

# St. Agnes Parish

## Neighbourhood Development Plan

### 2018 – 2030



Adopted August 2019



## **Foreword**

St Agnes Parish is a popular and scenic parish. It is bordered partially by the Atlantic Ocean and has many World Heritage mining sites and areas of Outstanding Natural Beauty; St Agnes Beacon being perhaps one of the best known. The desire of local people to protect what they hold dear about the parish is expressed in the vision for the NDP; that it will ‘provide opportunities for our communities to thrive whilst protecting the special place in which we live and work.’

From the outset the desire was for the Plan to be led and managed by those living in the local communities with support from the Parish Council. Beneath the strong Steering Group were three very hard working Focus Groups, each working on a different aspect of the Plan. These groups used the feedback from community consultations to write the policies which would give the Parish Council a clear understanding of what was needed when considering planning applications and protecting the environment.

This Plan will be a hugely valuable tool for the Parish Council; it describes the needs and wants of our communities, allowing us to make informed, evidence-based decisions. On behalf of the Council I would like to thank everyone involved in the production of this document.

**Jinny Clark**, Chairman of St Agnes Parish Council

Producing this Neighbourhood Development Plan has been a long and challenging process. Volunteers from across the parish have spent thousands of hours in Steering Group meetings, Focus Group meetings, walking the parish to document landscape and village character, delivering leaflets, preparing questionnaires, stuffing envelopes, writing articles, drafting and re-drafting policies and managing a website. It could have been an overwhelming task, but was made possible by people with a common aim, working together to their strengths and giving what time they could. The small number of consultants we employed were very generous with their time, and Officers from Cornwall Council have been on hand to help throughout.

I hope the Parish Council finds this document invaluable and ask that you strive to keep it updated. Developers, please use this plan in the spirit that it is given, working with it rather than against, therefore helping to deliver our vision.

**Cheryl Marriott**, Chairman of the St Agnes Parish NDP Steering Group

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# 1. Introduction

This document is the adopted version of the St Agnes Parish Neighbourhood Development Plan (NDP). It presents the vision and objectives for the St Agnes Parish over the NDP period to 2030 and presents planning policies which seek to enable delivery of this vision and these objectives.

Neighbourhood planning builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan: Strategic Policies Development Plan Document (Local Plan), to give an extra level of detail at the local level. The St Agnes Parish NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community.

St Agnes Parish NDP runs in tandem with the Local Plan, which is valid until 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated in 2030. The Parish Council may however deem it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.

This document is supported by a number of other documents and background information which are referred to throughout. These documents can be found on [the Parish Council website](#).

A glossary and abbreviations section is included at the end of this document for reference (Section 10).

St Agnes Parish NDP applies to the area that is covered by the St Agnes Parish Council and as shown in Figure 1.

St Agnes Parish is situated in the north coast of central Cornwall and is part of the St Agnes and Perranporth Community Network Area (CNA).

The community of St Agnes Parish have decided to develop an NDP in order to balance the need for local housing with the protection of our landscape on which much of our Parish's economy relies. This includes an Area of Outstanding Natural Beauty, Heritage Coast, numerous Sites of Special Scientific Interest and part of the Cornish Mining World Heritage Site. The beauty and historic interest of this landscape supports many direct and indirect jobs, keeping our communities vibrant. However,

the area's popularity drives up house prices out of the reach of local people.

The planning policies presented in this NDP seek to positively plan for the future of St Agnes Parish and will be used and acted upon by Cornwall Council planning officers, landowners and developers through the development process, providing clarity on the community's needs and aspirations.



Figure 1: St Agnes Parish NDP Designated Area

## 2. St Agnes Parish NDP – The Preparation Process

### Getting this far

In autumn 2014 St Agnes Parish Council set up a working party to investigate producing a Neighbourhood Plan. Public meetings were held in each of the five wards, and a postal survey was sent to all households in the Parish. 90% of respondents were in favour of creating a plan. The Parish Council then agreed to form a Steering Group to begin work.

The Steering Group initially consisted of four Parish councillors and six members of the public from across the Parish. The membership of this group has maintained this balance throughout. From the start, the Steering Group was conscious of the need for the Plan to be community led and to represent all areas of the Parish. To encourage community engagement, volunteers have been used whenever possible, for example to deliver consultation material and assisting with the production of a Local Landscape Character Assessment and a Village Character Assessment.

The preparation of this NDP has been informed throughout by a comprehensive programme of consultations. These have been taking place over the last three years and include:

Parish wide consultations in the form of:

- A housing needs survey
- A main questionnaire
- The use and location of settlement boundaries
- A questionnaire regarding policy direction
- A dedicated website
- A dedicated social media site (Facebook)
- A series of talks to various community groups in the Parish
- Events in the principal settlements

All the consultations have been summarised in the Consultation Statement as required by the formal NDP legislative requirements; this is available at [St.Agnes PC](#). The outcomes of the various consultations have highlighted the key priorities of:

- Delivering housing that meets local needs.
- Restricting second home ownership.
- Protecting our landscape and environment.

### Adoption

Following submission of this plan to Cornwall Council for their consideration, it was consulted on before being sent to an independent examiner (mutually agreed by Cornwall Council and the St Agnes Parish NDP Steering Group) who checked the NDP to ensure it conformed with legislation, policies, designations and any other relevant policies. At this stage, the independent examiner recommended a number of amendments before continuing to the referendum stage.

The NDP was subject to a referendum on August 8<sup>th</sup> 2019 with 94% of those casting a vote in favour of adoption.

Now adopted, the policies contained within the St Agnes Parish NDP have to be taken into consideration when planning officers determine future planning applications.

## 3. St Agnes Parish NDP - Supporting Documentation

The St Agnes Parish NDP is supported by a variety of further documents and information which are referred to in this submission.

These documents include details and results of three main consultations, the Housing Needs Survey of June 2016, the main questionnaire of September 2016, and the policy direction consultation of June 2017. The landscape character and village character assessments are two major supporting documents, while separate appendices include a variety of relevant information.

Most of these documents are available on-line through the links provided in the appendices (page 57) or they can be found on the web-site: [St.Agnes PC](#). If you need to view a paper copy, please contact us via the web-site or telephone 01872 553801.

## 4. St Agnes Parish: Background

The Parish of St Agnes is one of the largest parishes, geographically, in Cornwall. It is twelfth largest out of 208 parishes within an area of 3580 hectares. It has a population of 7565 (nineteenth largest in Cornwall from 2011 data). The Office for National Statistics mid-year population 2015 was estimated at 7920. The population of the Parish is dispersed and comprises six very separate villages in five wards, each one with its own unique character.

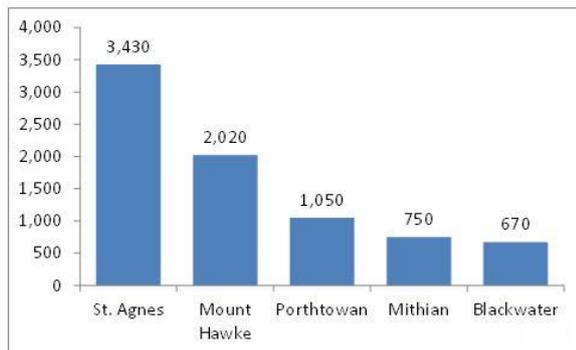


Figure 2: Population of the five Parish Wards within St Agnes Parish

### St Agnes Village



Aerial image of St Agnes Village

The village of St Agnes lies 4.4 miles south-west of Perranporth, 5 miles north-east of Portreath along the coast, and 8.7 miles north-west of the city of Truro. St Agnes Village is the principal settlement with the greatest number of services and facilities, including dentists, a doctors' surgery, a primary school, churches, shops, and a variety of sports facilities. The landscape is dominated by St Agnes Beacon, a large, heath covered granite intrusion with a flat top, rising to 192m from an open,

windswept and undulating plateau. The Beacon terminates in high cliffs and a string of low tide beaches and wave cut platforms at the coast.

There is an exposed, ruined harbour at Trevaunance Cove. St Agnes was once actively involved in shipping out copper ore for smelting in South Wales, as well as importing coal to fuel the mine engines. The history of St Agnes is associated with mining and much of the village and surrounding areas are designated World Heritage Status (WHS).

### Mithian



Aerial image of Mithian

The village of Mithian lies approximately 1 mile east of St Agnes Village. It sits on a sloping valley side and nestles into the valley. Mithian was first documented in 1201 and was part of the ancient manor of Tywarnhayle. Its origins lie closely with the agriculture surrounding the village and the settlement area is designated a conservation area, extending to the stream and Rose in Vale. The village is served by a primary school and a public house, which also has a small shop. There are no public transport links to the village.

## Mount Hawke



*Aerial image of Mount Hawke*

Mount Hawke Village, some two and a half miles south-west of St Agnes Village, has a population of 2020 including the population of Wheal Rose, part of the Mount Hawke ward. Mount Hawke grew significantly from a small hamlet in the late 18<sup>th</sup> century as a result of local copper mining activities. The second half of the 20<sup>th</sup> century saw a renewed building boom in Mount Hawke. The village stands atop a high, flat area of land. It is somewhat smaller than St Agnes Village but has a primary school, shops, public house and doctors' surgery. The village also boasts one of the UK's longest running indoor skate-parks, a millennium green and the Porthtowan and Mount Hawke Cricket Club.

## Porthtowan



*Aerial image of Porthtowan*

Porthtowan Village is located on the coast, 3.4 miles south-west of St Agnes Village. Its history is associated with mining and much of the village is designated World Heritage Status (WHS). The village is dispersed with a collection of five residential areas.

The centre of Porthtowan Village is set in a narrow, deep sided winding valley with a river cutting through the middle of the village to the beach. Its popularity as holiday destination dates back to the Victorian era.

Today, its popularity as a tourist destination has grown due to its very popular surfing beach and blue flag status. Most of the economy and business focus is tourism. The shops, with the exception of the village store and a hairdresser, are seasonal and many properties around Porthtowan are holiday lets. The nearest primary school for the village is approximately 2 miles away in Mount Hawke.

## Blackwater



*Aerial image of Blackwater*

Blackwater Village is further inland to the south-east of St Agnes Village. It lies along the old A30 (now renamed the A3075), an important route between Penzance and London from the 17<sup>th</sup> century. The village includes 19<sup>th</sup> century houses, a Wesleyan Chapel, The Red Lion Inn, the former post office and shop, the village green and The Passmore Edwards Literary Institute/Village Hall, which is just outside the settlement boundary. A weighbridge is still intact in the village at the side of the main road, together with its small office. The introduction of the A30 by-pass in 1988 returned the village to a more peaceable existence. Blackwater is an expanding village with several housing developments being completed over recent years. The village has a shop, with post office, and a primary school, built in 1877, which serves the village and surrounding settlements.

## Wheal Rose



*Aerial image of Wheal Rose - copyright Google Earth*

Wheal Rose is a small village situated approximately 4.4 miles south-west of St Agnes Village and two miles from Mount Hawke, within the parish ward of the same name. Wheal Rose has its origins as a 19<sup>th</sup> century mining settlement. The historical development of the area is linked with copper and tin mining around the Great North Downs Mine complex, first referenced in 1704. There is now a mix of older and more modern developments, including a small number of bungalows and houses along the main road, Lansdowne Park Homes to the west of the village, and a zone of light industrial and commercial developments adjoining the settlement to the south. The village is well connected to the A30 with a high level of traffic passing through. There is no school in the village and the only shop for this area is Etherington's Farm Shop at the north-west end of the settlement.

The Parish has many minor roads connecting Mithian, Mount Hawke and Porthtowan, while Blackwater has the more major old A30, now the A3075, running through it and connects well to the new A30 by-pass, as does the village of Wheal Rose. St Agnes Village links to the new A30 and Truro with the B3277 and to Perranporth with the B3285. Public transport consists of bus services. The bus services are generally very poor, particularly in Porthtowan, Mount Hawke, Blackwater and Wheal

Rose, with no public transport after 5.45pm on weekdays and no service on Sundays. Mithian has no public transport links. This makes employment in Truro, Redruth or further afield problematic for these villages. The principal village of St Agnes has evening and Sunday public transport, although this is limited. However, there is an hourly service on the Truro to Newquay route on weekdays.

The Parish requires far more leisure facilities, in particular, provision for teenagers. There is a lack of equipped children's play areas in the villages of Blackwater, Mithian and Mount Hawke. All the villages in the Parish have a strong sense of community. The mining history, dramatic coastal cliff walks, beautiful beaches, surfing, inland mining relics and expansive views make this area very popular for visitors.

The coast and valleys of the Parish are dominated by features associated with the mining industry, with engine houses at Blue Hills, Wheal Kitty, Wheal Friendly, Wheal Coates, Wheal Lushington and Tywarnhayle mines forming iconic landmarks. Much of St Agnes and Porthtowan are designated World Heritage Status due to their historic mining features. Several areas of the Parish are also designated Heritage Coast, AONB and sites of Special Scientific Interest (SSSI). As the valleys meet the coast, they become incised and steep sided, with short, fast streams cut into the narrow valleys, opening out into small coves with sandy beaches at Trevellas Coombe, Trevaunance Cove, Chapel Porth and Porthtowan.

The south westerly gales that the North Coast experiences has led to a windswept coastline normally bereft of trees; broadleaved woodlands are therefore limited to the small stream valley areas and are few and far between. Much of the coastal strip forms part of the Godrevy Head to St Agnes SSSI, noted for both its ecological and geological characteristics.

## 5. St Agnes Parish NDP: The Vision

### The Vision for St Agnes Parish

“The St Agnes Parish Neighbourhood Development Plan will provide opportunities for our communities to thrive whilst protecting the special place in which we live and work.”

### An Ragwel rag Pluwvreanek

“Towl Displegyans Kentrevel Pluwvreanek a wra provia chonsyow rag agan kemenethow dhe seweni ha gwitha an le arbennik ynno may trigyn hag oberi.”

In order to achieve this vision a number of objectives are set with corresponding policies. It is these policies that will have to be taken into consideration when planning officers determine future planning applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together are illustrated in Figure 3.

### St Agnes Parish NDP: Links between Vision, Objectives and Policies

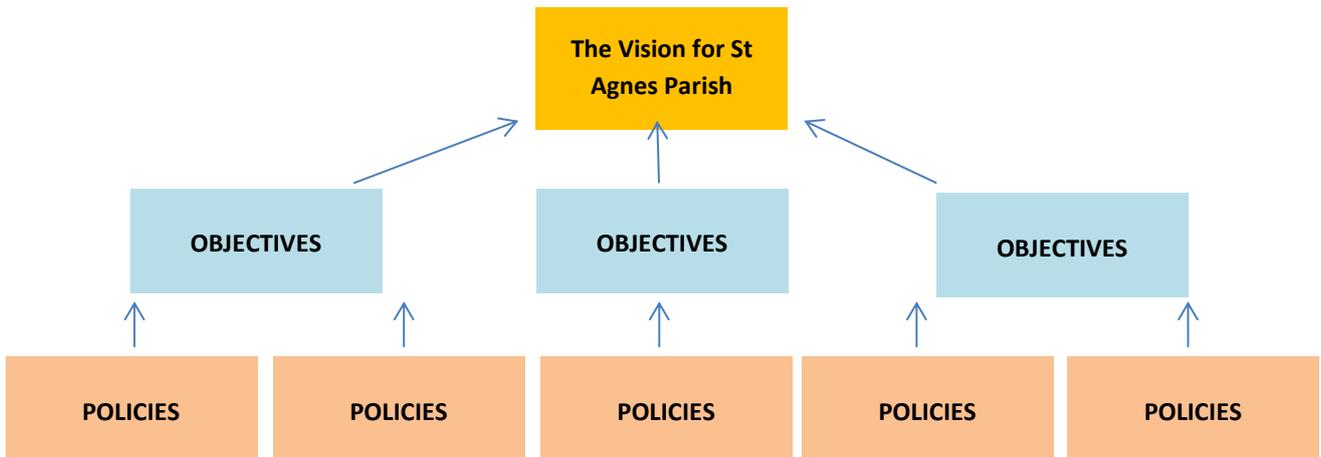


Figure 3: The links between the NDP Vision, Objectives and Policies

## 6. St Agnes Parish NDP: Objectives

The Objectives of the St Agnes Parish NDP are grouped into three themes and are summarised as follows:

### A) Housing and Community Facilities Objectives

- Provide housing that meets the needs of our community
- Sustain and enhance community facilities and services
- Provide accessible recreational open space within and around our villages



### B) Landscape, Natural and Built Environment Objectives

- Protect and enhance the character of our villages and hamlets
- Protect and enhance the natural beauty and character of the landscape
- Protect and enhance the historic environment and wildlife



### C) Business, Economy, Transport and Infrastructure Objectives

- Provide opportunities for economic growth and employment
- Support the development of infrastructure to meet future needs
- Promote sustainable living



## 7. St Agnes Parish Housing Statement

### NDP Housing Requirement

Cornwall's Local Plan allocates 1100 dwellings to be delivered in the rural area of the Perranporth and St Agnes Community Network Areas. Figures supplied by Cornwall Council are presented in Table 1. These show that there have been 844 completions between April 2010 and April 2018 and the CNA commitments up until April 2018 are 700.

It has also been anticipated that the level of windfall from 2010 to 2030 is expected to be 225 dwellings, based on previous windfall delivery. Therefore, the Local Plan target for the CNA has been met. Figures have also been provided by the Local Planning Authority for St Agnes Parish and again this shows that the Parish's share of the Local Plan target has

been achieved. Therefore, the draft Neighbourhood Development Plan is not required to deliver additional market housing.

In addition, research carried out during the formation of the NDP (available within the NDP Evidence Base report) and in particular, the Housing Need Survey, has demonstrated that there is a requirement to deliver affordable housing for local need. However, a robust target for local housing demand is considered to be very difficult to set.

A housing need survey was undertaken in 2016, but even since that date the requirement for local need housing has decreased. Accordingly, rather than set an arbitrary target, the best way forward when applications for development come forward on exceptions sites, is to require that a housing need survey is undertaken to establish the demand for local needs housing at the time.

### Minimum NDP housing target to be in conformity with Cornwall's Local Plan

|   | (a) Local Plan Housing Target<br>(April 2010-April 2030) | (b) CNA Commitments (-10%)<br>(April 2018)    | (c) CNA Completions<br>(April 2010 – April 2018)    | (d) Local Plan Target<br>(April 2018-April 2030)<br>(a- (b+c))          |
|---|--|---|---|---|
| Perranporth and St Agnes<br>CNA (Rural)   | 1100   | 700   | 844   | 0   |
|   | (e) Adjusted Pro Rata rate*                              | (f) Parish Commitments (-10%)<br>(April 2018) | (g) Parish Completions<br>(April 2010 – April 2018) | (h) Parish 's share of the remaining Local Plan Target<br>((e÷100) x d) |
| Parish  | 45%  | 136   | 311   | 0   |
| * Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census; and where this is adjusted to take into account the AONB (i.e. areas deemed inappropriate for large scale development). |  |   |   |   |

Table 1: Minimum housing target to be in conformity with Cornwall's Local Plan

## Delivering the St Agnes Parish Housing Requirement

The St Agnes Parish NDP seeks to facilitate the delivery of local housing needs through Policy 2 - Community Homes. The minimum Local Plan housing requirement has been met, therefore there is not a need to allocate land for market housing. However, it is recognised that there is a need for affordable housing to meet the needs of our local community. Therefore, in conformity with Policy 9 of the Cornwall Local Plan, housing development will be supported on exception sites which deliver affordable housing that meets an identified local need within our Parish. Settlement boundaries have been established for our six larger villages to create a clear and transparent policy framework for the location of future housing within the villages (Policy 1).

Consultation with our community has also demonstrated that there is a need for accommodation for elderly people and Policy 3, Housing for Specific Needs, sets down support for the provision of accessible homes for the elderly on exception sites.

Another specific housing requirement which has been highlighted through our evidence base is the need to enable local people to meet their housing need through custom or self-build, which will be delivered through Policy 4: Self Build and Custom Build. Second homes have an impact on communities, and there is a clear correlation between house prices and the demand for second homes. Policy 5 will restrict new dwellings to be occupied on a permanent basis.

A Local Landscape Character Assessment has been undertaken for the Parish and Village Character Assessments have been prepared for the larger villages. These assessments provide the evidence base for Policy 6 - Village Character, and Policy 10 – Landscape and Coast. This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlement and contributes to preserving and enhancing the identity of St Agnes Parish landscape and villages.



*Village Character Assessments have been prepared for the larger villages.*

## 8. St Agnes Parish NDP: Policies

St Agnes Parish NDP sets out twenty policies in order to help achieve the objectives and the vision for the area. Table 3 below illustrates how each policy contributes to each objective.

### St Agnes Parish NDP: Links between Policies and Objectives

| St Agnes Parish NDP Policies | St Agnes Parish NDP Objectives   |  |   |
|------------------------------|----------------------------------|--|---|
|                              | Objective A                      | Objective B                              | Objective C                                     |
|                              | Housing and Community Facilities | Landscape, Natural and Built Environment | Business, Economy, Transport and Infrastructure |
| 1                            | ✓                                | ✓  |   |
| 2                            | ✓                                |  |   |
| 3                            | ✓                                |  |   |
| 4                            | ✓                                |  |   |
| 5                            | ✓                                |  |   |
| 6                            |                                  | ✓  |   |
| 7                            | ✓                                | ✓  |   |
| 8                            | ✓                                |  |   |
| 9                            | ✓                                | ✓  |   |
| 10                           |                                  | ✓  |   |
| 11                           |                                  | ✓  |   |
| 12                           |                                  | ✓  |   |
| 13                           |                                  |  | ✓   |
| 14                           |                                  |  | ✓   |
| 15                           |                                  |  | ✓   |
| 16                           |                                  |  | ✓   |
| 17                           |                                  | ✓  | ✓   |
| 18                           |                                  |  | ✓   |
| 19                           |                                  | ✓  | ✓   |
| 20                           | ✓                                |  | ✓   |

Table 2: Links between Policies and Objectives

## A: HOUSING AND COMMUNITY FACILITIES

### Policy 1 – Settlement boundaries

This plan establishes new settlement boundaries for the villages of:

- Blackwater
- Mithian
- Mount Hawke
- Porthtowan
- St Agnes
- Wheal Rose

Development within the boundaries outlined in maps A-F below will be supported where such development conforms to other policies in this plan.

#### The Issue

The former settlement boundaries created by Carrick District Council in 1998 no longer have weight, significance or relevance. The Cornwall Local Plan emphasises that “the focus for rural settlements is to meet local need whilst respecting the character of the settlement” and refers to Neighbourhood Plans identifying specific settlement boundaries. Therefore, the proposed settlement boundaries will fill a policy gap.

The minimum housing target for the CNA and the Parish, as highlighted in the Cornwall Local Plan, has already been exceeded. There is an opportunity in the preparation of the St Agnes NDP to create settlement boundaries for our main villages. These boundaries will include recent developments and some opportunities for further development through infill, in accordance with paragraph 1.68 of the Local Plan. Any new development outside these boundaries would be treated as exception sites, provided they meet the requirement of the other policies in the Plan. This will help deliver the higher

levels of affordable homes shown to be required to meet the needs of our community.

#### Our Objectives – what we want to achieve

We wanted to create a clear and transparent policy framework for the location of future development within the villages that will facilitate the building of affordable homes.

#### The Evidence – community consultation

In September 2016 as part of the main St Agnes Parish NDP questionnaire we asked whether the NDP Steering Group should consider settlement boundaries. 67% of respondents supported the further consideration of developing settlement boundaries, 26% didn't know (Appendix 2).

A further consultation was undertaken in June 2017. We asked if the community supported the inclusion of settlement boundaries to define where infill housing policies will apply. 75% agreed.

We asked whether the settlements of Blackwater, Mithian, Mount Hawke, Porthtowan and St. Agnes were the right places for infill development to support our communities. 82% agreed. We also asked the community whether they supported the settlement boundaries that we proposed. 73% did (Appendix 3). The consultation invited comments and as a result of these a further community consultation was held for Blackwater and Wheal Rose. Wheal Rose was added as a place suitable for a settlement boundary. The same consultations also showed high levels of support for affordable homes (see Policy 2).

St Agnes Parish Neighbourhood Development Plan area forms part of the St Agnes and Perranporth Community Network Area (CNA) in the Cornwall Local Plan. The Cornwall Local Plan makes a provision of 1100 dwellings for St Agnes and Perranporth CNA in the period from 2010 up to

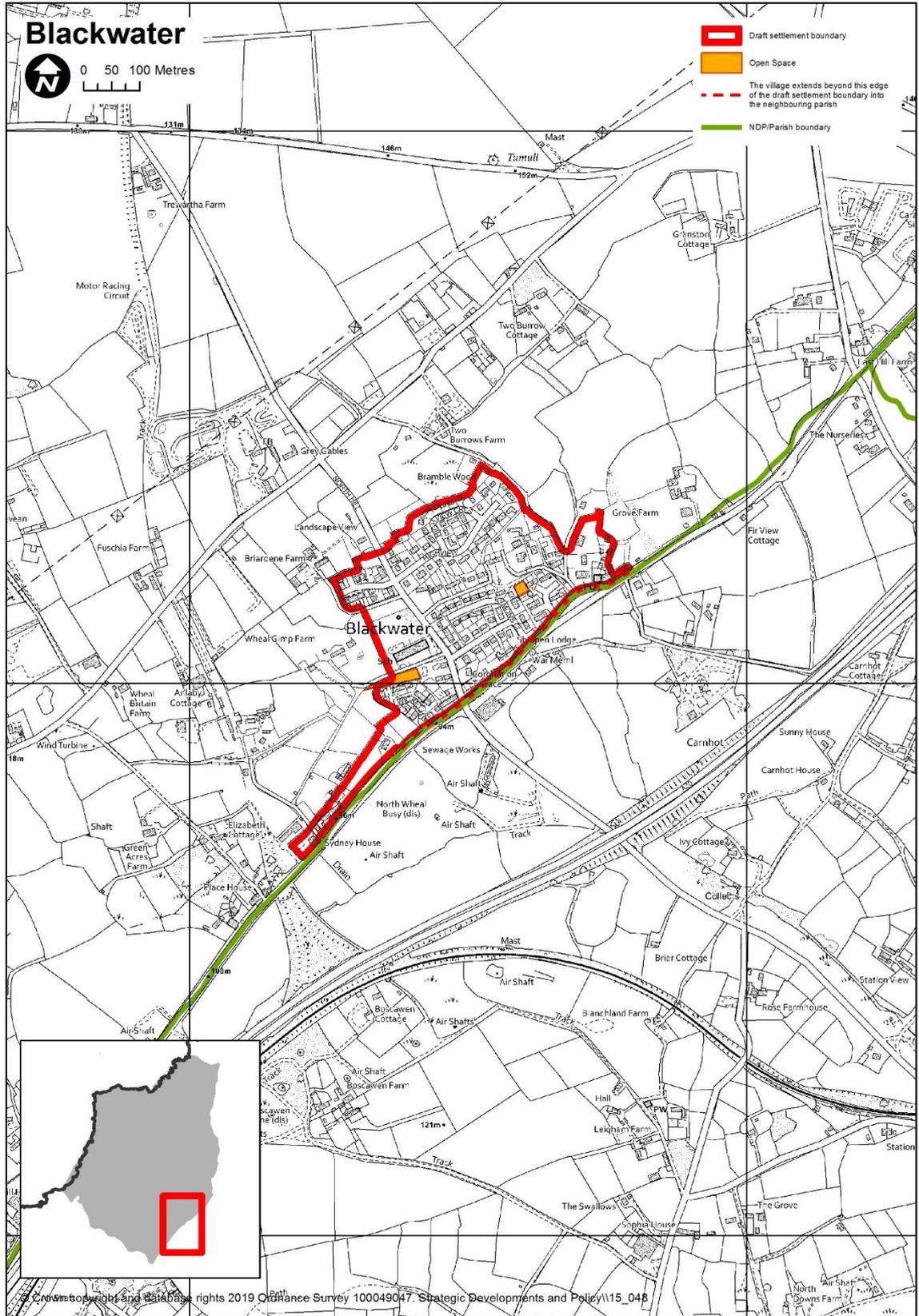
2030. During this plan period 844 dwellings have already been constructed and planning permission has been granted on a further 700 dwellings. It has also been anticipated that the level of windfall from 2010 – 2030 is expected to be 225 dwellings, based on previous windfall delivery (Cornwall Council data April 2017).

Based on the above, St Agnes and Perranporth CNA will meet and exceed the required provision (see Appendix 7). The advice of Cornwall Council is that in St Agnes Parish the remaining housing requirement is likely to be delivered through windfall development, without the specific need for allocations. A settlement boundary will assist the creation of a clear and transparent policy framework for the location of future development within the villages.

# Proposed settlement boundary maps

Higher definition maps that allow magnification can be found on the Parish Council website with other relevant documents at <https://www.stagnes-pc.gov.uk/neighbourhood-plan/>

## Map A – Blackwater



# Map B – Mithian

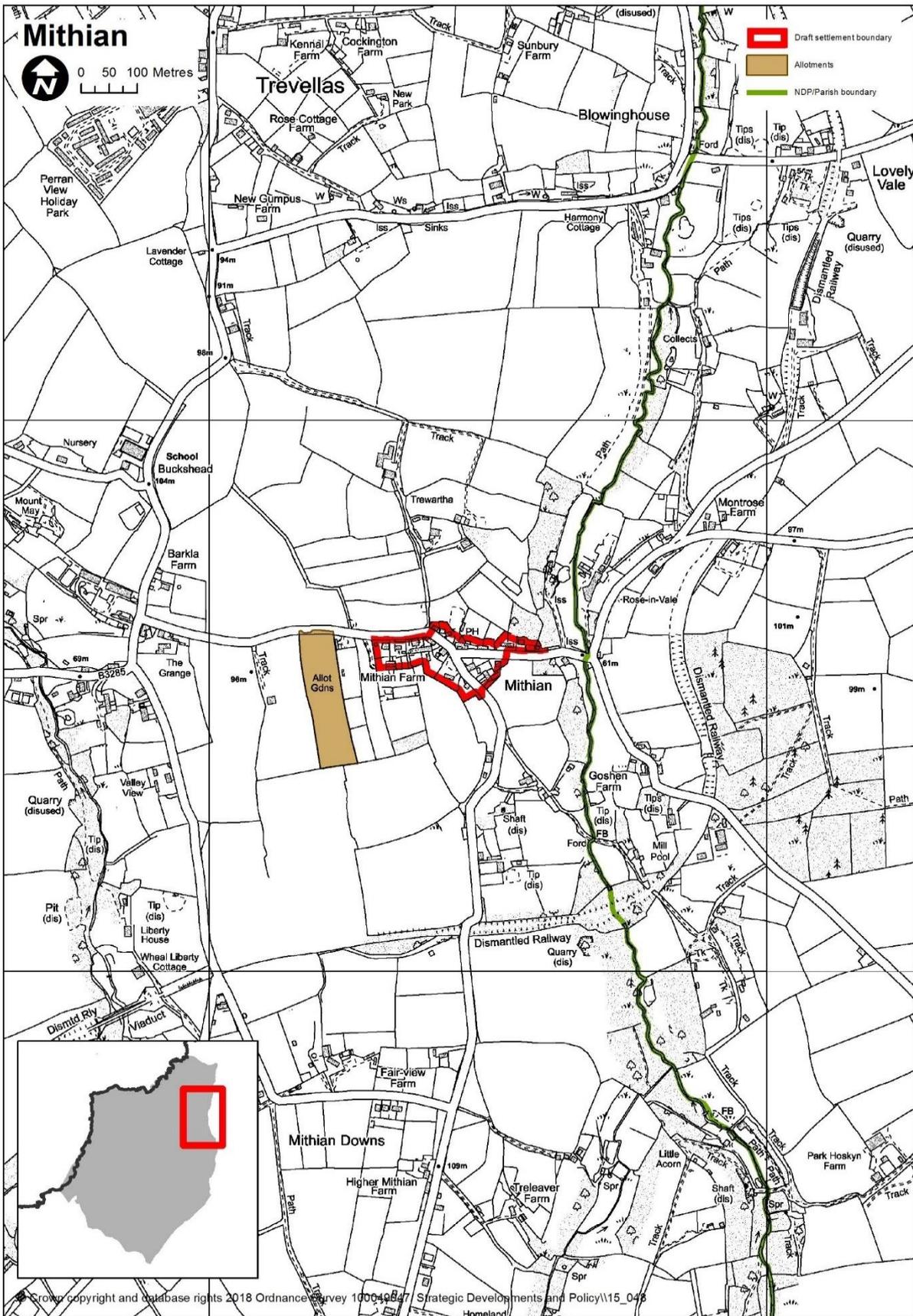


Figure 5: Map B - Proposed new settlement boundary for Mithian

# Map C – Mount Hawke

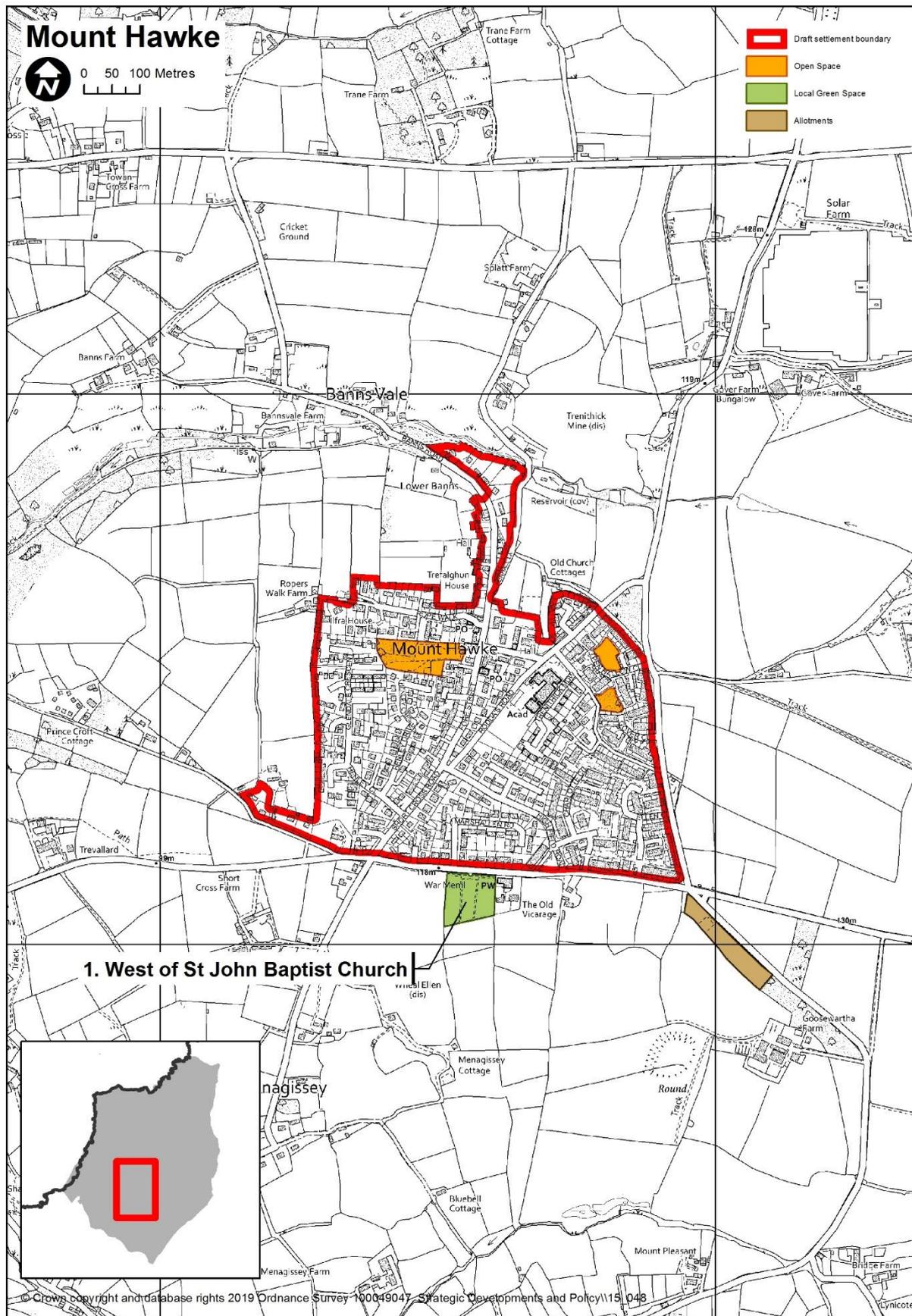


Figure 6: Map C - Proposed new settlement boundary for Mount Hawke

# Map D - Porthtowan

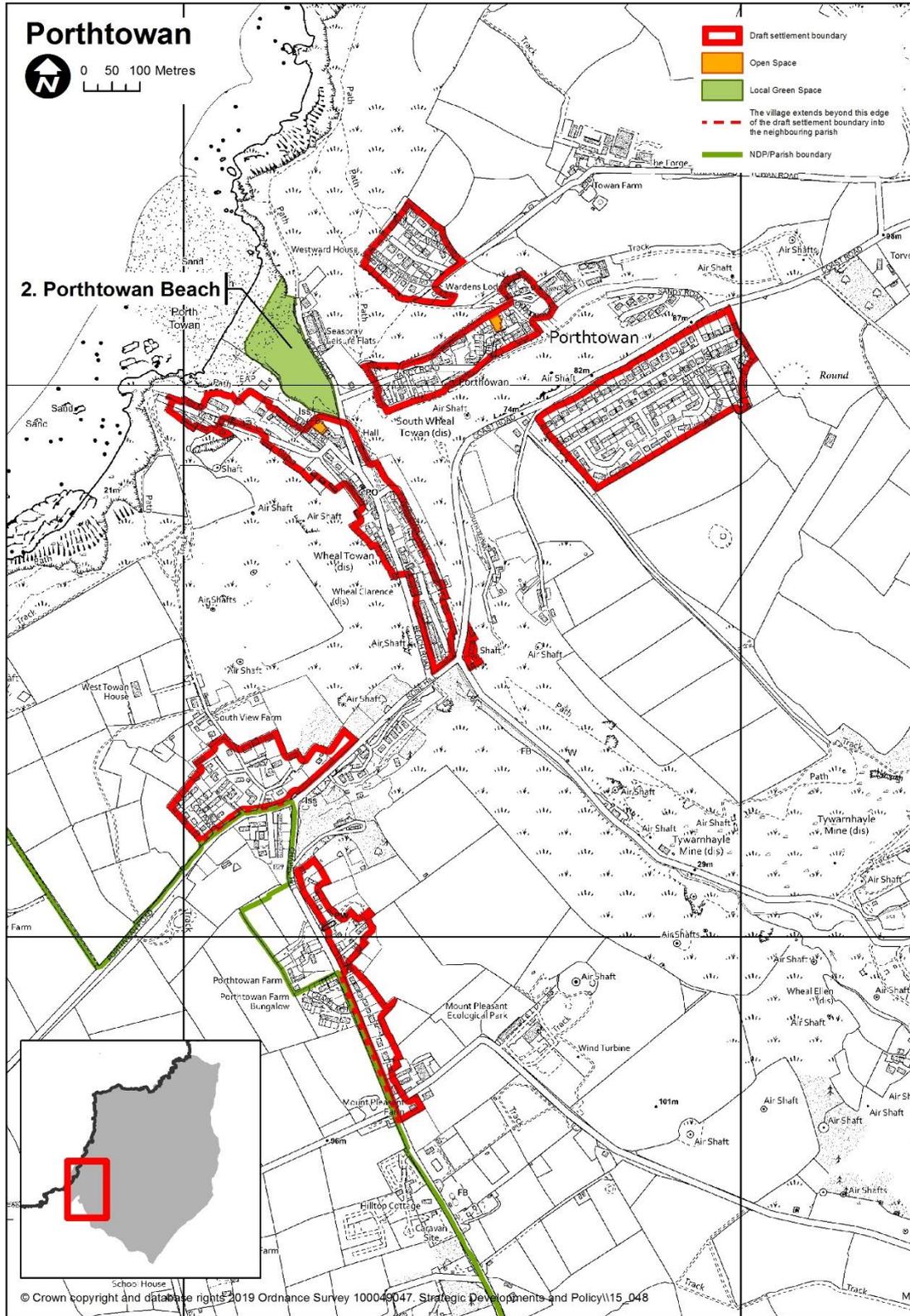


Figure 7: Map D - Proposed new settlement boundary for Porthtowan

# Map E - St. Agnes

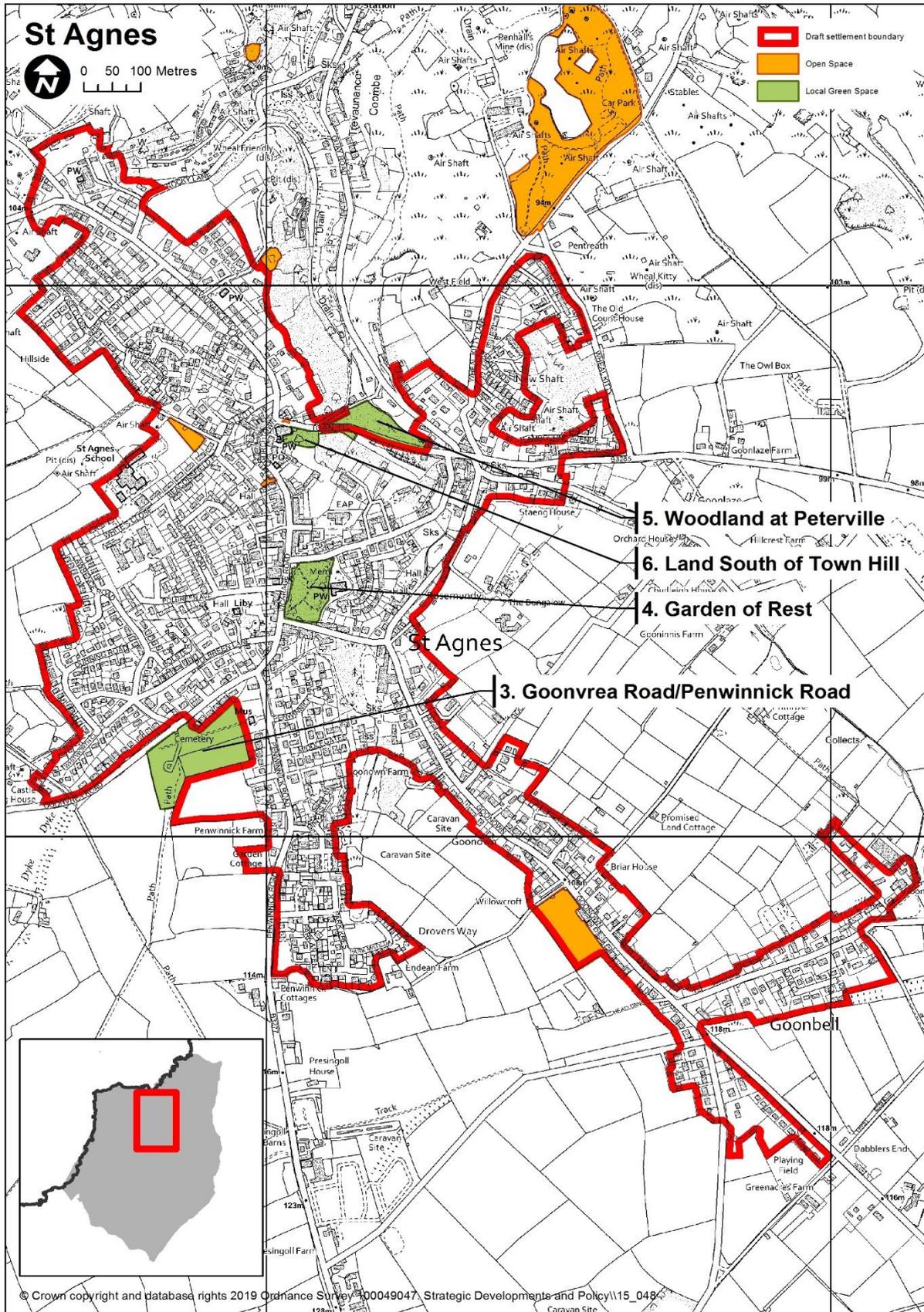


Figure 8: Map E - Proposed new settlement boundary for St Agnes Village

# Map F – Wheel Rose

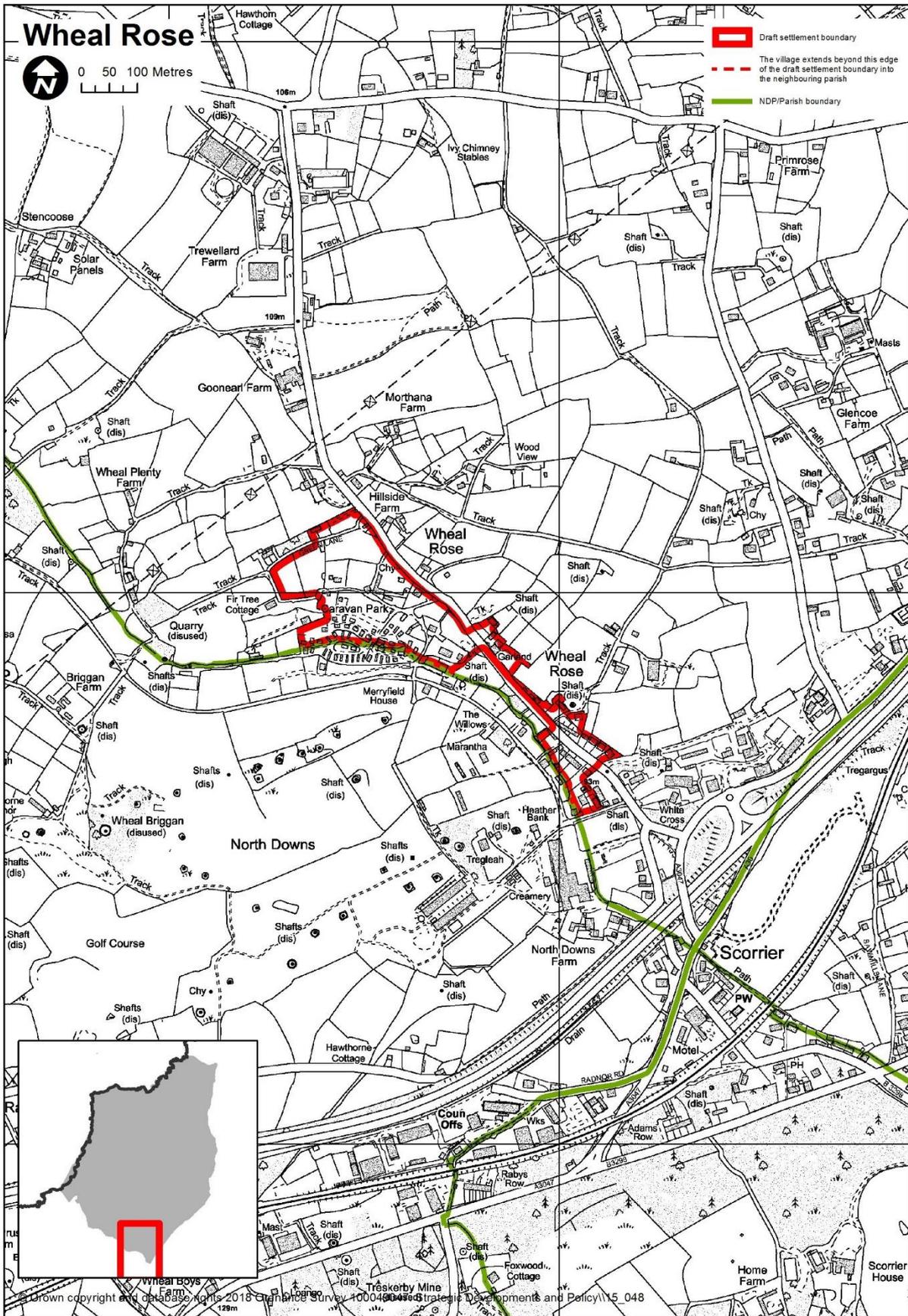


Figure 9: Map F - Proposed new settlement boundary for Wheal Rose

## Policy 2 – Community Homes

The provision of affordable homes on exception sites in accordance with Policy 9 of the Cornwall Local Plan is supported. Any such development should be proportionate to the size of the settlement that it relates to and is subject to the following criteria:

- 1) Affordable homes should be well integrated with market housing
- 2) The type and size of affordable homes should meet the specific needs identified for St Agnes Parish
- 3) The proposal has a target of 100% affordable housing
- 4) The affordable dwellings will be occupied by people with a local connection in housing need in accordance with the Local Housing Authority's standard definitions.

### The Issue

There is concern that there is insufficient affordable housing delivered through new development to meet the needs of the community. There is a need too for additional affordable housing in order that future generations are able to live in their Parish.

### Our Objective – what we want to achieve

Parish wide we want to provide housing that meets the needs of our community, increasing the provision of affordable homes. The plan will support exception sites which deliver affordable housing to meet an identified local need.

### The Evidence - community consultation

We undertook a housing need survey in June 2016, which comprised two parts - a general housing survey and a specific housing needs survey (see Appendix 1). The survey was completed by a diverse cross-section of the local community, including young couples, single people, families and older people. The fact that the survey attracted such a good response rate from the younger age groups is indicative of the pressing needs faced by young people in both St Agnes and Cornwall as a whole.

The survey demonstrated that a number of respondents are in need of affordable housing, with 116 respondents being in need and having a local connection through living in the Parish for more than three years. The Home-Choice Register (see Appendix 5) demonstrates a high need for affordable rented housing, although the numbers on the register have reduced since our survey was undertaken. The most significant figure generated is the 83 households (see Appendix 1) that stated they were in housing need but indicated that they were not registered with either Home-Choice, or Help to Buy South West. These are the 'hidden households'.

Overall, the majority of households are looking for a 2-bedroom property, but there is also a strong demand for 3 and 1-bedroom homes, which indicates that it is mainly small to medium families that require affordable housing in the Parish. The survey has demonstrated that the local need profile is greater than the Home-Choice and Help to Buy South West registers indicated alone. The provision of additional affordable rented and purchasable housing in the Parish is important to the wider sustainability of the community, to prevent local people from having to move away. It should be noted however, that some households' desire to purchase an affordable home is limited by their ability to raise a deposit and the relative high cost of homes.

There is urgency in respondents need to move home, with 77% stating that they would need to move within 3 years. In September 2016 as part of the main St Agnes Parish NDP questionnaire (see Appendix 2) we asked the community what were the

three most important issues our plan should address. 44% of respondents placed affordable homes as their first priority and in total 72% ranked it in their top three. In total 87% of respondents considered that the plan should prioritise affordable new homes for people with local connections. A further consultation on policy direction undertaken in June 2017 (see Appendix 3) confirmed the community overwhelmingly supported the provision of affordable homes.

The Housing Need Survey will need to be undertaken every 5 years to ensure that there is a sound evidence base throughout the plan period. The Survey was undertaken in 2016, therefore a Housing Need Survey should be undertaken again in 2021.

## Policy 3 – Housing for Specific Needs

Specific proposals for building housing to meet the needs of the local elderly population, close to the main amenities of Blackwater, Mithian, Mount Hawke, Porthtowan, St Agnes and Wheal Rose, will be supported where they comply with the other policies of this plan.

This plan also supports the provision of homes for the elderly which are 100% accessible (Building Regulations Approved Document M4 - Category 2: Accessible or adaptable dwellings or successor documents) on exception sites to address a shortage of accessible homes for an ageing population. The accessible homes should be on the most level and easily accessed part of the site and meet local residence criteria.

Housing for the disabled to meet the needs of the community will be supported.

Such sites should seek to maximise the delivery of affordable housing for older people and the disabled, but if market housing is required to make the scheme viable, then a minimum of 50% of the homes must be affordable.

The affordable dwellings will be occupied by people with a local connection in housing need in accordance with the Local Housing Authority's standard definitions.

## The Issue

There is inadequate provision of housing for the elderly, disabled and vulnerable people to enable them to live independently.

## Our Objective – what we want to achieve

Our objectives are:

- To raise awareness about the need for different types of housing.
- Ensure that there is specific need accommodation provided as part of exception sites. This should be focused on meeting the needs of specific groups, for example elderly people's accommodation should be constructed as close as possible to village centres.
- Address the accessibility and adaptability elements of a home for an ageing population.
- Promoting fire safety through the inclusion of fire sprinklers in all affordable housing and those specifically for elderly or disabled residents.

## The Evidence - community consultation

In our general housing survey undertaken in June 2016 we asked whether your home caters for your needs. The large majority of respondents, nearly 90% (671) said yes, but 132 said they would like to move to a property more suitable for an elderly person and 82 people identified a need for adapted properties suitable for wheelchair access. 92% wish to stay within the Parish (see Appendix 1).

In September 2016 as part of the main St Agnes Parish NDP questionnaire we asked the community if our plan should make provision for elderly, disabled or vulnerable people (with a link to the Parish) to live independently. For example, wardened accommodation for the elderly, buildings adapted for people with mobility issues or a building capable of providing day care. 85% of respondents said yes (see Appendix 2).

## Other Evidence

The Cornwall Local Plan provides guidance on meeting specific housing needs within our communities.

- Policy 2: Spatial Strategy clause 2d promotes supporting the delivery of Neighbourhood Plans and other community-based initiatives that help to make communities more resilient.
- Policy 2a: Key Targets clause 5 encourages the provision of 2550 bed spaces in communal establishments for older persons, including nursing and specialist accommodation.
- Policy 6: Housing Mix requires a response to the requirements of a changing population and of particular groups in the community, by increasing the supply of accessible and specialist housing (including ground floor flats, flats with lifts and bungalow accommodation) which is able to meet people's needs throughout their lifetimes based on locally derived evidence of need and demand.
- Policy 13 (8) Development Standards stipulates that: *Housing developments of 10 dwellings or greater should provide 25% of dwellings as accessible homes (Building Regulations Approved Document M4 (Category 2): Accessible and Adaptable Dwellings or successor document)*. This is a higher standard of accessibility and adaptability above standard Building Regulation Category 1 visitable dwellings.
- Policy 16: Health and Well-being encourages the provision of flexible community open

spaces that can be adapted to the health needs of the community and encourage social interaction.

## Policy 4 – Self Build and Custom Build

Proposals for self-build and custom build will be supported as infill and as part of the housing mix on exception sites.

## The Issue

Self-build is a means for local individuals or groups to build their own home to live in, at potentially less cost than normal open market homes.

## Our Objective - what we want to achieve

To enable people or groups of people who wish to either self-build or to custom build to do so and thereby make a contribution to meeting local housing need.

## The Evidence - our community consultations

In September 2016 as part of the main St Agnes Parish NDP questionnaire we asked if residents were "interested in an affordable plot of land on which to self-build". 331 (30%) respondents said they were interested. In a second related question we asked, if they answered yes to the first question, whether they preferred serviced plots to un-serviced and 70% stated they would prefer a serviced plot (see Appendix 2).

A further consultation was undertaken in June 2017. This confirmed that respondents agreed with our policy direction to include a policy that would enable the provision of serviced self-build plots (see Appendix 3).

## Other Evidence

Cornwall Council has prepared a Self-Build Annual Monitoring Report. The Council has a duty to keep a

register of individuals and associations of individuals who wish to acquire serviced plots of land in their area for their own self build and custom build housing. This shows that the St Agnes and Perranporth CNA is the fourth most popular for self-build registrations with the Council (see Appendix 9).

There is further guidance in Cornwall Councils Affordable Housing Supplementary Planning Document (SPD) 2015, stating: “self and custom build housing can make a contribution to meeting local housing need. Market housing can be developed as custom build housing. In addition, custom or self-build can partially satisfy the affordable housing obligations for a residential application” (see Appendix 8).

## Policy 5 – Principal Residence Policy

Outside the settlements of Blackwater, Mount Hawke and Wheal Rose open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence.

Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes will not be supported at any time.

Principal Residences are defined as those occupied as the residents’ sole or main residence, where the residents spend the majority of their time when not working away from home.

Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc.).

## The Issue

The number of homes without a usual resident has increased significantly in St Agnes Parish; 37% of the new homes built between 2001 and 2011 were not occupied as permanent residences (Cornwall Council data). There is concern that this has an adverse effect on the sustainability of our communities. It is eroding services for permanent residents and many local people can no longer afford to buy homes in our villages.

It is recognised that second homes and holiday homes can have both positive and negative impacts on the economy of an area. Negative impacts are greater where the proportion of second homes is high. There is adverse impact on the affordability of housing; when levels of second home ownership rise so do average house prices. This results in local people whose incomes are low having reduced access to the open market housing. The average house price across St Agnes Parish is in the region of £275,000 which is around 12 times the average annual Cornish earnings.

## **Our Objective – what we want to achieve**

To safeguard the sustainability of the settlements in the St Agnes Parish NDP area, where communities are being eroded through the amount of properties that are not occupied on a permanent basis.

To ensure that all new build properties meet local need and are lived in permanently.

## **The Evidence - Our Community Consultations**

In the main questionnaire September 2016, we asked if residents were concerned about the number of second homes in the Parish. 76% said they were. 82% of respondents said that new dwellings should be restricted to permanent all year-round occupancy (see Appendix 2).

A further consultation on policy direction undertaken in June 2017 confirmed they agreed with our proposed second home policy (see Appendix 3). A local survey of estate agents found that demand for second homes was high where there were sea views or properties close to the sea, particularly in St. Agnes and Porthtowan.

## **Other Evidence**

Whilst it is acknowledged that data available has to be considered an estimate all the data shows second home ownership is increasing. Analysis compiled for The Telegraph (March 2018) by estate agency Hamptons International confirms this trend. See Appendix 4)

Information from Cornwall Council (June 2016) in an overview of data relating to unoccupied properties in St Agnes Parish, taken from 2001 and 2011 census data shows:

- That in 2001 there were 144 households with no usual residents and in 2011 this had risen to 342.
- The number of dwellings increased by 541 between 2001 and 2011 (30%).
- This suggests that although 541 new dwellings were constructed, 198 additional

unoccupied houses were also generated, so effectively 36.6% of these new homes do not generate new permanent homes in the community.

It should be noted that not all unoccupied homes will be second homes, some will be short term or long term vacant, others may be holiday lets.

The most accurate and up to date source is council tax records. Second homes data for St Agnes Parish from council tax records on 10th March 2018 indicated that 6% of households are second homes (around 250 households) compared to a Cornwall average of 5%.

Council data also shows second home ownership estimates are not consistent across the parish. Porthtowan has the highest proportion of second homes (11%), followed by Trevellas, Blowinghouse and Mithian (9%), and St Agnes (7%). Scorrier/Wheal Rose (3%), Mount Hawke (2%) and Blackwater (1%) have below average levels of second home ownership.

Within these settlements hide smaller areas which are showing above average percentages of second home ownership.

In Porthtowan second home ownership is centred on Eastcliff and Westcliff, with 30 out of 109 households (28%) second homes.

In St Agnes, Rocky Lane and Trevaunance has around 16% second homes, and Rosemundy has 15% second homes.

In Trevellas, Blowinghouse and Mithian around 13% are second homes.

Data shows that the level of second home ownership is not consistent across the Parish. The Parish demand for second homes is higher in coastal villages which echoes the national trends for sea side locations. There are “hotspots” across the Parish but Wheal Rose, Blackwater and Mount Hawke have low levels of second home ownership.

The Office of National Statistics shows on average, working people could expect to pay around 7.6 times their annual earnings on purchasing a home in England and Wales in 2016, up from 3.6 times

earnings in 1997. In St Agnes Parish the ratio is closer to 12. This disguises variations across the Parish. The village of St Agnes has an overall average price of £372,624 that is 17 times the average annual Cornish earnings (see Appendix 4). Property in Wheal Rose, Blackwater and Mount Hawke is more affordable than St Agnes, Mithian and Porthtowan.

It is interesting to note that in the period from 2012 to 2018 the Airbnb market has grown considerably. From almost none in 2012 there are now 163 active rentals in the Parish clustered around Porthtowan and St Agnes. The majority (61%) are two and three bedroomed properties. Suggesting that this is not an individual renting a room. 34% of the hosts list multiple properties.

It is acknowledged that the tourist trade is very important to the economy of the Parish and that Airbnb is an integral part of that. 90 properties are two or three bedroomed and whilst these properties may or may not be second homes it is likely that they are not permanently occupied and add to the pressure in Porthtowan and St. Agnes.

## Policy 6 – Village Character

All development within St Agnes Parish must have regard to the characteristics described in the St Agnes Parish Village Character Assessments and the Key Design Principles outlined in this plan

Any proposals for development should create schemes that respect the distinctive character of the surrounding area and relate to its historic context.

New development must show regard to the distinctive features of St. Agnes parish; including the mining heritage, protected landscape, St Agnes Beacon and coastline, the settlement patterns, key trees, and local building forms and materials.

## The Issue

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.

## Our objective – what we want to achieve

High quality design for all new buildings including new dwellings, renovations, extensions, offices and workshops in order to acknowledge and strengthen St Agnes Parish's vibrancy, historic environment and sense of place, and to sustain the distinctive character of:

- Blackwater
- Mithian
- Porthtowan
- Mount Hawke
- St. Agnes
- Wheal Rose
- And the other hamlets within the Parish

New Buildings to be designed to the 'Building for Life 12' standards in order to promote well-designed homes and neighbourhoods.

## The Evidence - community consultations:

In the main St Agnes Parish NDP questionnaire September 2016, we asked what residents thought about design and village character:

- 76% felt that it was important to protect and enhance heritage and historic sites.
- Over 50% ranked the loss of village character as their main concern regarding the impact of new development.
- 55% considered new development should include features that enhance village character.
- 82% believed that a design guide should be prepared.

A further consultation on policy direction was undertaken in June 2017. 91% of respondents confirmed that the community agreed with our proposal that design should both enhance village character and be sympathetic to it.

### **Other evidence:**

Other evidence includes; the St Agnes Village Conservation Area Appraisal 2008 (Appendix 13), St Agnes Parish Landscape Character Assessment 2017 (Appendix 14) and St Agnes Parish Village Character Assessment 2018. We have prepared the Local Landscape Character Assessment and Village Character Assessment (Appendices 6, 14 & 15) in order to provide a better understanding of the key characteristics of the Parish so that they can be protected and enhanced.

### **The key design principles that should be taken into consideration in the determination of planning applications are:**

**Layout:** Produce a layout of buildings that reflects the local distinctiveness of the original settlement. Create a strong enclosure to the streets and spaces with the buildings, including terraces, closely grouped and linked by walls. A combination of street types is usually more appropriate, from the tightly enclosed village centre street, courtyards and opeways or a more open linear street with pavements and buildings set back behind small front gardens. Connect the streets together and only incorporate courts or opeways within the blocks if they are small (maximum 6-8 units).

**Street Design:** Always consider the use of shared surface streets. These are entirely appropriate for courts and opeways and some streets. They will help control traffic speed and give more priority to the pedestrian. The shape of the street or space should be set by the buildings then the highway design adapted to fit.

**Building forms:** Use rectangular, not square, building forms with simple pitched roofs. Additions or wings can be added with lower roofs. A combination of building forms including terraces can work well

especially if connected by boundary walls. Occasionally you may wish to replicate a farm cluster in a layout grouped around a courtyard but ensure this does not present back garden fences to the surrounding spaces and streets. Infill schemes should ideally reflect the building form on the street and the typical orientation.

**Building features:** Terraces can incorporate additional repetitive features such as bay windows or small roof dormers but avoid repetitive triangular gables. Porches can be based on a traditional feature but would also look out of place if they were a repetitive detail. A recessed porch or minimal projecting flat canopy would work well on a contemporary design.

**Parking:** Do not allow parking and cars to dominate the neighbourhood. Locate most parking in small (6-8 cars) parking courts behind the buildings or smaller spaces between the buildings. Allow for some on street parking as part of the mix.

**Roofs:** Traditionally verges and eaves are tight, kept close to the wall, along with a simple half round cast gutter and not projecting or boxy. Roof pitches would normally be in the region of 35 degrees. The best roofing material would be a natural blue-grey slate to match the colour and texture of the local Cornish slate with simple red or blue clay ridges.

**Stone:** Priority areas to use stone walling would be at focal points or on corner buildings. Ensure the stonework appears to have some depth by including more than one elevation. Local killas stone can be used ensuring that it is laid on its bedding plane and preferably with deep stones. Ideally corners and edges should be finished with dressed granite quoins, cills or lintels.

**Windows:** Window openings in walls would ideally be vertically proportioned rectangles to maintain the typical rhythm of the street. Repairs to historic buildings or some new infill buildings would preferably use sliding timber sashes, but alternative designs may be used on contemporary housing.

**Boundary walls and hedges:** These are a significant component of the village scene. Avoid the use of decorative concrete products, bare blockwork, and

extensive use of rendered walls or timber fencing (especially to exposed external boundaries). Cornish hedges or banks, with managed hedging plants on the top, can be used effectively in many locations such as these. Visible rear garden boundaries alongside a street or court would preferably be built of stone. Front garden stone walls may be lower or incorporate railings above a stone plinth.

**Trees and planting:** Ensure any existing trees and hedgerows are integrated into the layout. All trees should be given sufficient space to grow to full maturity and to protect the root system (up to 15 times the trunk diameter). Concentrate trees on open greens or large gaps between building frontages. Provide space for ‘trees for the future’ and follow the ‘urban arboretum’ principle to provide resilience to tree diseases with native tree species more appropriately used outside of towns and villages.

**Historic Environment:** Historic buildings, features and details should be retained and restored and incorporated into new development. These provide a visual link to the history of the settlement and may also be components of the Cornish Mining World Heritage Site or contribute to its setting.

**Crime and anti-social behaviour:** All development proposals should consider the need to design-out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion.

## Policy 7 – Infill Development

Small scale “infill” housing schemes will be supported:

1. Within the settlement boundaries in the villages of Blackwater, Mithian, Mount Hawke, Porthowan, St Agnes and Wheal Rose (as defined in Policy1 Maps A to F); and
2. Within other settlements where the “infill” scheme fills small gaps in an otherwise continuous frontage, and is appropriate to the size, character and facilities found within the settlement;

And meets the following criteria:

- It conserves and enhances the settlement’s character in accordance with the guidance in the Village Character and Local Landscape Character Assessments.
- It does not cause detriment to the residential amenity of any existing or neighbouring dwellings (e.g. loss of privacy) or to the character of the locality and it provides a safe means of access.
- It does not extend the settlement into the open countryside.
- Dwellings should wherever possible be constructed to BFL 12 Standards or equivalent.

## The Issue

There is a need to provide guidance on development within our main settlements and smaller hamlets. The term infill is used in this policy in the context of guidance in paragraph 1.68 of the CLP in that *“Neighbourhood Plans can provide detailed definition on which settlements are appropriate for infill and boundaries to which the policy will operate”*. The villages in the St Agnes Parish have largely emerged from the historic dispersed settlement pattern found in this part of Cornwall, with many hamlets being expanded through ribbon development to link in with original village historic cores. This is particularly the case with St Agnes village. This has created an organic settlement pattern with many linear extended boundaries. Careful regard has therefore been given, in determining settlement boundaries, to the need to retain the villages’ distinctive character, setting and not to extend settlements into the open countryside in accordance with the CLP guidance.

## Our objective – what we want to achieve

- Deliver housing through maximising “windfall housing” and infill development.
- Provide development in settlements appropriate to their size and role that meets the needs of our communities.

## Policy 8 – Equipped Open Space

New dwellings should make some provision for equipped outdoor recreational play spaces in accordance with adopted standards. In particular facilities for teenage recreational and sporting activities are encouraged.

### Main Settlements:

This plan establishes new settlement boundaries for the villages of:

- Blackwater
- Mithian
- Mount Hawke
- Porthtowan
- St Agnes
- Wheal Rose

Small scale infill within these boundaries will be supported where such development conforms to other policies in this plan.

### Other Settlements:

Policy 3 of the Cornwall Local Plan sets down guidance for infill schemes that fill a small gap in an otherwise continuous built frontage and do not extend the settlement into the open countryside. There are many smaller settlements in the NDP area that are not sustainable communities and would not warrant “rounding off” as it would not be appropriate to their size or role. However, in the right location some limited appropriate development could be brought forward through infill schemes.

### The Evidence - community consultations

The community supported the revision and creation of settlement boundaries and the advice of Cornwall Council is that in St Agnes Parish the remaining housing requirement is likely to be delivered through windfall development, without the specific need for allocations.

The St Agnes Village Conservation Area Appraisal 2008, St Agnes Parish Landscape Character Assessment 2017 and St Agnes Parish Village Character Assessment 2018 provide a description of both the key characteristics of the landscape and villages of the parish which will assist in guiding both the location and design of infill schemes (see Policy 1 and Appendices 2, 3 and 7).

### The issue

There is a lack of children’s play facilities in the villages of Blackwater, Mithian and Mount Hawke, with a specific lack of youth provision and facilities for teenagers across the Parish.

### Our objective – what we want to achieve

To provide new or improved open equipped play spaces, enabling greater social interaction and healthier lifestyles.

We want to see further provision and enhancement of existing facilities and, where there is currently no provision, for this to be addressed. This can be achieved by either:

- smaller developments making a financial contribution to existing play spaces, or by improving access to those areas; or
- larger developments providing on-site play space.

The provision of facilities for teenagers should be a priority in any future development.

### The Evidence - community consultations

We learnt from the comments at consultation events (Appendices 2 and 3) and the main St Agnes NDP questionnaire September 2016 responses from across the Parish that there is a need for more leisure facilities, and in particular, provision for teenagers. These responses back up the findings from Cornwall Council Open Spaces Study (Appendix 12).

We also learnt the following from our village consultations:

- Blackwater - young people provided us with their views on the type of open space provision they would like and the kind of equipment they would like to see provided.

- Mithian - it was felt that there was a lack of facilities for older children.
- Mount Hawke - here it was considered that more sports and leisure facilities were required.
- St Agnes - there is a need for provision of facilities suitable for teenagers such as a youth club and skate-park. Some residents felt that there should be play provision in the area of the village near the museum.

## Other Evidence

We know from Cornwall Council's Open Space Study 2015/16 (see Appendix 12) that there is a lack of facilities for teenagers throughout the Parish and that Mithian and Blackwater are particularly poorly provided for.

### Policy 9 –Open Space

New development should where appropriate make some contribution to the provision and/or maintenance of public open spaces in accordance with Policy 13 (2) of the Cornwall Local Plan, prioritising the villages of Blackwater, Mithian and Mount Hawke.

#### Policy 9a- Local Green Space Designation

The following Local Green Spaces are designated:

1. West of St John Baptist Church Mount Hawke (Map C)
2. Porthtowan Beach- bounded by East Cliff Porthtowan (Map D)
3. Goonvrea Road/Penwinnick Road St Agnes (Map E)
4. Garden of Rest, Vicarage Road St Agnes (Map E)
5. Woodland at Peterville (Map E)
6. Land to South of Town Hill (Map E)

Development will not be permitted except in very special circumstances.

## The issue

There is a need across the Parish for recreational open space for residents of all ages. These open spaces should be protected from development as this would result in a loss of local amenities.

There are undeveloped green areas within our villages that are important to our communities in that they make a significant contribution to the character and amenities of the settlements.

## Our objective – what we want to achieve

To provide informal areas where residents could walk, possibly with dogs, and where children could play. Current open spaces should remain and be protected from development.

To retain local green spaces and, when possible, address opportunities for improvement.

Areas that are designated as Local Green Space are identified on Maps C, D and E.

## The Evidence - community consultations

The Parish wide open space study prepared by Cornwall Council – 2015/16 (Appendix 12) shows that the provision of parks and amenity open space in St Agnes Parish is 30% below average for Cornwall. There is a good level of natural open space, but a significant proportion of this is difficult to access due to vegetation or ground conditions. An analysis of publicly accessible outdoor sports facilities, when combined with school pitches and sports clubs, is considerably lower than the average for comparable settlements. There is an existing deficiency in sports pitches in particular. There is only allotment provision in Mount Hawke and Mithian.

Overall to summarise this study and the examination of its findings by ward areas, it would appear that Blackwater, Mithian and Mount Hawke are low in natural and semi natural green spaces. Blackwater, Mithian and Porthtowan are low in parks, gardens and playing field amenities. Mithian also lacks a children's playground and, within the village

settlement boundary, there is no informal recreational area.

Responses made in our 2016/17 consultation events showed that:

- There was support for dog walking fields and community gardens.
- Blackwater in particular was considered to be lacking in park, garden and open space provision.
- Mithian residents have a shortage of green open space and there are improvements that could be made to the allotment car park area.
- Porthtowan residents felt that care of the dunes needed serious attention.

Village Character Assessments were undertaken for the six larger villages in the parish. This clearly demonstrated how green undeveloped open areas within these settlements made a significant contribution to the character and quality of the village environment and warranted protection and in some areas enhancement.

The selection process for sites firstly considered those shown as “Green Open Space” in the St Agnes Conservation Area Appraisal; a resource used in the Village Character Assessments. These delineated extensive green spaces. However, the extent of designation was not felt to be appropriate because although the sites would be considered special to many parts of the local community, many could not be described as to “hold a particular local significance”. Those that were considered to be of special value to the local community and hold a particular local significance were selected.

## B: LANDSCAPE, NATURAL AND BUILT ENVIRONMENT

### Policy 10 – St Agnes Parish Landscapes

#### St Agnes Parish Landscapes

Proposals for development will be supported where they:

- demonstrate that they sustain local character and have appropriate regard to the identity of the local surroundings based on the St Agnes Parish Local Landscape Character Assessment
- do not detract from or have an adverse impact on, and where possible enhance, the characteristics identified as important to the character of the local area in the Cornwall Landscape Character Assessment and the St Agnes Parish Local Landscape Character Assessment.

Adherence to the Management and Planning Guidelines set down in the County and Local guidance will be required.

#### 10a Cornwall Area of Outstanding Natural Beauty

Development within the AONB or within its setting will be supported where it can be demonstrated that it is in conformity with National Policy and the development meets the aims and objectives of the Cornwall AONB Management Plan and accords with the St Agnes Local Policies.

#### 10b St Agnes Coast

Any proposed new development adjacent to the coast should demonstrate consistency with the Cornwall & Isles of Scilly Shoreline Management Plan (SMP2, 2011, the review of 2016 and any further updates). Minimum requirements would be:

- Identification of the local erosion and flood risk issues
- Reference to, and allowance for, climate change, including sea level rise and increased frequency of severe storm events

### The Issue

There is concern that the landscape; both designated and undesignated, is being eroded by development that has insufficient regard to its diverse and distinctive character.

There is concern that in spite of national protection, the Heritage Coast, World Heritage Site (WHS), Area of Outstanding Natural Beauty (AONB), and their setting within the Parish, are being eroded by development that has insufficient regard to their status, quality and unique character.

The coastal fringe within the St Agnes Parish comprises a complex matrix of landforms and habitats (beaches, dunes, headlands, cliffs, rocky shore platforms and nearshore seabed etc.). New development can pose significant risk to these often fragile coastal environments. Additionally, coastal flooding and erosion risks to developments are often not adequately addressed. Inappropriate development (both residential and commercial) within the coastal zone can therefore lead to later requirements for ad hoc coastal protection or sea defences. Such defences are unlikely to be consistent with SMP policy and may have significant adverse

impacts. They are also likely to be incompatible with existing landscape or environmental designations.

## **Our Objective- What we want to achieve**

To improve the standard of development and ensure it has a greater regard to the distinct attributes and features of our local landscape character and the AONB and its setting.

For the coast the overriding goal is to ensure that we maintain a natural, active system of beaches and cliffs and safeguard a pristine, healthy coastal environment for both people and wildlife, for future generations. As well as creating a lower risk environment for people and property, ultimately this will deliver the greatest future economic benefit to the wider community. We should therefore aim to avoid compromising the future health of the coastal system by inappropriate development.

## **The Evidence - community consultations:**

In the September 2016 public consultation local people were asked if they agreed with the following statement: 'It is important to protect the natural beauty and character of the landscape of the parish.' There was overwhelming support with 99% of respondents agreeing with this statement.

## **Other evidence:**

The St Agnes Parish Local Landscape Character Assessment (LLCA) (see Appendix 14) was undertaken in 2016. This provided the opportunity for the Parish landscape to be assessed and described, in order to provide a clear understanding of what characteristics make up the distinctive landscape. Management and planning guidelines are provided to inform the design and siting of future development in the parish.

Other pre-existing documents that are relevant include:

- The Cornwall AONB Management Plan 2016-2021
- Cornwall Landscape Character Assessment

- Historic Landscape Character Assessment
- Cornwall and West Devon Mining Landscape World Heritage Site Management Plan
- The Shoreline Management Plan 2 (2011) and its review in 2016

The full references for these are listed in the summary of evidence document and in Appendices 16, 17 18 and 25.

## **Additional Guidance:**

1. The Cornwall AONB Management Plan St Agnes Local Policies:

- Seeks the restoration and enhancement of the expansive openness of the coastal plateau and Beacon to keep it free from intrusive development and tall structures.
- Seeks protection of the setting of St Agnes Beacon by conserving the extent and character of the surrounding farmland, for example between it and the existing settlement edge of St Agnes, Goonvrea and smaller groupings of dwellings, to protect the landscape integrity of this key landscape feature.
- Requires development to have particular regard to the increase in scale, massing and associated development and should respect local character in external works, landscaping, site design and layout at Trevellas Coombe, Trevaunance Cove, St Agnes Head, Cligga Head and Chapel Porth.

The impact of development on the parish landscape should be assessed and determined through the use of the Cornwall Council [Judging Landscape Capacity for Development Toolkit](#).

## **Policy 11 – Protection and Enhancement of the Historic Environment**

Proposals affecting designated and non-designated heritage assets and their settings including those with archaeological interest must comply fully with the requirements of National Planning Policy and the development plan.

### **11a Cornish Mining World Heritage Site (WHS) and its setting**

Proposals which would impact on the Cornish Mining World Heritage Site must be in accord with the WHS Management Plan and follow the assessment procedures of the WHS Supplementary Planning Document (Appendix 20). Beyond the WHS boundary there are attributes that are regarded as contributing to the setting of the WHS, particularly mine sites, mining settlements and mineworkers' smallholdings. These must be assessed accordingly, with the expectation that they will be safeguarded.

### **11b Conservation areas, village character and historic settlements**

Development proposals should preserve or enhance the character and appearance of the St Agnes, Mongoose and Mithian Conservation Areas in accordance with national policy and the development plan and demonstrating how the draft policies in the St Agnes Conservation Area Management Plan have been considered in the proposal.

### **11c Village Character and Historic Settlements**

Planning proposals must demonstrate how they respect and enhance the character and settings of settlements, making reference to the Village Character Assessments for Porthtowan, Mount Hawke, Blackwater, Wheal Rose, Mithian and St Agnes.

### **11d Historic Landscape Character**

Proposals should respect and enhance the historic character of the landscape, making reference to the St Agnes Parish Local Landscape Character Assessment.

## **The Issue**

The historic environment is an irreplaceable resource. It contributes to our economy through tourism, and is important for education, culture and our community's identity. The historic environment is fundamental to local distinctiveness and a sense of place, shaping the character of the landscape and providing information about the past and the story of our parish. There is concern locally that heritage assets are at risk from development, and that the cumulative impacts will degrade the historic environment.

## **Our Objective - What we want to achieve**

To ensure that the special character of the parish's historic environment and heritage is safeguarded for the benefit of present and future generations.

We need to ensure that:

- The key characteristics of the Parish's local distinctiveness are recognised, protected and sustained.
- The attributes contributing to the Outstanding Universal Value of the Cornish Mining World Heritage Site and its setting are safeguarded.

- Development and design reflect and enhance the historic character of landscapes and settlements.
- Heritage assets are identified, assessed and protected in the planning process.
- Where heritage assets cannot be retained they are recorded at a level appropriate to their significance, and that the record is made publicly available.

## **The Evidence - community consultations:**

St Agnes NDP Main questionnaire September 2016 results:

- Q6: 98% of responses agreed or strongly agreed that 'It is important to protect and enhance heritage and historic sites such as engine houses, historic buildings and Cornish hedges'.
- Q12: Three of the top four concerns about the impact of new residential development relate to the historic environment: landscape impact, loss of village character and impact on the conservation area.

## **St Agnes NDP information resources:**

- We have compiled a Historic environment evidence base for the St Agnes NDP (Appendix 19). This document includes: information sources, outline of historic character and significance, policy background, issues and forces for change.
- St Agnes Parish Local Landscape Character Assessment and resources, including summaries of historic environment for each ward (Appendix 14).
- St Agnes Parish Village Character Assessment (Appendix 15).

## **Additional guidance**

### ***Identification and assessment of heritage assets***

To establish whether heritage assets may be affected, we expect as a starting point the consultation of early editions of the Ordnance Survey mapping (c 1880–1907), and the Cornwall and Isles of Scilly Historic Environment Record (HER). Further sources of information are given in *Historic environment evidence base for the St Agnes parish NDP* (Appendix 19).

### ***Potential heritage assets which should be assessed include:***

- Any structures, buildings, walls, industrial sites etc. shown on the historic mapping including the Ordnance Survey mapping of c 1880/1907.
- Any sites or features shown or described on the Cornwall Historic Environment Record (HER). The HER information includes: sites and monuments; mines; engine houses; National Mapping Programme; scheduled monuments; listed buildings; World Heritage Site areas; event record; protected wrecks; conservation areas; historic landscape character types.

Key characteristics of the Parish's historic environment are given in the historic environment evidence base in Appendix 19. These characteristics make a particularly significant contribution to the historic character and local distinctiveness of St Agnes parish and the expectation is that these should be protected and sustained.

## **Policy 12 – Protection and Enhancement of Biodiversity**

Developments should be planned and designed to protect and enhance local wildlife species and habitats, including those that are undesignated, demonstrating how they aim to achieve a net-gain in biodiversity.

Developments should consider wildlife at both the site-scale, linking habitats on the site to neighbouring sites, and at the scale of individual buildings where enhancements for wildlife can be designed in.

### **The Issue**

There is concern locally that new developments damage wildlife species and habitats, particularly Cornish hedges. Also, new developments are rarely designed to achieve a net-gain in biodiversity even where this is possible. Instead they generally seek just to minimise losses, resulting in a gradual ‘chipping away’ of our local wildlife. Even straightforward, low-cost ways of protecting and enhancing biodiversity through development are often overlooked.

### **Our Objective - What we want to achieve**

We want to encourage developers to choose appropriate sites in order to protect wildlife species and habitats. Areas of high biodiversity value, both those with and without a statutory designation should be avoided. Within development sites areas of semi-natural habitat should be retained and linked to other areas of habitat off-site. Where biodiversity features such as Cornish hedges are to be lost the impacts should be adequately mitigated and compensated for.

This policy will also ensure that new developments are designed to achieve a net gain in wildlife by creating, restoring, enhancing and linking areas of semi-natural habitat. Adequate information prepared by suitably experienced ecologists should

be supplied with planning applications to show that a net-gain in biodiversity is possible and is the intended outcome.

We also want to make sure that information about local wildlife habitats and species is used to inform the design of developments from the earliest stage, to ensure that opportunities to protect and enhance wildlife are maximised.

### **The Evidence - community consultations:**

In the main St Agnes Parish NDP questionnaire September 2016, 99% of respondents felt it is important to protect and enhance existing wildlife habitats and species. In addition, 95% of respondents felt it was important to create new habitats as part of new developments (Appendix 2).

### **Other evidence:**

A study of habitat changes in Cornwall between 1995 and 2005 (See Appendix 21; ERCCIS and Cornwall Wildlife Trust, 2010, Cornwall's Land Cover 1995-2005: Summary report) found that 152km of Cornish hedges were lost. Much of this loss was due to agricultural intensification but some, including Cornish hedges containing mature trees, was due to the development of industrial estates and housing developments. Results for land-cover change between 2005 and 2015 are not available at the time of writing (due 2018).

Non-statutory County Wildlife Sites are also still lost to development, for example Marsh Lane Meadows near Hayle. County Wildlife sites do not enjoy the same level of protection as statutory sites such as Sites of Special Scientific Interest (SSSIs). County Wildlife Site designation in itself is not always enough to protect the ecological integrity of an area of land with known high biodiversity value. At the time of writing the current local plan has not been well tested in this regard, so the St Agnes Parish NDP seeks to highlight the importance of the County Wildlife Sites in the Parish.

County Wildlife Site locations can be viewed at [Cornwall Council Interactive Mapping](#). The Wildlife Resource Map for Neighbourhood Planning - St.

Agnes County Parish summarises the various designations across the Parish (Figure 10). Sites with statutory protection are shown in dark green, non-statutory designations (i.e. County Wildlife Sites) are mid-green and semi-natural habitat is in light green. Further detail can be found in the map in Appendix 22.

## Additional Guidance

The following list of requirements from the Cornwall Council Biodiversity Supplementary Planning Document are of particular relevance to St Agnes Parish and we strongly encourage developers to address these and demonstrate best practice in how wildlife is protected and enhanced through development.

- Developments of over 10 dwellings should provide a balance sheet or table setting out quantitatively the habitats to be lost and gained.
- New developments should have lighting plans informed by site ecological surveys and seek to retain dark corridors.
- Landscape planting should be sympathetic to local native species and habitats and avoid species known to be invasive in Cornwall.
- Public Open Spaces should be designed to encourage biodiversity, particularly habitats that are not well-represented locally such as woodland and wetland.
- At least one integrated bat box should be included in each new dwelling in a suitable position.
- Habitat linkage should be provided for hedgehogs including 13cm x 13cm holes in the bottom edge of new fencing to allow them access to large areas.
- At least one bird box for swifts, swallows or house martins should be integrated into each new dwelling in a suitable position.

- A barn owl box should be provided on appropriate developments where they are situated 1km from main roads.
- Bee bricks should be provided, one per 2 residential dwellings.
- Cornish hedges should be retained in the first instance. Where they will be affected by development suitable mitigation is required and any loss should be compensated elsewhere resulting in a net gain in Cornish hedge length.
- Cornish hedges retained in developments should have undeveloped buffer strips alongside them. These should be a minimum of 2m wide for residential development and a minimum of 5m for industrial developments.
- Ideally Cornish hedges will be retained in the public realm where sympathetic management can be guaranteed. Where Cornish hedges are retained but 'sandwiched' between back-to-back gardens this should be counted as 50% loss of hedge and be compensated for.

This policy and guidance is relevant to the Cornwall and Isles of Scilly Environmental Growth Strategy [www.cornwall.gov.uk/environmentalgrowth](http://www.cornwall.gov.uk/environmentalgrowth) which stresses the need for us to do much more for nature and wildlife than simply minimise losses, we should be providing more opportunities for wildlife and habitats to thrive.



# Wildlife Resource Map for Neighbourhood Planning St Agnes County Parish

Please view this map in conjunction with the guidance notes provided



The Environmental Records Centre for Cornwall and the Isles of Scilly

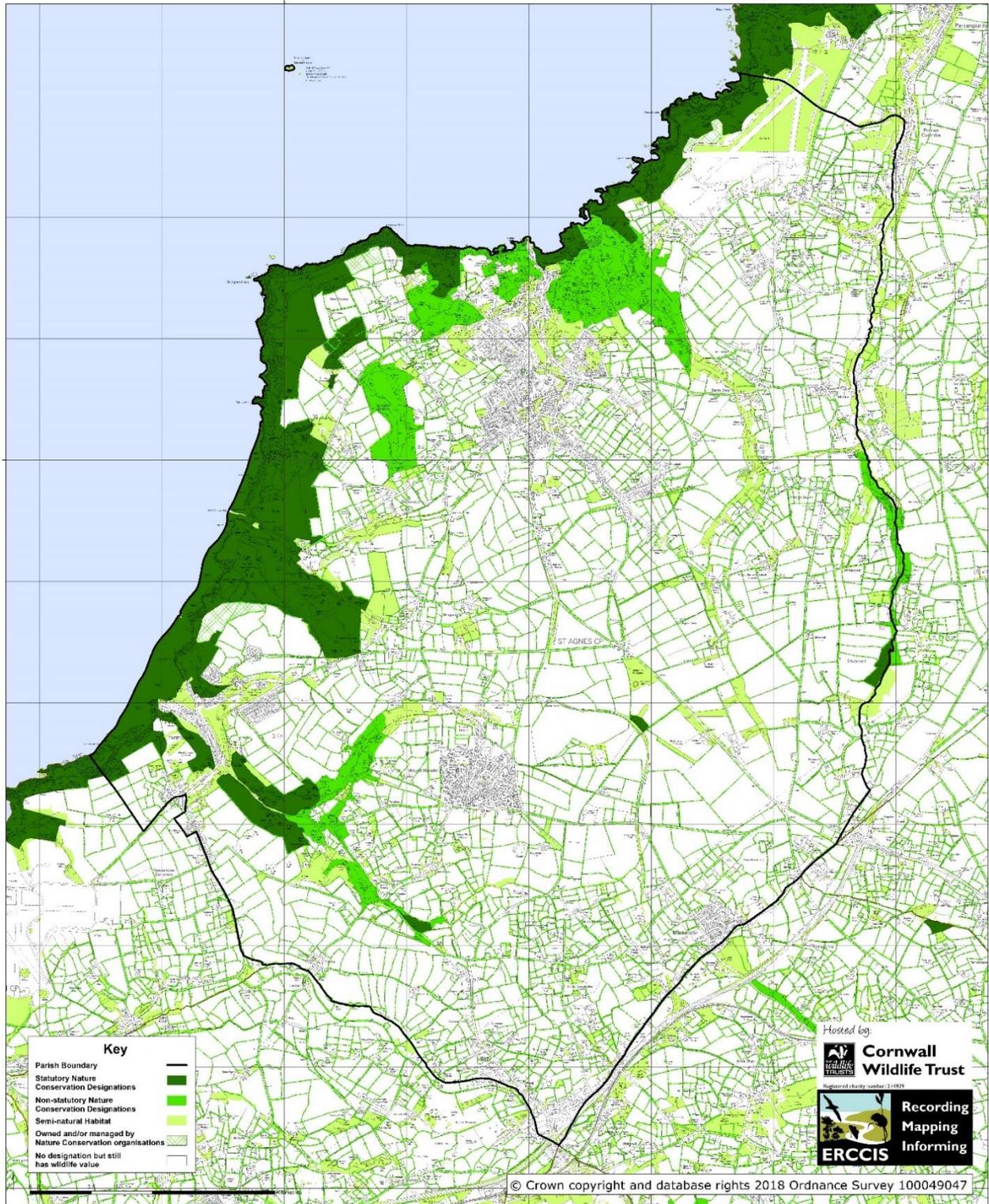


Figure 10: Wildlife resource map for St Agnes Parish

### Policy 13 – Getting Around, Sustainable Transport and Access

New developments which contribute to a significant increase in traffic should provide good pedestrian and cycle connections to village centres, to encourage walking and cycling and reduce the reliance on vehicles. This could include provision of internal cycle-ways and footpaths and connections to key destinations, for example, schools, shops and other services.

#### 13a Parking Provision for new housing and other developments

Proposals for housing development will be supported when they provide a minimum of one off-street parking space for units with 1-2 bedrooms and a minimum of two off-street parking spaces for units with 3 or more bedrooms.

Proposals for housing developments of four or more dwelling units will also be required to provide one further off-street visitor parking space per four dwellings.

Proposals accompanied by a parking provision of fewer parking spaces per unit than the above will only be permitted if:

- Alternative and reasonably accessible car parking arrangements can be demonstrated and which themselves do not add to on-street parking.
- Otherwise acceptable and well-designed new build or conversion schemes in conservation areas would be incapable of meeting the parking provision.
- Adequate parking is available through a residents' parking scheme.

All other forms of development will be expected to provide level off-street parking which adequately serves the use proposed and takes into account a robust travel plan.

#### 13b the old rail link between St Agnes Station Yard and Blackwater/Chacewater

The old rail link between St Agnes Station Yard and Blackwater/Chacewater is undeveloped. This route is to be protected from any development, such that it may be used as a future safe footpath and cycleway between these Parish centres. See Figure 11.

Any future development must not rely on existing public parking spaces in the Trelawney Road and Porthtown Beach car parks. These car parks provide essential access to those village centre shops.

### The Issues

There are insufficient footpaths and cycle-ways providing sustainable links into village centres and shops from local housing areas, thus leading to more use of vehicles and parking problems.

St Agnes to Truro is a major route for cyclists and the roads (B3277 and A390) are dangerous for cyclists and walkers. Routes between village centres are similarly dangerous.

Traffic flow in some village centres is frequently congested due to on-street parking. Where this is not the case, traffic tends to move at unsafe speeds through village centres.

Public transport scheduling between villages and major centres does not fit with office hours. There are also few public transport options in the evening.

The availability of parking in village centres for access to shops and businesses is frequently inadequate and does not fully support the viability of the village centre(s).

## **Our Objective – What we want to achieve**

To address the issue of increasing traffic volumes and congestion by improving the opportunity for more sustainable and eco-friendly means of travel around the villages (e.g. walking, cycling and using public transport) thereby discouraging the use of private cars.

To alleviate the reliance on on-street parking on access roads and resist the loss of existing off-street parking capacity in the area.

### **Specific Objectives**

1. Connect new development into village centres with good pedestrian, cycle and bus links.
2. New development to provide improved pedestrian and cycle connections within the Parish and other centres.
3. Plan public transport to better meet users' needs.
4. To alleviate reliance on on-street parking on bus and emergency service routes and resist the loss of off-street parking capacity in the area.
5. Preserve the remains of the old St Agnes Halt to Chacewater railway line for future redevelopment provision of a cycleway and footpath between these centres.
6. Ensure car parking within village centres supports the viability of the village centres and shops

### **The Evidence - community consultations**

The results of our main questionnaire, September 2016 (Appendix 2).

- Q2 - When considering new development proposals, improved roads and parking was respondents' third choice of 7 options with a 65% response.

- Q10 - Of the people who said they took their children to primary school by car, the most common reason for not walking/cycling was lack of pavements (65% of respondents).
- Q12 - What concerns you about the potential impact of new residential development in the Parish? The third highest concern after 'landscape impact' and 'loss of village character' was traffic congestion (56% of respondents).
- Q13 - What improvements would you like new development to bring to your community? Improved public car parking (43% of respondents) and traffic calming (41% of respondents).
- Q22 - Do you think that current public transport provision is adequate for your needs? 55% of respondents said no, 38% said yes, 13% said don't know.
- Q23 - Are bridleways, footpaths and cycle paths adequate within your area? Cycle paths not adequate (58%), footpaths not adequate (35%).
- Q25 - Do we need more visitors/shoppers parking for cars in your local village? 65% of respondents said yes.

Note: The issues are similar throughout the villages. Full results from the above feedback sources can be found in the Appendix 2. For Related Projects see Section 9 and Appendix 24.

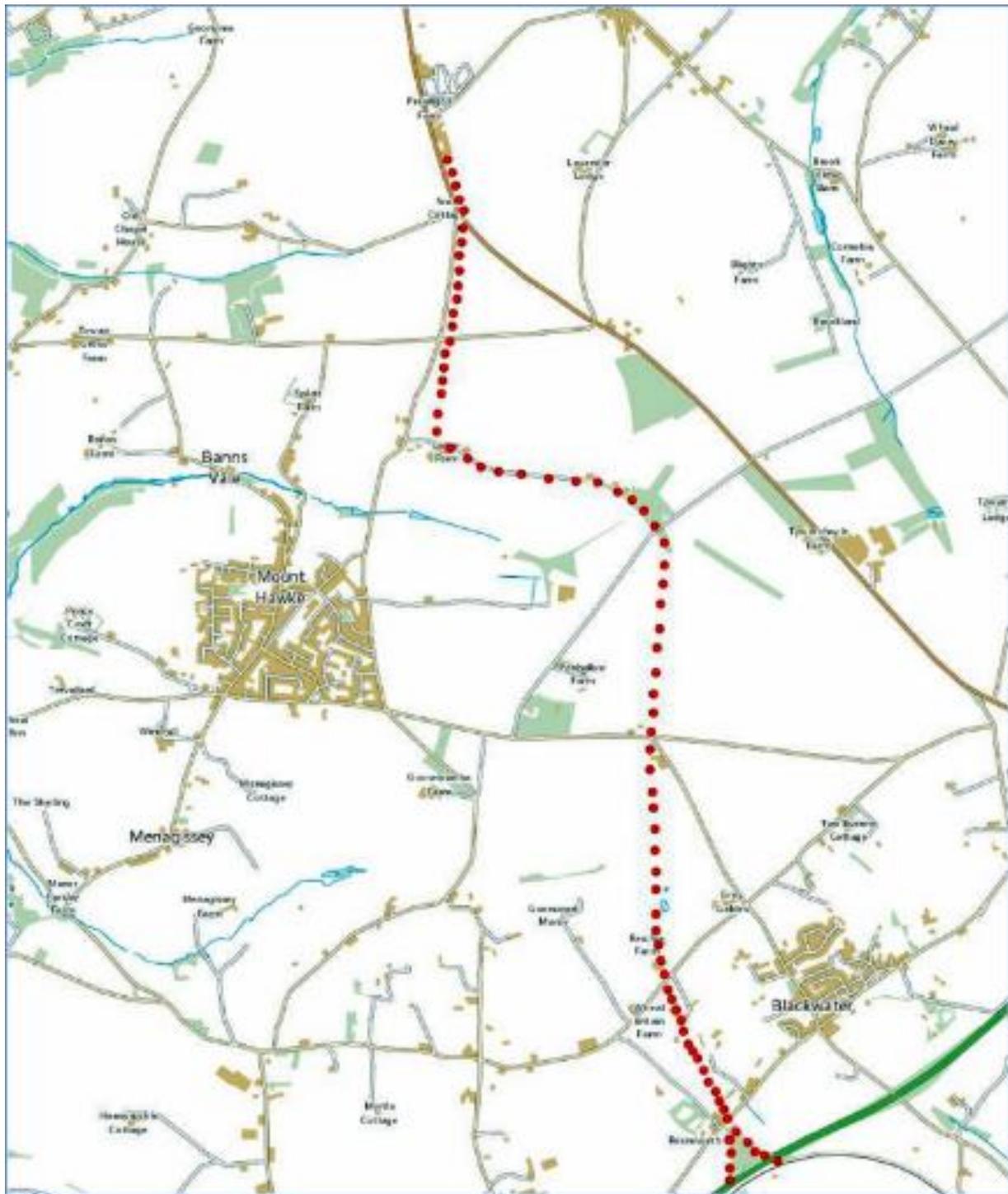


Figure 11: Map showing the line of the former railway line between St. Agnes and Blackwater.

## Policy 14 – Retail Property

Planning applications for conversion of existing retail or commercial premises will normally be resisted unless there is strong evidence that the premises are not commercially viable. Applications for new local retail/services outlets and expansion of existing outlets will be supported where:

- The scale and nature of development will be appropriate to the size and character of the immediate surroundings.
- The business will not adversely affect the locality and the amenities of local residents.
- These developments will be within village settlement boundaries.

### The Issue

St Agnes Parish is distinct in having a wide range of retail businesses, especially in the village of St Agnes itself. However, increasingly, these premises are being converted to residential use.

- The current test set out in the Cornwall Local Plan (i.e. evidence of 9 months marketing) is not robust and is open to wide interpretation.
- The Planning Authority cannot comment on third party marketing or force agents to provide information (see PA16/02792). Therefore, the information available to case officers is potentially deficient and open to abuse.
- Community aspiration requires a policy that does more than defend against losses of premises.

### Our Objective - What we want to achieve

This policy aims to ensure that commercial premises are retained and new businesses encouraged. This will protect village life and maintain and create employment.

### The Evidence – community consultations:

Community support for this objective in our September 2016 questionnaire was 92%:

- Q28 - Should we have policies to support keeping amenities such as village shops open, rather than be converted into private homes? 91.95% replied yes (see Appendix 2).

### Other Evidence:

- Retail and commercial premises are steadily being lost. There used to be six filling stations in the Parish – there are now none. In recent years, St Agnes has lost the only Bank (Barclays) in the Parish, and many other shops and commercial premises, many being converted to residential property.
- A study commissioned by the St. Agnes Regeneration Group in 2000 stated that 85% of the money spent by residents was spent outside the Parish.
- At an NDP consultation event in May 2016, the St Agnes Chamber of Commerce expressed their support for existing and future small businesses as opposed to large out of town shops.

## Policy 15 – Employment

Applications for new employment workspace will be supported where the scale and nature of development is appropriate in size and character to the immediate surroundings and the proposal does not adversely affect the locality, or amenities of local residents.

The design of homes should include sufficient flexibility and broadband provision to facilitate home working.

In pursuit of Local Plan targets for B1a, B1b, B2 and B8 employment space, proposals will be favoured only where they have good vehicular access and make minimal impact on the landscape. They should also include sufficient flexibility and broadband provision to facilitate fast online working.

### The Issue

The Cornwall Local Plan assumes that at least 1.2 jobs will be created for each new house built. In the past, housing has been developed without regard to local employment opportunities.

### Our Objective - What we want to achieve

To provide opportunities for economic growth and employment whilst safeguarding an environmentally sensitive landscape and preserving its distinctive character.

Establish clearer linkages between housing development and employment and provide homes and jobs in a proportional manner.

Support small-scale business units; knowledge-based employment; home working; business start-ups; and the maintenance of a high quality local environment to encourage sustainable agriculture and tourism.

### The Evidence – community consultations:

Indicate that there is demand for local employment opportunities and business development, but also concern about encouraging inappropriate factory developments in a rural area (Main St Agnes Parish NDP questionnaire September 2016, questions 32 and 33 and feedback from consultation exhibitions, see Appendix 2).

Responses to Question 37 in the questionnaire indicate that all wards in St. Agnes parish regard making provision for 'Workshops, light industrial units, starter units or live/work units' as part of the solution to the provision of local employment opportunities. St. Agnes ward is particularly keen on the idea of shared office space.

Responses to questions 34 and 36 of the questionnaire also indicate that businesses in St. Agnes Parish would benefit from improved mobile phone reception (all wards), faster broadband (all wards) and improved car parking (mainly St. Agnes ward).

### Other evidence:

- The majority of people moving into the area are of working age (Census).
- The number of people home working has increased markedly in the Parish over the last two census periods. Responses to St. Agnes Parish NDP main questionnaire September 2016 (Q34 and Q35) show that of those who ran a business the vast majority were based at home. The 2015 St. Agnes Parish economic profile indicated that 622 people worked from home.
- The economic profile of St. Agnes Parish indicated that there were limited employment opportunities (St. Agnes Economic Profile Oct 2015, Cornwall Council; see Appendix 23).

- There is no formally allocated employment land in the parish, opportunities emerging purely on an ad hoc basis.
- St. Agnes Chamber of Commerce consultation meeting on 4<sup>th</sup> May 2016 highlighted the following issues amongst local businesses:
  - The importance of maintaining a high-quality landscape for the tourism industry (“Do not build any higher up St. Agnes Beacon”).
  - A preference for local investors in solar panel schemes and for solar panels on roofs rather than in fields which was thought to adversely affect the landscape and therefore the tourism product.
  - Addressing the need for affordable business units to encourage new businesses.
- Cornwall Local Plan – Policy 2 includes a key target of 15,167m<sup>2</sup> B1 employment space (light industry, offices, laboratories, studios), 9333 m<sup>2</sup> B2 (general industry) and B8 (warehousing) in the St. Agnes & Perranporth CNA.
- The breakdown for St. Agnes Parish in the period 2010 – 17 is: 1152 m<sup>2</sup> of B1 and 719 m<sup>2</sup> of B2 completed. A loss of 239 m<sup>2</sup> of B8.
- In terms of permissions there has been a net gain of 770 m<sup>2</sup> in St. Agnes for B1, although some loss in sub categories. A loss of 21 m<sup>2</sup> B2. A gain of 469 m<sup>2</sup> in B8.

Source: Cornwall Council Economic Development.

### **Additional Guidance:**

Cornwall & Isles of Scilly Local Enterprise Partnership Strategic Economic Plan 2017 – 2030 (Appendix 27).

## **Policy 16 – Education and Transport**

New development should ensure the adequate provision of walking and or cycling routes to link with existing footpaths and cycle routes to the appropriate primary school.

### **The Issues**

There are parking concerns in and around the four primary schools in our Parish – namely Blackwater, Mithian, Mount Hawke and St Agnes.

There are insufficient parking facilities at drop off and collection times; if more children were able to walk or cycle to school safely this would help to alleviate the problem.

### **Our Objective – What we want to achieve**

To discourage further vehicular movements close to the schools by encouraging children to walk or cycle by using designated foot or cycle paths.

Allocate places where children can be dropped off and then walk the remainder of their journey safely to school. This could involve a walking-bus or park-and-stride initiatives.

### **The Evidence - community consultations:**

The results of St. Agnes NDP main questionnaire, September 2016.

- Q9 – If you have a child or children in primary school do they usually walk or cycle to school, rather than travel by car or bus? 48% said yes, 52% said no.
- Q10 – If you answered no to question 9, why is this? Please tick the three most important reasons. 64% said ‘lack of pavements’, 56% said ‘speeding vehicles’, 46% said ‘too far away’.

Note: The issues are similar throughout the village wards. Full results from the questionnaire can be found in Appendix 2. For Related Projects see Section 9 and Appendix 24.

## Policy 17 – Renewable Energy and Sustainability

Support will be given to developments which have significant sustainable/renewable systems embedded in their design, and that meet other planning requirements and constraints and that comply with other policies in this plan.

Support will be given to low visual impact renewable energy schemes that contribute significantly to the local community.

The scale of development will reflect guidance in Policy 10: St Agnes Parish Landscapes, which requires that proposals in the St Agnes Parish should not have an adverse impact on local landscape character. Special regard should be given to the requirement to:

- conserve and enhance the landscape and scenic beauty of the Cornwall AONB and its setting, guarding against landscape, cumulative and visual impacts; and
- respect and enhance the historic character of the landscape, with particular regard to the heritage assets of the World Heritage Site.

## The Issues

The Parish has no mains gas and is consequently disadvantaged in having to transport Oil and LPG into the Parish for heating, hot water and cooking, at greater Kwh cost. These fuels are not sustainable, and significantly increase the Parish carbon footprint through burning and transportation. Government initiatives on domestic energy sources have left many Parish homes with outdated and expensive to run heating systems and fuels, causing greater fuel poverty.

The Parish is a rural community with no large-scale industry. Tourism is the largest employer. Consequently, local businesses and services need to maximise local trade, resources and facilities to survive in the off-season and to minimise fuel miles.

Visual impact of renewable energy schemes is an important consideration in the assessment of proposals. Accordingly, specific guidance is provided on the need to have appropriate regard on the impact of the Parish and protected landscapes.

## Our Objective – What we want to achieve

- To reduce dependency on fossil fuels and fuel transportation, and to stimulate, support and facilitate, micro generation and renewable energy.
- To ensure that all new builds and refurbishments within the Parish embrace renewable energy potential at the planning stage.
- To consider community renewable schemes and initiatives.
- To continue the roll out of the collective fuel buying group to coordinate bulk buying efficiencies. Also, to develop local collectives, cooperatives, buying groups and goods exchange facilities.
- To support and promote local shops, markets, trades and funding initiatives and to stimulate shopping and trade visits to our Parish.
- Development that has appropriate regard to the character of the landscape.

## The Evidence – community consultations:

The results of St. Agnes NDP main questionnaire, September 2016.

- Q29 – Do you think large scale renewable energy developments such as large wind turbines and solar farms should be allowed in the Parish? **50% said yes**, but only if of minimum visual impact.

- Q30 - If you answered 'no' would you change your mind if the renewables brought benefits to the local community? **21% said yes; 50% said no.**
- Q31 Do you believe that small scale renewables should be encouraged, for example, solar panels on individual residential or commercial buildings? **85% said yes.**

Note: The issues are similar throughout the village wards. Full results from the above feedback sources can be found in the Appendix 2. For Related Projects see Section 9 and Appendix 24.

## Policy 18 – Sustainable Drainage System (SDS)

Proposals for new development should adopt best practice in sustainable drainage systems (SDS) to reduce any risk of raw sewage discharge into the sea.

### The Issue

South West Water sewage treatment plants cannot cope with surface water runoff during heavy rain from existing developments, which means that raw sewage can be released into our streams and on to our bathing beaches. This is especially relevant in the Parish of St Agnes with its coastal location and bathing/surfing beaches at Trevellas, Trevaunance Cove, Chapel Porth and Porthtowan.

### Our Objective - What we want to achieve

All new development must adopt an SDS that is considered acceptable by South West Water so that the problem of sewage overflow is not made worse. SDS schemes facilitate the natural percolation of surface water run-off into the ground.

### The Evidence – community consultations:

Q27 in the main St Agnes Parish NDP questionnaire September 2016 (Appendix 2): Do you think that all new developments should adopt Sustainable Urban Drainage Systems to help prevent raw sewage being released at Trevaunance Cove and Porthtowan after heavy rain? 97% of respondents answered yes.

A large number of comments were received that reflected the community's desire for a sewage system that did not release raw sewage into our streams and on to bathing beaches.

### Local Evidence:

Surfers against Sewage (SAS), using data supplied by South West Water, report that for the summer periods of June – October, there have been the following recent spills of raw sewage at these locations:

- Trevaunance Cove: 7 in 2015 and 7 in 2016.
- Porthtowan Beach: 4 in 2015 and 5 in 2016.

Figures for the rest of the year (Nov – May) are unknown.

### Other Evidence:

The 2007 Pitt national review of flooding stated: "Two thirds of the 55,000 properties flooded in June/July 2007 were as a result of surface water overloading the sewerage system".

## **Policy 19 – Tourism and Tourist Accommodation**

Developments for tourism must respect the landscape, beaches, wildlife, heritage, culture and character of St. Agnes Parish.

Proposals for new tourist accommodation should be accessible to the widest range of transport modes available in the area and be appropriate in scale and character to their setting and location. Such proposals should have regard to the need to maintain a range of tourist accommodation types in the parish of St. Agnes.

### **The Issue**

Tourism depends on its basic resource - landscape, beaches, wildlife, heritage, culture and character of the area. Developments within the Parish of St. Agnes need to nurture and protect this resource, safeguarding the built and natural environment as an essential part of the tourism product.

There is a need to ensure that a wide range of accommodation types are maintained and that there is sufficient tourist accommodation at peak times.

There is also a need to be clear about the difference between holiday homes and second homes to ensure that communities benefit from year-round occupation.

### **Our Objective - What we want to achieve**

To enable tourism to thrive and positively influence local communities, landscape and the character of St. Agnes Parish by offering a sustainable high-quality environment and a diverse range of tourist accommodation options.

Ensure that the economy of the area does not become overly dependent on any one type of tourist accommodation.

### **The Evidence – community consultations:**

The responses to the St. Agnes NDP main questionnaire, September 2016, indicate strong support for a sustainable approach to tourism in St. Agnes Parish. Q7 - Rural Tourism and Leisure development should not damage the character of the countryside - 78.5% strongly agree, 20.5% agree (see Appendix 2).

### **Other evidence:**

St. Agnes Parish Economic Profile. See Appendix 23.

Consultations with St. Agnes Chamber of Commerce.

St. Agnes 2000 Regeneration Strategy Action Plan, October 1996.

“Tourists come to St. Agnes for the quality of its environment and the activities which they can enjoy in the area, particularly the beaches, landscape and scenery where they can swim, surf, walk, cycle, and so on. The quality of this environment is critical to the success of the tourist industry, and also provides the key to future growth.”

## **Policy 20 – Health and Well-being**

Proposals to develop new, or to expand existing health and well-being facilities within the Parish will be supported where the development takes account of other relevant NDP policies.

### **The Issue**

The continuing growth in the population of the Parish, with particular reference to those with a disability and the elderly, will require support by all services including education, health, housing, leisure and transport.

## **Our Objective – what we want to achieve**

We want to:

- Support improved access to health care for residents in the Parish.
- Support the provision of facilities for those with disabilities.

## **The Evidence - community consultations:**

The main St Agnes NDP questionnaire, September 2016, and consultation events revealed concerns that access to health care might be compromised by the increase in population (see Appendix 2). The existing medical and dental services have the capacity to expand, subject to the ability to recruit qualified staff.

## **Other evidence:**

The Community Area Health Profile, published by Cornwall Council in 2017, provides a profile of the health of residents in St Agnes and Perranporth CNA. This shows that 40% of over 65s live alone and that there is an obesity rate of 25% in children of primary age in St Agnes Parish. The same Profile also revealed that 2% of primary age children had teeth extracted (see Appendix 10).

The 2011 census data shows that the Parish has a population of 7565 with 1705 over 65. The population is growing; the mid-year projection for 2016 for St Agnes Parish was 7937 and 17,844 for our Community Network Area. Cornwall's population will continue to grow and get older. By 2035 the population of St Agnes and Perranporth CNA is projected to be 20,438 (Appendix 11).

## 9. Potential Projects

This Plan will be implemented over a long period (2018-2030) and by a range of different stakeholders and partners. It is not a rigid blueprint and as such allows for flexibility as new challenges and opportunities arise over the Plan period.

The objectives in the Plan can be achieved in two different ways; firstly, the plan policies will influence developments to ensure they are in line with the NDP objectives. Secondly, potential projects that have been identified during the plan-making process that relate to the NDP objectives, can be delivered by various local groups and organisations. St Agnes Parish Council may choose to take some of these projects on but will not be able to deliver them all. Instead the Parish Council can become the co-ordinating body, keeping an overview of what potential projects in the plan are being delivered and by whom. In this way the Parish Council will be able to monitor progress, ensure there is no duplication of effort, and can bring organisations and groups with common aims together where this will help with delivery.

Some ideas for improvements that were put forward at the various public consultation events are not directly related to development planning, but we wanted to capture these as ideas, (albeit needing further refinement), so these are also included in the project list. (Appendix 24) Further work will be required to develop, assess and prioritise this list.

## 10. Glossary & Abbreviations

### Affordable housing

Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

### Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

### Area of Great Landscape Value (AGLV)

This is an area of land in England which is considered to have a particular scenic value, and is therefore afforded a degree of protection by local authorities. The designation was established under the Town and Country Planning Act 1947. If an area

is designated as an AGLV, this restricts development in the area, especially if it will affect the distinctive character or quality of the landscape.

## **Area of Outstanding Natural Beauty (AONB)**

An Area of Outstanding Natural Beauty is an area of countryside in England, Wales or Northern Ireland which has been designated for conservation due to its significant landscape value. Areas are designated in recognition of their national importance, by the relevant public body: Natural England. Areas of Outstanding Natural Beauty enjoy levels of protection from development similar to those of UK national parks, but unlike with national parks the responsible bodies do not have their own planning powers. They also differ from national parks in their more limited opportunities for extensive outdoor recreation.

## **Article 4 direction**

A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

## **Best and most versatile agricultural land**

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

## **Biodiversity action plan (BAP)**

Is an internationally recognized program addressing threatened species and habitats and is designed to protect and restore biological systems. The original impetus for these plans derives from the 1992 Convention on Biological Diversity (CBD).

## **Birds and Habitats Directives**

European Directives to conserve natural habitats and wild fauna and flora.

## **Building for Life 12 (BfL 12)**

Building for Life is the industry standard, endorsed by government for well-designed homes and

neighbourhoods. It can help local communities, local authorities and developers work together to create good places to live, work and play. The guide presents how using Building for Life 12 can help achieve these outcomes.

## **Climate change adaptation**

Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

## **Climate change mitigation**

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

## **Conservation (for heritage policy)**

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

## **Community Infrastructure Levy**

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

## **Community Land Trust (CLT)**

Is a non-profit corporation that develops and stewards affordable housing, community gardens, civic buildings, commercial spaces and other community assets on behalf of a community. "CLTs" balance the needs of individuals to access land and maintain security of tenure with a community's need to maintain affordability, economic diversity and local access to essential services.

## **Community Network Area (CNA)**

19 community networks are the main way Cornwall Council connect with communities and help to address important local issues.

## **Community networks:**

- Identify, agree and drive forward local priorities for their community network area.
- Have their say on local service delivery and on strategies that affect their communities.
- Work together to promote the wellbeing of their local areas and bring communities together.
- Build relationships between the people and organisations working in their communities.

This work is led by community network panels for each community network area. The panels include Cornwall councillors and representatives from town and parish councils within the community network area. The panels can also invite local organisations and service providers, like the police and health services, to join them at their meetings.

Each community network is supported by a community link officer. Their role includes working closely with Cornwall councillors, town and parish councils and other organisations in the community network area.

## **Community Right to Build Order**

An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

## **Conservation area**

Nearly always applies to an area (usually urban or the core of a village) considered worthy of preservation or enhancement because of its special architectural or historic interest. The current legislation in England and Wales, the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69 and 70), defines the quality of a conservation area as being: "the character or appearance of which it is desirable to preserve or enhance".

## **Cornwall Local Plan (CLP)**

Was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This will cover the period up to 2030.

The Cornwall Local Plan replaces a number of policies from:

- the Local Plans of the former District and Borough Councils
- the Minerals and Waste Plans of the former County Council.

## **Decentralised energy**

Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.

## **Designated heritage asset**

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

## **Development plan**

This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

## **Economic development**

Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

## **Ecological networks**

These link sites of biodiversity importance.

## **Ecosystem services**

The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.

## **Environmental Impact Assessment**

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

## **Equipped Green Open Spaces**

Land in public or community ownership, often administered by a trust that is available for recreational activities by the community. These spaces will provide a variety of play and keep-fit opportunities ranging from toddler swings and slides through zip wires and scramble nets to adult exercise equipment.

## **Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS)**

Collates, manages and disseminates biological and geological information for use in research, conservation and sustainable development, working with local and national biological recorders and conservation organisations for the better environmental conservation of the county.

## **European site**

This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

## **Exception Sites - See Rural Exception site.**

## **Geodiversity**

The range of rocks, minerals, fossils, soils and landforms.

## **Historic Environment Record (HER)**

HERs are information services that provide access to comprehensive and dynamic resources relating to the archaeology and historic built environment of a defined geographic area. HERs contain details on local archaeological sites and finds, historic buildings and historic landscapes and are regularly updated.

## **Heritage asset**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

## **Heritage Coast**

Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

## **Historic environment**

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

## **Home-Choice Register**

Cornwall Council generally determines local housing need at parish level through statistics generated by the Cornwall Home-Choice register. This is a comprehensive database, operated by the Council, of all those households that are seeking an affordable rented home in Cornwall.

## **Inclusive design**

Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

## **Infill**

For the purposes of this policy, 'infilling' is defined as the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside.

## **International, national and locally designated sites of importance for biodiversity**

All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

## **Listed building or listed structure**

Is one that has been placed on a statutory list maintained by Historic England. A listed building may not be demolished, extended, or altered without special permission from the local planning authority, which typically consults the relevant central government agency, particularly for significant alterations to the more notable listed buildings. In England and Wales, a national amenity society must be notified of any work to a listed building which involves any element of demolition.

## **Local Development Order**

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

## **Local Enterprise Partnership**

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

## **Local Green Space**

A multi-functional green space which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

## **Local Nature Partnership**

A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

## **Local Needs/Residence Connection (Affordable Homes)**

In the case of parishes: "Area Local Connection" means a connection with the Primary Area (normally the parish) or Secondary Area (normally adjoining parishes) as appropriate and demonstrated by that person or a member of their Household to the reasonable satisfaction of the Council:

- (a) being permanently resident therein for a continuous period of at least three (3) years immediately prior to Advertising; or
- (b) being formerly permanently resident therein for a continuous period of five (5) years; or
- (c) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least three (3) years immediately prior to Advertising; or
- (d) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to Advertising.

"Qualifying Person" requires the person(s) to have an Area Local Connection with:

- (a) Connection with the Primary Area in the first instance; or
- (b) If after a certain period (typically 28 days) no person with a connection with the Primary Area can be identified the connection cascades out to those with connections with either the Primary or Secondary Areas;

(c) If no person satisfying the requirements of (a) or (b) has been identified within a certain period (typically 56 days) the connection cascades out to those with connections with the Primary or Secondary Areas or a County Local Connection.

### **Local planning authority**

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

### **Local Plan**

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

### **Minerals Local Plan**

Identifies suitable land and provides the planning policies that will be used to determine planning applications to develop an areas minerals resources during the period 2015 to 2030.

### **National Trails**

Long distance routes for walking, cycling and horse riding.

### **National Planning Policy Framework (NPPF)**

Sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and

their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

### **Nature Improvement Areas**

Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.

### **Neighbourhood Development Order**

An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

### **Neighbourhood Development Plan (NDP)**

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

### **Older people**

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

### **Open space**

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

### **Original building**

A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

## **People with disabilities**

People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

## **Planning condition**

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

## **Planning obligation**

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

## **Playing field**

The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

## **Pollution**

Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

## **Previously developed land**

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal

by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

## **Principal Residences**

Are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home

## **Priority habitats and species**

Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

## **Renewable and low carbon energy**

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

## **Rounding Off**

This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the open countryside.

## **Rural exception sites see exception site**

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of

the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

### **Setting of a heritage asset**

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

### **Shoreline Management Plans**

A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.

### **Significance (for heritage policy)**

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

### **Special Areas of Conservation**

Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

### **Special Protection Areas**

Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

### **Site investigation information**

Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.

### **Site of Special Scientific Interest**

Sites designated by Natural England under the Wildlife and Countryside Act 1981. A Site of Special Scientific Interest (SSSI) is a formal conservation designation for an area which is of particular interest because of its fauna, flora or geological or physiological features; in other words, these areas have extremely high conservation value.

### **Strategic Housing Land Availability Assessment (SHLAA)**

Is a requirement of the National Planning Policy Framework (NPPF). SHLAA is a technical study to inform planning policy development and implementation.

### **Strategic Environmental Assessment**

A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

### **Supplementary planning documents**

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

## **Sustainable transport modes**

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

## **Transport assessment**

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

## **Transport statement**

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

## **Travel plan**

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

## **Voluntary Marine Conservation**

### **Area (VMCA)**

This is a designation in the United Kingdom for areas of coastline which are of particular wildlife and scientific value that enjoy a level of voluntary protection.

VMCAs are run by a range of organisations and steering groups and are often supported by community or volunteer groups.

## **Wildlife corridor**

Areas of habitat connecting wildlife populations.

## **Windfall sites**

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

## **World Heritage Site**

This is a place that is listed by the United Nations Educational, Scientific and Cultural Organization (UNESCO) as of special cultural or physical significance.

## **11. St. Agnes Parish NDP 2018–2030 – Evidence Base**

### **Appendices**

Most of these documents are available on-line through the links provided below, or they can be found on the Parish Council web-site, <https://www.stagnes-pc.gov.uk/neighbourhood-plan/>. If you need to view a paper copy please contact us via the Parish Council web-site, [www.stagnes-pc.gov.uk](http://www.stagnes-pc.gov.uk), or telephone 01872 553801.

#### **Appendix 1**

[St Agnes Parish Neighbourhood Development Plan. Analysis of the Housing Need Survey August 2016.](#)

#### **Appendix 2**

St Agnes Parish Neighbourhood Development Plan responses to the main questionnaire of September 2016.

This is in two forms.

There are slides giving question by question responses.

[Main questionnaire responses - slides](#)

There is an analysis of question responses by ward.

[Main questionnaire responses - analysis by ward](#)

#### **Appendix 3**

[Responses to Consultations on Policy Direction June 2017](#)

#### **Appendix 4**

[Principal Residences](#)

#### **Appendix 5**

[Affordable Homes](#)

#### **Appendix 6**

[Village Character](#)

#### **Appendix 7**

[Settlement Boundaries Report](#)

#### **Appendix 8**

[Cornwall Affordable Housing. Supplementary Planning Document \(SPD\)](#)

#### **Appendix 9**

[Cornwall Self and Custom Build Annual Monitoring Report 2017](#)

#### **Appendix 10**

[St. Agnes and Perranzabuloe Health Profile](#)

#### **Appendix 11**

[Population Data 2016](#)

#### **Appendix 12**

[St. Agnes Parish Open Space Study](#)

#### **Appendix 13**

[St. Agnes Village Conservation Area Appraisal 2008](#)

#### **Appendix 14**

[St. Agnes Parish Local Landscape Character Assessment](#)

#### **Appendix 15**

[St. Agnes Parish Village Character Assessment](#)

#### **Appendix 16**

[The Cornwall AONB Management Plan 2016 - 2021](#)

#### **Appendix 17**

[Cornwall Landscape Character Assessment](#)

#### **Appendix 18**

[Historic Mapping](#)

#### **Appendix 19**

[Historic Environment Evidence Base](#)

#### **Appendix 20**

[Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document](#)

## **Appendix 21**

[ERCCIS and Cornwall Wildlife Trust, 2010, Cornwall's Land Cover 1995-2005: Summary report](#)

## **Appendix 22**

[Map – Enhanced wildlife resources for Neighbourhood Planning](#)

## **Appendix 23**

[St. Agnes Parish Economic Profile 2015](#)

## **Appendix 24**

[Project List – Ideas for Improvements](#)

## **Appendix 25**

[Cornwall Shoreline Management Plan \(SMP\) 2011](#)

## **Appendix 26**

[Cornwall Shoreline Management Plan Review 2016](#)

## **Appendix 27**

[Cornwall and Isles of Scilly Local Enterprise Partnership Strategic Economic Plan 2017-2030](#)

## 12. Acknowledgements

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