

St Agnes & Perranporth CNA

Events: Community Network Areas Core Strategy Area Based Discussion Paper

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Abi Messenger		Yes		Cornwall Towns / Low, Dispersed / Low		Not dominated, but we have a close functional relationship with Truro. Function of the Perranporth/St Agnes villages is described in the 'Planning for the Future of Small Settlements' research.	St Agnes is fairly self-contained, as is Perranporth	St Agnes has a draw from Mount Hawke,	More facilities in Mount Hawke, no village pub!	I think there is a danger of damaging the very thing that makes St Agnes attractive to live - a nice environment and community spirit. Too much/poorly planned development would make the village very busy in traffic and decrease community cohesion. Perranporth and Mount Hawke both need more community facilities.	No	These comments are noted and will be taken into account in developing the preferred strategy.
Catherine E Grubb	John M Smith	Yes	We are commenting only on the section of this document which relates to our own area, and while we would largely agree with the local spatial priorities which are listed, would point out that they are mostly of that generalised aspirational type which could be applied to almost any other village. There is however a most surprising omission from this list. It is so remarkable that we can only suppose it is deliberate. After having listed those coastal villages' many sites of conservation,							We believe that - aside from small individual sites and in-fills - open market housing within St Agnes should be discouraged and none should ever be allowed on greenfield sites. The focus should be on affordable housing to meet different requirements - for single people, not just for families with children, and for the elderly. Such accommodation, especially if using greenfield sites, should use land as economically as possible, and avoid harming its landscape setting. Developers who are	No	Protection of the environment is a key issue for the whole of Cornwall and therefore is not listed under Local Spatial Priorities – it will be dealt with in more detail in the next stage 'Preferred Approach.' Comments on affordable housing are noted and will be used in developing the strategy.

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			<p>heritage and scientific importance earlier in this section the Local Spatial Priorities fails to include anything at all about their protection and enhancement. We hope that this will be rectified in any future document as its omission might imply that developers in would be less impeded if their plans did not conflict with council policy.</p>							<p>prepared to build such housing, for lower profits than their open market profit maximising brothers should be sought out and encouraged. The local residents should be properly consulted and their views taken into account, On no account should planners' policies be forced upon them in a fait accompli that disregards the character and true requirements of the village. Plans should follow on from consultation.</p> <p>(nb While low profit building companies are not going to be able to provide the infrastructure benefits of their high profit brethren, it could be argued that these are not always initially required. Many of the present and future occupants of affordable housing within villages are already resident there, in rented or family accommodation; their children attend local schools; they are registered with local medical practices; their cars use the local roads. This is quite different to a large influx of new residents in new</p>		

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										open-market housing, putting pressures on the village infrastructure, when major infrastructure provision would need to be made.)		
David Lobban	PCL Planning				We would support additional residential development in the St Agnes area in order to ensure that the needs of the community are met and also to ensure the existing facilities are maintained and enhanced where possible.						No	Comments noted.
Dr. Charlotte MacKensie	Councillor Truro City Council	Yes	The broad priorities are reasonable, including North Coast secondary school.		A housing approach is needed which (1) meets the need for local affordable homes including social homes for rent, and (2) brings more existing properties into all year local use. A clear identification of economic regeneration / new jobs locations (option 3) which combined distributed housing development (option 2) with better social use of existing housing stock, a lower number of new homes (option A), and high Council planning standards (Code for sustainable homes level 6 requirement on all new build),		It is inevitable that some employment, services, and larger retail are in or adjacent to towns. But new housing in St Agnes and Perranporth, and a local secondary school, would help to ensure their local centres continue to thrive all year round. There is a need for Cornwall Council measures to promote reliable local and pedestrian (including elderly) access to basic shops and services where they live. It would be to the				No	Comments noted and will be taken into account when developing the Preferred Approach.

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					would be sustainable. Live/work units should also be included in new developments.		detriment of St Agnes and Perranporth CNA if people who commute to work in Truro were instead expected to move their home to where they work.					
Ian Williams	Cornish Social and Economic Research Group	No	<p>Develop a local transport plan that restricts car use and promotes alternatives within the town. Upgrade public transport links to other settlements.</p> <p>Maintain and respect the environment of the area, accepting the need to include all elements rather than focusing on protecting certain landscape and other designations.</p> <p>Plan for housing development to meet local need, not for unsustainable growth.</p> <p>Maintain and enhance local shops, facilities and services, with the aim of providing for the local community.</p> <p>Support and develop an ICT infrastructure so that households,</p>		'Steady-state' dispersed.					There is potential in this CNA to meet a proportion of housing need under the 'steady-state' scenario through the transfer of second homes into the residential market.	No	<p>The area issues were developed individually for each CNA based on the priorities coming out of their Parish Plans and through consultation with the Network Managers. It is noted that many of your suggested replacement issues are the same between each CNA, thus losing the local dimension to the priorities.</p> <p>However, many of the issues you raise will be covered in more detail at the next stage of the Core strategy when we begin to consider which policies will be needed in implementing the strategy. Policies should include the natural environment, the economy, affordable housing etc.</p> <p>Comments on</p>

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			<p>businesses and others can carry out more activities on line, hence reducing travel.</p> <p>Support the needs of communities in the rural hinterland through appropriate local needs development and the maintenance of community facilities.</p> <p>Promote better quality jobs to create a more balanced economy.</p> <p>[A better public transport network should be provided but it should not be based on the premise of additional housing development]</p>									housing are noted and will be taken into account in developing the preferred strategy.
J Christie			<p>Equal consideration should be given to social, economic and environmental issues.</p> <p>Add 'Ensure location, scale and design of new development minimises impact on the natural environment and ecosystem goods and services (including at coast and nearshore waters). Ensure development includes adequate measures for</p>		<p>None of the 9 options work best for the area as the scale for each is too high to deliver sustainable development. Should the number of proposed dwellings be reduced then the preferred option would be either the Cornwall Towns or Economy led option depending on the environmental features of specific sites.</p>					<p>Future development must be sustainable; ensuring social prosperity and the continued provision of quality environmental goods and services.</p>	No	<p>Sustainable development requires the consideration of social, environmental and economic issues (the role of the sustainability appraisal is to ensure that all aspects are considered.) Failure to provide sufficient housing to meet population requirements would not be sustainable.</p> <p>Policy to minimise</p>

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			environmental protection, enhancement, mitigation and compensation'. Add 'Address higher than average occurrence of second and empty homes (8.4% compared to 7.6%).'									impact on the natural environment will be developed in the next, 'preferred approach' stage. It is an overarching principle, not only related to this CNA.
Kathryn Rees	Clerk St. Newlyn East Parish Council	Yes	Issue 3: should read 'protect and ensure sustainability of rural shops & businesses) Issue 4: St. Newlyn East Parish Council are unclear of the meaning of this.	Economy-Led / Medium	St. Newlyn East Parish Council prefers option 3 because services will be targeting where they are needed, transport links to major towns will be improved giving better access jobs thus meaning that local people will be able to stay in their communities rather than having to move away to find a job.	Yes, Truro & Newquay	Yes, St. Agnes & Perranporth	Only to a lesser degree.	Yes, improved transport links & access to health services.		No	These comments are noted and will influence the development of the preferred approach.
M Calder	The National Trust		The Trust supports prioritising 'effective coastal management' in relation to coastal change, but this needs to be extended to protecting and enhancing the unspoilt character and appearance of the undeveloped coast, especially as a large section of undeveloped coast in this area is not covered by the AONB designation.	Cornwall Towns	In principle the Trust favours the 'Cornwall Towns' distribution for the reasons set out earlier in this response. The Trust has concerns over the 'dispersed option' for growth, not just on climate factors, but as it is likely to have the most visual impact along the coast (SA, page 19), and an extremely negative effect on the historic environment with the greatest visual						No	Protection of the undeveloped coast will be issues across all Community Network Areas which contain them. They are therefore not listed specifically for this CNA, but this does not mean they will not be taken into account. Noted – the comments on distribution have been made on all

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					<p>impact of all the options (SA, page 20). The dispersed option will also have a negative effect on Tourism with the 'most potential to jeopardise the attractiveness of much of Cornwall's more rural and coastal communities' (SA, page 34), which should be accorded significant weight, given the importance of tourism to the economy of Cornwall (Tourism Issues Paper; 1.7) as well as to its 'social, cultural and environmental wellbeing' (Tourism Issues Paper; Summary 1.1).</p>							the CNA papers.
P C Thomas										<p>I live and work at St Agnes Cornwall and what we need most is spending on growth at sea side resorts and small businesses as this is what attracts people here, we want to see the ability to make business in St Agnes not Truro or the larger place. Until planning restrictions are relaxed places like St Agnes will die away as the older generation become more prominent. The problem is there are a vocal few nimbys in my village that are bored enough to go to parish council</p>	No	<p>Comments noted and will be taken into account when developing the Preferred Approach.</p>

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										meetings its lunacy to not allow development in my village how can i employ people if i can't get planning permission for things as simple as a pony walking service. We need to attract people from outside to come and influence our developments in a prosperous way in short relax planning, promote development, and it will pay for itself thank you for your time.		
Richard Ward	Planning Development Manager Campaign to Protect Rural England (CPRE)		Page 83, Local Spatial Priorities – CPRE Cornwall suggests that the need to protect the environment of the area is an issue worthy of adding to the list	Low	CPRE Cornwall favours the low housing growth options combined with a mix of distributions based on CPRE Cornwall's response to the main Core Strategy. Please see attached letter for further detail.						Yes	Protection of the environment is an overarching issue whereas these are local spatial priorities which have come from Parish plans and local consultation.
S Herman	Clerk St Agnes Parish Council	Yes	Would add:- Provision for youth; Provision of a new primary school on the North Coast.	Economy Led / Low	Economy led distribution was supported by the majority of Councillors, however concern was expressed about the continued expansion of Truro and fears were raised that surrounding settlements on the north side of the city such as Threemilestone,	Truro and Redruth	St Agnes	Mount Hawke and Porthtowan	More integrated transport network.	No large developments should be allowed along the North Coast, as over development of this area and, specifically, the coastal villages of St Agnes and Porthtowan would ruin what should be preserved. Expansion of Mithian would drastically alter the character of	No	The comments on level / location of development, and infrastructure (school) requirements and the desire to remove development boundaries are noted and will be used to inform the preferred approach.

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					Penstaze and Blackwater could become suburbs of the city					<p>the village and should be avoided.</p> <p>Further development within the Parish should be focused on Blackwater due to the fact it is away from the Heritage Coast, the AONB and the SSSI. It is already supported by good access and infrastructure and has room for development.</p> <p>There should be provision of a secondary school to service the CNA.</p> <p>There should be an additional primary school, most likely within the Porthtowan area.</p> <p>Green energy developments along the North Coast, Heritage Coast, Article 4, AONB and SSSI areas should be strongly controlled.</p> <p>Development boundaries should be removed.</p> <p>Flexibility should be built into the LDF.</p> <p>We are very interested in developing Neighbourhood Plans and applying Neighbourhood Development Orders,</p>		A meeting has been set up to discuss Neighbourhood Plans.

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										which we would like the Planning Department to provide advice and assistance for.		