

Penwinnick Road, St Agnes

Presentation to the Parish Council

Monday 20th April 2026

Project team

Penwinnick Road, St Agnes

Stephanie Walker
Associate Planning Director

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Obsidian Strategic is a strategic promotion and development company that operates across England. Obsidian is a family-owned company, founded in 2016.

We have brought together highly experienced individuals from across the industry who specialize in all areas of the planning and development process.

Since then, we have built a portfolio of over 40 projects which will deliver:

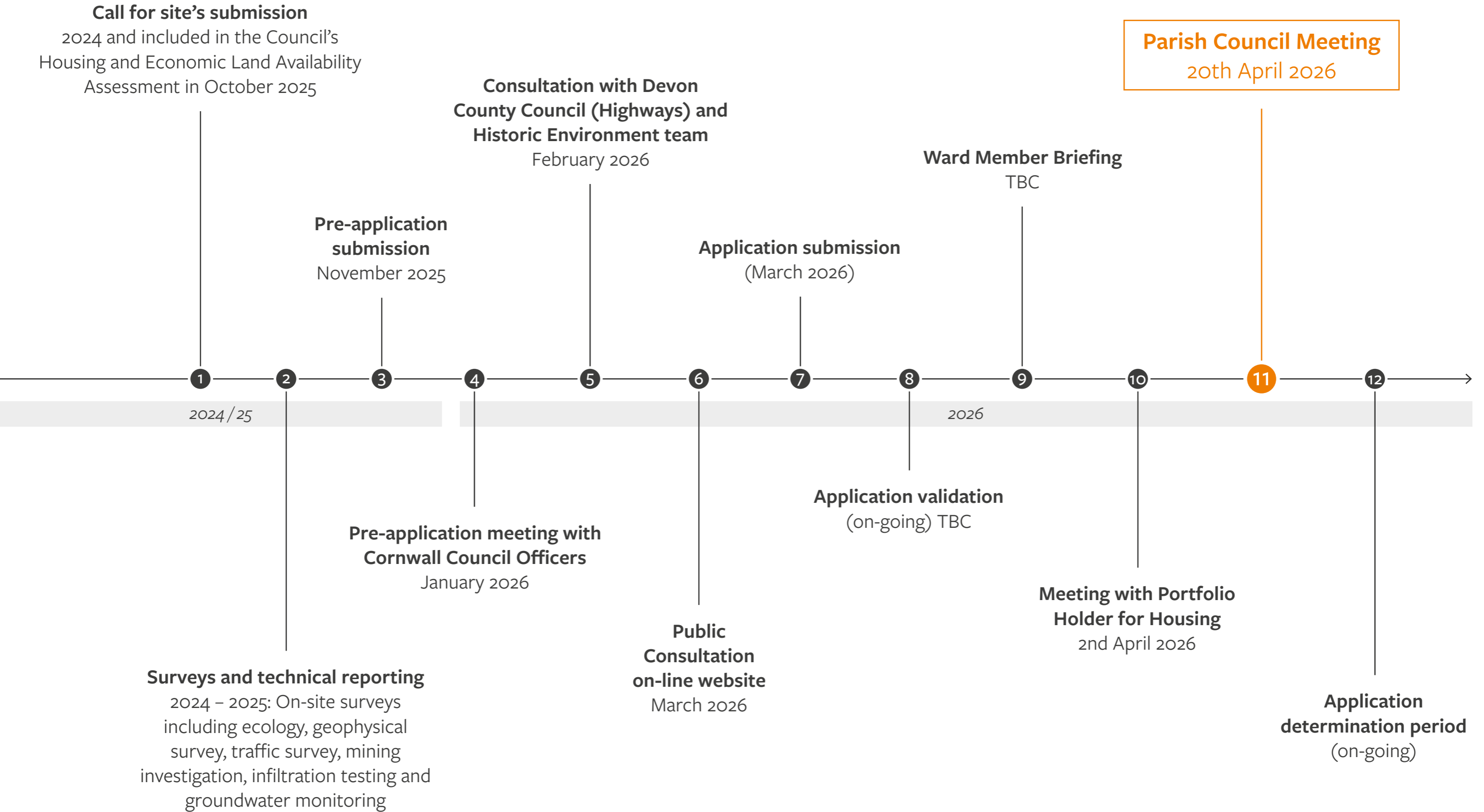
- Over 6,000 residential plots (including approximately 1,800 affordable units);
- Over 1 million square feet of commercial floorspace;



Journey to date

The process

Journey to date



Setting our proposals

Journey to date



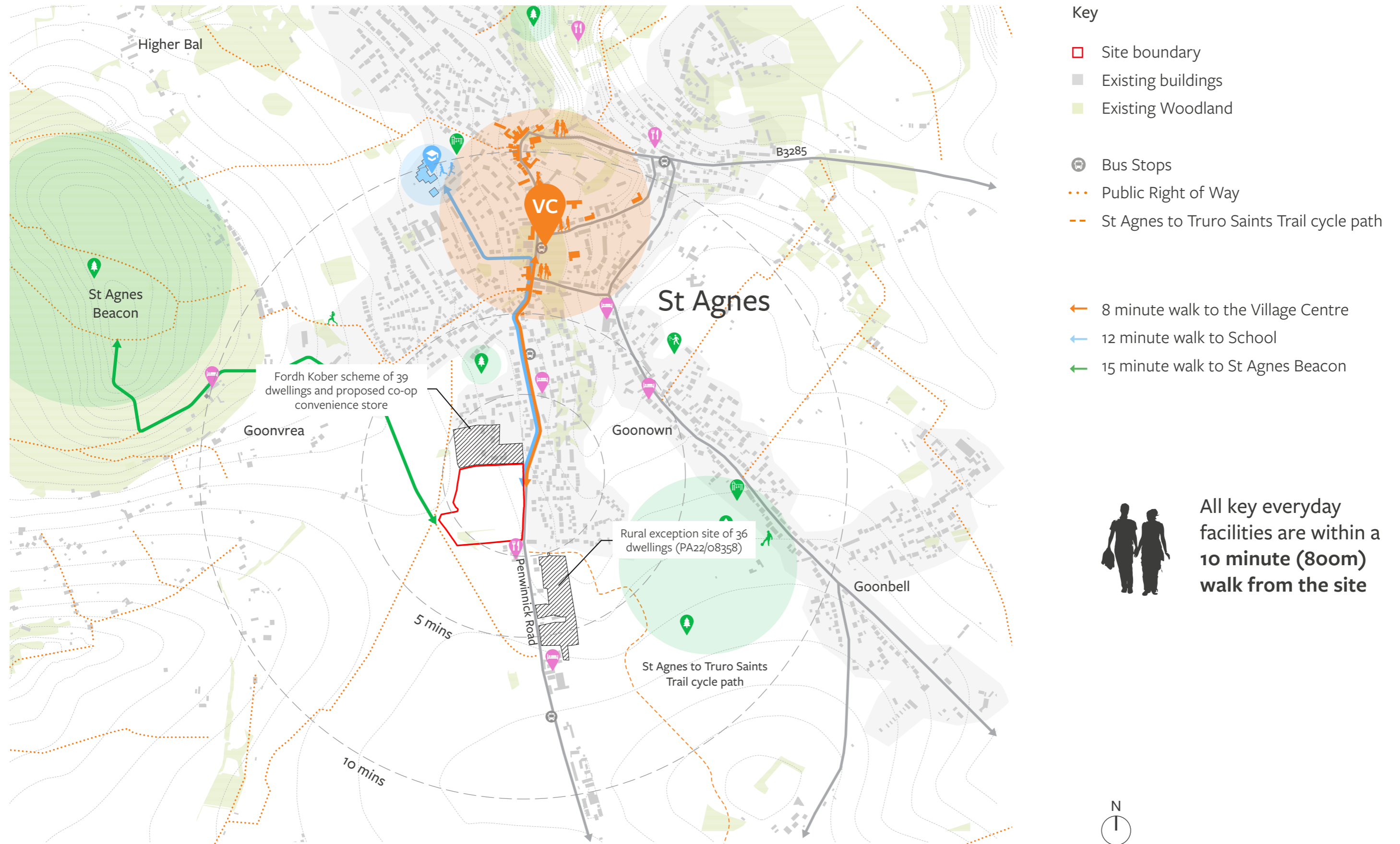
An outline application has been submitted for up to 75 new homes with all matters reserved except for access.

The substantial benefits of the scheme, which include:

- The delivery of 75 dwellings in a highly sustainable location, including 30% affordable housing, contributing significantly to meeting local housing needs.
- Economic benefits during the construction phase and through future household expenditure, supporting the local economy.
- Environmental enhancements through biodiversity net gain, green infrastructure provision, and sustainable drainage systems.
- Ultimately compliance with the Climate Emergency DPD in respect of energy efficiency and canopy cover requirements.

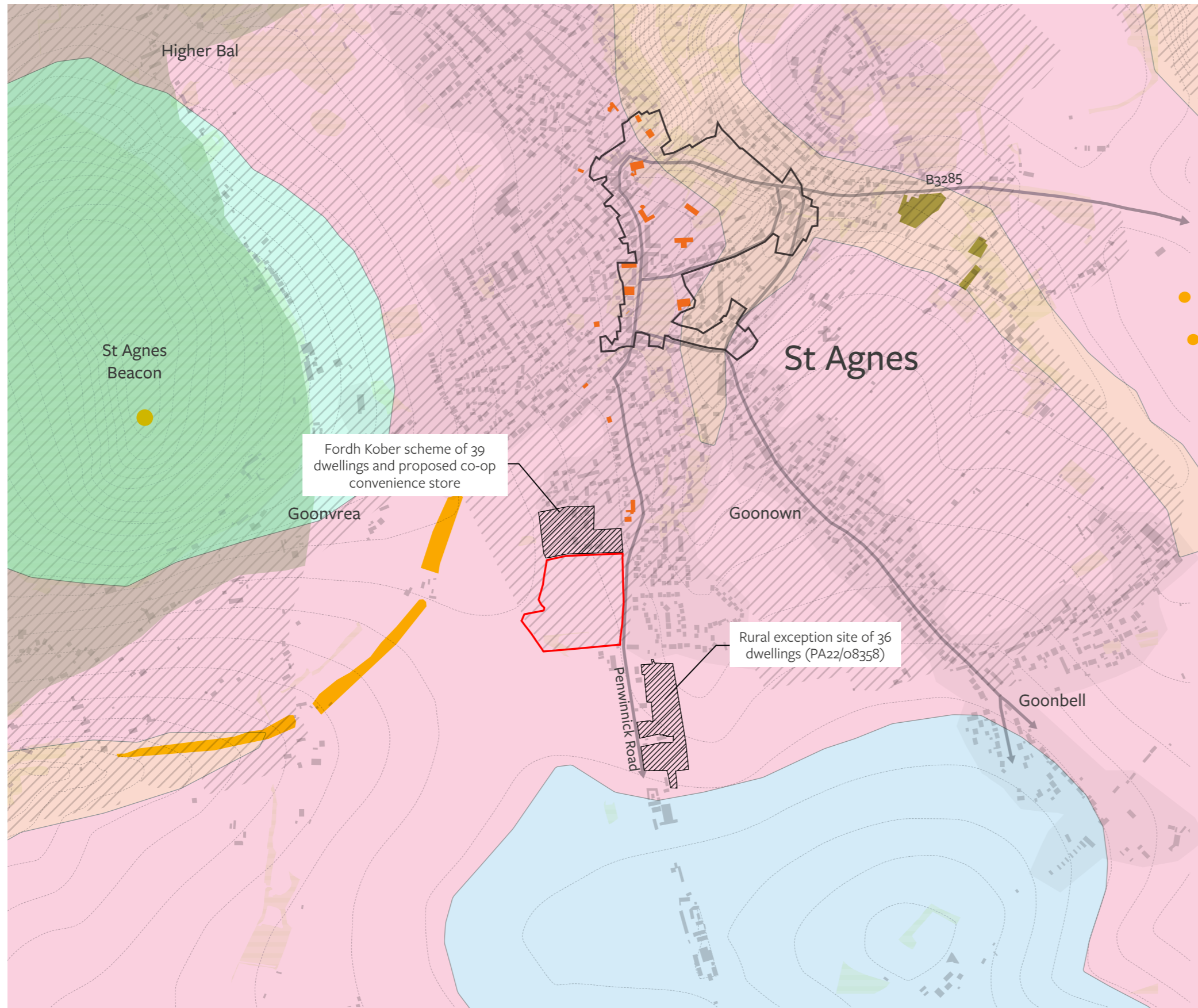
Facilities

Journey to date



Technical work to inform design

Journey to date



Key

- Site boundary
- Existing buildings
- Existing Woodland

- Cornwall and West Devon Mining Landscape - St Agnes Mining District (World Heritage Site)
- National landscape (formerly AONB)
- Priority habitat (traditional orchards)

- Historic mining farmland
- Coastal valleys and coombes
- Cliffs and unenclosed cliff tops
- Downs
- Hills and carns

- Conservation Area
- Scheduled monument
- Listed building



Summary of site constraints

Journey to date



Key

- Site boundary
- Existing buildings
- Neighbouring development and offset
- Modified grassland (poor condition)
- Native hedgerow - associated with bank (good condition)
- Native hedgerow - associated with bank (moderate condition)
- Native hedgerow - associated with bank (poor condition)
- 5-10m offset from hedgerow
- Risk of flooding from surface water 1 in 100
- Risk of flooding from surface water 1 in 1000
- Average gradient
- Spot height
- Contours
- Existing over head cables and 7m offset

Understanding the place

Journey to date

Recent development

The character of our villages is being eroded through inappropriate development. Some recent development has paid insufficient regard to the distinctive identity and historic character of settlements in form, detail and materials.

St Agnes Parish Neighbourhood Development Plan 2018 - 2030.

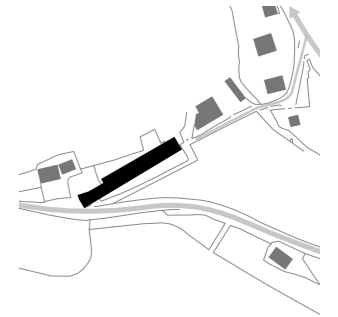


Understanding the place

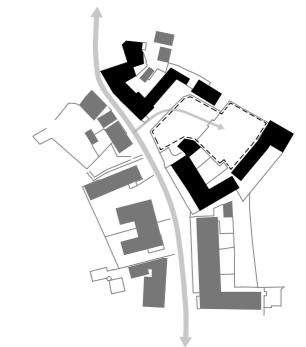
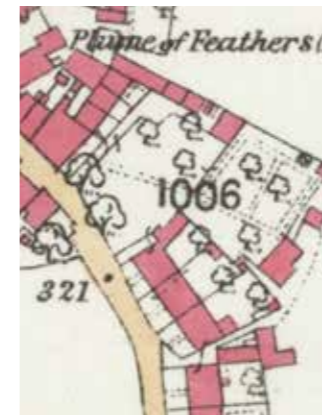
Journey to date



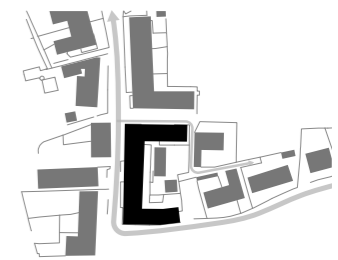
1 Town Hill



2 Churchtown



3 Vicarage Road



Village character areas identified within the historic core

Understanding the place

Journey to date



Settlement pattern



St Agnes Beacon



St Agnes to Truro Saints Trail



Protected landscape



Coastline



Local character



Local building forms



Features and materials

Key considerations for develop proposals:

Layout

Creating a clear structure of streets and spaces that reflect the village's informal but legible grain, with a stronger sense of enclosure where appropriate

Street design

Prioritise pedestrian movement through shared surfaces, small lanes, and courtyard-like spaces that feel consistent with village scale

Building form

Using simple, well-proportioned forms, drawing on terraces and small groupings rather than large, isolated blocks

Parking

Keeping parking discreet and secondary, integrated within courts or tucked behind frontages

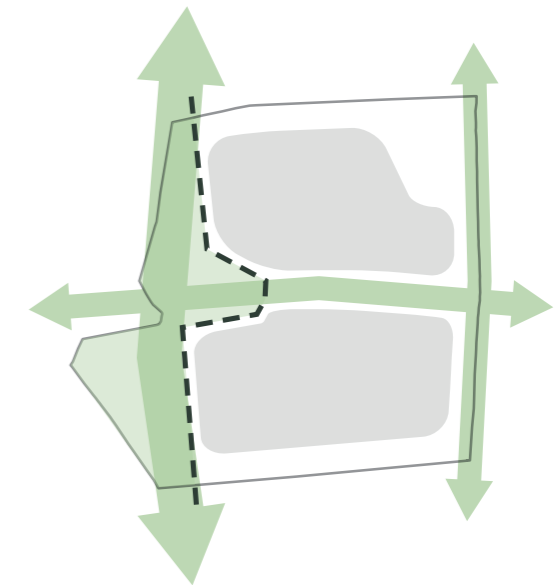
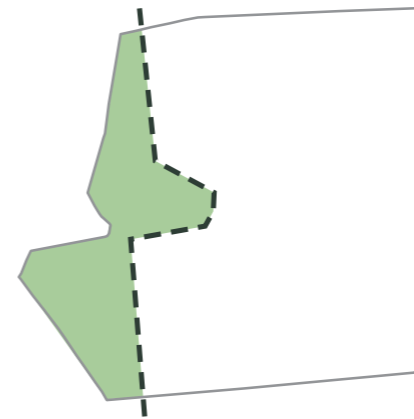
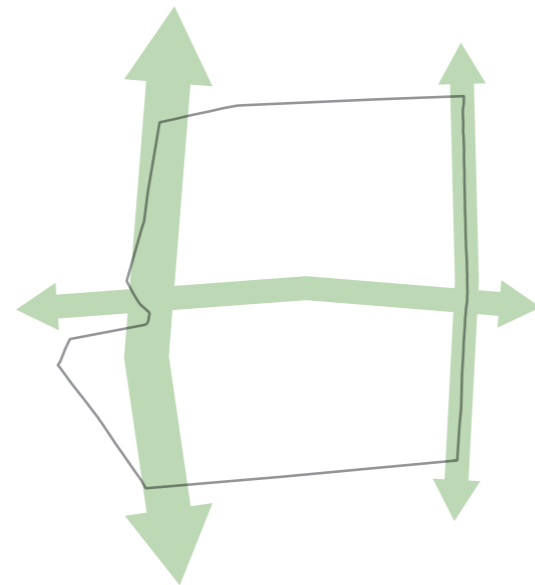
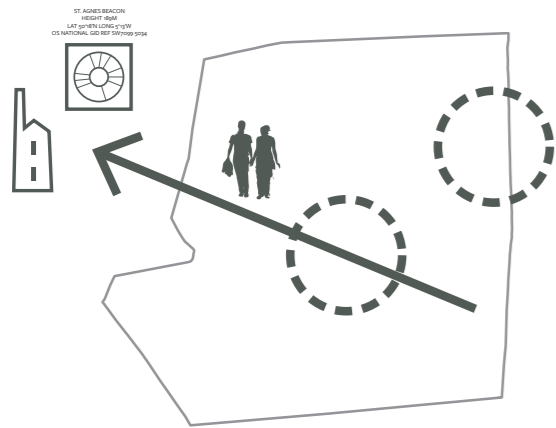
Trees and planting

Retaining and weaving in existing landscape features, particularly hedgerows, to maintain the green character of the settlement edges with views of the wider landscape.

The proposals

Design drivers

The proposals



Creating a sense of arrival

- Respect and respond to key views - towards The Beacon
- Create a distinctive and high-quality site entrance that reflects local character - Design drainage to be multi-functional, supporting biodiversity and landscape quality
- Use landscape planting and boundary treatments to reinforce a strong sense of place on arrival

Protecting the existing green infrastructure

- Integrate Cornish hedge corridors within the layout, ensuring informal surveillance from dwellings
- Retain and reuse existing Cornish hedge materials at the entrance, rebuilding or translocating hedges as a key landscape feature
- Integrate a comprehensive SuDS strategy across the site
- Incorporate surface features such as swales and basins to manage runoff

Responding to context

- Structure development to include overlooked green spaces and boundary planting, enhancing visual integration with the wider landscape opportunities to create new views of The Beacon and pedestrian access to the existing PRoW network
- Create species-rich grassland habitats in line with the Local Nature Recovery Strategy
- Define and implement clear, consistent ecological buffers to existing landscape features

Responding to place

- Create a distinctive residential neighbourhood reflecting the identity of St Agnes.
- Provide an appropriate mix and tenure of affordable housing to meet identified needs
- Deliver a safe crossing pedestrian and cycle point on Penwinnick Road
- Design crossings to ensure pedestrian priority, with cyclists required to dismount where appropriate
- Improve internal pedestrian connectivity to encourage active travel

Illustrative layout

The proposals



- ① Entrance and arrival space
- ② Primary route with street tree planting
- ③ Secondary routes
- ④ Pedestrian link and safe crossing on Penwinnick Road
- ⑤ Lower density blocks feathering out to the open space
- ⑥ Central green transitional space
- ⑦ Landscape buffer to eastern boundary
- ⑧ Extent of existing and retained hedgerow
- ⑨ Public open space with informal footpaths
- ⑩ Attenuation features
- ⑪ Long views to St Agnes Beacon
- ⑫ Potential link to existing PRoW network

75 total number of dwellings

Average density of 37 dph

Mix of 1,2,3 and 4 bedroom homes
(NDSS compliant)

Massing model view of the proposal

The proposals





St Agnes

Fordh Kober scheme of 39 dwellings and proposed co-op convenience store

Rural exception site of 36 dwellings (PA22/08358)



Scheme benefits

The proposals



Up to 75 new homes

A mix of 2, 3 and 4 bedroom family homes to meet local need

30%

Affordable homes

Meeting local need

10%+

Biodiversity net gain

Delivery of on-site biodiversity net gain exceeding policy requirements
10.44% increase in habitat units
24.85% increase in hedgerow units



Sustainable location

Everyday facilities are within a 10 minute walk



Landscape-led

Public open space (1.28ha) - exceeding policy requirement



Health and wellbeing

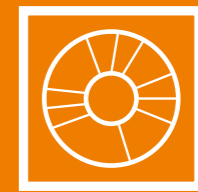
Direct access to St Agnes to Truro Saints Trail cycle path, connections to wider Public Right of Way network



Energy efficient homes

Delivery of energy efficient homes in line with the Future Homes and Buildings Standard - low-carbon heating and on-site renewables reducing emissions and energy demand

ST. AGNES BEACON
HEIGHT 189M
LAT 50°18'N LONG 5°13'W
OS NATIONAL GRID REF SW7099 5034



St Agnes Beacon

Creating views to the Beacon

Planning

Journey to date

The revised NPPF and Standard Method were published in December 2024 and came into effect immediately. This resulted in the Council no longer being able to demonstrate a 5-year supply of deliverable housing sites against the new requirement of 4,453 homes per year, an increase from 2,625.

We will give significant weight to the delivery of housing at all scales of sites to deliver a step change in housing. An additional focus on scales of housing that are more deliverable in the short term will be important to providing this step change by allowing Small and Medium Enterprise builders to deliver sites quickly.

Interim Policy Position Statement

The Council is presently unable to demonstrate a five-year supply of deliverable housing sites, with the most recent evidence indicating a supply of approximately 3.8 years. Consequently, the presumption in favour of sustainable development, as set out in paragraph 11(d) of the NPPF, is engaged. This requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. The adverse impacts identified are considered to be modest and capable of mitigation through high-quality design, comprehensive landscaping, and the retention of existing natural boundaries. No overriding technical constraints have been identified that cannot be addressed through appropriate planning conditions or legal obligations. However, please note that further information is required in respect of drainage, archaeology and ecology for example.

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When assessed in the round, the identified harms do not significantly and demonstrably outweigh the benefits. Accordingly, and subject to the detailed matters outlined in this advice being satisfactorily addressed at application stage, it is considered that the proposal represents a sustainable form of development. On this basis, officer support is given in principle to the submission of a planning application for the development as proposed.

Massing model view of the proposal

The proposals

