do. Suggested a check list is used against P4 of the NDP and the Menheniot Design Guide to inform the outcomes.
- Better land use integration to create a sense of place.
- The built form to be looked at in light of the Menheniot design guide.
- Better pedestrian, bus and cycle links – the current proposal is too car dominated.
- The gateway to the development to be reviewed.
- Biodiversity Net Gain and the recent Climate Emergency design guides from Cornwall Council to be considered.
- How residents would move through the site and beyond to be given a reality check from a user's perspective.

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