



**Submission**  
**Feock Neighbourhood Development Plan**  
**2017 - 2030**



## Feock Neighbourhood Development Plan 2017 – 2030

How to contact us:

By email: [info@feockparishcouncil.co.uk](mailto:info@feockparishcouncil.co.uk)

By telephone: 01872 863333

By post: Feock Neighbourhood Development Plan, c/o Feock Parish Council, The Market Hall, Market Street, Devoran, TRURO, Cornwall. TR3 6QA



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## **Section 1.0 Introduction**

### **1.1 Why Feock Parish needs a Neighbourhood Development Plan**

1.1.1 This Neighbourhood Development Plan defines the community vision for how Feock Parish will develop in the future. If adopted at referendum, it will stand alongside the Cornwall Local Plan Strategic Policy Document to guide development within the parish until August 2030.

### **1.2 How the Plan was prepared**

1.2.1 Feock Parish Council is the qualifying body responsible for the preparation, consultation and Examination of the Neighbourhood Development Plan (hereafter referred to as “the Plan”). The neighbourhood plan process has been supported by the hard work and commitment of the Steering Group, Focus/Working Groups, Community Representatives, Cornwall Council and Locality funding. The area to be covered by the Plan has been designated as the entire parish area for Feock (see Map 1 in Appendix 1).

1.2.2 The Glossary in Appendix 8 on page 6 of the Appendices explains specific words and phrases used or referred to in the Plan.

### **1.2 Legal requirement**

1.3.1 The Government’s intention through the neighbourhood planning process is to provide local people with the opportunity to decide what happens in their neighbourhood areas, with the key legal requirements being set out in the Localism Act 2011. One of the requirements is that all Neighbourhood Plans conform to higher level planning policy – the National Planning Policy Framework (otherwise known as the NPPF), and relevant local planning policy, in particular the the Cornwall Local Plan Strategic Policies 2010-2030: Adopted November 2016. As an example, the latter requires that Feock Parish, which forms part of the Truro and Roseland CNA, (Community Network area), provides a proportion of the housing requirement for that CNA up to 2030. Feock Parish and part of the neighbouring Kea Parish are included in the Feock and Playing Place sub division of the CNA; therefore any housing developments within that sub division, will be combined to count towards the requirement.

1.3.2 The objectives and policies set out in this Plan have taken into account the requirements of the NPPF and the Cornwall Local Plan, the latter having undergone a formal Strategic Environmental Assessment (SEA). In addition, the policies in the Plan have been guided by consultation as part of a Sustainability Assessment (SA) to demonstrate that environmental and other implications of the policies have been assessed against the Cornwall Local Development Framework Draft Sustainability Appraisal Scoping Report (June, 2010).

1.3.3 Information on the reasons for producing the Plan for the community of Feock Parish, provided in accordance with the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, are contained within the accompanying documents:

- The Consultation Statement, which provides an overview of the extensive community consultation carried out to inform the Plan.

- The Basic Conditions Statement, which provides details on how the basic conditions of neighbourhood planning have been met as prescribed by the Town and Country Planning Act 1990 (as amended), Paragraph 8(2) of Schedule 4B.
- (N.B: Further consultation on the Plan will be included in the final versions of the Consultation Statement and Basic Conditions Statement).

#### **1.4 Defining the settlement boundaries within Feock Parish**

1.4.1 As part of the neighbourhood planning process, the existing village boundaries have been assessed. Figure 1 on page 5 shows the existing settlement boundaries as defined by Carrick District Wide Local Plan 1998 (“CDWLP 1998”) against the criteria below. Revised village boundaries (see Figure 2 on page 5) have been defined to identify the extent of the existing settlement, and to incorporate a range of services and facilities utilised by the local community within the parish and surrounding areas. The settlement boundaries take into account areas that are considered to be sensitive to development, green field land and land that could lead to ribbon development and the joining of settlements (see maps Figures 1 to 7 in Appendix 2). This was done to help to protect sensitive areas from urban sprawl and to seek to retain the unique and individual identity of settlements.

1.4.2 The previous settlement boundaries identified in the Carrick District Wide Local Plan 1998 were reviewed by the Plan Steering Group who have consulted the community using the following methodology/criteria:

- The settlement boundaries follow clearly defined physical features.
- The curtilage of dwellings are included, unless they are functionally separate to the dwelling and/or would provide significant capacity to extend the built form of the settlement and as such would result in ribbon development or coalescence of settlements.
- Recreational and amenity space, which is physically surrounded by the settlement.
- Dwellings and curtilage that do not sit within the parish boundary have been excluded.
- Free standing, individual or groups of dwellings, farm buildings or other structures detached or peripheral to the main built area of the settlement, including rural hamlets, are excluded.
- Existing camping, caravan, holiday complex and leisure uses on the edge of settlements which are detached from or peripheral to the main built up area are excluded from the village boundaries.
- Infill (as defined in the Glossary) sites and existing employment sites within built areas are included.
- Brownfield sites and existing employment sites that are not within built up areas of villages are not included.

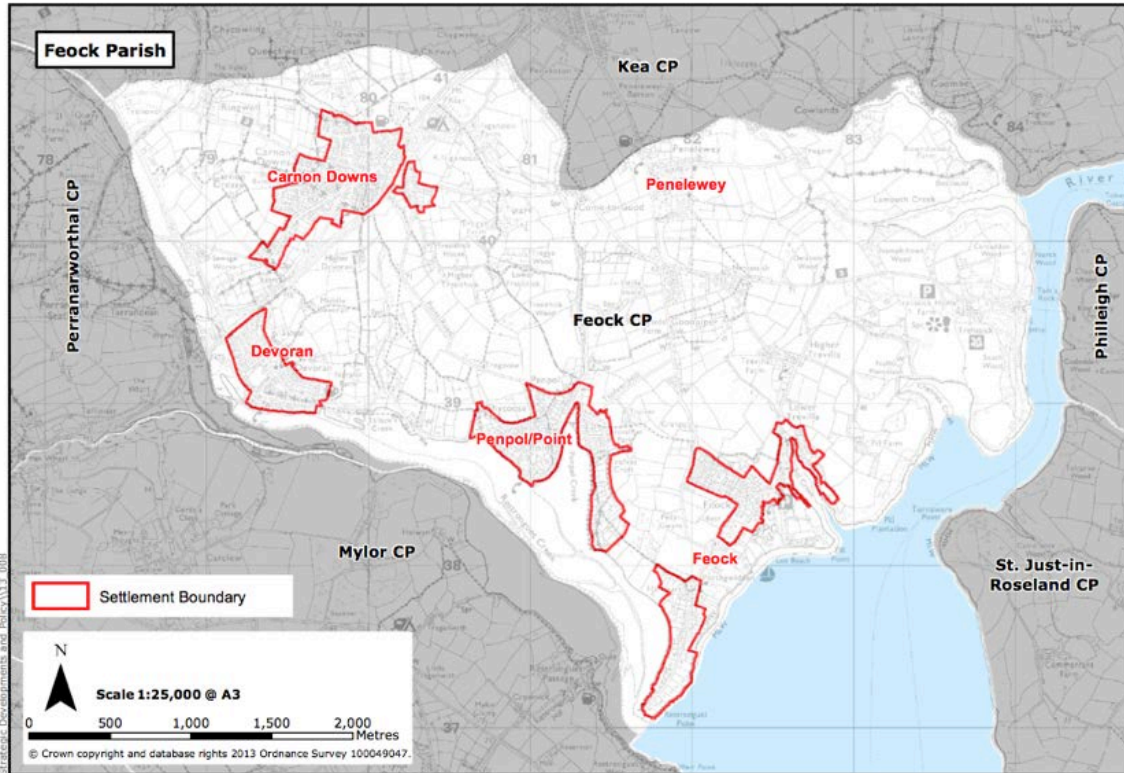


Figure 1: Existing settlement boundaries (CDWLP 1998)

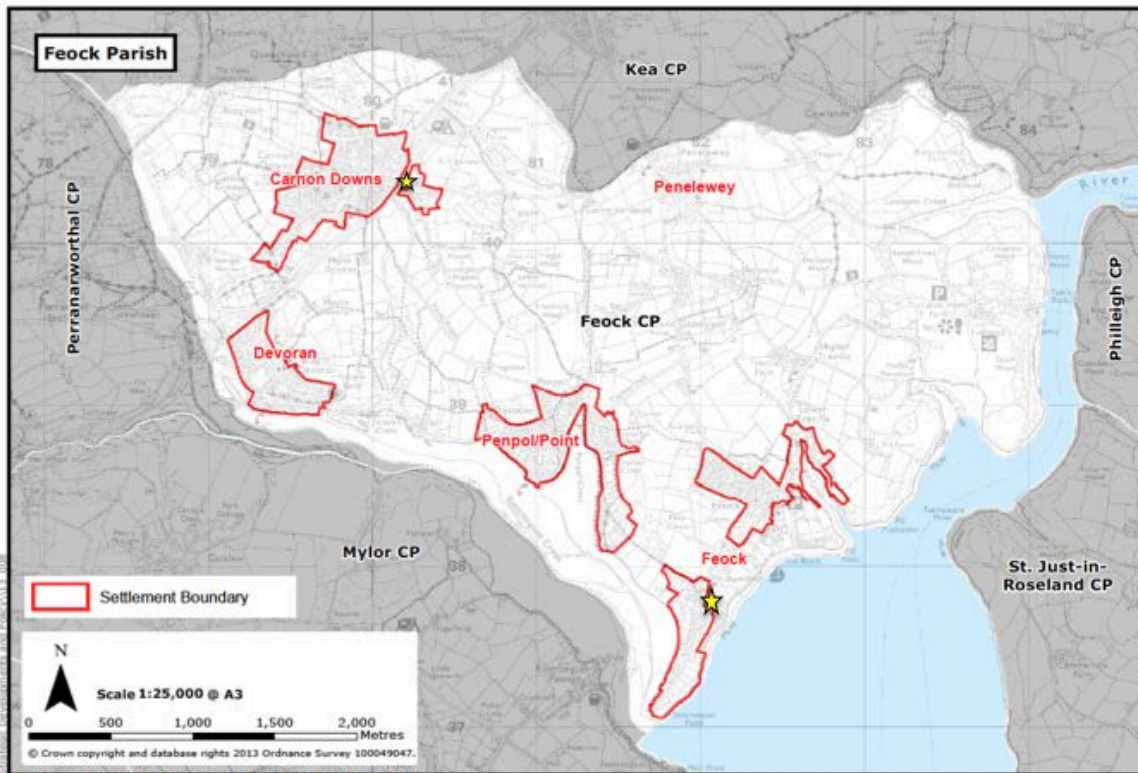


Figure 2: Revised settlement boundaries

## 1.5 What the Plan aims to achieve

1.5.1 A key objective is to ensure that the ambitions of the Plan are delivered and that mechanisms are in place to enable this to happen. Feock Parish Council will work closely with Cornwall Council and other delivery bodies including rural housing associations to monitor housing and employment development on an annual basis. Feock Parish Council have resolved to review the plan on a four yearly basis in line with electoral changes to respond to any changes in national or local policy or issues raised by parties regarding the operation of the Plan (e.g. the ability of the policy mechanisms to help to deliver housing, employment and other developments to meet local needs).

## 1.6 How the Plan is organised

1.6.1 This Plan is divided into three sections:

**Section 1.0: Introduction**

**Section 2.0: Vision and delivery of the Plan**

**Section 3.0: Objectives and policies**, to support the overall vision. It should be noted that all development is expected to meet the requirements of all relevant policies. For example, new housing will be expected to meet not only housing policies but those on design quality, protecting the natural and historic environment, green and open spaces, and getting around – traffic management, parking and accessibility.

### Appendices

**Appendix 1: Feock NDP designated area map**

**Appendix 2: Constraints and Opportunities map - From Evidence Base Summary**

**Appendix 3: Settlement maps:**

Carnon Downs

Devoran

Point and Penpol

Feock and Restronguet

**Appendix 4: Affordable Housing Led Rural Exception Schemes**

**Appendix 5: Affordable Housing Led Rural Exception Schemes - Viability**

**Appendix 6: Managing Viability – Shopping, Services and Community Facilities**

**Appendix 7: Sensitive Settlement Edges Guidance**

**Appendix 8: Glossary**

**Appendix 9: Feock Development Policy Checklist for Guidance**

**Appendix 10: Acknowledgements**

This entire document forms the Plan for Feock Parish.

## 1.7 Background information

1.7.1 A large amount of background information has been collated and analysed to provide the rationale for the objectives and policies within the Plan. This is provided in the Evidence Base Summary (a copy of the Evidence Base Summary is available on the Plan website <https://www.feockpc.com/neighbourhood-plan>). It provides an overview of key parts of the Evidence Base, as well as explaining what options were considered for the future of Feock Parish. Evidence has been collated from various sources, building on the work of the Feock Parish Plan 2007-2014, Carnon Downs Design Guide 2010, The Cornwall and West Devon Mining Landscape World

Heritage Site Management Plan 2013 – 2018, Devoran Conservation Area Appraisal and Management Plan March 2010 and the Cornwall Industrial Settlements Initiative - Devoran December 2002.

## **Section 2.0 Vision and delivery of the Plan**

### **2.1 The community's vision for Feock Parish**

2.1.1 The desires and aspirations of local residents and other stakeholders of Feock Parish have defined the vision, encapsulated by the line 'Our Parish, Our Future'.

#### **Vision**

2.1.2 Feock Parish is a beautiful, predominantly rural, creek-side parish offering a high quality of life. The community has said it wants to shape future development so that it:

- Meets local needs for affordable housing in ways that are in keeping with the scale and size of the existing settlements whilst retaining their unique identity in the parish;
- Protects, conserves and enhances our natural and historic environment;
- Protects our high quality rural landscapes and sea views;
- Creates job opportunities for local people;
- Addresses long standing issues of transportation
- Strengthens sustainable links to Truro and Falmouth and the surrounding area
- Provides community facilities and services to meet local needs
- Supports enhancements to village hearts and gateways
- Supports sustainable communities via sustainable, local food and energy production

2.1.3 The objectives and policies set out in the Plan are derived directly from the community consultation carried out during the neighbourhood planning process. Feock Parish is a rural parish with relatively small villages and hamlets which is bordered by Restronguet Creek on its southern edge, Carrick Roads – part of Falmouth estuary on its eastern edge, Kea Parish on the northern boundary which separates it from the Truro conurbation area and Perranarworthal Parish (open countryside) to the west. Feock Parish is a most desirable place to live, being located within easy reach of Truro and Falmouth city centres, with its rail and bus links and for the beauty of its creekside location within part of the Cornwall AONB. These attributes create development pressures of high house and land prices and an environmentally sensitive location. All of this presents a challenge to provide housing to meet local needs whilst respecting and enhancing the character and quality of the rural settlements and open countryside.

### **2.2 The Plan – draft proposals and policy plans/maps**

2.2.1 Maps associated with the Plan policies are provided in the Appendices 1, 2 and 3.



## 2.3 Delivering the Plan

### 2.3.1 A delivery strategy has been created as a separate document to accompany the Plan

The delivery strategy sets out the key projects identified through and supported by the community consultation, and provides timing, feasibility, funding and partner information to help bring the projects forward. To help deliver the community's aspirations and local needs for the Plan Period to 2030 the Plan proposes:

- Additional sites for local employment – business start-up
- Delivery of affordable housing to meet local needs
- Green and open space designations
- A Local Heritage List to protect heritage assets within the parish
- Improvements in the provision of community facilities and services including recreational facilities
- Improvements in the provision of safe pedestrian and cycle routes and village gateways and centres
- Protection of landscape, creeks and coast
- Policy support for sustainable local opportunities for growing food (allotments) and renewable energy

## Section 3.0

### Objectives and policies

3.0.1 Section 2.0 details the community's vision for Feock Parish. This section sets out the objectives and policies to support and provide mechanisms to deliver that vision. The policies are grouped under the following themes:

- Natural environment (biodiversity – flora and fauna)
- Historic environment (heritage)
- Landscape and seascape (including creeks and coast)
- Green and open spaces
- Quality of design
- Housing
- Economy and jobs
- Getting around
- Village hearts and gateways
- Community health and well-being (facilities and services)
- Sustainability and climate change

### 3.1 Objective 1: Natural environment (biodiversity - flora and fauna; and geodiversity)

3.1.1 The Plan will safeguard and enhance the natural environment by protecting and conserving international, national and locally designated sites and the habitats identified as nationally important biodiversity target areas; through the adherence to the legislation; and through the enforcement of existing planning policies. Trees and hedgerows are habitats in their own right but are also significant landscape features. They are included in both sections 3.1 Natural Environment and 3.3 Landscape and seascapes.

#### Natural environment policy – reasons

3.1.2 Our policies meet the aims of both national<sup>1</sup> and local<sup>2</sup> planning policy and seek to protect and enhance the quality of the natural environment and local biodiversity, geodiversity, habitats (Habitats Directive 2010), flora and fauna from inappropriate development.

3.1.3 Feock Parish and the surrounding area has a unique and beautiful rural countryside, creeks and coastline. Precious habitats and designated sites in the parish are recognised through international, national and local designations (see Figures 8 and 9 in Appendix 2) including:

- **International - Special Area of Conservation:** Fal and Helford –The Fal River and creeks below the high water mark, excluding Restronguet Creek, are designated as being of European significance.
- **National - Site of Special Scientific Interest-** Upper Fal Estuary and Woods; Unit 1 Littoral Sediment. The shoreline from Coombe Creek to Pill Creek; Unit 9 Broadleaved, mixed and yew woodland- Lowland. Predominantly sessile oak: part of South Wood, Trelissick.

#### Cornwall AONB

- **Local - Tree Preservation Orders.** Include all ornamental plantations of the Killiganon, Estate and the former Trelissick Estate plantations of Wellington, Waterloo, Exmouth and Boxheater. Also included is the north shore of Restronguet Creek from Point to Restronguet Point and on to Pill Creek via Porthgwidden and Feock Churchtown
- **Local -** The creeks, Trelissick Park wood pasture, deciduous woodland and traditional orchards in the parish are **County Wildlife Sites** and **Biodiversity Action Plan Target Habitats**.

3.1.4 Field hedges (including Cornish hedges and hedgerow trees), creek-side woodland, parkland and garden trees, and plantations are very important in defining the special character of the parish and are important habitats. Some hedges may fall within the Hedgerow Regulations.

3.1.5 The community of Feock Parish rates highly the importance of protecting its local wildlife, habitats, including trees and hedges for ecological benefits and their contribution to quality of life of the community and visitor experience. The

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<sup>1</sup> NPPF Policy 11: *Conserving and enhancing the natural environment*, pp. 25-29.

<sup>2</sup> *Cornwall Local Plan: Strategic Policy Document 2010 - 2030: Policies 21, 23 & 24.*

Community Questionnaire responses<sup>3</sup> showed that the community (86 %) agrees that 'precious landscapes, habitats and heritage sites in the parish are recognised today through international, national and local designations. The Plan should ensure that these designations are respected through the enforcement of existing planning policies.

3.1.6 Development should avoid areas designated for their important species and habitats. Habitat features should wherever possible be retained and designed into developments. Opportunities to build-in enhancements for wildlife should be maximized and can include:

- Protection of Cornish hedges and the species they support from loss, damage and street lighting
- Provision for nesting birds, roosting bats and hedgehogs
- Maximise opportunities for enhancing wildlife in new and existing areas of public space

Where loss of habitat is unavoidable, any mitigation will be expected to enhance biodiversity. Where removal of designated trees is unavoidable due to disease or other mitigating factors then a tree-planting scheme to replace the trees should be provided by the developer.

## Policies

### **Policy BIO1: Safeguard and enhance the natural environment**

#### Sites of international importance

The highest level of protection will be given to sites of European importance within the Parish (potential, candidate and existing Special Areas of Conservation). Proposals having an adverse impact on the integrity of such sites will not be permitted other than in exceptional circumstances. Measures to avoid any adverse impacts on these sites will be sought as a first principle.

#### Sites of national importance

Sites of national importance (Sites of Special Scientific Interest) will be protected. Development having an adverse impact on these sites will not normally be permitted. Measures to avoid any adverse impacts on these sites will be sought as a first principle.

#### Sites of local importance

Features and locally designated sites of biological or geological interest (County Wildlife Sites, Biodiversity Action Plan habitats and species, Tree Preservation Orders) will be conserved, protected and enhanced. Unavoidable impacts on such sites should be appropriately mitigated or compensated for.

### **Policy BIO2: Tree and hedgerow protection and management**

Development proposals should retain and maintain trees subject to a Tree Preservation Order and/or within a Conservation Area and reflect the relevant Hedgerow Regulations. Development proposals should seek to protect and incorporate non designated trees that provide visual amenity and skyline interest and natural shelter/windbreak (including hedgerow trees).

<sup>3</sup> Feock Neighbourhood Development Plan – Community Questionnaire Executive Summary 11<sup>th</sup> March 2014, pp. 19-20.

### **Policy BIO3: Improving wildlife areas and green spaces**

Proposals should enhance the green infrastructure of the parish through retaining and enhancing wildlife areas and green spaces and the connections between them.

Development proposals should seek to:

- Avoid designated areas which contain large or linked areas of semi-natural habitat and seek to protect large areas of semi-natural habitat in non-designated areas
- Where sites contain patches of semi-natural habitat make sure these can be retained and ideally linked together as part of the intended end land-use.
- Ensure there is potential to retain, restore and re-create habitat linkages such as Cornish hedges as part of developments
- Look for enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site
- Consider the potential for creating new semi-natural habitat off-site if opportunities on-site are limited, this is known as 'biodiversity offsetting'. It may be possible to pool contributions from several developments.

## **Sustainability**

These policies aim to contribute to sustainable development by:

- Enhancing biodiversity (wildlife and habitats).
- Maintaining existing Cornish hedges and field boundaries, trees and woodland so that these natural features are protected for their landscape, wildlife and visual amenity benefits.
- Conserving and enhancing the natural environment, upon which significant elements of the economy of the area are based making it therefore vital to building a strong and competitive economy.

## **Relevant planning policies**

### **Cornwall Local Plan: Strategic Policy Document 2010 - 2030**

Policy 1: Presumption in favour of sustainable development

Policy 2: Key targets and spatial strategy

Policy 12: Design

Policy 13: Development Standards

Policy 16: Health and wellbeing

Policy 21: Best use of land and existing buildings

Policy 23: Natural Environment

Policy 25: Green Infrastructure

### **The National Planning Policy Framework – March 2012**

NPPF Policy 7: Requiring good design

NPPF Policy 11: Conserving and enhancing the natural environment

*NPPF Policy P. 178 – 181 (Planning strategically across local boundaries). P. 183 to 185 (Neighbourhood Plans).*

Conservation of Habitats and Species Regulations 2010 (as amended)

### **Relevant Supplementary Planning Documents (SPD's)**

Cornwall AONB Management Plan 2016-2020

Cornwall Biodiversity Action Plan Volume 4: Priority Projects 2011

Cornwall & Isles of Scilly Coastal Group- Rame Head to Lizard Point Shoreline Management Plan

## 3.2 Objective 2: Historic environment (heritage)

3.2.1. The Plan will ensure the safeguarding and enhancement of the historic environment (heritage) by protecting and conserving international, national and locally designated areas, sites, buildings and structures; through the adherence to the legislation; and through the enforcement of existing planning policies.

### Historic environment (heritage) policy – reasons

3.2.2 Our policies meet the aims of both national<sup>4</sup> and local<sup>5</sup> planning policy and seek to protect the historic environment (heritage) from inappropriate development.

3.2.3 The community of Feock Parish rates the importance of protecting its historic environment highly. The Community Questionnaire responses showed that the community (86 %) agrees that ‘precious landscapes, habitats and heritage sites in the parish are recognised today through international, national and local designations. The Plan should ensure that these designations are respected through the enforcement of existing planning policies’. Policy HE1 relates to the wealth of internationally, nationally, and locally designated areas/sites in and around the parish (see Figure 10 in Appendix 2) including:

- **International- World Heritage Site** - *Cornwall and West Devon Mining Landscape, Area 6ii Devoran and Perran* including: Perran Foundry and Carclew house, garden and park on the south of the river; the whole of the Carnon Creek from the A39 down river to Carnon Yard including Point Quay and historic Point village, Carnon Mine, the Redruth and Chacewater Railway track bed (Old Tram Road); and the historic area of Devoran village.
- **National- 6 Scheduled Monuments** including 1 prehistoric fort, 2 medieval stone crosses and 3 prehistoric burial mounds.
- **National- 88 Listed Buildings**, 3 are Grade II\* - Trelissick House (c1750 and late 19th C), Feock Church (15th C – 1876) and Creekvean, Pill Creek (1964-7). 85 are Grade II (50 are pre 1840 in origin and 38 were built between 1840-1880)<sup>6</sup>.
- **National- Trelissick Gardens and Park** is a **Registered Park and Garden** - Grade II\* (10ha gardens and pleasure grounds, and 82ha park and woodland rides)<sup>7</sup>.

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<sup>4</sup> NPPF Policy 12: *Conserving and enhancing the historic environment*. pp.25. & of the *Cornwall Local Plan: Strategic Policy Document 2010 – 2030 Policy 24: Historic Environment*. Pp. 42.

<sup>5</sup> *Feock Neighbourhood Development Plan – Community Questionnaire Executive Summary 11<sup>th</sup> March 2014*, pp. 19-20.

<sup>6</sup> *Feock Parish Neighbourhood Development Plan - Listed Buildings, Scheduled Monuments and Local Heritage List April 2014*. Appendix 3.

<sup>7</sup> *Feock Parish Neighbourhood Development Plan - Listed Buildings, Scheduled Monuments and Local Heritage List April 2014*. Appendix 3.

<sup>8</sup> *Devoran Conservation Area Appraisal & Management Plan March 2010*

- **Local**- The village of Devoran is covered largely by the Devoran **Conservation Area** – which includes the historic village, quays, sluicing pond and railway weighbridge<sup>8</sup>.
- **Local** - The **Feock Parish Local Heritage List**<sup>9</sup>, which identifies 173 significant extant and undesignated historic buildings and structures, are included on the List.

3.2.4 There are many sites, buildings and structures within the parish that are of national and local significance but are not designated. They are however given a measure of protection through planning policies, and have been identified through: World Heritage Site Management Plan; Feock Parish Local Heritage List; Devoran Conservation Area Assessment and Management Plan. Along with Policy HE1, they will be safeguarded from development that damages their character and significance through the enforcement of existing planning policies.

3.2.5 As part of the neighbourhood planning process the Feock Parish Local Heritage List was produced to select significant undesignated historic buildings and structures in the parish. 173 extant and undesignated historic buildings and structures are included on the List. They have met at least one of the following criteria:

1. Identified as significant in the *Cornwall Industrial Settlements Initiative – Devoran* (2002) survey and/or the *Devoran Conservation Area Management Plan* (2010)
2. Present on the *Feock Tithe Award Map* (c1840) and/or the *1st ed. Ordnance Survey 1:2500 Map* (c1880) and whose historic character and architectural integrity is largely intact.
3. Inclusion on Cornwall Council's *Historic Environment Record*
4. Post 1880 - War memorials, traditional cast iron guideposts, letterboxes and telephone kiosks
5. Post 1880 - 20th century buildings of noted architectural significance (e.g. they are mentioned in the Pevsner Guide to Cornwall, 2014) including those by noted architects.
6. Buildings associated with individuals of local importance (e.g. William and Thomas Lobb-plant collectors)

3.2.6 The Plan will ensure that these undesignated historic buildings and structures in the parish are recorded in the Cornwall Council Historic Environment Record.

## Policy

### **Policy HE1: Safeguard and conserve the historic environment**

Development will be supported only where it safeguards the historic environment. Development affecting sites of international importance and sites of national importance will be considered against the guidance set out in the Cornwall Local Plan Policy 24.

Sites of international importance - Proposals having an adverse impact on the integrity of the Cornish Mining World Heritage Site will not be permitted other than in exceptional circumstances.<sup>8</sup>

<sup>9</sup> *Feock Parish Neighbourhood Development Plan – Listed Buildings, Scheduled Monuments and Local Heritage List*

Sites of national importance - Development having an adverse impact on the integrity of Scheduled Monuments, Listed Buildings, and Registered Parks and Gardens will not normally be permitted.

Sites of local importance - Development should not have an adverse impact on locally designated sites of historic interest (Conservation Areas, Feock Parish Local Heritage List). Any such proposals will be considered against guidance in the Cornwall Local Plan Policy 24.

## Sustainability

These policies aim to contribute to sustainable development by:

- Protecting and enhancing the quality and local distinctiveness of the historic environment.

## Relevant planning policies

### The National Planning Policy Framework – March 2012

NPPF Policy 1: Building a strong, competitive economy

NPPF Policy 7: Requiring good design

NPPF Policy 9: Protecting Green Belt land

NPPF Policy 10: Meeting the challenge of climate change, flooding and coastal change

NPPF Policy 12: Conserving and enhancing the historic environment

### Cornwall Local Plan: Strategic Policy Document 2010 - 2030

Policy 1: Presumption in favour of sustainable development

Policy 12: Design

Policy 21: Best use of land and existing buildings

Policy 24: Historic Environment

### Relevant Supplementary Planning Documents (SPD's) and guidance

Cornwall & West Devon Mining Landscape World Heritage Site Management Plan 2013–2018

Cornwall AONB Management Plan 2016-2020

Devoran Conservation Area Appraisal & Management Plan March 2010

Cornwall Industrial Settlements Initiative – Devoran. December 2002

Cornwall Historic Landscape Characterisation (1994 & 1998)

Feock Parish Neighbourhood Development Plan - Listed Buildings, Scheduled Monuments and Local Heritage List 2015

Pevsner Guide to Cornwall 2014

Cornwall Design Guide 2013

Carnon Downs Design Guide and Local Development Order 2010

Good Practice Guide to Local Heritage Listing. English Heritage. 2012

## 3.3 Objective 3: Landscape and seascape (including creeks and coast)

3.3.1 The community of Feock Parish rates the importance of protecting its outstanding landscape and seascape highly. The Community Questionnaire<sup>10</sup> responses showed that the community strongly agrees (86%) that the Plan should ensure that these designations are respected through the enforcement of existing planning policies relating to precious landscapes and seascapes (including coast and creeks) in the parish, which are recognized through international, national and local designations. Feock Parish is characterised by the quality of both its landscape and marine environment. Whilst the majority of the Carrick Roads lies outside the



Plan <sup>10</sup> boundary, the shoreline does lie within the Plan area, meaning that there is potential for development to have an impact on Carrick Roads through additional access to the waters by vessels and people.

3.3.2 The Plan will ensure the safeguarding and enhancement of the special landscape and seascape of Feock Parish by protecting and conserving international, national and locally designated landscapes and seascapes; through the adherence to the legislation; and through the enforcement of existing planning policies. The Fal and Helford Special Area of Conservation (SAC) Management Scheme contains actions to reduce risk to the marine environment from development. Policy LS1 seeks to address Activity 13 of the Actions in this scheme by creating a policy that combats the effects of cumulative development proposals for water access and potential impact of shoreline development and/or increased recreational access to Carrick Roads and the Fal and Helford Special Area of Conservation.

#### **Landscape and seascapes (including creeks and coasts) policy- reasons**

3.3.3 Our policies meet the aims of both national<sup>11</sup> and local<sup>12</sup> planning policy and seek to protect the landscape, creeks and coast from inappropriate development. Feock Parish and its surrounding area has a unique and beautiful rural countryside, creeks and coastline much of which is designated as of national and local significance. The western part of the parish is undesignated but nonetheless the landscape character demonstrates its late 18th/ early 19th century enclosure from downland, and is valued and deserves protection. The national and local designations that protect the eastern and southern half of the parish. The eastern and southern half of the parish (including creeks) is protected by international, national and local designations (see Figures 8 and 9 in Appendix 2) that include:

- **International- Special Area of Conservation: Fal and Helford** –The Fal River and creeks below the high water mark, excluding Restronguet Creek, are designated as being of European significance.
- **National- Area of Outstanding Natural Beauty: Cornwall – South Coast Central**. Includes Restronguet Creek as far upriver as Carnon Mine and all land to the east of roads and tracks from Penpol Creek in the south to Cowlands Creek in the north
- **Local- Tree Preservation Orders**. Includes all ornamental plantations of the Killiganon Estate and the former Trelissick Estate plantations of Wellington, Waterloo, Exmouth and Boxheater. Also included is the north shore of Restronguet Creek from Point to Restronguet Point and on to Pill Creek via Porthgidden and Feock Churchtown
- Areas of the parish are also **County Wildlife Sites** and **Biodiversity Action Plan Target Habitats** .

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<sup>10</sup> Feock Neighbourhood Development Plan- Community Questionnaire Executive Summary 11<sup>th</sup> March 2014, pp. 19-

20

<sup>11</sup> NPPF Policy 11: Conserving and enhancing the natural environment, pp. 25-29

<sup>12</sup> Cornwall Local Plan: Strategic Policy Document 2010-2030 Policy 23: Natural Environment.

### Seascapes (including creeks and coasts) policy- reasons

3.3.4 The Fal and its creeks bound the eastern, southern and western edges of the parish. This beautiful and valued aspect of landscape character supports important habitats and wildlife that need robust protection and sensitive management. The coast and creeks are protected by international, national and local designations (see Figures 8 and 9 in Appendix 2) that include:

- **International - Special Area of Conservation:** *Fal and Helford* –The Fal River, and Cowlands Creek, Lamouth Creek, Channals Creek and Pill Creek (below the high water mark), excluding Restronguet Creek, are designated as being of European significance
- **National- Area of Outstanding Natural Beauty:** *Cornwall – South Coast Central*. Includes Restronguet Creek as far upriver as Carnon Mine and all land and water to the east of roads and tracks from Penpol Creek in the south to Cowlands Creek in the north.
- **Local-** All the creeks in the parish are also **County Wildlife Sites** and **Biodiversity Action Plan Target Habitats** - Cowlands Creek, Lamouth Creek, Channels Creek, Pill Creek, Restronguet Creek (including Penpol Creek and Tallacks Creek up to the A39).

3.3.5 All the tidal and intertidal areas that border the parish are therefore recognised as being special, both designated and undesignated. Whilst the Port of Truro Harbour Authority is responsible for those tidal areas below high water mark, land-use planning policy relating to development above the low water mark must seek to protect marine habitats and wildlife from harm.

3.3.6 The National Trust (from Roundwood to Pill Creek), Feock Parish Council (at Penpol Bone Mill beach, Carnon Yard, Point Quay) and Devoran Quay Association own and control all of the areas of public access to the water and other areas at Tallacks Creek, Carnon Mine, Chycoose beach are Open Access Land registered as Common Land. The remaining waterside is in private hands where public access is restricted. Development of new access to the water in these locations is subject to Policy LS1, which exercises a precautionary approach to development to prevent further harm to the Fal and Helford SAC through increased recreational access to the water. It is recognised that existing facilities such as slipways, quays, jetties, moorings, boat storage, and boatyards will, over time, require maintenance, replacement/improvement. Indeed, Feock Parish Council's creek side properties were acquired in order to conserve them and to actively encourage healthy outdoor recreation. There is a need for a balance to be struck between the maintenance and improvement of existing maritime infrastructure and the requirement to avoid putting precious marine habitats and species at unnecessary risk.

3.3.7 Development is discouraged around those creek side settlement edges identified as 'Critical' or 'Sensitive' (Devoran, Point and Penpol, Feock, Pill Creek and Restronguet Point - see Appendix 2 Figs 4a, 5a, 6a, 7a), in order to protect the AONB, the World Heritage Site, the Devoran Conservation Area, and their settings.

It is anticipated that the majority of development will be built away from the coast and the AONB.

## Policies

### **Policy LS1: Protecting and enhancing seascape**

Development will only be supported relating to creeks and coast where it can be demonstrated that:

- It will not damage the marine ecosystem, and the quality of the creek-side landscape
- It would not result in the loss of, or lead to encroachment onto beaches or the foreshore
- Development complies with Cornwall Local Plan Policy 22

### **Policy LS2: Protecting and enhancing the landscape**

Development will only be supported where it safeguards the significance and conserves and enhances the natural beauty and special qualities of the AONB and its setting.

## Sustainability

These policies aim to contribute to sustainable development by:

- Protecting and enhancing the quality of the landscape and seascape.
- Encouraging clean, healthy, productive and diverse waters to protect coastal areas and the Special Area of Conservation, County Wildlife Sites and Biodiversity Action Plan Target Habitats and ensure sustainable maritime environments.
- Advocating an approach to the conservation and enhancement of the AONB based upon landscape and seascape character.

## Relevant planning policies

### **The National Planning Policy Framework – March 2012**

NPPF Policy 1: Building a strong, competitive economy

NPPF Policy 7: Requiring good design

NPPF Policy 9: Protecting Green Belt land

NPPF Policy 10: Meeting the challenge of climate change, flooding and coastal change

NPPF Policy 11: Conserving and enhancing the natural environment

NPPF Policy 12: P. 165 – 168 (Environment). P. 162 (Infrastructure). P. 163.

### **Relevant Supplementary Planning Documents (SPD's)**

Cornwall AONB Management Plan 2016 – 2020

Cornwall & Isles of Scilly Coastal Group- Rame Head to Lizard Point Shoreline Management Plan  
Volume 1 – Strategy Document April 1999

Cornwall Maritime Strategy 2012

### **Cornwall Local Plan: Strategic Policy Document 2010 - 2030**

Policy 1: Presumption in favour of sustainable development

Policy 21: Best use of land and existing buildings

Policy 23: Natural Environment

Policy 25: Green Infrastructure

Policy 22: European Protected Sites- mitigation of recreational impacts from development

### 3.4 Objective 4: Green and open spaces

3.4.1 The Plan will ensure that:

- Existing areas of green and open spaces, creeks and coast and access to these areas is protected and enhanced to meet local needs.
- New developments provide appropriate areas of green and open space to meet the requirements of the local community and relevant planning policy.
- New connections are provided via new public rights of way to both new green and open spaces and the existing network of green and opens spaces and routes.

#### Green and open space – reasons

3.4.2 Community consultation (89% of the Community Questionnaire respondents) identified that local residents afford great importance to the rural character and appearance of the parish and support the protection and enhancement of green and open spaces, including gardens, recreational and play space, open fields and woodlands<sup>13</sup>.

3.4.3 The NPPF recognises the importance of safeguarding and protecting local areas of green space that are of significant local value from inappropriate development. The Plan reflects this in Policy G1 where it considers the areas of Carnon Valley Flats, Parkancreeg Barrow, Devoran Quay, Carnon Mine, Narabo Creek, Chycoose Beach, Point Quay, Point Green, Penpol Pond, Bone Mill Beach, Carnon Yard, Restronguet Point, Trelissick Park, Roundwood Quay, Jubilee Wood , Devoran and Feock churchyards and the village play areas and recreation parks in Devoran Park, Carnon Downs Play Park and Feock Park meet the relevant criteria under NPPF (Policies 8 and 9)<sup>14</sup> guidance for special protection and designation under the designation of Local Green Space.

3.4.5 Community consultation identified a need for more recreational/play space and improvements to existing areas, Carnon Downs Play Park, Devoran Park and Devoran Quays (or as identified in Policy G1). New developments providing new green and open spaces will be supported where they meet the needs of the local community and the requirements of Policy 25 of the Cornwall Local Plan: Strategic Policy Document 2010 – 2030 and the Open Space requirements for rural settlements. Such development proposals will be required to be accompanied with a design and access statement including details of management and maintenance programme.

3.4.6 Feock’s scenic landscape and coastline make it popular for walkers, cyclists and equestrians alike. This is a rural parish which is fortunate to already have good links

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<sup>13</sup> *Feock Neighbourhood Development Plan – Community Questionnaire Executive Summary 11<sup>th</sup> March 2014, pp. 19-20.*

<sup>14</sup> *National Planning Policy Framework (March 2012): Policies 8 & 9. Pp. 18-21.*

to the countryside through the network of 26.7 miles of public rights of way, comprising designated footpaths, byways and bridleways.

3.4.7 Landowners and the local authority share responsibility for local rights of way. Landowners are responsible for keeping routes free from obstruction and maintaining gates and stiles on their land whilst responsibility for the maintenance and signing of the local network currently sits with the Feock Parish Council under a partnership agreement with Cornwall Council under the Countryside Rights of Way Act 2000<sup>15</sup>.

3.4.6 Policy G1 reflects the aspirations of the community to improve accessibility within the parish and to surrounding areas and the Plan encourages the provision of new green and open spaces and connections to the existing network of green and open spaces and routes.

3.4.7 Where relevant, off-site developer contributions associated with new developments with the parish, may be used to provide new green and open spaces that meet the needs of new and existing residents in line with Policy 25 of the Cornwall Local Plan: Strategic Policy Document 2010 - 2030.

#### **Policy G1: Local green spaces**

In recognition of their special landscape, townscape, historic and community value the following green and open spaces should be protected from development and are shown on the relevant parish wide map (see Figure 11 in Appendix 2) and settlement area maps (see Figures 3a, 4a, 5a, 6a, and 7a in Appendix 2) and are as follows:

Carnon Valley Flats - Parkancreeg Barrow - Devoran Quay - Carnon Mine - Narabo Creek - Chycoose Beach - Point Quay - Point Green - Penpol Pond and Bone Mill Beach - Carnon Yard - Restronguet Point - Trelissick Park - Roundwood Quay - Jubilee Wood - Devoran and Feock churchyards - village play areas and recreation parks in Devoran, Carnon Downs and Feock

Enhancement proposals affecting existing green and open spaces will be critically analysed to ensure that the integrity of the open space is not compromised and that any proposed changes meet the needs of the local community. All such proposals should be accompanied with a detailed management and maintenance programme.

Proposals to create new green spaces, including allotments, will be supported where they are accessible from settlements and meet local needs.

3.4.8 The community consultation identified that there was support for new allotments in the parish. Whilst there are existing allotments north of Carnon Downs these are located within Kea Parish. The Plan seeks to support suitable locations within the parish in and/or close to existing settlements for allotments to meet the needs of local people and to aid sustainable food growth<sup>16</sup>. This is in line with the guidance

<sup>15</sup> Feock Neighbourhood Development Plan Infrastructure Baseline Report 6th March 2014, pp. 7-9

<sup>16</sup> Cornwall Green Infrastructure Strategy - April 2012, pp.15.

on self-sufficient and resilient communities in the Sustainable Energy Action Plan (SEAP) for a Green Cornwall – August 2013<sup>17</sup>.

## Sustainability

These policies aim to contribute to sustainable development by protecting the provision of green and open spaces in order to:

- Enhance the quality of the natural, historic environment and the landscape and seascape of the parish
- Provide areas for recreational use purposes, sports, leisure and cultural activities by the community and visitors.
- Promote active and healthy communities.

## Relevant planning policies

### The National Planning Policy Framework – March 2012

NPPF Policy 1: Building a strong, competitive economy

NPPF Policy 4: Promoting sustainable transport

NPPF Policy 7: Requiring good design

NPPF Policy 8: Promoting healthy communities

NPPF Policy 9: Protecting Green Belt Land

NPPF Policy 11: Conserving and enhancing the natural environment

NPPF Policy 12: Conserving and enhancing the historic environment

*Para. 162 (Infrastructure), P. 165 – 168 (Environment), P. 169 – 170 (Historic Environment). P. 171 (Health & Well-being). P. 178 – 181 (Planning strategically across local boundaries). P. 183 to 185 (Neighbourhood Plans).*

### Relevant Supplementary Planning Documents (SPD's)

Connecting Cornwall 2030 Implementation Plan and Truro & Roseland Schedule, Cornwall Infrastructure Needs Assessment 2013

A Green Infrastructure Strategy for Cornwall – A strategic framework – April 2012

## 3.5 Objective 5: Quality of design

3.5.1 The Plan will ensure that all new development will be of high quality design aiming to:

- Be informed by local area design, character appraisal and management guidance to reflect scale and style and use of building materials that reflect the character and appearance of the settlement and the rural environment
- Protect the quality of public views within, from and between settlements – conserving the rural character of the farmed and wooded landscape
- Include gardens of an appropriate scale to the property in all new developments

<sup>17</sup> Sustainable Energy Action Plan (SEAP) for a Green Cornwall – August 2013, pp. 12.

## Quality of design - Reasons

- 3.5.2 The NPPF and the Cornwall Local Plan Strategic Policy Document identify the importance of achieving high quality of design in new developments<sup>18</sup>. Community consultation has also identified support for achieving high quality design with a very clear majority of respondents (89%) to the Community Questionnaire<sup>19</sup> identifying that all new development within the parish should be high quality design and should reflect the character of the locality, with regard to position, design and use of building materials. There was also majority of support by respondents (64%) to have a Design Statement for Feock Parish (see the Evidence Base Section 2 Spatial and Character Appraisal, Issues and Opportunities). The combination of the Plan policies, the settlement character assessment in the Evidence Base Summary, the Carnon Downs Design Guide 2010 and the Cornwall Design Guide 2013 will provide adequate guidance to developers to help them to achieve high quality designed development within the parish.
- 3.5.3 Design guidance for the area is provided for Carnon Downs in the Carnon Downs Design Guide 2010; the Devoran Conservation Area Appraisal and Management Plan 2010 and further character appraisal information in the Cornwall Industrial Settlements Initiative (Devoran 2002), Cornwall and West Devon Mining Landscape Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013 - 2018, Cornwall AONB Management Plan (2016-2020) and Cornwall Landscape and Historic Landscape Character assessments. Developers should consider all relevant advice and guidance provided within these documents to inform the design of their development proposals and clearly demonstrate this in accompanying design and access statements.
- 3.5.4 Other than the main settlements of Carnon Downs, Devoran, Point and Penpol, Feock and Restronguet Point the parish is largely rural with dispersed hamlets and farmsteads. It is important that development respects the character and appearance of its rural setting and the does not detract from the high quality landscape and seascape of the parish in line with Policies BIO1, BIO2, BIO3, HE1, LS1, LS2 and G1.
- 3.5.6 Policy D1 recognises the importance of the provision of adequate private garden/amenity space to be of an appropriate scale to the property in all development, to ensure that residents are provided with sufficient private amenity space for their well-being.

### **Policy D1: Design quality**

The design of all development, including new housing should:

- Respect and reflect local character and identity, through sensitive siting, design, scale, and use of materials.
- Follow the design guidance set out in county wide and other relevant local design guides.

<sup>18</sup> Cornwall Local Plan: Strategic Policy Document 2010 - 2030: Policy 12 and 13

<sup>19</sup> Feock Neighbourhood Development Plan – Community Questionnaire Executive Summary 11<sup>th</sup> March 2014, pp. 19.

- Provide garden amenity spaces in an appropriate scale to the type and size of the dwelling and to reflect the character of the local context and the proportion of built development to open space.
- Minimise impact of development on the landscape and provide mitigation for any adverse impacts identified.
- Encourage the use of professional design services and local craftsmen

## Sustainability

These policies aim to contribute to sustainable development by:

- Promoting high quality, locally distinctive design, sustainable land use and sustainable built environment.
- Protecting the natural and historic environment and its use and enjoyment.
- Meeting the needs of the local community as a whole in terms of general market, affordable, acceptable and decent housing.
- Ensuring as far as is reasonable that homes and the local environment provide adequate amenity for the wide range of families in the community, reducing the need for such amenity to be sourced outside the area.

## Relevant planning policies

### Cornwall Local Plan: Strategic Policy Document 2010 - 2030

Policy 1: Presumption in favour of sustainable development

Policy 2: Key targets and Spatial Strategy

Policy 3: Role and function of places

Policy 6: Housing Mix

Policy 7: Housing in the Countryside

Policy 8: Affordable Housing

Policy 9: Rural Exception Schemes

Policy 12: Design

Policy 13: Development Standards

Policy 16: Health and well-being

Policy 21: Best use of land and existing buildings

Policy 23: Natural Environment

Policy 25: Green Infrastructure

### Relevant Supplementary Planning Documents (SPD's)

Cornwall & West Devon Mining Landscape World Heritage Site Management Plan 2013 – 2018

Devoran Conservation Area Appraisal & Management Plan March 2010

Cornwall Industrial Settlements Initiative - Devoran December 2002

Carnon Downs Design Guide and Local Development Order 2010

Cornwall AONB Management Plan 2011 - 2016

Cornwall Coastal Management Plan

Cornwall Maritime Strategy 2012

Cornwall Draft Affordable Housing SPD January - March 2014

### Relevant Documents

Appendix 3 - Feock Local Heritage List

Appendix 9 - Feock Development Checklist

Spatial and Character Appraisal (Section 2 the Evidence Base)



Carnon Downs Design Guide (2010)  
Cornwall Design Guide (2013)

### **The National Planning Policy Framework – March 2012**

NPPF Policy 6: Delivering a wide choice of high quality homes

NPPF Policy 7: Requiring good design

P. 178 – 181 (Planning strategically across local boundaries). P. 183 to 185 (Neighbourhood Plans).

## **3.6 Objective 6: Housing**

3.6.1 The Feock parish allocation via Cornwall Council for the Truro and Roseland Community Network Area for the period of the Cornwall Local Plan is based on a pro rata rate formula based on the number of dwellings in each parish to divide the number of dwellings remaining at the time of calculations and the figure was 108 dwellings as at August 2016. This figure has been reduced since that date by approvals noted below at Point Road and Quenchwell Road, Carnon Downs, leaving a net figure in the region of 80 dwellings to the year 2030, subject to review, local need criteria and infrastructure capability as detailed in other parts of this plan.

3.6.2 The Plan will provide for a limited amount of small-scale housing to meet local needs. It will do this through:

- Identifying and acknowledging existing boundaries of the built up area (formerly the settlement boundaries) and identify those edges that are critical or sensitive (see Section 1.4 of the Plan and Appendix 2 figures 3a, 4a, 5a, 6a, 7a and Appendix 7)
- Identifying, confirming and where necessary reviewing, the settlement boundaries and identifying those that are critical or;
- Prioritising collaborative partnerships with one or more Housing Associations to bring forward affordable housing led schemes<sup>20</sup> (where required to meet local need) on rural exception sites<sup>21</sup> and infill sites.
- Supporting the redevelopment of previously developed sites to housing and to mixed uses where this would not cause undue detriment to residential amenity or the character of the locality
- Ensuring that in aggregate over the period of the plan housing developments include a suitable mix of accommodation types to meet local needs, including starter dwellings for young residents and for the elderly and disabled (single storey and lifetime homes)

### **Housing policy**

3.6.3 Our policies seek to meet the aims of both national and local planning policy and secure a housing land supply which meets local needs<sup>22</sup>.

<sup>20</sup> *Cornwall Local Plan: Strategic Policy Document 2010 - 2030: Policy 8 and 9. See also Appendices 4 and 5 of this Plan.*

<sup>21</sup> *Cornwall Council Affordable Housing SPD. Definition of Local Needs Pp16-18 and paragraph 54 of the NPPF*

<sup>22</sup> *National Planning Policy Framework (March 2012); Cornwall Local Plan: Strategic Policy Document 2010 – 2030 and Cornwall Council Affordable Housing SPD P9 para. 2.1.3.*

- 3.6.4 Future development proposals will be assessed against the residual housing allocation for the parish.
- 3.6.5 Our housing policies will be informed, where appropriate, by existing Supplementary Planning Guidance such as that contained within the Devoran Conservation Area Management Plan 2010, the Carnon Downs Design Guide 2010, current guidance relating to Areas of Outstanding Natural Beauty, World Heritage Site and other site or area specific legislation and guidance.
- 3.6.6 The neighbourhood planning process has carried out community consultation regarding historic housing supply and current housing need. The findings from that consultation have been analysed and assessed against current relevant planning policy (national and local) and provide the evidence and justification for the housing objectives and the policies that will help to deliver sufficient housing development to meet the requirements and aspirations of the local community.
- 3.6.7 The supply of small-scale housing developments, dispersed throughout the parish, where it is required to meet local needs, is very important to Feock Parish Council and the community as shown by 89% of the respondents to the Community Questionnaire who would support or consider supporting affordable housing provision within the parish<sup>23</sup>.
- 3.6.8 The 2011 National Census identifies 1,649 dwellings within the parish. The draft Housing Report<sup>24</sup> records that the majority of houses, namely 1,415 were owner occupied, 130 are private rented and 32 were living rent free; with affordable housing accounting for 13 as shared ownership, and 59 as social rented.
- 3.6.9 Assessment of Feock Parish Council planning records from mid-2009 to April 2017 confirmed that over this period, an average of 6 new open market windfall dwellings per year have been approved. This continuing trend will help deliver a sustainable level of housing provision over the term of the Plan. These figures do not include permission granted in July 2015 on land known as “Trevince”, Bissoe Road, Carnon Downs, which is now complete and has provided 42 new homes, of which 16 are affordable to meet local needs. Further recent permissions as yet unbuilt have been granted for a total of 29 dwellings spread between two sites at Point Road and Quenchwell Road in Carnon Downs. Both of these approved developments have achieved at least a 50% ratio of affordable to open market dwellings.
- 3.6.10 Historically very small numbers of affordable dwellings have been provided in the last 20 years.
- 3.6.11 Policies in the Plan for affordable housing led schemes on rural exception sites, combined with existing permissions and the continuing trend towards plot subdivision and infill (which have been taken into account when reviewing the

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<sup>23</sup> Feock Neighbourhood Development Plan - Community Questionnaire Executive Summary (11<sup>th</sup> March 2014).

<sup>24</sup> Feock Neighbourhood Development Plan Evidence Base Summary

settlement boundaries in the plan area) are considered adequate to meet a supply of housing land in the parish throughout the plan period.

- 3.6.12 The Plan supports the approach of Policy 21<sup>25</sup> in the Cornwall Local Plan Strategic Policies Document where it refers to previously developed land and buildings, despoiled land and the sub division of properties or conversion of vacant properties and safeguarding agricultural land.
- 3.6.13 Reflected in Policy H2, “viability” is a major concern to Feock Parish Council and the community, as any new housing development, in particular affordable housing or cross-subsidy schemes, should meet the requirements of the Cornwall Local Plan: Strategic Policy Document 2010 - 2030<sup>26</sup>. Any such development proposal should submit a detailed Economic Viability Appraisal (EVA) to accompany the planning application where it proposes not to meet the affordable housing requirement in full.
- 3.6.14 Policy H2 reflects the responses of the community consultation through the neighbourhood planning process which have shown a clear preference for small-scale housing development where required to meet local needs. Such small scale, affordable housing-led schemes should be located on small-scale rural exceptions sites adjacent to existing settlements throughout Feock Parish and will need to comply with Policy 9 of the Cornwall Local Plan. In order to align with community aspirations and requirements and national and local planning policy, Policy H2 limits the scale of housing development to no more than 15 dwellings on each small-scale development (dispersed throughout the parish). This aims to meet the community requirements to maintain the scale and character of the rural settlements and surrounding countryside. It will be considered along with the requirements of Policy 6 Housing Mix, of the Cornwall Local Plan.
- 3.6.15 To ensure that affordable housing on rural exception sites meets local needs for people with a qualifying connection to the parish, occupants will be expected to meet Cornwall Council’s local connection criteria<sup>27</sup>. It is clear from community consultation that affordable housing provision should be subject to a formal agreement to retain it in perpetuity, so that the affordable housing provision is not lost.
- 3.6.16 Policy H3 is designed to address the “specific” need identified through community consultation for dwellings of 1, 2 and 3 bedroom to provide accommodation for young people (first homes), the elderly (to enable downsizing within the parish) and to meet the needs of disabled residents of all ages. The latter, reflected through the consultation process, identified that 33% (1,222 people) of the population is aged 65+. Feock has a significantly higher proportion of population aged 65+ compared to Cornwall, 22%<sup>28</sup>. The Plan supports the approach of Policy 6 in the Cornwall Local Plan: Strategic Policy Document 2010 - 2030, where it refers to achieving a mix of housing types to meet local needs<sup>29</sup>.

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<sup>25</sup> *Cornwall Local Plan: Strategic Policy Document 2010 – 2030 Policy 21.*

<sup>26</sup> *Cornwall Local Plan: Strategic Policy Document 2010 – 2030 Policy 10. See also Appendices 4 and 5 of this Plan.*

<sup>27</sup> *Cornwall Council Affordable Housing SPD . Local connection criteria, Appendix 6. Pp56-57.*

<sup>28</sup> *Feock Neighbourhood Development Plan: Evidence Base Summary*

<sup>29</sup> *Cornwall Local Plan: Strategic Policy Document 2010 – 2030 Policy 6.*

3.6.17 Policy H3 of the Plan also reflects a view that affordable housing led developments on rural exception sites might be designed at the outset to provide for some 1 and 2 bedroom units to allow for small future extensions, examples being a later loft conversion or an extension in a rear garden. That initial design might then allow for the future needs of occupants who might not wish to move home when circumstances change, so that they might then have an opportunity to remain in the locality.

3.6.18 Proposals for housing development outside existing settlement boundaries in the open countryside will be strictly controlled. Policy 7 of the Cornwall Local Plan states that:

The development of new homes in the open countryside will only be permitted where there are special circumstances. New dwellings will be restricted to:

1. Replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location; or
2. The sub division of existing residential dwellings; or
3. Reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting. The building to be converted should have an existing lawful residential or non-residential use and be ten years old or greater; or
4. Temporary accommodation for workers (including seasonal migrant workers), to support established and viable rural businesses where there is an essential need for a presence on the holding, but no other suitable accommodation is available and it would be of a construction suitable for its purpose and duration; or
5. Full time agricultural and forestry and other rural occupation workers where there is up to date evidence of essential need of the business for the occupier to live in that specific location.

3.6.19 It is considered important to limit the size of replacement dwellings (i.e. not taking into account any ancillary buildings) to protect the character and appearance of the local context.

3.6.20 The Plan also supports the approach of the Cornwall Council Affordable Housing SPD to encourage self-build housing proposals for local need on sites within and well related to the settlement boundaries.

3.6.21 Feock Parish Council has resolved to review the Plan on a four yearly basis in line with electoral changes to respond to any changes in national or local policy or issues raised by parties regarding the operation of the Plan (e.g. the ability of the policy mechanisms to help to deliver housing and other developments to meet local needs).

3.6.22 There is currently no local policy or national legislation which can ban or limit second home or holiday home ownership. However, Feock Parish Council, as the implementing body for the Plan, is very aware from responses to its Community Questionnaire and other consultations, that this is a matter of considerable local concern with over 70% of respondents favouring limits on holiday and second home ownership. The housing policies in the Plan are designed specifically with local people in mind and although Feock Parish Council would seek, where possible, to discourage second home ownership and can recommend that conditions of occupation are placed upon certain types of new dwelling, it is unable to legislate or impose enforceable terms of occupation in a way which could be interpreted as a ban on second home or holiday home ownership.

3.6.23 All affordable housing led schemes on rural exception sites (whether approved before or during the period of the Plan) shall be deemed not to have extended the settlement or its boundaries as identified in the Plan.

#### **Policy H1: Small-scale “infill and rounding off” housing development**

Small-scale infill or rounding off development within the settlement boundaries (as defined in Figures 2, 3, 4, 5, 6, 7, and 8 in Appendix 2), or within other rural hamlets will be approved where development:

- Is an infill scheme which fills a small gap in an otherwise continuous built frontage and does not physically extend the settlement into the open countryside. Proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished;
  - Is a rounding off scheme which involves the rounding off of a settlement and does not visually extend building into the open countryside
- Involves development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role;
- Conserves and enhances the settlement’s special historic, architectural and landscape character – in particular within or adjacent to the AONB, the World Heritage Site and the Devoran Conservation Area
  - Does not cause detriment to the residential amenity of any existing or neighbouring dwellings (eg through loss of privacy) or to the character of the locality and it provides a safe means of access.”

#### **Policy H2: Small-scale affordable rural exception schemes**

Proposals for small-scale, affordable housing led schemes to meet local housing needs on rural ‘exception sites’ dispersed throughout Feock Parish and in line with relevant policies within this Plan will be supported provided that:

- There are no more than 15 dwellings on individual development sites;
- They comprise 100% affordable housing, unless it can be clearly shown that a scheme will not be viable without the inclusion of a limited amount of market housing to cross-subsidise the provision of affordable housing to meet local needs and in any event comprising no less than 50% affordable housing;
- The development is required to meet an identified local housing need for Feock Parish, as recorded by Cornwall Council;

- The development is adjacent to or well-related to the existing settlement boundaries identified in the Plan (see Figures 2, 3, 4, 5, 6, 7, and 8 in Appendix 2)
- Development of the site would conserve and enhance the settlement's special historic, architectural and landscape character, in particular within or adjacent to the AONB, the World Heritage Site and the Devoran Conservation Area and their settings.
- Development avoids the use of the best and most versatile agricultural land and those settlement edges identified as 'Critical' or 'Sensitive' (see Appendix 7).
- Such development is not used to extend the existing boundaries of the built up area

### **Policy H3: Housing mix**

Proposals for affordable housing led rural exception schemes will be supported where they provide accommodation sizes, types and affordability and tenure as appropriate to meet local needs including a mix of one, two and three bedroom units; "Lifetime Homes"; homes that meet the needs of disabled residents and first homes for young people. Such proposals will be encouraged where the initial construction design enables a proportion of the new homes (particularly one and two bedroom units) to be extended/enlarged in the future to allow for the changing needs of occupants (an example being a young family in a first home).

## **Sustainability**

These policies aim to contribute to sustainable development by:

- Supporting a sufficient quantity of good quality housing, to meet the needs of all sections of society and;
- Contributing to meeting local housing needs through the development of appropriate windfall and affordable housing led rural exception sites
- Comply with local design guidance

## **Relevant planning policies**

### **The National Planning Policy Framework (March 2012)**

NPPF Policy 1: Building a strong, competitive economy

NPPF Policy 4: Promoting sustainable transport

NPPF Policy 6: Delivering a wide choice of high quality homes

NPPF Policy 7: Requiring good design

NPPF Policy 10: Meeting the challenge of climate change, flooding and coastal change

NPPF Policy 11: Conserving and enhancing the natural environment

P.178 – 181 (Planning strategically across local boundaries). P.183 to 185 (Neighbourhood Plans).

### **Cornwall Local Plan: Strategic Policy Document 2010 - 2030**

Policy 1: Presumption in favour of sustainable development

Policy 2: Key targets and Spatial Strategy

Policy 3: Role and function of places

Policy 6: Housing Mix

Policy 7: Housing in the Countryside

Policy 8: Affordable Housing

Policy 9: Rural Exception Schemes

Policy 10: Managing Viability

Policy 12: Design

Policy 13: Development Standards

Policy 21: Best use of land and existing buildings

Policy 23: Natural Environment  
Policy 24: Historic Environment  
Policy 25: Green Infrastructure  
Policy 26: Flood risk management and coastal change  
Policy 27: Transport and Accessibility  
Policy 28: Infrastructure

#### **Relevant Community Consultation/Supplementary Planning Documents (SPD's)**

Balancing Housing Markets 2008 - Policy BHM 5: Exception Sites  
Cornwall Draft Affordable Housing SPD January - March 2014  
Feock Parish Housing Need information Cornwall Council May 2013  
Cornwall Strategic Housing Land Availability Assessment – September 2013  
Feock Neighbourhood Development Plan Draft Housing Evidence Report December 2013  
Cornwall Design Guide 2013  
Carnon Downs Design Guide (2010)  
Cornwall AONB Management Plan 2016-2020  
Cornwall Biodiversity Action Plan Volume 4: Priority Projects 2011  
Cornwall & West Devon Mining Landscape World Heritage Site Management Plan 2013 – 2018  
Devoran Conservation Area Appraisal & Management Plan March 2010  
Cornwall Industrial Settlements Initiative - Devoran December 2002  
Cornwall Historic Landscape Characterisation (1994 & 1998)  
Feock Parish Neighbourhood Development Plan - Listed Buildings, Scheduled Monuments and Local Heritage List April 2014  
Pevsner Guide to Cornwall 2014  
Feock Parish Housing Needs Survey December 2013  
National Census 2011  
Feock Neighbourhood Development Plan – Community Questionnaire Executive Summary 11<sup>th</sup> March 2014.  
Feock Neighbourhood Development Plan – Business Survey Analysis Report 12<sup>th</sup> March 2014.  
Feock Neighbourhood Development Plan – Youth Survey Analysis Report 9<sup>th</sup> January.  
Feock Neighbourhood Development Plan – Wish Tree Survey Analysis Report 26<sup>th</sup> June 2014.

### **3.7 Objective 7: Economy and jobs**

3.7.1 The Plan will help to support local business and create new jobs by:

- Ensuring existing employment sites are safeguarded as employment use wherever possible and appropriate in line with policy
- Supporting and promoting existing and new business premises and uses in suitable locations within the parish
- Protecting and improving the vitality of existing villages and the rural economy
- Supporting homeworking and new mixed use developments to enable people to work from home
- Supporting training and apprenticeships schemes for young people
- Support the expansion and growth of existing business where additional jobs will be created and safeguarded, subject to suitability of the type of

business use, its location, design, scale and impact of the proposal on the location and neighbouring properties

- Existing employment land/businesses will be protected and enhanced and new employment opportunities will be created where appropriate
- We will support a change to mixed uses on employment land where it can be demonstrated through a satisfactory viability assessment that the business use is no longer viable and or suitable
- Encourage and support the use of opportunities provided by new technology, such as Superfast Broadband.

### **Economy and jobs policy – reasons**

3.7.2 The Business Survey<sup>30</sup> and Community Questionnaire<sup>31</sup> identified that there is a varied and good mix of businesses dispersed throughout the parish. 44 businesses responded to the survey, which is over 60% showing over 350 individuals employed within the parish of Feock. In fact the number is likely to be greater as not all businesses responded to the survey. The majority of the businesses in the parish described themselves as service providers, with a small amount involved in retail activity. It is interesting to note that at least one business is involved in manufacturing.

3.7.3 The majority (68%) of responding businesses have been operating for more than 10 years, which indicates they are strong and well established (being family run). An even larger number have been operating for more than 3 years in a very difficult economic climate. Well over half of those businesses are expecting to have continued or moderate growth in the coming years.

3.7.4 The customer base for most businesses is largely within a 30-mile radius of where they are based. A very small proportion of those businesses trade elsewhere in the UK and internationally.

3.7.5 There is good support for Start-Up Businesses and respondents suggested possible sites for suitable premises<sup>32</sup>. New businesses should be located in existing light industrial areas (see Figure 13 in Appendix 2) or in close proximity to existing sites. Community consultation also identified that the current local employment opportunities are considered to be poor. The Business Survey and Youth Survey<sup>33</sup> also identified a need for local apprenticeships and training opportunities.

3.7.6 The Community consultation identified that the community wishes to support local business and would therefore not be supportive of loss of businesses unless it could be demonstrated that the business use of the premises is no longer viable, in line with Policies 3 and 4 of the of the Cornwall Local Plan<sup>34</sup>.

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<sup>30</sup> *Feock Neighbourhood Development Plan – Business Survey Analysis Report 12<sup>th</sup> March 2014* pp.4-6.

<sup>31</sup> *Feock Neighbourhood Development Plan – Community Questionnaire Executive Summary 11<sup>th</sup> March 2014* pp. 26-30.

<sup>32</sup> *Feock Neighbourhood Development Plan – Business Survey Analysis Report 12<sup>th</sup> March 2014* pp.11-12. *Feock Neighbourhood Development Plan – Community Questionnaire Executive Summary 11<sup>th</sup> March 2014* pp. 26-30.

<sup>33</sup> *Feock Neighbourhood Development Plan – Business Survey Analysis Report 12<sup>th</sup> March 2014*, pp. 13-14. *Feock Neighbourhood Development Plan – Community Questionnaire Executive Summary 11<sup>th</sup> March 2014*, pp. 29-30. *Feock Neighbourhood Development Plan – Youth Survey Analysis Report 9<sup>th</sup> January*, pp. 12-15.

<sup>34</sup> *The Cornwall Local Plan Strategic Policy Document Policy 3: Role and Function of Places*, pp13-15. *4: Shopping, services and community facilities*, pp15-17.



3.7.7 The community wishes to support sustainable living and working within the parish. The community consultation identified that of the employees travelling to work a very high proportion travel from at least 5 miles away and are no doubt travelling into the area from Truro, Falmouth, Camborne and Redruth and other communities close by. People who work in the parish identified a lack of affordable housing as a key issue which prevents them from living closer to their place of work in the parish. The issue of lack of affordable housing within the parish was also highlighted throughout all community consultation in particular the Community Questionnaire. The Business Survey; Youth Survey and the Wish Tree identifying that there is good interest from people working within the parish who would wish to live closer to their place of work.

**Policy ECON1: Protection and enhancement of existing employment land/sites and creation of new employment opportunities**

Proposals for new employment uses or the change of use from or to employment uses will be supported where they would:

- Safeguarding existing employment sites defined in Appendix 13 as Sites 1,2,3 and 4 by retaining and promoting a diverse mix of businesses across the parish including tourism, retail, education, health and service sectors that provide a valuable service to the community and visitors
- Not result in the loss of business premises used for A1, A2, A3, A4, A5, B1, B2, B8, C1 and C2 to other uses unless it can be demonstrated that the business use of the premises is no longer viable.
- Provide small-scale start-ups within the parish located on existing employment sites where traffic will not be an issue.
- Support training and apprenticeship opportunities to support local business
- Be of a high quality design (meeting the requirements of Building Research Establishment Environmental Assessment Methodology (BREEAM)) and seek to be affordable in terms of rent/lease to enable these new businesses to create jobs that are high value.
- Provide adequate parking arrangements for the size and function of accommodation.

**Sustainability**

These policies aim to contribute to sustainable communities by:

- Supporting a balanced and low carbon economy that meets the needs of the area.
- Promoting a diverse range of quality employment opportunities.
- Maximizing accessibility for all to the necessary education, skills and knowledge to play a full role in society.
- Promoting and achieving high quality, locally distinctive design, sustainable land use and sustainable built environment.
- Meeting the need for affordable housing.

**Relevant planning policies**

**The National Planning Policy Framework – March 2012**

NPPF Policy 1: Building a strong, competitive economy

NPPF Policy 2: Ensuring the vitality of town centres

NPPF Policy 3: Supporting a prosperous rural economy  
NPPF Policy 4: Promoting sustainable transport  
NPPF Policy 5: Supporting high quality communications infrastructure  
NPPF Policy 6: Delivering a wide choice of high quality homes  
NPPF Policy 7: Requiring good design  
NPPF Policy 10: Meeting the challenge of climate change  
NPPF Policy 11: Conserving and enhancing the natural environment  
*P.178 – 181 (Planning strategically across local boundaries). P183 to 185 (Neighbourhood Plans).*

#### **Relevant Community Consultation /Supplementary Planning Documents (SPD's)**

Feock Neighbourhood Development Plan – Business Survey Analysis Report 12<sup>th</sup> March 2014.  
Feock Neighbourhood Development Plan – Community Questionnaire Executive Summary 11<sup>th</sup> March 2014  
Feock Neighbourhood Development Plan – Youth Survey Analysis Report 9<sup>th</sup> January. Cornwall & Isles of Scilly Local Enterprise Partnership (LEP) Economic Strategy For Cornwall & Isles of Scilly 2012-2020

#### **Cornwall Local Plan: Strategic Policy Document 2010 - 2030**

Policy 1: Presumption in favour of sustainable development  
Policy 2: Key targets and Spatial Strategy  
Policy 3: Role and function of places  
Policy 4: Shopping, services and community facilities  
Policy 5: Jobs and Skills  
Policy 12: Design  
Policy 13: Development Standards  
Policy 14: Renewable and Low Carbon Energy  
Policy 21: Best use of land and existing buildings  
Policy 23: Natural Environment  
Policy 24: Historic Environment  
Policy 25: Green Infrastructure  
Policy 26: Flood risk management and coastal change  
Policy 27: Transport and Accessibility  
Policy 28: Infrastructure

### **3.8 Objective 8: Getting around**

3.8.1 The Plan will support schemes that improve accessibility and traffic management both within Feock Parish and to surrounding areas by:

- Supporting and promoting public transport provision which meets local needs
- Improving existing pedestrian and cycle connections; and supporting new connections to both local and wider networks with additional cycle rack facilities in safe and accessible locations within the parish
- Supporting traffic management proposals which improve pedestrian and cyclist safety within the parish
- Protecting and enhancing existing parking and ensuring development proposals include adequate car parking to meet current and future needs of occupants/users including visitors

### Getting around policy - reasons

- 3.8.2 The community consultation, in particular the Community Questionnaire (October 2013), identified that public transport within the parish was of particular importance to the local community. The 2011 Census reports that 9% of households in the parish do not have access to a car or van compared to 17% across Cornwall. Residents depend on cars for transport inside and outside the parish, however a sizeable minority rely on public transport, which whilst generally seen as adequate does not satisfy all users (or potential users).
- 3.8.3 Along with the local bus services provided by large franchise holders, there are also a number of community buses and school buses which are not used for other services, and a significant number of chartered coaches which bring tourists to and from attractions such as Trelissick Gardens. As a guide in 2008/9 14% of visitors to Cornwall arrived by bus or coach. Feock Parish Council is responsible for the provision and maintenance of bus shelters: these vary in quality across the parish area.
- 3.8.4 Respondents to the Community Questionnaire (and the Youth and Business Surveys) have asked for significant changes in public transport, despite a high overall level of respondents describing public transport as adequate or better (95%). There were nevertheless many calls for more and better bus services and to possibly replace services that have been withdrawn due to cuts, but for which there is still a proven need.
- 3.8.5 There is no operational airport within the parish, however private aircraft are used occasionally by some property owners in rural Feock.
- 3.8.6 Local ferry services operate on the Fal River all year round, subject to tide and weather conditions. These services provide links from Feock to Falmouth and Truro, and are primarily used by visitors. The King Harry Ferry is a strategically important ferry link between Feock and communities on the Roseland Peninsula, and is used by commuter; businesses; residential and visitor traffic.
- 3.8.9 The responses to the Community Questionnaire highlighted better provision for walking and cycling as a high priority for the area. Feock parish's scenic landscape and coastline make it popular for walkers, cyclists and equestrians alike. 0.1 miles of urban footpath provide access within the parish and 26.7 miles of public rights of way, comprising designated footpaths, byways and bridleways. Landowners and the local authority share responsibility for local rights of ways.
- 3.8.10 Despite praise for footpaths in the parish, some are in poor condition. The responses from the community consultation support the view that the parish council should promote footpaths use, join routes together for better connectivity and undertake maintenance wherever Cornwall Highways is unable to provide this service.
- 3.8.11 The Parish Council will seek to investigate and/or create a sustainable transport network and improve cycle ways, separating cycle and footpaths where safety could be an issue. In particular, a safe route from Devoran through Perranarworthal is urgently needed. There were many ideas regarding new cycle racks, but the

suggestions mainly related to points of interest such as shops, pubs, village halls and churches, and close to bus stops. New cycle racks could also be placed in scenic areas to allow people to 'jump off' and explore the area. See Figure 12 in Appendix 2 for existing and proposed main amenity routes.

3.8.12 A section of the Sustrans National Cycle Network is located in the parish. Within this network there are 4.3 miles of cycle network as a part of the Bissoe Mineral Tramway.

3.8.13 Historically within the parish, the traffic network is relatively safe, however records show between 1999 and 2010 three people died while undertaking a journey on parish roads, and many more people suffered injury, in some cases life changing injuries. Feock Parish Council has committed to extending speed limits away from existing village settlements and rationalising limits in accordance with emerging national policy.

3.8.14 The majority (51% and 57%) of respondents to the community consultation do not support new road markings and changes to speed limits in the parish. However, a third of respondents to the Community Questionnaire (36% and 29%) who were supportive of changes identified key priorities including a 20mph blanket restriction in villages and/or residents' parking in Devoran. However in some areas existing restrictions are appropriate but not properly enforced. Potential solutions suggested by respondents to the Community Questionnaire include a community speed watch scheme. Speed humps, however, were not well regarded by respondents to the questionnaire and on this basis other road surface traffic calming measures could be considered.

3.8.15 Generally parking is felt to be good, especially in Feock village, but there are 'hot spots' especially in Carnon Downs and the centre of Devoran. The comments support the following specific projects, which the parish council could bring forward working with local partners. The parish council will seek ways to provide solutions to these hotspot areas.

## Policies

### **Policy GA1: Public transport provision**

Proposals should support the retention of existing public transport including the vital service provided by the King Harry Ferry to meet local needs by:

- Liaising with public transport providers to ensure that timetables and stops align with users requirements and habits
- Ensuring the provision of public transport connections to community facilities and services
- Continuing to support the Feock Community Transport Scheme

### **Policy GA2: Pedestrian and cycle routes**

Development will be supported where it would improve pedestrian and cycle connections within Feock Parish and surrounding areas as shown on the Feock Parish existing and proposed routes map in figure 12 of Appendix 2, by:

- Promoting the use of pedestrian routes and cycle ways within the parish and surrounding area

-Improving the maintenance and signage of public rights of way within the parish  
-Improving existing and recommending new footways adjacent to highways to improve pedestrian safety  
-Providing safe and pleasant cycle ways and connecting points within the parish and connecting to surrounding areas  
-Where development opportunities allow, creating new walking and cycle ways to connect with the existing route network (for example through Section 106 agreements with developers) to enhance accessibility (and green infrastructure) within the parish and to surrounding areas. These should be sympathetic to local character.

### **Policy GA3: Provision of adequate parking**

Development proposals will be supported where they:

- Protect and improve existing parking provision
- Include adequate car parking to meet current and future needs of occupants/users, including visitors

### **Sustainability**

These policies aim to contribute to sustainable development by:

- Encouraging the use of more sustainable forms of transport
- Promoting safer communities
- Promoting community engagement in a diverse range of health and wellbeing, educational, sporting, recreational and cultural activities, creating active and healthier communities for all

### **Relevant planning policies**

#### **The National Planning Policy Framework – March 2012**

NPPF Policy 1: Building a strong, competitive economy

NPPF Policy 3: Supporting a prosperous rural economy

NPPF Policy 4: Promoting sustainable transport

NPPF Policy 6: Delivering a wide choice of high quality homes

NPPF Policy 7: Requiring good design

NPPF Policy 8: Promoting healthy communities

*P. 162 (Infrastructure). P. 160 (Business). P.178 – 181 (Planning strategically across local boundaries). P. 183 to 185 (Neighbourhood Plans*

#### **Relevant Supplementary Planning Documents (SPD's)**

Connecting Cornwall 2030 Implementation Plan and Truro & Roseland Schedule, Cornwall Infrastructure Needs Assessment.

A Green Infrastructure Strategy for Cornwall – A strategic framework – April 2012

#### **Cornwall Local Plan: Strategic Policy Document 2010 - 2030**

Policy 1: Presumption in favour of sustainable development

Policy 2: Key targets and Spatial Strategy

Policy 3: Role and function of places

Policy 4: Shopping, services and community facilities

Policy 5: Jobs and Skills

Policy 6: Housing Mix

Policy 7: Housing in the Countryside

Policy 8: Affordable Housing

Policy 9: Rural Exception Schemes  
Policy 12: Design  
Policy 13: Development Standards  
Policy 16: Health and well-being  
Policy 23: Natural Environment  
Policy 24: Historic Environment  
Policy 25: Green Infrastructure  
Policy 27: Transport and Accessibility  
Policy 28: Infrastructure

#### Relevant evidence

Cornwall Council – Traffic Statistics 2009  
Cornwall Council Traffic Statistics Annual Report 2011  
National Census 2011  
FND Plan Community Questionnaire Executive Summary Report 2014

### 3.9 Objective 9: Village hearts and gateways

3.9.1 The Plan will support:

- Enhancement to gateways (entrances) to villages and village centres.

#### Village hearts and gateways – reasons

3.9.2 Our policies meet the aims of both national and local planning policy and seek to enhance the visual appearance and character of the individual settlements and built areas within the parish.

3.9.3 In particular, Carnon Downs and Devoran both have gateways to the villages, which were formerly part of the previous A39 route, but have been left with wide/slip roads as access to the village centres. Character Assessments<sup>35</sup> and community consultation<sup>36</sup> identified recently as part of the neighbourhood plan process and previously as part of the creation of the Feock Parish Plan 2007 have expressed suggestions for improvements to gateways to villages in terms of aesthetic improvement (in particular Carnon Downs and Devoran, see Figures 3 and 4 in Appendix 2, highlighted in light blue) and safety through the provision of safe pedestrian and cycle access between villages and throughout and beyond the parish.

3.9.4 Over recent years there have been improvements to reduce street signage and calm traffic through Carnon Downs with build outs along the highway in Forth Coth; and along Quay Road in Devoran. The community were not supportive of ‘speed humps’ and on this basis the Plan would seek more appropriate road surface and traffic calming measures to be considered to enhance gateways and village centres, such as street tree planting and grass verges, where these would aid the softening of areas and help to regain the rural nature of settlements.

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<sup>35</sup> Feock Neighbourhood Development Plan - Evidence Base Summary

<sup>36</sup> Feock Neighbourhood Development Plan – Community Questionnaire Executive Summary 11<sup>th</sup> March 2014, pp. 29-30

### **Policy VHG1: Support enhancements to village hearts and gateways**

Proposals to enhance gateways and centres of individual settlements e.g. Carnon Downs and Devoran, (see the proposals map for Carnon Downs and Devoran figures 3a and 4a in Appendix 2) will be supported where they reinforce and enhance the character and appearance of that locality.

### **Sustainability**

These policies aim to contribute to sustainable development by:

- Promoting and achieving high quality, locally distinctive design, sustainable land use and sustainable built environment.
- Protecting the natural and historic environment and its use and enjoyment.

### **Relevant planning policies**

#### **The National Planning Policy Framework – March 2012**

NPPF Policy 1: Building a strong, competitive economy

NPPF Policy 3: Supporting a prosperous rural economy

NPPF Policy 4: Promoting sustainable transport

NPPF Policy 7: Requiring good design

NPPF Policy 8: Promoting healthy communities

NPPF Policy 11: Conserving and enhancing the natural environment

NPPF Policy 12: Conserving and enhancing the historic environment

#### **Cornwall Local Plan: Strategic Policy Document 2010 - 2030**

Policy 1: Presumption in favour of sustainable development

Policy 2: Key targets and Spatial Strategy

Policy 4: Shopping, services and community facilities

Policy 5: Jobs and Skills

Policy 12: Design

Policy 13: Development Standards

Policy 16: Health and well-being

Policy 23: Natural Environment

Policy 24: Historic Environment

Policy 25: Green Infrastructure

Policy 27: Transport and Accessibility

Policy 28: Infrastructure

#### **Relevant Supplementary Planning Documents (SPD's)**

Cornwall & West Devon Mining Landscape World Heritage Site Management Plan 2013 – 2018

Devoran Conservation Area Appraisal & Management Plan March 2010

Cornwall Industrial Settlements Initiative - Devoran December 2002

Carnon Downs Design Guide and Local Development Order (2010)

Cornwall AONB Management Plan 2016 - 2020

Cornwall Coastal Management Plan

Cornwall Maritime Strategy 2012

Feock Parish Plan 2007

### 3.10 Objective 10: Community health and well-being (facilities and services)

3.10.1 The Plan will protect services that meet the needs of the local community and visitors. It will do this through:

- The protection and promotion of existing community facilities and services
- Supporting the provision of new facilities and services to meet the needs of the local community and visitors
- Ensuring that all community facilities and services meet the needs of all sectors of the local community, young people, families, elderly and the disabled, businesses and visitors
- Creating and supporting existing partnerships with local community health and welfare, education, sports/recreation agencies and businesses to bring forward projects to support community health and well-being e.g. outreach prescription collection; micro library service.

3.10.2 Feock Parish neighbourhood area is a thriving community with many valuable community assets such as the village halls, parks, churches, playing fields and popular meeting-places. Devoran is home to an outstanding-rated primary school. There is a very strong community spirit, with many clubs and associations ranging from Pilot Gig Rowing to gardening societies, Brownies and Cubs etc.

3.10.3 Over the last 30 years all shops have been lost in the villages of Devoran and Feock (2 shops, 1 bakery/shop and Post Office in Devoran, and 1 shop in Feock) and the community wishes to seek the retention of existing community facilities and services.

3.10.4 The Plan policies seek to ensure that all community facilities and services meet the needs of all sectors of the local community, young people, families, elderly and the disabled, businesses and visitors/tourists. Therefore where a proposal would lead to the loss of a community facility Policy C1 requires detailed and justified evidence that the facility and/or service is no longer commercially viable.

3.10.5 The community facilities and services serve the community within the parish and in the surrounding areas. The safeguarding of existing and development of new community facilities is fully supported by the community, as identified through respondents to the community consultation, Community Questionnaire<sup>37</sup> in particular.

3.10.6 The patterns of age structure for Feock Parish are broadly consistent between 2001 and 2011 (Census Data). The only real difference is a small increase of 3% in 65+ age group, 33% (1,222 people) of the population are aged 65+. Feock Parish has a significantly higher proportion of population aged 65+ compared to Cornwall, 22%, Regional, 20% and National, 16%. The most striking pattern is the increased proportion of 65+ years olds in Feock (from the 2001 to 2011 Census) compared to Cornwall as a whole (3%, Feock Parish, compared to Cornwall 2%). 18% of Feock

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<sup>37</sup> Feock Neighbourhood Development Plan – Community Questionnaire Executive Summary 11<sup>th</sup> March 2014, pp. 16-18.



Parish population is aged 0-19 years, which is slightly lower than Cornwall (22%), Regional (23%) and National (24%) proportions. 45% of Feock Parish population is aged 25 to 64 years, less than Cornwall (51%), the same as the SW Regional proportion (45%) and considerably less than the National proportion (53%). The LSOA data suggests that there will be a marked increase in population of those aged 45+, particularly 65+ (around 5%) from 2010 to 2021 and 3% increasing 10 to 19 year olds. In recognition of the ageing population and through community consultation an opportunity to engage all members of the community was identified, hence its promotion in Policy C1.

## Policy

### **Policy C1: Protect existing and support new community and cultural facilities and services to meet local needs**

Development proposals will be supported where they provide or contribute to new or improved community and cultural facilities that meet an identified local need in sustainable locations or help to support the retention and enhancement (including the promotion) of existing community facilities (as shown on the Existing community services and facilities map, Figure 14 in Appendix 2)

The loss of existing community and cultural facilities and services will not be supported unless appropriate replacement facilities and services can be provided of equivalent or improved value and in a location that would be appropriate for that community.

## Sustainability

These policies aim to contribute to sustainable development by:

- Protecting existing and supporting the provision of sufficient community facilities and services to meet the present and future needs of all sections of society in the local community and visitors
- Promoting community engagement in a diverse range of health and wellbeing, educational, sporting, recreational and cultural activities

## Relevant planning policies

### **The National Planning Policy Framework – March 2012**

NPPF Policy 1: Building a strong, competitive economy

NPPF Policy 3: Supporting a prosperous rural economy

NPPF Policy 4: Promoting sustainable transport

NPPF Policy 7: Requiring good design

NPPF Policy 8: Promoting healthy communities

### **Cornwall Local Plan: Strategic Policy Document 2010 - 2030**

Policy 1: Presumption in favour of sustainable development

Policy 2: Key targets and Spatial Strategy

Policy 3: Role and function of places

Policy 4: Shopping, services and community facilities

Policy 5: Jobs and Skills

Policy 16: Health and well-being

Policy 27: Transport and Accessibility

Policy 28: Infrastructure

**Relevant Supplementary Planning Documents (SPD's)**

Health & Wellbeing 2013 – 2015 (Cornwall Health & Wellbeing Board)

Health & Wellbeing Strategy – Delivery Plan – Year 1 2013 -2014 (Cornwall Health & Wellbeing Board).

### **3.11 Objective 11: Sustainability and climate change**

3.11.1 The Plan will encourage sustainable communities by:

- Avoiding harm to rivers and the sea, preventing flood risk and minimizing other impacts arising from climate change.
- Supporting small scale community and domestic renewable energy proposals that respect local character and the environment

#### **Sustainability and climate change policy – reasons**

3.11.2 In line with the NPPF and the Cornwall Local Plan Strategic Policy Document , the Plan supports the transition to a low carbon future including waste reduction and recycling. Feock Parish Council recognises that there is a responsibility on all communities to contribute to energy generation from renewable or low carbon sources to help the UK meet its targets (15% renewable energy by 2020 and 80% cut in emissions by 2050).

3.11.3 Local people indicated through the Community Questionnaire<sup>38</sup> that the protection of the coast and creeks should be the highest priority of the Plan. Policy SC1 reflects this priority to ensure that new development is designed to avoid polluting rivers and the sea, is not supported in areas vulnerable to sea level rise and river flooding and mitigates other impacts arising from climate change.

3.11.4 The Plan seeks to support small-scale community and domestic renewable energy proposals to aid sustainable energy production and solar, wave/tidal and wind energy production that respect local character. Community consultation via the Community Questionnaire identified support for appropriate renewables and domestic scale renewable energy developments. The community were not supportive of large scale renewable energy installations due to their possible impact upon the AONB and rural character of the parish and would seek to employ the polices within the Cornwall AONB Management Plan 2011-2016<sup>39</sup>. This is in line with the NPPF<sup>40</sup> that recognises that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

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<sup>38</sup> Feock Neighbourhood Development Plan – Community Questionnaire Executive Summary 11<sup>th</sup> March 2014, pp. 20.

<sup>39</sup> Cornwall AONB Management Plan 2011-2016, pp. 33-35 & pp. 144-149.

<sup>40</sup> National Planning Policy Framework (March 2012).

## Policies

### Policy SC1: Pollution and flood risk

All development should be designed to avoid polluting aquifers, rivers and the sea. Development is not supported in areas identified as vulnerable to flooding in accordance with the NPPF and as identified by the Environment Agency. Development in areas vulnerable to sea level rise as identified in the NPPF must be subject to appropriate mitigating precautions advised by the Environment Agency. Cornwall Local Plan Policy 26- Flood risk management and coastal change also provides detailed guidance which is relevant.

### Policy SC2: Support small-scale renewables

Where appropriate, small-scale/domestic renewables to aid sustainable energy production and rainwater harvesting will be supported where the siting, scale, and design respects local character and the environment and meets the requirements of the Cornwall Renewable Energy Planning Advice adopted March 2016.

## Sustainability

These policies aim to contribute to sustainable development by:

- Helping to reduce Cornwall's contribution to climate change
- Increasing resilience and adapting to climate change
- Reducing the risk of flooding and vulnerability to flooding, sea level rise and coastal erosion.
- Protecting and enhancing the quality of the natural, historic and cultural landscape and seascape.
- Encouraging local food production.

## Relevant planning policies

### The National Planning Policy Framework – March 2012

NPPF Policy 1: Building a strong, competitive economy

NPPF Policy 6: Delivering a wide choice of high quality homes

NPPF Policy 10: Meeting the challenge of climate change, flooding and coastal change

NPPF Policy 11: Conserving and enhancing the natural environment

NPPF Policy 12: Conserving and enhancing the historic environment

P. 162 (Infrastructure). P. 165 – 168 (Environment). P. 169 – 170 (Historic Environment). P.178 – 181 (Planning strategically across local boundaries). P. 183 to 185 (Neighbourhood Plans).

### Cornwall Local Plan: Strategic Policy Document 2010 - 2030

Policy 1: Presumption in favour of sustainable development

Policy 12: Design

Policy 13: Development Standards

Policy 14: Renewable and Low Carbon Energy

Policy 21: Best use of land and existing buildings

Policy 23: Natural Environment

Policy 24: Historic Environment

Policy 25: Green Infrastructure

Policy 26: Flood risk management and coastal change

**Relevant Supplementary Planning Documents (SPD's)**

Cornwall AONB Management Plan 2016-2020

Emerging Cornwall Renewable Energy SPD

CC Renewable Energy FAQs

<http://www.cornwall.gov.uk/media/3626647/Planning-for-Renewable-Energy-FAQs.pdf>

A Green Infrastructure Strategy for Cornwall–A strategic framework–April 2012

Sustainable Energy Action Plan (SEAP) for a Green Cornwall–August 2013