

RESTORMEL BOROUGH COUNCIL

Local Plan 2001 – 2011
(Reprint incorporating Secretary of State's Saved Policies Changes)

Written Statement

CONTENTS – PART FOUR (RURAL PARISHES)

CHAPTER THIRTY TWO
FOWEY

POLICY NO.

Introduction	
Environment and Conservation	
Areas of Special Character	R1
Nature Conservation	R2
Conservation Corridors	
Historic Parks and Gardens	
Housing	
Affordable Housing	R3
Employment and Regeneration	
Introduction	
Port Facilities	R4
Berrills Yard	R5
Marinas	R6
Recreation	
Open Space	R7
Leisure Trail	
Countryside Recreation	
Public Access and Views	R8
Transport	
Introduction	
Rail	
River Transport	
Utility Services	
Sewage Treatment	

CHAPTER THIRTY THREE
ST GORRAN AND ST MICHAEL CAERHAYS

Introduction	
Environment and Conservation	
Building Conservation	R9
Housing	R10
Areas of Special Character	R10
Historic Parks and Gardens	
Nature Conservation	R11
Earth Science Conservation	
Conservation Corridors	
Housing	
Affordable Housing	R12A
Recreation	R12B
Formal Recreation	
Informal Recreation	
Utilities	

CHAPTER THIRTY FOUR
GRAMPOUND

Introduction	
Environment	
Historic Parks and Gardens	
Nature Conservation	R13
Conservation Corridors	
Housing	R14
Affordable Housing	R14(A)
Employment and Regeneration	
Recreation	
Open Space	
Countryside Recreation	
Transport	
Traffic Management	R16

CHAPTER THIRTY FIVE
LANLIVERY

Introduction	
Environment and Conservation	
Building Conservation	R17
Nature Conservation	R18
Conservation Corridors	
Earth Science Sites	R19
Historic Parks and Gardens	
Housing	
Employment and Regeneration	
Transport	R20
Recreation	
Open Space	

CHAPTER THIRTY SIX
LOSTWITHIEL

Introduction	
Environment and Conservation	
Areas of Special Character	R21
Nature Conservation	R22
Conservation Corridors	
Historic Parks and Gardens	
Housing	R22A
Employment and Regeneration	R23
Recreation	
Open Space	R24
Footpath Link	R25
Leisure Trail	
Countryside Recreation	
Transport	
Traffic Management	R26
Rail	
River Transport	

CHAPETR THIRTY SEVEN
LUXULYAN

Introduction	
Environment and Conservation	
Nature Conservation	R27
Conservation Corridors	
Earth Science Sites	
Historic Parks and Gardens	
Building Conservation	R28
Housing	
Affordable Housing	R29
Employment and Regeneration	R30
Recreation	
Open Space	R31
Countryside Recreation	
Transport	
Rail	

CHAPTER THIRTY EIGHT
MAWGAN-IN-PYDAR

Introduction	
Environment and Conservation	
Areas of Special Character	R32
Nature Conservation	R33
Conservation Corridors	
Historic Parks and Gardens	
Car Park Enhancement (Mawgan Porth)	R34
Housing	

Affordable Housing	R35
Employment and Regeneration	
Tourism	R36
Recreation	
Formal Provision	
Informal Provision	
Countryside Recreation	
Transport	
Newquay Cornwall Airport	
St Mawgan-In-Pydar Junior School	R37

CHAPETR THIRTY NINE
MEVAGISSEY

Introduction	
Environment and Conservation	
Open Areas of Local Significance	
Nature Conservation	R38
Conservation Corridors	
Historic Parks and Gardens	
Areas of Special Character	R39
Housing	
Affordable Housing	R39A
Countryside Recreation Priority Area	R40
Car Parking/Park and Ride	R41
Utility Services	
Sewage Treatment	

CHAPTER FORTY
ROCHE

Introduction	
Environment and Conservation	R42
Areas of Special Character	R43
Nature Conservation	R44
Earth Science Sites	
Housing	R45
Affordable Housing	R46
Employment and Regeneration	R47, R48
Carbis/Roche Rock Area	R49
Recreation	R50, R51, R52
Transport	
Traffic Management	R53, R54
Car Parking	R55
Rail	
Community Facilities	
Education	R56, R57
Surgery	R58
Roche Victory Hall	R58

CHAPTER FORTY ONE
ST COLUMB

Introduction	
Environment and Conservation	
Nature Conservation	R59
Conservation Corridors	
Landscaping Proposals	R60
Areas of Special Character	R61
Historic Parks and Gardens	
Housing	R62, R63
Affordable Housing	R64, R65
Employment and Regeneration	
The Retreat	R66
Employment Sites	R67
Recreation	R68
Community Facilities, St Columb Major	R69

Transport R70

CHAPTER FORTY TWO
ST DENNIS

Introduction
Environment and Conservation
Building Conservation R71
Nature Conservation R72
Earth Science Sites
Housing R73
Employment and Regeneration R74
Shopping
Recreation
Open Space R75
Countryside Recreation R76
Transport
Traffic Management R77
Newquay Branch Line

CHAPTER FORTY THREE
ST ENODER

Introduction
Environment and Conservation
Landscaping R78
Nature Conservation R79
Conservation Corridors
Earth Science Sites R80
Housing R81
Affordable Housing R82
Employment and Regeneration R83, R84
Recreation
Open Space
Summercourt
Indian Queens/Fraddon/St Columb Road R85
Countryside Recreation
Footpaths R86
The Kelliers
Indian Queens Pit R87
Transport
Fraddon/Indian Queens R88
Cycling R89

CHAPTER FORTY FOUR
ST EWE

Introduction
Environment and Conservation
Building Conservation R90
Nature Conservation R91
Conservation Corridors
Historic Parks and Gardens
Housing
Employment and Regeneration
Recreation
Open Space
Countryside Recreation

CHAPTER FORTY FIVE
ST MEWAN

Introduction
Environment and Conservation R92
Conservation Corridor
Earth Science Sites
Landscaping Proposals (Trewoon) R93

Housing	R94
Affordable Housing	R95
Employment and Regeneration	R96
Recreation	
Open Space	
Trewoon	
Polgooth	R97
Sticker	
Countryside Recreation	
The Gover Valley	
Transport	R99, R98
Burngullow Dries	
Community Facilities	
Cemetery	R101

CHAPTER FORTY SIX
ST SAMPSON

Introduction	
Environment and Conservation	
Building Conservation	R101A
Nature Conservation	R102
Conservation Corridors	
Housing	
Employment and Regeneration	
Recreation	
Countryside Recreation	
Leisure Trail	
Boat Moorings	

CHAPTER FORTY SEVEN
ST STEPHEN-IN-BRANNEL

Introduction	
Environment and Conservation	
Areas of Local Architectural and Historic Value	R103
Areas of Special Character	R104
Nature Conservation	R105
Conservation Corridors	
Mid Cornwall China Clay Works – Foxhole	R106
Earth Science Sites	
Chapel and Tregargus China Stone Mills	R107
Housing	R108, R109
Affordable Housing	R109A
Employment and Regeneration	R110
Recreation	
Open Space	
St Stephen	
Coombe	
Foxhole and Carpalla	
Lanjeth and High Street	
Nanpean	
Treviscoe	
Whitemoor	
Countryside Recreation	
Long Distance Footpath	
Local Footpath Proposals	R111
Transport	
Traffic Management	R112
Footway	R113
Public Transport	
Community Facilities	
Community Centre	R114
Schools	R115
Cemetery	R116
Utilities	
Lanjeth	

CHAPTER FORTY EIGHT

ST WENN

Introduction	
Environment and Conservation	
Built Conservation	R117
Nature Conservation	R118
Conservation Corridors	
Housing	
Employment and Regeneration	
Recreation	

CHAPTER FORTY NINE

TREVERBYN

Introduction	
Environment and Conservation	
Areas of Local Architectural and Historic Interest (Carthew)	R119
Areas of Special Character (Treverbyn)	R120
Nature Conservation	R121
Earth Science Sites	R122
Housing	R123
Affordable Housing	R124
Employment and Regeneration	
Recreation	
Open Space	
Bugle	R125
Carthew and Ruddlemoor	
Penwithick	
Stenalees	R126
Trethurgy	
Countryside Recreation	
The Trenance Valley	
Bugle to Roche Leisure Trail	
Bugle to Stenalees Footpath	R127
Transport	
Traffic Management	R128
Footpaths	
Bugle Station	

CHAPTER THIRTY TWO FOWEY

INTRODUCTION

32.1 The key to considering appropriate planning policies for the future of Fowey is the history, character and setting of the town. Fowey has been variously described as a town with special character and appeal, and a unique entity, with great charm and atmosphere. This character is enhanced by the design and style of the mix of commercial and domestic premises coupled with the attractive backdrop of the river Fowey. Clearly the general policies in the Strategic Section of the Plan relating to conservation and the environment are of prime importance. The older parts of Fowey are an outstanding Conservation Area and the whole town sits within an extensive area recognised as of outstanding natural beauty where national policy places restraints on new development.

32.2 In recent years, the environmental constraints and sewerage restrictions have limited development in Fowey.

32.3 The local economy has been affected by the recession. The largest employer is the Harbour Commission and the harbour clearly generates substantial secondary employment in the town. The China Clay industry is also a key element in the economy of the harbour and the town as all the commercial trade is of china clay.

32.4 In the long term the implications of an ageing resident population need to be addressed. There is also a need to address problems of traffic management.

32.5 The sensitive regeneration of the town is the key objective of the Plan. This will have benefits for residents and visitors. The Council is committed to measures relevant to this objective and has been an active member of the recent Caffa Mill Regeneration Partnership.

32.6 The Fowey Harbour Commissioners have recently produced an Estuarial Management Plan which together with this Plan will provide a positive framework for the future development of the town and the use and conservation of the river.

ENVIRONMENT AND CONSERVATION

AREAS OF SPECIAL CHARACTER

Policy R1

The following areas are proposed as Areas of Special Character subject to Policy 35:

- (1) Land off Saffron Close**
- (2) Land around Fowey Hall and off Hanson Drive**
- (3) Land off Esplanade and Tower Park**
- (4) Land off Lankelly Lane**

32.7 These areas consist of properties in large grounds which form part of the character and setting of the town. Any new development by way of infill should be of a type and density such that the nature of this character is not adversely affected.

NATURE CONSERVATION

Policy R2

The following areas of Fowey Parish are proposed as Sites of Importance for Nature Conservation:

- A) Polkerris to Southground Cliffs**
- B) Readymoney Cove**
- C) Pont Pill and Hall Walk (Part)**
- D) Colvithick Wood and Penpoll (Part)**

32.8 The Sites of Importance for Nature Conservation (SINCs) have been identified by the Cornwall

Wildlife Trust and are considered to be of Countywide importance. As such they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that Policy sets out the methodology which has been used to identify the sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies the Plan. As an addition to the sites identified by the Wildlife Trust the Council has included Alldays fields with the Readymoney Cove site. *Note: Polmear Lake and Par Sands (part) is also shown on the proposals map as being in the Fowey Parish.*

CONSERVATION CORRIDORS

32.9 The following areas are identified as Conservation Corridors in line with General Policy 17:

- The Fowey valley from Fowey to Lostwithiel.
- The line of the ECC (Imerys) route from Fowey to Tywardreath and Par.
- The loop along Passage Lane and down the stream to Polridmouth.

HISTORIC PARKS AND GARDENS

32.10 Historic Parks and Gardens are identified in Policies 29 and 30 in Part 1 of the Plan. Those in Fowey Parish are Menabilly which is of National Importance and Place, Fowey Hall and Kilmarth which are of Local Importance.

HOUSING

32.11 A detailed analysis of the Borough housing situation is set out in Chapter 8. Fowey Parish had land available with planning consent and under construction in April 1991 for 67 dwellings. Permissions granted between 1/4/91 and 1/4/98 have raised the total to 169 with 51 dwellings built during this period. This compares with a growth in households between 1981 and 1991 of 57 (6%), substantially less than the Borough figure of 18%. Clearly, the key factors limiting growth have been sewerage constraints and Fowey's location in an Area of Outstanding Natural Beauty (AONB). The population did not grow at all in the 1981 - 1991 period.

32.12 Key factors in assessing housing needs in Fowey are:

- An ageing population. Fowey has the lowest proportion of 0 - 4 year olds of any parish (3%: Borough 6%) although numbers have not fallen since 1981. It also has the second lowest proportion of 5 - 15 year olds and lowest proportion of 16 - 19 year olds. It has the highest proportion of 60 - 74 year olds (with Crantock and St Sampson) and the 4th highest level of over 75s. Since 1981, 16 - 19 year olds have fallen in numbers by one third.
- 52% of households have at least one pensioner. This is the highest proportion in the Borough. In 1981 four other parishes had the same or a higher figure.
- Lone pensioner households have increased by 15% (from 200 to 231).
- Fowey has the lowest percentage of households with children.
- The proportion of households with no car was the highest in 1991 (31%: Borough 24%). The parish also had the lowest percentage of households with two or more cars.
- Unemployment in Fowey has increased from 8% to 11%, 1981 - 1991 whilst the Borough average has remained at 10%.
- Owner occupation, at 75%, is the same as the Borough average but a much higher percentage is owned outright.
- 42% of council houses have been sold, the highest proportion in the Borough (Borough average 27%) reducing the stock of Council houses from 214 to 124.
- 12% of all households are on the Council house waiting list, the highest in the Borough along with

Newquay, St Austell and St Columb.

- Fowey has the second highest proportion of second homes and holiday homes in the Borough (15%: Borough 5%).

32.13 The strategy on which the Local Plan is based consists of providing for more allocations in sustainable locations with high market demand, proven need and low environmental constraints whilst removing allocations elsewhere to compensate. Fowey is considered to be an area with a high level of environmental constraints where it is not considered necessary or desirable to allocate significant amounts of new land for housing.

32.14 The evenly distributed need over the plan period for Fowey which is based on distributing the Borough dwelling requirement in proportion to 1991 household distribution, ignoring environmental and other constraints on development is 204 dwellings.

32.15 The land with consent plus development on unidentified sites will ensure more than enough capacity to meet this need without adversely affecting the setting of the town or expanding further out into countryside designated as an AONB.

32.16 The possible provision is as follows:

• Dwellings with consent or under construction 1/4/98	169
• Completions 1991 – 1999	51
• Proposed in this Plan	0
• Development likely on unidentified sites including rural conversions and infilling in line with Policy (Estimate not proposal) 1998 – 2011*	42
• Total	262

*25% evenly distributed need

AFFORDABLE HOUSING

Policy R3

(1) The target for affordable housing for Fowey Parish for the period 1994 - 2011 is 40 dwellings out of a total of 100 for the coastal fringe sub-area.

(2) The Council will seek to negotiate the provision of these on currently unidentified sites including possible exception sites negotiated under Policy 75 and through negotiation on sites which already have planning consent including in particular the large site at Hillhay Farm.

32.17 The justification for the Coastal Fringe Target is set out in paragraphs 8.66 – 8.71 of Part 1 of this Plan. The target of 100 has been broken down between the coastal fringe parishes of Crantock, Fowey, Mawgan, Mevagissey and St Goran according to their size (for example Fowey and Mevagissey are key settlements in the Plan strategy - See Policy 1) nature and realistic assumptions about levels of funding and land release for exceptions schemes. The derived target for Fowey of 40 homes is built on a working assumption of 10 units on an exception scheme, 15 units on other unidentified sites and 15 units through negotiations at Hillhay Farm but this pattern may vary as circumstances change. The target for Fowey also has to take account of the particularly high ratio of house prices to incomes due to in-migration for retirement and second homes. There is also a fallback position which could mean social housing being created through purchase of existing properties. Tables showing the parish breakdowns are included within paragraphs 8.66 – 8.71 of Part 1 of the Local Plan.

32.18 Along with Newquay, St Austell and St Columb, Fowey represents the highest priority for the targeting of new affordable housing in the Borough, particularly because of the high loss of rented housing through the right to buy compared with the other three areas. In 1991 housing association stock in Fowey was only four dwellings. A large site for an estimated 67 houses, given consent in 1991 has no provision for affordable housing but the owners will be encouraged to make some of their land available for such housing.

32.19 The existence of a clear demand for second houses and relatively high house prices are additional reasons for making sure the Plan provides housing to meet local needs in these ways.

EMPLOYMENT AND REGENERATION

INTRODUCTION

32.20 Between 1981 and 1991 the economically active population of Fowey has remained unchanged while those working have fallen in numbers. Unemployment has risen from 8% in 1981 to 11% in 1991 while Borough employment was the same in both years (10%). Of the 730 or so residents working, about 60 are employed in running the harbour. The port exports 1.4m tons of china clay every year, two thirds of which comes to Fowey by rail.

32.21 The long term change from a commercially dominated port to an economy based on pleasure sailing has meant that the nature of shops, restaurants and other facilities has changed.

32.22 Despite the recession, moorings have not declined although spending in the town by visitors has reduced and this has affected the viability of some of the more upmarket shops and restaurants.

PORT FACILITIES

Policy R4

Proposals to develop port facilities which will enable a broader range of cargo to be handled will be permitted.

32.23 The port can handle up to 23 ships at one time. There are technical problems relating to clay contamination in diversifying port activities. It is considered desirable in the longer term to look at diversifying port trade. There is unused wharfage and it is understood that the port owners are investigating demand potential. There is also scope to promote more visits by cruise ships.

BERRILLS YARD

Policy R5

(1) The following proposals will be permitted on the Berrills Yard site east of Passage Street.

(A) Improved riverside access on foot for the public.

(B) Launching/storage areas for small boats.

(C) Showers, toilets and related facilities for yachts persons.

(D) Use of the space in connection with eventing.

(E) Car parking.

(2) Proposals to substantially redevelop the above site with buildings will not be permitted.

~~32.24 The Berrills Yard site and associated land to the west of Passage Street were purchased by the Harbour Commission in 1992. At the time of the publication of the Deposit Plan there was uncertainty over the future use of the sites and appropriate uses were set out in the above Policy. Since that time the land west of Passage Street has been redeveloped for housing and a lifeboat facility whilst the riverside site has continued as a car park. The above amended Policy is retained in the Plan because of the sensitive nature of the site and will be taken into account should any further redevelopment proposals come forward during the plan period.~~

32.25 ~~Other~~ sites on or close to the waterfront may become available for development or re-use and sensitive redevelopment or conversion as part of a scheme will be supported where consistent with the general employment Policies 53, 54 and 55 particularly where businesses which need a water front location are retained or introduced.

MARINAS**Policy R6**

Proposals for Marinas and related facilities within the Fowey harbour area will not be permitted.

32.26 Fowey harbour already has 1500 mooring berths, and there is capacity to create more if required in the longer term. Moorings have been increased by 300 since 1980 and doubled since 1970 to meet the growth in demand. Numbers of visiting boats have doubled since 1986 to 6000 a year.

32.27 Maintaining and increasing harbour income is important for the local economy but the nature of Fowey is such that any major marina development would cause tremendous additional problems of traffic generation and associated parking which could not be resolved without unacceptable adverse effects on the Conservation Area and the landscape setting of the town.

32.28 There are also environmental limits on additional moorings because of the sewage generated although this is not considered a major problem. Sewage from yachts is not as yet covered by the general controls exercised by the Environment Agency and few small boats have on board storage tanks.

32.29 Fowey generates a lot of visits from day and overnight yachts because of the convenient sailing distance from Plymouth and Falmouth. Most visiting yachts stay one or two days. The marketing of Fowey to yachts persons is geared to its attraction as a harbour without a marina.

RECREATION**OPEN SPACE**

32.30 The level of formal open space provision in Fowey is about 1.8 hectares per thousand people compared to the recognised standard of 2.43 hectares per thousand. In terms of playing pitches only, provision fares better at 1.8 hectares compared with a standard of 1.21 hectares per thousand. When dual use arrangements are included the provision increases substantially to over 4 hectares per thousand.

32.31 There are only 0.8 hectares of informal open space but this is compensated to a degree by the easy access to the coast and countryside walks and beaches.

32.32 The housing provided for in the Plan will generate a demand for more space which through Policy 89 can be provided in housing areas or elsewhere through commuted payments.

Policy R7

9.3 Hectares of land between Fowey School, Hanson Drive, St Catherines Parade and Polvillion Road is proposed as Formal and Informal Open Space.

32.33 This land will provide extra playing fields needed for Fowey School so releasing some existing school open land for necessary new school buildings. This process will also enable a large area of land to be released for public access which in the long term will also protect the setting of Fowey and ensure that expansion of the town into the countryside is “controlled” through ownership not purely through planning controls. Together these policies will ensure that the open space needs of Fowey are fully met into the long term. The Council will particularly support the dual use of any new school facilities.

LEISURE TRAIL

32.34 Under Policy 98 in the Recreation Chapter, a Leisure Trail is proposed from Fowey to Lostwithiel. This is one specific example of the aims of the Plan set out in Policy 94 of the Recreation Chapter, to create new links between towns, villages and the countryside.

COUNTRYSIDE RECREATION

32.35 The Fowey Valley from Fowey to Lostwithiel is identified in Policy 94 of the Recreation Chapter in Part 1 of the Plan as an area where low key access to and appreciation of the countryside will be encouraged.

PUBLIC ACCESS AND VIEWS

Policy R8

(1) Proposals for development which open up public access to the river and/or improve views to the river from Esplanade, Fore Street, North Street, Passage Street and Station Road, will be permitted.

(2) To ensure the provision of such access and/or views the Council will where necessary apply planning conditions or seek a planning obligation.

Proposals for development which remove existing access ways or rights and/or views will not be permitted.

32.36 Policy 6(1)(D) in the Strategic and General policies section of the Plan sets out a general aim of preventing developments which spoil views into and out of attractive areas. Clearly the glimpses and views of the river and the town are to the resident and visitor an important part of its character. Because of the way Fowey has developed, it has, like other similar harbours (e.g. Cowes on the Isle of Wight) turned its back on the river and there is only limited public access to the waterside. This policy is intended to remedy this situation in ways compatible with conservation.

32.37 There are other areas where views are important and General Policy 6(1)(D) will clearly be applied where necessary.

TRANSPORT

INTRODUCTION

32.38 Future attention to traffic management in Fowey is essential to ensure that increases in visitors do not spoil the existing character of the town. The Strategic Chapter on Transport contains policies to encourage traffic management measure in Fowey and elsewhere. The key element in the longer terms is considered to be to reduce the impact of the car on the old town and harbour areas by traffic calming measures, access restrictions and possibly some pedestrianisation, coupled with enhanced park and walk/ride facilities on the edge of the town. Proposals for traffic calming are currently being investigated.

RAIL

32.39 Chapter 9 of Part 1 of the Plan on Transport contains policies which support the re-opening of the Lostwithiel to Fowey branch railway line for passenger traffic which could provide a park and ride service for visitors to Fowey.

RIVER TRANSPORT

32.40 Policy 85 in Part 1 of the Plan supports improvements which would allow greater use of the river Fowey between Fowey and Lostwithiel for boat transport.

UTILITY SERVICES

SEWAGE TREATMENT

32.41 Any proposals for new development will be subject to the general sewerage policies in Chapter 12 of the Plan. Following the opening of the new sewage treatment works the South West Water embargo on new development in Fowey has been relaxed.

CHAPTER THIRTY THREE ST GORAN AND ST MICHAEL CAERHAYS

INTRODUCTION

33.1 For convenience these two parishes are dealt with together. Most of the area covered by the two parishes is designated an Area of Outstanding Natural Beauty (AONB), whilst the coastal fringe contains Heritage Coast and nature conservation site recognition. Inland is high quality agricultural land, whilst Caerhays Castle Gardens are recognised by English Nature as being of National Importance. Gorran Churchtown has a characteristic hill-top location dominated by its church tower, 110 feet high and an important landmark as seen from the sea. John Betjeman described the journey down to Gorran Haven thus “... a rather residential valley winds lengthily to the sea ... a quay below it and then a little sand.” Clustered around this harbour is the older part of Gorran Haven village which is today protected as a Conservation Area.

33.2 With these considerations in mind the Council’s objectives for these parishes is protection and enhancement of the built and natural environment whilst maintaining the vitality of community life.

ENVIRONMENT AND CONSERVATION

BUILDING CONSERVATION

Policy R9

The following areas are proposed as Areas of Local Architectural and Historic Value:

- (1) Portholland.**
- (2) Gorran Churchtown.**

33.3 Situated on the coast in the AONB, Portholland is one of the least spoilt coastal villages of the Borough. The village contains an interesting listed terrace. However, this is spoilt by an unattractive wirescape which the Council will endeavour to remove. Gorran Churchtown is an attractive village around the fine 15th Century church. This policy seeks to protect and encourage enhancement of the built environment of these two villages. The villages will be assessed for possible Conservation Area designation.

HOUSING

Policy R10

Environmental improvements are proposed to the car park at Canton Hill, Gorran Haven. Proposals should particularly seek to retain the green character of the overflow car park.

AREAS OF SPECIAL CHARACTER

Policy R10A

The following areas are proposed as Areas of Special Character subject to Policy 35:

- (1) Land adjacent to Cliff Road, Gorran Haven.**
- (2) The old allotment gardens, adjacent to Chute Lane, Gorran Haven.**
- (3) Land to the south of Chute Lane and north of the car park, Gorran Haven.**
- (4) Land adjacent to Trewollock Lane, Gorran Haven.**
- (5) Land adjacent to Lamledra Hill, Gorran Haven.**

33.4 These areas consist of properties in large grounds where the open space associated with them adds to the character of the village and its setting and where any new development, by way of infill, should be of such a density that the nature of this character is not adversely affected.

HISTORIC PARKS AND GARDENS

33.5 Caerhays Castle Gardens is recognised by English Nature as of National Importance and is identified and protected by Policies 29 and 30 of this Plan.

NATURE CONSERVATION

Policy R11

The following areas of St Goran and St Michael Caerhays Parishes are proposed as Sites of Importance for Nature Conservation and Areas of Great Scientific Value:

(1) Areas of Great Scientific Value.

- (A) Portholland to Greeb Point and inland to Tubbs Mill.**
- (B) Dodman Point to Gorran Haven.**

(2) Sites of Importance for Nature Conservation.

- (A) Portholland Woods.**
- (B) Caerhays Estate Woodlands.**
- (C) The Coastal Zone between Portholland and Gorran Haven.**
- (D) Galowras Mill valley (part).**
- (E) Temple, Trelavean and Horsemoor Woods (part).**

33.6 The Areas of Great Scientific Value (AGSV) are carried forward from the Cornwall Countryside Local Plan and are considered to be of Countywide importance. As such they will be subject to Policy 18 of Part 1 of the Plan. The Sites of Importance for Nature Conservation (SINCS) have been identified by the Cornwall Wildlife Trust and are considered of Countywide importance. As such they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies the Plan. *Note: Chapel Point (part) is also shown on the proposals map as being within this Parish.*

EARTH SCIENCE CONSERVATION

33.7 St Goran and St Michael Caerhays contains part of the Cuckoo Rock to Turbot Point geological Sites of Special Scientific Interest (SSSI) which has been identified by English Nature. The site will be protected by Policy 15 of Part 1 of the Plan.

CONSERVATION CORRIDORS

33.8 Policy 17 of Chapter 5 of Part 1 of the Plan seeks to enhance links between conservation sites. The river valley to the north of Caerhays Castle has been proposed as a Conservation Corridor where proposals to enhance the conservation value of the area will be supported.

HOUSING

33.9 Analysis of the 1991 Census shows that 51% of households in St Goran Parish have one or more people of pensionable age reflecting the areas popularity as a retirement location. This Plan seeks to encourage sustainable development within the Borough; housing should therefore be located in settlements well provided with local facilities and well serviced by public transport. As such the Plan looks to provide for local needs to serve areas like St Goran and St Michael Caerhays for those who either through work or family ties need to live in the area, whilst discouraging speculative development which serves primarily the commuter and retirement markets. The broad provision in the Plan is as follows:

• Dwellings with consent or under construction 1/4/98	22
• Completions 1991 – 1998	30
• Proposed in this Plan	0
• Development likely on unidentified sites including rural conversions and infilling in line with policy (Estimate not proposal)	18
• Total	70

AFFORDABLE HOUSING**Policy R12A**

(1) The target for affordable housing in St Goran Parish for the period 1994 - 2011 is 5 dwellings out of a total of 100 for the coastal fringe sub area.

(2) The Council will seek to provide these through an exception site negotiated under Policy 75.

33.10 The Borough Housing Need Survey (HNS) confirms the nature and levels of housing needs in the St Goran and St Michael Caerhays area, which is incorporated in a Coastal fringe sub-area. In addition to the derived target for affordable housing, the HNS provides other evidence pertinent to the local nature of housing need. The Coastal fringe area has a high proportion in paid employment, a high level of single person households and a high proportion of elderly carers. The type of affordable housing needed is largely 2 and 3 bedroom with the highest need of any sub-area (46% - Borough average 39%). There is a very low need for single bedroom housing (2% - Borough 10%). The proportion of residents owning their home is very high (59% - Borough 40%).

33.11 The justification for the Coastal Fringe Target is set out in paragraphs 8.66 – 8.71 of Part 1 of this Plan. The target of 100 has been broken down between the coastal fringe parishes of Crantock, Fowey, Mawgan, Mevagissey and St Goran according to their size (for example Fowey and Mevagissey are key settlements in the Plan strategy - See Policy 1) nature and realistic assumptions about levels of funding land release for exceptions schemes.

33.12 The derived target for St Goran is based on one small exception scheme being appropriate to the size and nature of the settlement. It is unlikely that currently unidentified sites large enough to provide viable affordable homes will come forward within the Development Envelope. Given the high ratio of house prices to incomes due to in-migration for retirement and second homes it appears unlikely that transfer of private homes to social landlords will be economic.

RECREATION**Policy R12B**

Land to the west of the Car Park at Canton Hill is proposed as informal open space.

33.13 The above site is currently used as a meadow. The Inspector who held the Inquiry into the Restormel Local Plan, recognised in his Report the important 'open space' function which it performs for the village. This Policy proposes a longer term alternative use, perhaps in conjunction with the car park.

33.14 An assessment has been made of the recreation provision for the settlements of Gorran Haven and Gorran Churchtown jointly due to their close proximity.

FORMAL RECREATION

33.15 Current formal recreation provision provides 1.5 hectares of open space per thousand of population. Existing dual use increases provision to 2.1 hectares per thousand close to the National Playing Field Association (NPFA) standard of 2.43 hectares. No additional dual use potential exists. St Goran attracts an above average percentage of elderly people with 36% of the population above the age of 60, with a corresponding reduction in the number of children. Demand for formal recreation is therefore likely to be less than in other parishes.

INFORMAL RECREATION

33.16 Because of its coastal location and rural nature St Goran provides numerous opportunities for informal recreation in the open countryside. An excellent leaflet describing walks around St Goran Parish has been produced by the Friends of St Goran. The Council will support initiatives to create new footpath links. In the Parish of St Michael Caerhays the provision of improved access along the Conservation Corridor identified in strategic Policy 17 will be supported.

33.17 The area around Heligan Gardens and between Mevagissey and Pentewan has been identified as a

Countryside Recreation Priority Area. Specific policies for this area, part of which is in St Goran, are contained in the Mevagissey Chapter.

UTILITIES

33.18 The Council is committed to enhancing the conservation areas within the Borough. In Gorran Haven it is generally acknowledged that the clutter created by overhead electricity and telegraph cables is particularly inappropriate. Under Policy 109 (Utility Services) the Borough Council will encourage the undergrounding of all such cabling.

CHAPTER THIRTY FOUR GRAMPOUND

INTRODUCTION

34.1 The Parish of Grampound-with-Creed is focused on Grampound which is an important historic town with the vast majority of it within a Conservation Area. The remnants of a strip field system form part of the setting of the town. Most of Fore Street is fronted by listed buildings. In the last ten years there has been little growth in Grampound's population. The town suffers from a high level of through traffic, particularly in the summer. The main issues which this Plan needs to address are:

- the retention and enhancement of the Conservation Area
- amelioration of the effects of through traffic.
- regeneration of the Tannery

ENVIRONMENT

HISTORIC PARKS AND GARDENS

34.2 Two Historic Parks and Gardens of local interest are identified by Policies 29 and 30 of Part 1 of the Plan, namely at Pennans and Garlenick.

NATURE CONSERVATION

Policy R13

The following areas of Grampound with Creed Parish are proposed as Sites of Importance for Nature Conservation:

- (A) Garlenick Wood**
- (B) Trevan Wood (Part)**
- (C) Trecreek Valley (Part)**
- (D) St Ewe Valley (Part)**

34.3 The above sites have been identified by the Cornwall Wildlife Trust and are considered to be of County wide importance. As such they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that Policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies the Plan. *Note: The following sites are also shown on the proposals maps as being in Grampound Parish; Trecreek Valley (part) and St Ewe Valley (part).*

CONSERVATION CORRIDORS

34.4 Conservation Corridors linking Sites of Importance for Nature Conservation are set out in Policy 17. The corridor relevant to Grampound Parish runs up the Fal Valley.

HOUSING

34.5 A detailed analysis of the Borough housing situation is set out in Chapter 8 of Part 1 of the Plan.

34.6 Grampound Parish had land available with planning consent and under construction for 17 dwellings in April 1991. Between April 1991 and April 1998, 9 dwellings were built and in April 1998 land for only 97 dwellings was available. Between 1981 and 1991 the numbers of households remained unchanged at about 245 while the population fell slightly.

34.7 The key factors in assessing future housing needs in Grampound are:

- In 1991 Grampound had the lowest percentage of owner occupied housing of any parish (63%: Borough 75%),
- In 1991 Grampound had the highest percentage of private rented housing (30%) mainly in unfurnished (19%),

- Although seven of the 24 Council houses have been sold, 6 new homes have been provided to rent by a Housing Association and there are only 5 people on the Council House waiting list.
- Unemployment was lowest in the Borough in 1981 (5%: Borough 10%) but numbers have doubled since to bring percentage up to 8% in 1991 (Borough still 10%).

34.8 Grampound is a small village in a rural parish with a clearly identified historic and architectural significance.

34.9 The strategy on which the Local Plan is based consists of providing for more allocations in sustainable locations with high market demand, proven need and low environmental constraints whilst removing allocations elsewhere to compensate. Given the importance of the built environment of Grampound village, the attractive setting of the village and, the absence of past growth it is considered necessary to ensure that the site proposed in policy R14 is developed with due attention to design and setting.

Policy R14

(1) Land to the south of Oak Vale (1.4 hectares) (Est. 20 dwellings) is proposed for housing development.

(2) Proposals for the development of site R14(1) will not be permitted unless access to the land covered by Policy R15 is provided.

(3) Development proposed in R14(1), R14A and R15 will not be permitted to be occupied until the proposed Grampound bypass is opened for traffic.

(4) The existing oak trees and field boundary walls within the site proposed in R14 (1) shall be retained except where absolutely necessary to achieve access to the site and the tannery which is the subject of Policy R15 in which case suitable replacements shall be provided.

AFFORDABLE HOUSING

R14(A)

(1) The target for affordable housing in Grampound Parish for the period 1994 - 2011 is 15 dwellings out of a total of 275 for the rural parished sub-area.

(2) The Council will seek a planning obligation to provide about 5 of these on site R14 and the remaining 10 through an exceptions site negotiated under Policy 75.

Policy R15

(1) Proposals for the refurbishment of the Manor Tannery buildings for a visitor attraction linked to the tannery operation and history, and development of land to the rear of the buildings for parking and other uses associated with such an attraction will be permitted.

(2) Proposals will have to take account of the historical and architectural importance of the site and buildings and their setting in the context of Policies 25, 26, 3, 33 and 34 of this plan.

(3) Access to the site for visitors vehicles will not be permitted via Creed Lane.

(4) Before this development can commence operating, improvements to the junction of Bosillion Lane and the A390 shall be implemented.

34.10 The tannery in Fore Street was one of the few remaining in the UK which, until very recently, used a traditional oak bark based tanning process to produce high quality hides. The business survived a number of difficulties over recent years before closing in 1999 and has tremendous potential to become a visitor attraction as well as a working business, if access problems can be overcome. Policy R15 is aimed at enabling the refurbishment of the tannery with appropriate access and sensitively designed new facilities, so that local jobs can be retained and enhanced and the historic character of the village be retained.

34.11 In order to satisfactorily develop the tannery as a visitor attraction suitable alterations will need to be made to the Bosillion Lane/A390 junction to enable coaches and other vehicles to safely manoeuvre. Even after calming is introduced, the current junction will offer a severe turn and restricted visibility. Clause (3) of Policy R14 prohibits the occupation of the proposal until a Grampound by-pass is constructed.

34.12 Following objections at the deposit stage it was agreed that a small amount of land should be allocated in Grampound for housing as it is a settlement with a reasonable level of local services on a major public transport route. This view was supported by the Local Plan Inspector in his report. It was considered

important that such development helps retain local jobs not just services. The allocation will provide affordable housing for the parish and St. Ewe Parish, however, development will need to respect the Conservation Area and archaeological interests and the setting of the village which is in an Area of Great Landscape Value (AGLV).

34.13 It is considered that the level of development should not be greater than similar villages. Table 3 in the Housing Chapter of Part 1 of the Plan shows provision equivalent to 15% of 1991 households, comparable to other villages. This is considered to be the most that should be allocated. The housing allocations should take account of and relate to measures to retain and redevelop the Manor tannery for historical and employment reasons.

34.14 Views have been expressed in the past that the release of large amounts of housing land would help fund the proposed bypass and/or bring forward its construction. Para 3.4 of the General Policies Chapter of the Plan makes it clear that by-passes should be built where traffic and environmental considerations warrant it and should not automatically be seen as justification for extra development. The scale of development required to fund the bypass would be prejudicial to the maintenance of Grampond as a historic settlement. The General Housing Section makes it clear that the amount of housing land already available in the Borough, even without the proposals in this Plan, are substantial.

34.15 The justification for the rural parishes sub-area target for affordable housing is set out in paragraphs 8.66 – 8.71 of Part 1 of the Plan which discusses the Housing Needs Survey (HNS) undertaken for the whole Borough. The target of 275, for the rural parishes, has been broken down between the rural parishes of Colan, Grampond, Lanlivery, Luxulyan, Lostwithiel, St Columb Major, St Enoder, St Ewe, St Sampson, St Wenn and Tywardreath according to their size, nature and realistic assumptions about levels of funding and land release for exceptions schemes. The derived target for Grampond is built on a working assumption of about 5 of these on site R14 and the remainder through an exceptions site. In addition to the derived target for affordable housing, the HNS provides other evidence pertinent to the local nature of housing need. The rural area is most akin to the Borough average. As with the Coastal fringe, only a minimal number of dwellings need to be sought on sites with planning permission. Achieving the rural areas target will depend largely on success in obtaining sites for exceptions schemes under Policy 75.

34.16 Other housing development will take place in Grampond. There is scope for sensitively designed, small scale development within the Conservation Area and for exceptions in line with Policy 75 to meet proven local housing needs. This is likely to result in the following provision over the plan period:

• Dwellings with consent or under construction 1/4/97	7
• Completions 1991 – 1998	9
• Proposed in this Plan	20
• Development likely on unidentified sites including rural conversions and infilling in line with policy (Estimate not a proposal) 1994 – 2011	14
• Total	50

34.17 Given the structure of the Conservation Area it is quite possible that development on unidentified sites will be higher than the 15 dwellings estimated above.

EMPLOYMENT AND REGENERATION

34.18 There are no specific proposals for employment in the parish.

RECREATION

OPEN SPACE

34.19 Grampond is well provided with formal open space and pitches in relation to the accepted national standard and no additional sites are proposed in this Plan.

COUNTRYSIDE RECREATION

34.20 The Fal Valley is defined in Recreation Policy 95 as an area where low key access to the appreciation of the countryside will be encouraged. Policy 98 of the Strategic Recreation Chapter proposes a long distance footpath route from Mawgan Porth to Grampound and beyond using river valleys and former railway routes.

TRANSPORT

TRAFFIC MANAGEMENT

Policy R16

Traffic calming and local safety schemes will be supported in Fore Street, Grampound. Proposals will need to be of a high quality of design and implementation in conformity with Policy 31(1) of the Plan.

34.21 A by-pass for Grampound is proposed in the Structure Plan but has failed to receive funding through the Local Transport Plan process. The Borough Council maintains its support for the principle of a by-pass and has lobbied for its reinstatement.

34.22 In the meantime it is considered necessary to take some action to reduce the adverse effects on the environment of through traffic and improve safety for residents by introducing traffic calming measures in Fore Street. Any measures introduced prior to any bypass being constructed should form the basis for further measures later.

34.23 Traffic generally travels too fast through the village because of the wide straight approaches down hill. The measures which will be promoted will be physical measures such as changes in road surface, speed tables and chicanes coupled with parking bays. Such measures will need to be sensitive to the Conservation Area.

34.24 General support for measures to control traffic in shopping and residential areas is set out in the General Transport Chapter of the Plan, particularly in Policy 80. The Council will work with the County Council and the Parish Council to implement such measures.

CHAPTER THIRTY FIVE LANLIVERY

INTRODUCTION

35.1 The Parish of Lanlivery is dominated by its church tower, a landmark for many miles around. The parish has a scattered population but contains a wealth of archaeological, historic and natural features which dominate the planning considerations for the area.

ENVIRONMENT AND CONSERVATION

BUILDING CONSERVATION

Policy R17

Lanlivery village is proposed as an Area of Local Architectural and Historic Value.

35.2 Lanlivery has been proposed as a Conservation Area before, but has never been designated. It contains numerous listed buildings, notably the church, primary school and the vicarage. Despite some recent development it still retains its character as a compact hill top settlement which reflects its medieval origins. This policy identifies the village as an Area of Local Architectural and Historic Value and this area will form the basis for assessment for Conservation Area status.

35.3 The recent review of historic settlements undertaken by the Cornwall Archelological Unit (CAU) has endorsed the recognition of Lanlivery as an historic settlement (see sections on Historic Settlements and Building Conservation in Part 1 of the Plan).

NATURE CONSERVATION

35.4 Lanlivery Parish has two nature conservation sites of national significance at Redmoor and Breney Common which are identified as a Site of Special Scientific Interest (SSSI). These sites will be protected by Policy 15 of Part 1 of the Plan.

Policy R18

The following areas of Lanlivery Parish are proposed as Sites of Importance for Nature Conservation and Areas of Great Scientific Value:

(1) Areas of Great Scientific Value

(A) Redmoor/Breney (part)

(2) Sites of Importance for Nature Conservation

(A) Redmoor and Breney (part)

(B) Chark Moor

(C) Pelyn Woods (part)

(D) Carrugatt Woods (part)

35.5 The Area of Great Scientific Value (AGSV) has been carried forward from the Cornwall Countryside Local Plan. The AGSV will be subject to Policy 18 of Part 1 of the Plan. The Sites of Importance for Nature Conservation (SINCs) (have been identified by the Cornwall Wildlife Trust and are considered to be of Countywide importance. As such they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies the Plan. *Note: The following sites are also shown on the proposals maps as being in Lanlivery Parish; North Hill Wood (part), Lantyan, Woodgate and Penquite Woods (part) and Rosenay Wood Valley (part).*

CONSERVATION CORRIDORS

35.6 Nature Conservation Corridors are identified under strategic Policy 17 linking the following conservation sites:

- Between Redmoor SSSI and the Site of Importance for Nature Conservation at Maudlin.
- Along the river corridor north and south of Powderham castle.

35.7 The Council will support initiatives to create appropriate habitats in these areas.

EARTH SCIENCE SITES

35.8 Luxulyan Quarry, part of which is in Lanlivery Parish, has been identified as a Geological Site of Special Scientific Interest (SSSI) by English Nature. The site will be subject to Policy 15 of Part 1 of the Plan.

Policy R19

Helman Tor is proposed as a Regionally Important Geological/Geomorphological Site.

35.9 The above site has been identified by the Cornwall Regional Important Geographical Site (RIGS) Group. The site will be subject to Policy 23 of Part 1 of the Local Plan. The written justification of that Policy sets out the methodology which has been used to identify Cornwall's Regionally Important Geological/Geomorphological Sites (RIGS). A schedule of the Restormel RIGS sites is included in the Background Papers document which accompanies the Plan.

HISTORIC PARKS AND GARDENS

35.10 Policies 29 and 30 of Part 1 of the Plan identifies Pelyn as an Historic Park and Garden of Local Importance.

HOUSING

35.11 A detailed analysis of the Borough housing situation is set out in Chapter 8 of Part 1 of the Plan. In 1998 there was land with consent or under construction for 13 dwellings. There has been an increase in households of 17 over the 1981 - 91 period, equivalent to under 2 per annum (138 to 155).

35.12 Population growth is in line with the Borough average but this disguises major changes in structure with fewer new babies, large increases in numbers of school children and people in the older working age groups (35 - 59). This coupled with very high increases in car ownership and high levels of working outside the Borough appears to indicate in-migration of older, relatively well off families with commuting workers in the last ten years to 1991.

35.13 The village has already benefited from the first housing association rural scheme in the Borough, giving a reasonable proportion of affordable housing. Only 2 of the 9 council houses have been sold. The current waiting list is, however, low.

35.14 The total possible provision is as follows:

• Dwelling with consent or under construction 1/4/98	13
• Completions 1991 – 1998	26
• Developments likely on unidentified sites including rural conversions and infilling in line with policy (Estimate not proposed)	7
• Total	46

35.15 The figure for infill development may be on the low side as there have been a number of windfall sites in recent years. Clearly there is likely to be sufficient provision for likely growth in this rural area over the plan period.

35.16 The strategy on which the Local Plan is based consists of providing for more allocations in sustainable locations with higher market demand, proven need and low environmental constraints. There is no housing proposed in Lanlivery nor will the exceptions policy for rural housing be applicable because of the lack of local facilities and public transport opportunities and the constraints of an attractive environment.

EMPLOYMENT AND REGENERATION

35.17 There are no employment proposals contained within this Plan for Lanlivery. The Strategic Chapter on employment contains the Council's policies for agricultural diversification.

TRANSPORT**Policy R20**

A local safety scheme at the junction of the A390 with B3269 is proposed as a priority.

~~35.18 This junction has severe visibility problems and concern has been expressed at the potential danger. The Council will encourage the Highway Authority to undertake improvements as a priority.~~

RECREATION**OPEN SPACE**

35.19 Lanlivery has a small formal open space provision of 0.2 hectares per thousand of population, below the National standard of 2.43 hectares per thousand. The Council will support local initiatives to provide additional provision but no site has been identified within this Plan.

35.20 There is some informal recreation provision whilst opportunities exist for countryside walking particularly along the Saints Way footpath.

CHAPTER THIRTY SIX LOSTWITHIEL

INTRODUCTION

36.1 Lostwithiel's rich historical legacy and attractive landscape setting within a Special Area of Great Landscape Value form the key to considering appropriate planning policies for the future. Clearly, the strategic policies of the Plan relating to conservation and the environment are of prime importance.

36.2 In recent years much new housing development has taken place but one major employer has gone. The key objectives must therefore be to obtain further jobs and to consolidate recent housing growth. The Plan proposes no new sites for housing outside the existing built up area.

ENVIRONMENT AND CONSERVATION

AREAS OF SPECIAL CHARACTER

Policy R21

The following areas are proposed as Areas of Special Character subject to Policy 35.

- (1) Land west of Restormel Road.**
- (2) Land off Bodmin Hill.**

36.3 These areas consists of properties in large grounds in an exposed hillside location which form part of the character and setting of the town. Any new development by way of infill should be of a type and density such that the nature of this character is not adversely affected.

NATURE CONSERVATION

Policy R22

The following areas of Lostwithiel Parish are proposed as Sites of Importance for Nature Conservation and Areas of Great Scientific Value:

- (1) Areas of Great Scientific Value**
 - (A) Redmoor (part)**
- (2) Sites of Importance for Nature Conservation**
 - (A) Lanhydrock (part)**
 - (B) Poldew Wood**
 - (C) Pelyn Woods (part)**
 - (D) Lantyan, Woodgate and Penquite Woods.**

36.4 The Area of Great Scientific Value (AGSV) has been carried forward from the Cornwall Countryside Local Plan and will be subject to Policy 18 of Part 1 of the Plan. The Sites of Importance for Nature Conservation (SINCs) have been identified by the Cornwall Wildlife Trust and are considered to be of Countywide importance. As such, they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that Policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies this Plan.

CONSERVATION CORRIDORS

36.5 The Fowey Valley from Fowey to Lostwithiel and northward towards Lanhydrock is identified in the strategic nature conservation Policy 17 as a Conservation Corridor linking SINCs.

HISTORIC PARKS AND GARDENS

36.6 Four Historic Parks and Gardens of local interest are identified in Policy 30, namely Pelyn, Castle, Restormel Castle and Restormel Manor. In addition to the above sites the nationally important Lanhydrock gardens are situated just over the Borough boundary in the North Cornwall District. The Council will apply the policies of this plan to any proposals likely to affect the setting of these gardens.

HOUSING

36.7 A detailed analysis of the Borough housing situation is set out in Chapter 8 of Part 1 of the Plan and in the Background Papers document. Lostwithiel Parish had land available in April 1994 for 120 houses. This compares with a change in households between 1981 and 1991 of 250 (33% growth) and a building rate between 1991 - 1994 (1991 - 1994) of 6 houses a year.

36.8 Key factors in assessing housing needs in Lostwithiel are:

- The growth in the over 75s (80% between 1981 and 1991). This is the third highest in the Borough.
- Higher than average growth in the young working age groups. These people may be lost to the area over the plan period if jobs lost since the census are not replaced. (e.g. growth in 20 - 34 year olds at 44% was highest in the Borough).
- The existence of a good stock of rented housing association property (18% of the Borough total).
- The highest growth in owner occupied dwellings in the Borough 1981 - 1991 (+55%).

36.9 The strategy on which the Local Plan is based consists of providing for more allocations in sustainable locations with high market demand, proven need and low environmental constraints whilst removing allocations elsewhere to compensate. Lostwithiel is considered to be in an environmentally sensitive area. There is a large supply of land available for development with consent equivalent to about 15% of the existing town.

36.10 Lostwithiel meets many of the requirements of sustainability, it has all necessary local facilities and a rail link to St Austell and Plymouth. However, it is considered that the environmental constraints relating to the setting of the town cannot be overcome and that even if they could, the balance between homes and jobs is such that this Plan should concentrate on replacing lost jobs in the town.

36.11 The Town Council and local people have expressed a strong desire not to allocate any further land for housing outside the built up area and any new housing should be for local needs or sheltered housing for the elderly.

Policy R22A

The target for affordable housing for the period 1994 - 2011 is 35 dwellings out of a total of 275 for the Rural sub-area. The Council will seek to provide a third of these on exception sites negotiated under Policy 68 with the rest being provided on currently unidentified sites or negotiated on sites which already have planning consent.

36.12 The justification for the rural parishes sub-area target for affordable housing is set out in paragraphs 8.66 – 8.71 of Part 1 of the Plan which discusses the Housing Needs Survey (HNS) undertaken for the whole Borough.

36.13 The target of 275 for the rural parishes has been broken down between the rural parishes of Colan, Grampound, Lanlivery, Luxulyan, Lostwithiel, St Columb Major, St Enoder, St Ewe, St Sampson, St Wenn and Tywardreath according to their size nature and realistic assumptions about levels of funding and land release for exception schemes. In addition to the derived target for affordable housing, the HNS provides other evidence pertinent to the local nature of housing need. The rural area is most akin to the Borough average.

36.14 As with the Coastal fringe, only a minimal number of dwellings need to be sought on sites with planning permission. Achieving the rural areas target will depend largely on success in obtaining sites for exceptions schemes under Policy 68.

36.15 The requirement for exception scheme dwellings to meet local needs is also justified by the Lostwithiel Parish housing need survey co-ordinated by the Cornwall Rural Community Council (CRCC).

36.16 Given the high supply of land with consent, and the desire to restrain the outward growth of Lostwithiel compared with the last ten years, this Plan does not propose to earmark one site for housing development that was informally agreed for housing in 1988.

36.17 Sites already with consent, plus developments on unidentified sites will ensure broadly the following housing provision over the plan period 1991 - 2011.

• Dwellings with consent or under construction 1/4/98	83
• Completions 1991 – 1998	46
• Dwellings proposed in the Plan	0
• Development on unidentified sites including rural conversions, infilling and exceptions in line with Policy (Estimate not proposed)	49
• Total	178

36.18 Clearly, numerous small sites within the development envelope may be promoted for housing development in the future. The relevant policies in the general volume, particularly Policies 71 and 72 (housing) will be applied to such proposals as well as specific policies set out in this Parish Chapter.

36.19 Policy 75 (Housing) dealing with affordable housing as an exception to normal policy will also be applicable, although it is considered that most sites on the edge of the town may be unsuitable for environmental reasons, in particular because of the high landscape quality.

EMPLOYMENT AND REGENERATION

36.20 The numbers of economically active people in the parish increased by about 45% between 1981 and 1991 (from around 800 to 1150 people). This growth is substantially higher than the Borough average. Clearly many of these, probably about half, had jobs outside the parish. The numbers of unemployed were higher in 1991 than 1981, and the situation has worsened since. In order to maintain the town of Lostwithiel as a relatively self contained settlement consistent with the Plan's sustainability objectives it is considered vital to promote more local jobs in this Plan.

Policy R23

~~(1) Land south of Liddicoat Road, west of the railway line and east of the river is proposed for new business industrial and warehousing uses (3.05 hectares).~~

~~(2) Proposals to redevelop part of the site for small workshop units will be permitted.~~

~~(3) In assessing proposals under R23(1) the Council will seek the provision of the footpath proposed in Policy R25 by means of a planning obligation.~~

~~36.21 The redevelopment and/or refurbishment of this land for class B1, B2 and B8 uses is considered vital for the future of Lostwithiel as a sustainable community. Some other small towns and large villages in the Borough have grown and retained a good balance between homes and jobs (e.g. St Columb and Roche). Lostwithiel runs the risk of losing this balance if this site is not developed in the first five years of the plan period. Public funds have been available to help with the regeneration of this site and the Council will continue to press for a positive and comprehensive programme for the site from the owners. Land reclamation grants are likely to be available to help this process.~~

~~36.22 The site is in a good sustainable location next to the railway line and station to help meet long term objectives of greater use of rail for freight movements and could attract employees from the St Austell and Plymouth direction who could commute in by rail.~~

~~36.23 Proposals involving shopping use will not be accepted on this site. Such proposals would be contrary to the shopping policies of the Structure Plan and this Plan and completely out of scale with the Lostwithiel town centre which could be seriously undermined.~~

~~36.24 There has been a longstanding ambition to provide further small workshops in Lostwithiel through the Rural Development Area Workshops Programme but no suitable site has been found. Land covered by Policy R22 is considered to be eminently suitable as no sensitive location outside the town is proposed. There may be scope under the General Policies for conversion of buildings (see Chapter 5 of Part 1) to create~~

~~suitable employment opportunities outside the town.~~

~~36.25 Any development of this site will need to be of good quality because of being adjacent to the town Conservation Area and the river where this Plan is promoting wildlife Conservation Corridors and footpath and recreation links. Retention of the trees and landscaping along the river is crucial. These are protected from removal and lopping by virtue of being in the town Conservation Area.~~

RECREATION

OPEN SPACE

36.26 Lostwithiel has just under 1 hectare of formal open space per thousand people compared with the recognised standard of 2.43 hectares per thousand. Even with potential dual use, the figure only rises to 1.2 hectares per thousand. The playing pitch provision is, however, close to the recognised standard. There is also a reasonable provision of informal open space. Lostwithiel provides many opportunities for informal recreation with walks along the river Fowey. The Council is keen to promote more opportunities for informal recreation and footpath links.

Policy R24

(1) Land north of Liddicoat Road is proposed as informal open space (1.8 hectares).

(2) Proposals to reclaim the sewage works on this site and other works to enhance the open space will be permitted.

(3) Proposals for open space on this land should incorporate facilities for older children, a picnic area and allow for a connection to the footpath proposed in policy R25.

~~36.27 This land is outside the development envelope, close to the river, and is not considered suitable for development. Land reclamation grant is likely to be available to reclaim the sewage works.~~

~~36.28 It is considered a key site for reclamation and enhancement as open space for the town, providing a suitable town related link in the Countryside Access Corridor proposed for the Fowey Valley in the Recreation Section of Part 1 of the Plan.~~

FOOTPATH LINK

Policy R25

A footpath link is proposed from North Street to land north of Liddicoat Road covered by Policy R23 along the east bank of the Fowey river.

~~36.29 It is considered desirable to create this link as part of the route through the town up the Fowey valley, as described in the Recreation Chapter. It could be implemented either independently or in conjunction with the development of the land (Policies R21 and R22). Any proposals would need to retain the trees and other riverside landscaping.~~

LEISURE TRAIL

36.30 Under Policy 98 in the Recreation Chapter of Part 1 of the Plan a leisure trail, particularly for cycling and horse riding, is proposed from Fowey to Lostwithiel.

COUNTRYSIDE RECREATION

36.31 The Fowey Valley from Fowey, through Lostwithiel towards Lanhydrock, is identified in Policy 95 in the Recreation Chapter of Part 1 of the Plan as an area where low key access to and appreciation of the countryside in general will be encouraged. The Leisure Trail referred to in paragraph 36.30 above is one specific example of such initiatives to create new links between towns, villages and the countryside.

TRANSPORT

TRAFFIC MANAGEMENT

Policy R26**Traffic calming and local safety schemes will be supported along the A390 through Lostwithiel.**

~~36.32 Considerable amounts of traffic travel through Lostwithiel with a consequential impact on the local environment. The Council supports the principle of removing through traffic from the town and will press for the early programming and construction of a by-pass. In the meantime the Council considers that traffic-calming measures should be introduced in advance as a priority.~~

RAIL

36.33 Chapter 9 on Transport in Part 1 of the Plan contains policies supporting the re-opening of the Lostwithiel to Fowey branch railway line. This would allow the possible development of park and ride facilities at Lostwithiel which could help relieve traffic congestion in Fowey as well as benefit the economy of Lostwithiel.

RIVER TRANSPORT

36.34 Policy 78 of the Transport Chapter supports improvements which will allow greater use of the river Fowey for boat traffic.

CHAPTER THIRTY SEVEN LUXULYAN

INTRODUCTION

37.1 Luxulyan contains a wealth of heritage which reflects well the inter-relationship between the Cornish and the Cornish landscape. Geographically the parish has unique features including periglacial landforms, producing the famous boulder strewn landscape. Human settlement has a long history. St Cyors Holy well may have a pre-Christian origin whilst the closeness of the Saints Way reflects the areas importance in the post-Roman period. The geology has attracted both the miner and the quarrymen, and the industrial revolution has left its mark on the parish with the famous viaduct acting as a memorial to the work of Joseph Treffry. There is considerable nature conservation value within the parish which contains several sites identified by the Cornwall Wildlife Trust. The Luxulyan valley itself is one of the most attractive areas of countryside within Restormel.

37.2 Planning policies for Luxulyan need to protect and enhance this heritage whilst ensuring the economic and social viability of the parish in the coming years.

ENVIRONMENT AND CONSERVATION

NATURE CONSERVATION

37.3 Luxulyan Parish has one nature conservation site at Breney Common which is of national significance and is designated as an Sites of Specific Scientific Interest (SSSI). This site will be protected by Policy 15 of Part 1 of the Plan.

Policy R27

The following areas of Luxulyan Parish are proposed as Sites of Importance for Nature Conservation and Areas of Great Scientific Value:

(1) Areas of Great Scientific Value

(A) Redmoor/Breney (part)

(2) Sites of Importance for Nature Conservation

(A) Lockengate Moor

(B) Redmoor and Breney (part)

(C) Criggin Moor (part)

(D) Menadew (part)

(E) Treskilling Downs (part)

(F) Carne Cross and Starrick Moor

(G) Rosenay Wood Valley (part)

(H) North Hill Wood (part)

(I) Bodelva Moor Ponds (part)

37.4 The Area of Great Scientific Value (AGSV) has been carried forward from the Cornwall Countryside Local Plan. The AGSV will be subject to Policy 18 of Part 1 of the Plan. The Sites of Importance for Nature Conservation (SINCs) have been identified by the Cornwall Wildlife Trust and are considered to be of Countywide importance. As such they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in The Background Papers document which accompanies this Plan. *Note: Little Carne (part) is also shown on the proposals map as being in Luxulyan Parish.*

CONSERVATION CORRIDORS

37.5 A Conservation Corridor is identified under Environment and Conservation Policy 17 in Part 1 of the Plan, between the Gattys Bridge and the Cairns linking the Nature Conservation Sites (G) and (H) identified above.

EARTH SCIENCE SITES

37.6 Luxulyan Quarry has been identified by English Nature as a Geological Site of Special Scientific Interest (SSSI). The rock exposures have been created from the working of the quarry and normal working practices are not therefore incompatible with the SSSI designation. The SSSI will be subject to Policy 15 of Part 1 of the Plan.

HISTORIC PARKS AND GARDENS

37.7 Under Environment and Conservation, Policies 29 and 30 in Part 1 of the Plan, Prideaux House and Gardens is identified as an Historic Park/Garden of Local Importance.

BUILDING CONSERVATION

Policy R28

(A) The centre of Luxulyan village is proposed as an Area of Local Architectural and Historic Value.

~~37.8 The possibility of a Conservation Area for Luxulyan was first considered in the early 1980s but no designation was made. This Plan proposes that the status of the village be re-examined; in the meantime the village is identified as an Area of Local Architectural and Historic Value where the appropriate Building Conservation policies in Chapter 5 of Part 1 of this Plan will apply.~~

~~37.9 The village has an attractive grouping around the church of St Cyriacus and St Julitta and St Cyors Holy Well. Granite dominates the street scene and a number of the buildings are listed. The recent review of the historic settlements undertaken by the Cornwall Archaeological Unit (CAU) has endorsed the recognition of Luxulyan as an historic settlement.~~

HOUSING

37.10 A detailed analysis of the Borough housing situation is set out in Chapter 8 of Part 1 of the Plan.

37.11 In 1998 there was land with consent or under construction for 49 dwellings of which about one third are on small sites including conversions outside the main village. The building rate over the last 7 years (1991/98) was 7 per annum. Between 1981 and 1991 the number of households increased by 18% (68) from 384 to 453, the same rate as the Borough as a whole. This rate is also about 7 per annum.

37.12 The population structure is similar to the Borough with slightly less elderly. There has been a large fall in the proportion of households with children and pensioner households between 1981 and 1991, an increase in unemployment and a high level of car ownership and out-commuting. There is a reasonable supply of social housing for a rural area with 27 council houses remaining. Sales have been at around the Borough average and the waiting list as a percentage of households and council housing stock is relatively low. Since 1991, an extra 20 residential mobile homes have been given consent on the Croft site and these will help meet affordable housing needs. No sites are proposed for housing. Clearly, the general policy on exceptions in rural areas applies to Luxulyan.

AFFORDABLE HOUSING

Policy R29

The target for affordable housing for the period 1994 – 2011 is 15 dwellings out of a total of 275 for the rural sub-area. The Council will seek to provide about two thirds of these on exception sites negotiated under Policy 75 with the rest being negotiated on sites which already have planning consent.

37.13 The justification for the rural parishes affordable housing target is set out in paragraphs 8.66 – 8.71 of Part 1 of the Plan which discusses the Housing Needs Survey (HNS) undertaken for the whole Borough. The target of 275 has been broken down between the rural parishes of Colan, Grampound, Lanlivery, Luxulyan, Lostwithiel, St Columb Major, St Enoder, St Ewe, St Sampson, St Wenn and Tywardreath according to their

size, nature and realistic assumptions about levels of funding and land release for exceptions schemes. The derived target for Luxulyan assumes about 15 dwellings on an exceptions scheme. In addition to the derived target for affordable housing, the HNS provides other evidence pertinent to the local nature of housing need. The rural area is most akin to the Borough average. As with the Coastal fringe, only a minimal number of dwellings need to be sought on sites with planning permission. Achieving the rural areas target will depend largely on success in obtaining sites for exceptions schemes under Policy 75.

37.14 The size and nature of the village is such that it is considered unlikely that other than an exceptions site under Policy 75 any other infill sites would become available for affordable housing.

37.15 The possible provision is as follows:

- | | |
|---|-----|
| • Dwellings with consent or under construction 1.4.98 | 49 |
| • Completions 1991 – 1998 | 51 |
| • Developments likely on unidentified sites including rural conversions and infilling in line with policy (Estimate not proposal) | 23 |
| • Total | 123 |

EMPLOYMENT AND REGENERATION

Policy R30

Land is allocated for employment at Luxulyan Station and at Treskilling Dry (1.95 hectares).

37.16 These sites were identified originally in the St Austell Area Local Plan. There is currently some limited use of the Treskilling Dry but in general the allocations have not been taken up. The location adjacent to the railway line provides potential access to the rail network and for this reason, together with the lack of employment sites within the parish the allocation is carried forward in the Plan. Redevelopment of the Treskilling Dry will need to be sensitive to the listed building status of the dry. The Council will endeavour to negotiate improved access to the site with appropriate landowners.

RECREATION

OPEN SPACE

Policy R31

Land at Rosemelling is proposed as informal/formal open space (0.05 hectares).

37.17 Assessment of the current provision within the parish shows 0.6 hectares of open space per thousand of population. Use of the school facilities could increase this figure to 1.2 hectares per thousand and dual use would be supported. The assessment of informal provision show 0.5 hectares of open space per thousand, whilst numerous opportunities exist for countryside recreation. The above allocation proposes the restoration of the traditional ‘village green’ at Rosemelling for a children’s play area.

37.18 The Council will support any initiatives to provide additional recreation provision if a local need is identified.

COUNTRYSIDE RECREATION

37.19 General Recreation Policy 95 defines a Countryside Access Corridor for the Luxulyan Valley between St Blazey and Crift Downs, where the Council would support improved public access along the river corridor. Policy 96 of that section identifies the Luxulyan Valley as far as Luxulyan village as a Countryside Recreation Priority Area where recognised countryside recreation uses will be supported as long as they do not interfere with the casual use and quiet enjoyment of the area. A footpath proposal, part of which is in Luxulyan Parish at Pontois Mill, is contained in the St Blazey Chapter.

TRANSPORT

RAIL

37.20 The Council will encourage the upgrading and environmental improvements to Luxulyan Station under Policy 84 of the Transport Chapter of Part 1 of the Plan. As highlighted in that chapter, the Council considers that the Newquay branch line has considerable potential for green tourism/recreation use with Luxulyan Station providing access to the Luxulyan Valley. Such use will help to ensure the survival of the branch line.

CHAPTER THIRTY EIGHT MAWGAN-IN-PYDAR

INTRODUCTION

38.1 The Parish of St Mawgan contains evidence of a long and rich history of human settlement, ranging from the scheduled Dark Ages settlement at Mawgan Porth, through to the Grade I Listed Lanherne house, long associated with the Arundell family. Today the parish remains an attractive location, particularly amongst those who wish to retire, as well as for holiday visitors. However its base still remains the agricultural community, whilst with the RAF base at St Mawgan as well, the parish contains a wide spectrum of occupations and interests. Physically the geography of the area of the parish is dominated by the Vale of Mawgan which contains several sites identified as of nature conservation interest, whilst the majority of the area of the parish is designated as an Area of Great Landscape Value (AGLV). Turning to the settlements, Mawgan Porth has an important tourist role, whilst St Mawgan village is recognised as a particularly attractive Conservation Area. The Council's priorities for the parish are to enhance the respective roles of the villages whilst protecting the built and the natural heritage of the parish which has undoubtedly attracted people to this area since the dark ages.

ENVIRONMENT AND CONSERVATION

AREAS OF SPECIAL CHARACTER

Policy R32

The following areas are proposed as areas of Special Character subject to Policy 35:

- (2) St Mawgan: land to the north-east of the playing field.**
- (3) Mawgan Porth: land at Trenance, to the east of the coast.**

38.2 In both villages this policy identifies areas of properties with largish grounds where the resultant open space and garden landscaping make a significant contribution to the character of the area. In St Mawgan village the area identified has considerable tree cover which would be lost if significant infill were to take place. With the Mawgan Porth example the designation is intended to help retain the open character of the Coastal Zone. Due to the relatively recent growth of Mawgan Porth and consequent predominantly post war housing designs combined with undeveloped landscaping, the general appearance of the settlement is of one that lacks the character associated with traditional Cornish villages and the visual impact is hard and unsympathetic to its rural nature. Policy R30(2) is intended to protect existing open areas from overdevelopment, whilst in addition the Council will support initiatives to redevelop properties where a more sympathetic approach to design is provided.

NATURE CONSERVATION

Policy R33

The following areas of Mawgan Parish are proposed as Sites of Importance for Nature Conservation and Areas of Great Scientific Value:

- (4) Areas of Great Scientific Value**
 - (A) The Coastal Zone between Watergate Bay and the borough boundary north of Trerathick Point**
- (5) Sites of Importance for Nature Conservation**
 - (6) Mawgan Porth to Newquay (part)**
 - (7) Carnanton and Nanskeval Woods (part)**
- (B) Denzell Downs to Menadews Plantation (part)**

38.3 The Areas of Great Scientific Value (AGSV) have been carried forward from the Cornwall Countryside Local Plan and will be subject to Policy 18 of Part 1 of the Plan. The Sites of Importance for Nature Conservation (SINCS) have been identified by the Cornwall Wildlife Trust and are considered to be of Countywide importance. As such they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that Policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies the Plan.

CONSERVATION CORRIDORS

38.4 Policy 17 in Part 1 of the Plan sets out the Council's policies for Conservation Corridors linking nature conservation sites. In St Mawgan Parish corridors are identified along the Mawgan or Lanherne valley (linking sites A and B above) and along the valley from Mawgan Porth towards Retorrick and beyond to Denzell Downs (site C above).

HISTORIC PARKS AND GARDENS

38.5 Carnanton is identified under Policies 29 and 30 of Part 1 of this Plan as an Historic Park and Garden of Local Importance.

CAR PARK ENHANCEMENT**MAWGAN PORTH****Policy R34**

Proposals to undertake environmental improvements to the car park adjacent to the village hall at Mawgan Porth will be permitted where they include measures to restore the river corridor.

38.6 This car park has been provided by the Parish Council and any initiatives to enhance the site are considered desirable.

HOUSING

38.7 A detailed analysis of the Borough housing situation is set out in Chapter 8 of Part 1 of the Plan. Mawgan-in-Pydar Parish had land available with planning consent or under construction in April 1998 for 22 houses, with 34 completions in the period 1991 – 1998. This compares with a change in households between 1981 and 1991 of 55 (15% growth) and indicates a building rate over the last 7 years of just under 5 per year.

38.8 The key factors in assessing housing needs in the parish are:

- all in younger age groups 1981 – 1991 (second highest percentage fall in 20 – 34 year olds of any parish in the Borough)
- high percentage of households with three or more children
- little change in structure of population 1981 – 1991;
- second highest proportion of second homes/holiday homes, most in Mawgan Porth/Trenance
- lowest proportion of Council houses sold of any parish (5%: Borough 10%) (originally 32 council houses, now 28)
- only 20 households (5%) on council house waiting list (Borough 10%). Half of these are for sheltered accommodation

38.9 The strategy on which the Local Plan is based consists of providing for more allocations in sustainable locations with high market demand, proven need and low environmental constraints, whilst removing allocations elsewhere to compensate.

38.10 Like similar areas, there has been pressure for development and market demand is high in relation to land available for development. Mawgan Parish is, however, considered to be an environmentally sensitive area where policies to protect the setting of the village of St Mawgan and the coastal environment of Mawgan Porth/Trenance have been predominant in the past.

38.11 No sites for new dwellings are therefore proposed in this Plan. On the same basis as used for all areas, it is assumed that a quarter of evenly distributed need might be made available on currently unidentified sites over the plan period. Such developments may include a small scheme of housing in line with the general exceptions policies in this Plan.

AFFORDABLE HOUSING**Policy R35**

The target for affordable housing for the period 1994 – 2011 is 15 dwellings out of the total of 100 for the Coastal Fringe sub-area. The Council will seek to provide all of these on exception sites at St Mawgan and Mawgan Porth/Trenance negotiated under Policy 75.

38.12 The justification for the Coastal Fringe Target is set out in paragraphs 8.66 – 8.71 of Part 1 of the Plan which discusses the Housing Needs Survey (HNS) which has been undertaken for the Borough. The target of 100 has been broken down between the coastal fringe parishes of Crantock, Fowey, Mawgan, Mevagissey and St Goran according to their size (for example Fowey and Mevagissey are key settlements in the Plan Strategy – See Policy 1) nature and realistic assumptions about levels of funding and land release for exceptions schemes. The derived target for Mawgan is based on an exception scheme for about 15 homes coming forward.

38.13 In addition to the derived target for affordable housing, the HNS provides other evidence pertinent to the local nature of housing need. The Coastal fringe area has a high proportion of persons living only on pension income, a high proportion in paid employment, a high level of single person households and a high proportion of elderly carers. The type of affordable housing needed is largely 2 and 3 bedroom with the highest proportion of 2 bedroom need of any sub-area (46% - Borough average 39%). There is a very low need for single bedroom housing (2% - Borough 10%). The proportion of residents owning their home outright is very high (59% - Borough 40%).

38.14 Only a limited number of dwellings need to be sought for affordable housing on sites which already have permission. Achieving the Coastal fringe target will depend to a large degree on success in obtaining sites for exceptions schemes under Policy 75.

38.15 The size and nature of the village is such that it is considered unlikely that other than an exceptions site under Policy 75 any other infill sites would become available for affordable housing.

38.16 Sites with consent plus development on sites unidentified in 1998 will ensure broadly the following housing provision over the plan period 1991 – 2011:

• Dwellings with consent or under construction ¼/98	22
• Completions 1991 – 1998	34
• Development on unidentified sites including rural conversions and infilling in line with policy (Estimate not proposal)	22
• Total	78

EMPLOYMENT AND REGENERATION**TOURISM****Policy R36**

Proposals for limited sensitive enhancement of existing tourism facilities for tourism uses adjacent to Mawgan Porth beach will be permitted where:

- (8) The visual quality of the new buildings is consistent with the design criteria of Policy 6.**
(2) No greater land area is occupied by buildings.

38.17 The major industry within the parish is tourism, particularly at Mawgan Porth. The proposals for improved access to the countryside contained within this Plan should contribute to passive enjoyment of the countryside which most visitors to this area of the Borough seek.

38.18 Mawgan Porth itself is a popular tourist destination however much of the built environment, particularly next to the beach, is of poor quality. Policy R36 above seeks to encourage appropriate redevelopment which enhances the tourism role of the settlement as well as improving the built environment.

New development which extends the built up area will not be supported.

RECREATION

FORMAL PROVISION

38.19 Mawgan Porth has no formal recreation provision. Compared with the rest of the Borough the settlement has a greater percentage of elderly (35%) and a lower percentage in the 0 – 4 age group. Demand may therefore be less.

38.20 St Mawgan village is better provided for with 1.4 hectares of open space per thousand against the National Standard of 2.43 hectares per thousand of population.

38.21 The Council will support initiatives to provide additional recreation facilities within both villages.

INFORMAL PROVISION

38.22 Both villages have areas of more informal open space with numerous opportunities for walking into the countryside. The Council will encourage enhanced opportunities to create circular walks and improved access to the countryside along the Vale of Mawgan.

COUNTRYSIDE RECREATION

38.23 Recreation Policy 98 identifies a proposed long distance walk linking Mawgan Porth with Grampond linking the Vale of Mawgan with the Fal valley. The existing footpath network in St Mawgan can be utilised for this purpose, although opportunities to create more appropriate links following the river will be promoted.

TRANSPORT

NEWQUAY CORNWALL AIRPORT

38.24 The importance of Newquay Cornwall Airport, which is within St Mawgan Parish is recognised in the General Transport Chapter of the Plan (paragraphs 9.69 to 9.71) which sets out the Council's commitment to the airport.

ST MAWGAN-IN-PYDAR JUNIOR SCHOOL

Policy R37

Land to the south east of Mawgan-in-Pydar Junior and Infants School is proposed for school use.

38.25 The above allocation has been identified by the County Council for future expansion of the Mawgan-in-Pydar School.

CHAPTER THIRTY NINE MEVAGISSEY

INTRODUCTION

39.1 The village of Mevagissey fulfils many roles, as a fishing village, local shopping and service centre and increasingly as a holiday attraction, popular for its picturesque qualities in an Area of Outstanding Natural Beauty (AONB). Inevitably the resultant demands placed on the village will occasionally produce conflicts which planning will need to resolve. The Council's priorities for Mevagissey are to enhance the self-containment of the village whilst protecting its built and natural heritage. The sensitive regeneration of the village can contribute to both objectives.

ENVIRONMENT AND CONSERVATION

OPEN AREAS OF LOCAL SIGNIFICANCE

NATURE CONSERVATION

Policy R38

The following areas of Mevagissey Parish are proposed as Sites of Importance for Nature Conservation:

- (9) Galowras Mill Valley (part)**
- (C) Temple, Trelavean and Horsemoor Woods (part)**

39.2 The sites of Importance for Nature Conservation (SINCs) have been identified by the Cornwall Wildlife Trust and are considered to be of Countywide importance. As such they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies this Plan.

CONSERVATION CORRIDORS

39.3 The river valley to the north-west of Mevagissey leading to Heligan gardens (Nature Conservation site B above) and the valley leading from Portmellon to Galowras (site A above) are identified as Conservation Corridors. Initiatives to enhance the conservation value of these corridors will be supported, whilst the countryside access policies contained in the Recreation Chapter of Part 1 of the Plan encourage the use of these corridors for informal recreation.

HISTORIC PARKS AND GARDENS

39.4 Heligan gardens is identified and protected in Policies 29 and 30 as an Historic Park/Garden of National Importance.

AREAS OF SPECIAL CHARACTER

Policy R39

The following areas are proposed as Areas of Special Character subject to Policy 35:

- (1) Land to the east of Cliff Street and north of Beach Road.**
- (2) Land to the east of Lower Well Park.**
- (3) Land at the Trevarth Estate.**
- (4) Land at Portmellon Park.**
- (5) Land adjacent Chapel Point Lane, Portmellon.**

39.5 This policy identifies areas of properties with largish grounds where the Council wish to avoid over development. In an area with considerable hillside development such as Mevagissey this is particularly important to protect the setting of the main village. Areas R39(1), R39(2) and R39(5) are adjacent to the Coastal Zone where it is again desirable to retain a semi-rural feel to the existing development.

HOUSING

39.6 A detailed analysis of the Borough housing situation is set out in Chapter 8 of Part 1 of the Plan. Mevagissey Parish had land available with planning consent or under construction in April 1998 for 98* houses. This compares with a change in households between 1981 and 1991 of 184 (24% growth) and a building rate over the last seven years of about 6 houses a year. (* This total includes land at Polkirt Hill with an outstanding consent for 52 dwellings where a more recent approval is for only 16).

39.7 Key factors in assessing housing needs in Mevagissey are:

- The number of households containing pensioners (43%) which is the highest in the Borough after St Goran, Fowey/St Sampson and Tywardreath. Total pensioner households have increased from 353 to 405 1981 - 91.
- Growth in numbers of lone parents (6th highest growth in the Borough from 7 in 1981 to 20 in 1991).
- Changes in car ownership 1981 - 1991 are exaggerated compared with Borough changes with greater contrast between numbers with cars and those without.
- Largest percentage increase in population between 1981 - 1991 was in the older working age group.
- A below average percentage of households on the Council housing waiting list (63 households: 7% compared with Borough average of 10%).
- Higher proportion of fully owned houses than average (43%: Borough 34%).
- Second highest percentage of Council houses sold (40%) after Fowey (42%) (Borough average 27%). Of the 98 original Council houses, 39 have been sold, mostly 2 and 3 bed houses.
- Because of high sales, the percentage of Council housing is now half Borough average. There are no housing association rented properties.
- The high proportion of housing used as second homes or holiday homes (11%: 128 homes) compared with a Borough average of 5%, particularly in Portmellon (33%).

AFFORDABLE HOUSING

Policy R39A

(1) The target for affordable housing in Mevagissey Parish for the period 1994 - 2011 is 30 dwellings out of a total of 100 for the Coastal sub area. The Council will seek to provide about 20 of these units on exception sites negotiated under Policy 75 and the remainder through negotiations on currently unidentified sites.

39.8 The justification for the Coastal Fringe Target is set out in paragraphs 8.66 – 8.71 of Part One of this Plan which discusses the Housing Needs Survey (HNS) which has been undertaken for the Borough. The target of 100 has been broken down between the coastal fringe parishes of Crantock, Fowey, Mawgan-In-Pydar, Mevagissey and St Goran according to their size (for example Fowey and Mevagissey are key settlements in the Plan Strategy - See Policy 1) nature and realistic assumptions about levels of funding and land release for exceptions schemes. The derived target for Mevagissey of 30 homes is built on a working assumption of about 20 units on exceptions schemes and the remainder on unidentified sites.

39.9 In addition to the derived target for affordable housing, the HNS provides other evidence pertinent to the local nature of housing need. The Coastal fringe area has a high proportion of persons living only on pension income, a high proportion in paid employment, a high level of single person households and a high proportion of elderly carers. The type of affordable housing needed is largely 2 and 3 bedroom with the highest proportion of 2 bedroom need of any sub-area (46% - Borough average 39%). There is a very low need for single bedroom housing (2% - Borough 10%). The proportion of residents owning their home outright is very high (59% - Borough 40%).

39.10 Only a limited number of dwellings need to be sought for affordable housing on sites which already have permission. Achieving the Coastal fringe target will depend to a large degree on success in obtaining sites for exceptions schemes under policy 75. (PC1 - Change No 4069) (New para).

39.11 The strategy on which the Local Plan is based consists of providing for more allocations in sustainable locations with high market demand, proven need and low environmental constraints whilst removing

allocations elsewhere to compensate. Mevagissey is considered to be an environmentally sensitive area. Land available is equivalent to in terms of dwellings about 15% of the existing parish. There is also the question of traffic flows in the summer and projected traffic growth as examined in the strategic transport chapter.

39.12 The model used to project overall need for housing in the Borough is the highest growth model of three examined and is based on 1981 - 1991 growth trends. On the basis of distributing need for housing according to the 1991 population pattern, an unrestrained need for 218 dwellings results. The table set out below shows the housing provision that is possible without further allocations. Given the environmental constraints, such as AONB policy, steep slopes, the need to retain the setting of Mevagissey, transport constraints, sewerage constraints (see Chapter 12 in Part 1 of this Plan) and the need to consolidate the higher than average growth of the 1981 - 1991 period, this approach is considered reasonable at present notwithstanding the uncertainties surrounding the Polkirt Hill site. The restriction of new development to exceptions to meet local needs in line with Policy 75 will also help provide new housing without the risk of it being purchased for a second house or holiday accommodation.

39.13 The key objectives for new housing are considered therefore to be to maximise provision for local needs out of land currently available. This can be done by ensuring that:

- any consents granted for exceptions under Policy 75 are for housing association schemes for sheltered housing and/or for rented or shared ownership housing for first time buyers
- any development of unidentified sites within the built up area is targeted as far as is practicable towards affordable housing (e.g. flats over shops initiatives)

39.14 Sites with consent plus developments on sites unidentified in 1991 will ensure broadly the following housing provision over the plan period 1998 - 2011.

• Dwellings with consent or under construction 1/4/98	62/98
• Completions 1991 – 1998	45
• Dwellings proposed in this Plan	0
• Development on unidentified sites including rural conversions and infilling in line with policy (Estimate not proposal)	46
• Total	189 (153*)

(* Lower figure may in practice apply because of practical problems of implementing one consent).

39.15 Mevagissey, although a key settlement, sits within the AONB where the allocation of new green field sites for housing are not currently planned and where proposals for sites, if needed in the future, would have to pay serious regard to National, County and Local Plan policies for AONB. Consequently, even when traffic problems in Mevagissey are resolved, whether by a bypass or other means, it is not considered appropriate to allocate major new housing sites. Future housing development in Mevagissey will be focused on brownfield sites such as conversions and redevelopments.

COUNTRYSIDE RECREATION

Policy R40

Within the Countryside Recreation Priority Area between Mevagissey and Pentewan proposals for the following kinds of recreation development will be permitted:

(A) Outdoor activities including nature trails, riding and countryside sports.

(B) Interpretative and refreshment facilities, including picnic areas, parking, toilets and other buildings related directly to outdoor activities. The use of existing buildings for these purposes will be permitted.

39.16 The Council, Parish Council, landowners and others have commissioned consultants to look in detail at how the area might be developed and the resulting report has been adopted as a way forward by all parties. The report emphasises the importance of making maximum use of existing buildings and ensuring the sensitive nature of the AONB landscape is reflected in the Countryside Recreation Priority Area. The

Council is particularly keen to ensure that any commercial operations within the area make full use of locally produced crops and materials in line with sustainable development objectives and the Councils LA21 Strategy. The millennium National Cycle Way network passes through the area.

39.17 Traffic congestion in Mevagissey can be particularly severe, particularly in the summer months. Although the proposed Mevagissey Relief Road is identified in the Structure Plan the road is currently the subject of a review by the County Council. The route proposed in previous studies no longer complies with modern highway practice and for this reason it is not considered appropriate to safeguard this route in the Local Plan. If a new route is identified or alternative traffic management initiatives, these can be incorporated in a future review of the Plan.

CAR PARKING/PARK AND RIDE

Policy R41

Proposals to redevelop existing car parks in Mevagissey will not be permitted.

39.18 Policy R40 allows for parking to serve the Countryside Recreation Priority Area. The study already referred to in para 39.16 includes jointly agreed proposals for the playing field and adjacent land to include parking to meet the needs of the new sport and recreation facilities proposed (pavilion, changing facilities, tennis courts, bowling green, pitch) and a separate car park to the north to serve the needs of visitors to the Country Area. The study provides for links between Mevagissey and Heligan Gardens, via the Country Area, so that both can benefit from each other. The Country Area car park will be available for visits to Mevagissey also. Policy R41 seeks to protect existing car parks in Mevagissey which are essential for the commerce of the village.

UTILITY SERVICES

SEWAGE TREATMENT

39.19 Mevagissey is currently subject to a restriction on new development. It appears that the sewage scheme for Mevagissey will be postponed beyond 1996 and the potential for new development will correspondingly be limited. Any proposals for new development will clearly be subject to the strategic sewerage policies in Chapter 12 of the Plan.

CHAPTER FORTY ROCHE

INTRODUCTION

40.1 The village of Roche has seen considerable growth in recent years, reflecting its locational and intrinsic assets. The village takes advantage of good communications, including a railway station and access to the A30, whilst the reasonable provision of local facilities such as shops and local employment opportunities contribute to creating a balanced community that reflects the need of sustainability. The village together with its parish contains much of interest to the cultural and natural historian with the famous Roche rock, now recognised as of international importance for its geological Sites of Special Scientific Interest (SSSI) designation and the Goss Moor National Nature Reserve similarly recognised as a major heathland/wetland site.

ENVIRONMENT AND CONSERVATION

Policy R42

Roche is proposed as an Area of Local Architectural and Historic Value.

40.2 The above Area of Local Architectural and Historic Value has been identified following a review of Historic settlements by the Cornwall Archaeological Unit (CAU) which recommended that the village should be designated as a Conservation Area (see section on Historic Settlements and Building Conservation in Part 1 of the Plan).

40.3 The area identified in this Policy includes Roche Rock, with its Chapel which is an ancient Monument, the Listed Grade 1 Church of St Gomonda and the Old Rectory and Methodist Chapel which are also both listed. The area also includes many of the fine local buildings which make up the older part of the village.

AREAS OF SPECIAL CHARACTER

Policy R43

The following area is proposed as an area of special character subject to Policy 35:

- (1) House and garden, No.1 Tremodrett Road.**
- (2) House and land off Harmony Road/Marshall Close.**

40.4 These houses have large gardens where the open space associated with the house adds to the character of the village. New development, such as infill which would prejudice this character would be resisted (see Policy R44(1)(E) also).

NATURE CONSERVATION

40.5 Within Roche Parish the Goss and Tregoss Moor have been identified as a SSSI. Most of the site is managed as a National Nature Reserve. The SSSI will be protected by the Policy 15 of Part 1 of the Plan. A schedule of the Borough's SSSIs is set out in the Background Papers document which accompanies the Plan.

Policy R44

The following areas of Roche Parish are proposed as Sites of Importance for Nature Conservation and Areas of Great Scientific Value:

- (1) Areas of Great Scientific Value**
 - (A) Tregoss/Belowda Moors**
 - (B) Criggin Moors (part)**
- (2) Sites of Importance for Nature Conservation**
 - (A) Goss and Tregoss Moors (part)**
 - (B) Brynn Moor (part)**
 - (C) Retire Common (part)**
 - (D) Criggin Moors (part)**
 - (E) Roche Rock**

40.6 The Areas of Great Scientific Value (AGSV) have been carried forward from the Cornwall Countryside Local Plan. The AGSV will be subject to Policy 18 of Part 1 of the Plan. The Sites of Importance for Nature Conservation (SINCS) have been identified by the Cornwall Wildlife Trust and are considered to be of Countywide importance. As such they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that policy sets out the methodology which has been used to identify the sites and discusses that range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies the Plan. *Note: The following sites are also shown on the proposals maps as being in Roche Parish; Hensbarrow Downs (part) and Tregonetha Downs (part).*

EARTH SCIENCE SITES

40.7 Roche Rock has been identified by English Nature as a Geological SSSI and will be subject to Policy 15 of Part 1 of the Plan.

HOUSING

Policy R45

(1) The following sites are proposed for housing development:

- (A) Off Victoria Road (N) 1.25 hectares (Est. 40 dwellings)**
- (B) Off Victoria Road (S) 1.25 hectares (Est. 40 dwellings)**
- (C) Off Fore Street/Bugle Road 5.6 hectares (Est. 140 dwellings)**
- (D) Off Trezaise Road 0.34 hectares (Est. 10 dwellings)**

(2) Development Proposals on sites R45(1)(A) and (B) will not be permitted unless adequate footway access from the sites to the centre of Roche village is provided in line with Policy R54(2).

(3) In assessing proposals for housing development on site R45(1)(C) the Council will seek from relevant parties a planning obligation to ensure public access to the open space proposed in Policy R51, and the land required for a school extension in Policy R56.

(4) Site R45(1)(C) will be required to be served by either a through road or two independent accesses off Fore Street (existing) and Bugle Road.

(5) It is proposed that the average density on site R45 (1)(C) should not exceed about 25 dwellings per hectare.

(6) The development of site R45(1)(C) shall be phased over the Plan period so that no more than 70 dwellings have been occupied before the year 2006. The village green proposed in Policy R51, the school field and school extension land proposal in Policies R56 and R57 and the footpath proposed in Policy R52(1) should be provided by the time the 70 dwellings are occupied.

AFFORDABLE HOUSING

Policy R46

The target for affordable housing in Roche Parish for the period 1994 – 2011 is 152 dwellings out of the total of 550 for the clay parishes sub-area.

- (1) The Council will seek planning obligation to provide about 25 of these on sites R45(1)(A) and (B) combined and 40 on site R45(1)(C).**
- (2) The Council will seek to provide about 25 dwellings through exception sites negotiated under Policy 75.**
- (3) The Council will seek to provide the balance of the target through negotiations on currently unidentified sites, sites which already have consent or which are already developed.**

40.8 A detailed analysis of the Borough housing situation is set out in Chapter 8 of Part 1 of the Plan. Roche Parish had land available with planning consent and under construction in April 1998 for 106 dwellings. Between April 1991 and April 1998 181 dwellings were built. This compares with a growth in households between 1981 and 1991 of 149 (21%) not much greater than the Borough figure of 18%.

40.9 The strategy on which the Local Plan is based consists of providing for more allocations in sustainable locations with high market demand, proven need and low environmental constraints whilst removing allocations elsewhere to compensate. Roche is considered to be an area with a low level of environmental constraints and is seen as a key sustainable community. There is a good balance of land committed for employment and proposed for housing, a range of facilities, including relatively thriving local shopping, good road access and a railway station with long term potential for improved public transport links.

40.10 Against this, compared with other areas, the market demand for housing has been relatively low, with less houses built in relation to land available. On a need basis, the high growth model used for the Plan shows that if future housing need is distributed, according to the 1991 population distribution, there would be a need for 240 dwellings 1991 - 2011. This is the same as continuing the 1981 - 1991 growth rate in households over the plan period. This Plan intends to direct substantially more growth to Roche compared with the 1981 - 1991 period in order to compensate for restraints in less sustainable areas and provide a better balance for the large areas of industrial land as yet undeveloped.

40.11 The justification for the clay parishes target for affordable housing is set out in paragraphs 8.66 - 8.71 of Part 1 of the Plan which discusses the Housing Needs Survey (HNS) undertaken for the whole Borough. The target of 550 has been broken down between the clay parishes of St Dennis, St Stephen in Brannel, Treverbyn and Roche according to their size, nature and realistic assumptions about levels of funding and land released for exceptions schemes. In addition to the derived target for affordable housing, the HNS provides other evidence pertinent to the local nature of housing need. In addition the recent parish Housing Needs Survey co-ordinated by the Cornwall Rural Community Council (CRCC) backs up the need for exception schemes.

40.12 The Clay sub-area has the highest proportion of households earning under £125 a week, the second highest proportion, along with Newquay with benefit income only and a low proportion in paid employment. The pattern of need in respect of size of accommodation is in line with the Borough average except for 4 bedroom accommodation which is higher (16% Borough 11%). The Clay area also has the second lowest proportion of those in need wishing to move within existing town or village (25% Borough, Newquay 70%).

40.13 Site C is a major development for Roche, which will be phased over the whole plan period, and it is considered important to ensure appropriate related community facilities are provided in conjunction with this as well as ensuring that the amount of development served off one access is not excessive. The splitting of the site into two phases, with requirements to release school land and provide open space and footway links (as set out in clauses R45(2) and (3)) before any of the second phase is occupied, is essential to ensure that a lot of new housing is not provided without related facilities.

40.14 The phasing will help ensure the sustainable development of Roche in line with Policies 3 and 4. Growth in homes, jobs and community facilities needs to be balanced to avoid unhelpful pressures on the school in particular. Similarly the open space to be provided under this Policy is reasonably related to the scale of development proposed. A development brief will be prepared for site R45(1)(C) and associated development in consultation with landowners and developers in line with the latest Government Guidance. The brief will deal with more detailed aspects of phasing, limitations on numbers of houses served off one access, layout, house types, landscaping and open space and uses of existing buildings. This brief will be subject to public consultation and will be adopted as Supplementary Planning Guidance (SPG).

40.15 There is also a need to assess the properties without amenities to judge the extent to which house improvement funds need to be targeted to Roche.

40.16 Policy R45 along with sites already with consent plus development on unidentified sites will ensure capacity for broadly the following housing provision over the plan period 1991 - 20011.

• Dwellings with consent or under construction 1/4/98	122
• Completions 1/4/91 to 1/4/98	181
• Dwellings proposed in this Plan	180
• Developments likely on unidentified sites including rural conversions and infilling in line with policy (Estimate not a proposal)	49
• Total	516

40.17 This provision allows for approximately 100% higher growth than has taken place in the 1981 - 1991 period. 25% of evenly distributed need.

EMPLOYMENT AND REGENERATION

40.18 The 1991 Census shows the percentage economically active of working age for Roche at 80%. This compares with a 1981 census figure of 71%. The increase can be related to the increasing number of economically active women which increased from 49% to 68% of those of working age. Unemployment in the parish between the census of 1981 and 1991 has actually dropped from 8% to 7%, probably reflecting the increasing employment provision within the parish although figures for those with jobs outside the parish are not yet available.

40.19 With available employment opportunities located close to the village Roche has considerable potential to continue as a sustainable self contained community.

Policy R47

Proposals for environmental improvements to enhance the Victoria and Trezaise industrial estates will be permitted.

Policy R48

Farm buildings at Tolgarrick Farm are proposed for commercial/community uses.

40.20 Both the estates referred to in Policy R47 are relatively recent developments and, particularly in the case of Victoria, have much land still to be developed. Whilst new proposals would be expected to include landscaping, the advantages of advanced landscaping and environmental improvements should not be overlooked. The experience in other areas suggests that an attractive visually interesting industrial estate is much more likely to receive the attention of investors and the Council will support such initiatives.

40.21 Policy R48 supports the refurbishment of the buildings for appropriate commercial or community use. Access can be provided off Fore Street and adjacent parking provision would cater for this development as well as users of other facilities in the centre of the village.

THE CARBIS AREA

Policy R49

(1) Proposals for enhancement and interpretation of the built and natural environment between Roche Rock and Hallow, Bugle, will be permitted.

Proposals for the refurbishment of Carbis Dry and the redevelopment of the former BOCM mill and related buildings and land for tourism and Leisure related uses associated with (1) will be permitted.

40.22 With the closure of the BOCM mill at Carbis, along with the Carbis clay dry there exists considerable potential for redevelopment in this area. The old Carbis dry is a listed building with the also listed Carbis brickworks adjacent. The redevelopment of the dry will therefore need to be sensitively undertaken, in line with the building conservation policies included in this Plan. Development that resulted in the restoration of the brickworks would especially be supported, perhaps as part of a tourism project which might also take advantage of the proposed footpath/cycle link to Bugle station along the old Carbis branch line. This route could be extended to include a link to Roche Rock and village providing a series of linked heritage sites as part of a Green Tourism project. The Council would not wish to see any restrictions on public access or inappropriate new development.

RECREATION

Policy R50

The following site is proposed as Formal Open Space:

(1) Land between Roche Football Ground and Roche Rock (0.63 hectares).

Policy R51

The following site is proposed as Informal Open Space:

- (1) Land to the rear of the Poachers Inn (0.75 ha).

Policy R52

The following footpath routes are proposed:

- (1) Between the proposed village green and Roche Rock.
 (2) Between Roche Rock and St Gomondas Church.
 (3) Between Roche Rock and Bugle linking the Rock, Carbis Brickworks and Bugle Station using the old Carbis railway branch line. This route is also proposed as a cycle-way and bridleway.

40.23 With the village of Roche itself forming the main settlement of the parish, recreation provision is concentrated there, comprising 1.2 hectares of formal open space per thousand people. Policy R48 proposes additional formal provision adjacent to the existing football pitch. The cricket ground is currently shared with the school but additional public space can be provided by dual use, if the proposal to provide a new school field to the north of Bugle road is implemented.

40.2 Roche has considerable informal recreation opportunities including land within the village and Roche Rock and the general countryside beyond the village boundary. Policy R50 above refers to a proposed 'village green' with associated landscaping to be provided in association with the housing allocations in Policy R45(1)(C). The Council will support initiatives to create new circular walks and footpath links. In particular the former mineral branch line between Bugle and Carbis dry has potential as a footpath/cycle route. The track bed is already used locally on an unofficial basis. Some fencing may be necessary near the current Newquay line for safety reasons and the track bed itself would need upgrading if it were to be used for cycling.

40.25 The Council's Tourism and Leisure Strategy outlines a policy for the development of satellite community facilities. Roche could act as a centre for such a facility in the clay area. Proposals for upgrading the built recreation facilities will be supported under Recreation Policy 100.

TRANSPORT**TRAFFIC MANAGEMENT****Policy R53**

(1) Traffic calming measures/local safety schemes will be supported in the following areas:

- (A) Along the Trezaise Road from the football ground to St Gomondais Church and including the Bugle Road between the school and the recreation ground.
 (B) Along Fore Street between the junction with Bugle Road and the junction with Victoria Road and Edcumbe Road.
 (C) Along Victoria Road to development envelope to north.

(2) In assessing proposals for housing development set out in Policy R45, the Council will seek a contribution towards the traffic calming measures set out in Policy R53(1) through a planning obligation.

Policy R54

The following footways will be supported.

- (1) Along Trezaise Road between the Methodist Church and Higher Trezaise.
 (2) Along Victoria Road linking housing sites R45(1)(A) and (B) with the centre of the village.

40.26 Although a built up area with a 30 mph speed limit throughout, traffic speeds through Roche tend to be higher than desirable for a District shopping and residential area. Measures for traffic calming in the above areas will be supported. The Council considers that much of the growth in traffic in Roche will be due to the large amounts of housing proposed and considers that contributions towards traffic calming measures in the village centre can be appropriately sought as an obligation from housing developers.

40.27 The provision of a pavement along the Trezaise Road between the Methodist Chapel and Higher Trezaise will also improve safety and provide better access to the Industrial Estate. Similar provision is necessary along Victoria Road.

CAR PARKING

Policy R55

Additional car parking is proposed adjacent to the proposed village green with access from Fore Street.

40.28 This proposal will provide central parking adjacent to the proposed village green also servicing any refurbishment of the Tolgarrick farm buildings as proposed in Policy R48.

RAIL

40.29 Roche is one of the few villages in Restormel supported by a railway connection. In the event of any proposal to re-route the Newquay branch line the Council will support the use of the current track bed between Victoria and Bugle either as a preserved railway line or as a footpath/cycle route. Either option will preserve the integrity of the link should future transport developments require its reinstatement perhaps as a link to the industrial estate.

40.30 Assuming that the current route remains the Council will support initiatives to enhance the use of the line perhaps as part of a green tourism initiative.

COMMUNITY FACILITIES

EDUCATION

Policy R56

Land to the east of the school is proposed as a school playing field.

Policy R57

Land to the north of the school is reserved for a school extension.

~~40.31 Policy R56 supports a proposed land swap between the County Council and Tregothnan Estate. The school would gain a new playing field adjacent to the school building together with a car park. This would provide a ring fenced site and children would no longer need to cross the road to the existing playing field. The current field would be transferred to the Tregothnan estate but would be leased to the cricket club for their continued use.~~

~~40.32 Policy R57 reserves land to the north of the school for future extensions.~~

SURGERY

40.33 Responses to the public consultation on the draft Plan suggested that there may be a need for a new doctors surgery within the village. Such initiatives within Roche will be supported under Strategic Policy 103.

ROCHE VICTORY HALL

Policy R58

Land to the west of Victoria Road is proposed for community facilities.

40.34 This land is reserved for possible extensions to the Victory Club or other related community facilities.

CHAPTER FORTY ONE ST COLUMB

INTRODUCTION

41.1 Growth in St Columb has been vigorous and not without problems associated with the pace of change. The sentiment expressed in the later 1960s in the conservation study at that time was that St Columb Major had survived as a traditional market town because of traffic problems and church land restricting modern development. Hope was expressed that the new bypass would enable sensitive and measured growth to take place which fully respected the quality and style of the old town. Unfortunately this has not been the case.

41.2 The basis of this Plan must, therefore, be to consolidate the growth that has taken place and ensure that new development is more sensitive to its surroundings.

ENVIRONMENT AND CONSERVATION

NATURE CONSERVATION

41.3 St Columb Parish contains part of the Goss and Tregoss moor Site of Special Scientific Interest (SSSI). Most of the site is managed as a National Nature Reserve. In addition the parish contains the Borlasevath and Retallack SSSI. These sites will be protected by Policy 15 of Part 1 of the Plan. A schedule of the Borough's SSSIs is set out in the Background Papers document which accompanies this Plan.

Policy R59

The following areas of St Columb Parish are proposed as Sites of Importance for Nature Conservation and Areas of Great Scientific Value:

(1) Areas of Great Scientific Value

(A) Castle Downs/Goss Moor

(2) Sites of Importance for Nature Conservation

(A) Firhill Woods

(B) Denzell Downs to Menadews Plantation

(C) Pollawyn Moor

(D) Trelow Downs (part)

(E) Retallack and Rosevanion Quarry

(F) Rosenannon Downs and Valley (*Note: for clarification the whole of this site is in St Wenn Parish*)

(G) Goss Moor (part)

(H) Carnanton/Nanskeval Wood

(I) Tregonetha Downs (part)

(J) Trevithick

(K) Tresaddern Farm

(L) Quoit farm

(M) Ennisworgey

(N) Rosedinnick

41.4 The Area of Great Scientific Value (AGSV) has been carried forward from the Cornwall Countryside Local Plan. The AGSV will be subject to Policy 18 of Part 1 of the Plan. The Sites of Importance for Nature Conservation (SINCs) have been identified by the Cornwall Wildlife Trust and are considered to be of Countywide importance. As such, they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that Policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies the Plan.

CONSERVATION CORRIDORS

41.5 Policy 17 sets out the Council's policy for identifying Conservation Corridors. In St Columb Parish the relevant corridors are those from Lower Trenowth through to Castle Downs and Tregatillian (linking conservation sites G, D, I, H and J identified above); north of Talskidly (linking conservation sites B and M) and between Firhill Woods and Pollawyn (linking conservation sites A and C).

LANDSCAPING PROPOSALS

Policy R60

- (1) Land adjacent to the bypass is proposed for landscaping. Where adjacent land is proposed for development, such landscaping will be sought as part of any planning approval, and is to be implemented before any buildings are occupied.
- (2) Land between the cemetery, the proposed extension to the cemetery [Policy R69(1)], the proposed open space [Policy R68(B)], and the new industrial development, is proposed for landscaping.

41.6 It is considered important to promote additional landscaping and screening between the bypass and existing housing, particularly in the light of Policy 37 on noise and development and the Government's advice on taking account of noise levels when planning new developments.

41.7 Where development is proposed next to land covered by Policy R60(1) it is considered necessary in addition to ensure that such screening takes place in advance of or in conjunction with development.

41.8 The landscaping proposed in R60(2) is also necessary for reasons of noise attenuation but also for safety and convenience. It is considered desirable to protect as far as possible, the peace of the cemetery from industrial noise and views of buildings. The open space proposed in Policy R68 is likely to be used for football and other games. Suitable screening by mounding, fencing and planting in combination will minimise risks to children.

AREAS OF SPECIAL CHARACTER

Policy R61

The following areas are proposed as Areas of Special Character subject to Policy 35:

- (1) Land to the east of East Street and north of Union Hill.
- (2) Land at Bridge.

41.9 These areas consist of properties in large grounds where the open space associated with them adds to the character of the old town and its setting and where any new development, by way of infill, should be of such a density and style that the nature of this character is not adversely affected.

HISTORIC PARKS AND GARDENS

41.10 Two Historic Parks and Gardens of Local Interest are identified in Policies 29 and 30 of the Plan, namely at Nanswydhen and Trewan.

HOUSING

Policy R62

- (1) The following sites are proposed for housing:
- (A) Land west of Station Road 1.95 hectares (Est. 63 dwellings)
- (B) Land north of Newquay Road 0.65 hectares (Est. 7 dwellings)
- (C) Land north of Newquay Road 1.15 hectares (Est. 18 dwellings)
- (D) Land south of Newquay Road 0.70 hectares (Est. 22 dwellings)
- (2) Site R62(1)(B) shall have road access off Newquay Road. Site R62(1)(C) shall have road access off Bospolvans Road. There shall be a footpath link and access for emergency vehicles between the two sites.
- (3) Site R62(1)(A) shall have road access off Station Road. The housing on this site shall not be commenced until the footpath along Station Road proposed in Policy R70 has been provided.

Policy R63

Proposals for housing development on sites R62(1)(B) and R62(1)(C) will only be permitted if the proposed combined density of development is less than 14 houses per hectare.

41.11 A detailed analysis of the Borough housing situation is set out in Chapter 8 of Part 1 of the Plan. St

- Development on unidentified sites including rural conversions and infilling in line with policy (Estimates not a proposal) 63
- Total 561

41.18 Policies R62(1)(B) and R62(1)(C) and R63 propose sites for low density executive housing to protect the character of the entrance and setting of Bospolvans House. No affordable housing is intended to be promoted on this land. The access arrangements proposed in R62(2) are necessary to avoid local congestion on Bospolvans Road and minimise pedestrian and vehicular conflict.

41.19 Clearly, numerous small sites within the development envelope may be promoted for housing development in the future. The relevant policies in the strategic volume (Plan Part 1), particularly Policy 66 (Housing) will be applied to such proposals as well as specific policies set out in this Parish Chapter.

Policy R65

(1) In assessing proposals for development on site R62(1)(A) the Council will seek a planning obligation, from relevant parties, to make the site proposed for open space in R68(1)(B) available for public use.

(2) In assessing proposals for development on sites R62(1)(B) and (C) the Council will seek a planning obligation, from relevant parties, to make the site proposed for open space in R68(1)(A) and the footpath proposed in R68(3) available for public use.

41.20 The need for open space is set out under Policy R68. It is considered appropriate to ensure this provision with associated housing development. The areas of land proposed for housing are more than sufficient to provide for local and wider needs of a growing town and without the community benefits provided for in this plan the extra allocations could not be justified.

EMPLOYMENT AND REGENERATION

41.21 The major area required for future employment in the St Columb area between the A3059 and Station Road has recently been granted planning consent and therefore does not form part of the proposals in this Plan.

41.22 A key element in the Plan is however, the balance between homes and jobs. St Columb is large enough and has enough facilities to retain and expand its role as a relatively self sufficient and sustainable community. The 1989 parish survey showed that about half the working population worked in St Columb. The town has been well provided with new employment opportunities with the industrial estate and the recent planning consent will continue this.

THE RETREAT

Policy R66

(1) The following proposals to change the use of The Retreat Hospital will be permitted:

(A) Use for Class B1 offices and/or as a research facility but excluding light industrial use.

(B) Use as a residential nursing home, hospital or any similar combination involving a full range of residential and care facilities for the elderly.

(C) Residential.

(2) In order to be permitted, proposals will be required to meet the following criteria:

(A) No new development will be permitted outside the area defined on the Proposals Map.

(B) Any new development shall reflect the character of the listed building.

~~41.23 The Retreat Hospital is a listed building of some character built circa 1840. It closed in 1993 and is being marketed for alternative uses. The site occupies an important position in the countryside outside the St Columb Major Development Envelope. The grounds of the Retreat are important both for the setting of the building itself and the older part of the town. The site was the subject of a planning appeal in 1996 when permission for residential use was granted. The above Policy is retained in the Plan in case alternative proposals come forward.~~

~~41.24 Proposals for uses which would generate a need for increased access and large parking areas such as leisure and hotel facilities will not be supported as land outside the basic footprint of the existing buildings might well be required and traffic conditions in Union Square area worsened. For the uses proposed, adequate parking can be provided within the footprint, possibly utilising the centre of the quadrangle if newer buildings are removed. The conditions placed on the appeal decision for residential use required access to be from Union Hill only and that improvements to the private access road and its junction with Union Hill would need to be undertaken. These requirements may not be necessary for any alternative proposals depending on the nature of use and level of possible traffic movements. Proposals will be assessed against Policy 80(1).~~

~~41.25 Clearly, Policy 33 in Chapter 5 of Part 1 of the Plan relating to listed buildings will be used to assess any proposals for this site and buildings.~~

~~41.26 The buildings are in sound condition, with a new heating system. There are no grounds for considering any proposals involving demolition of the original buildings as a complete or partial alternative to changes of use.~~

~~41.27 The use proposed in R66(1)(A) is considered to be justified by the good strategic road access, the closeness of the upgraded airport and the quality of the building. A headquarters building and/or research facility of a prestige nature could be linked to a production facility on the new industrial estate.~~

~~41.28 The use proposed in R66(1)(B) would be consistent with the existing use and could make full use of some of the existing social facilities in the grounds. There is likely to be a growing demand for total care environments of the kind now quite common in the United States where sheltered accommodation, nursing care and private hospital facilities are linked on one site.~~

EMPLOYMENT SITES

Policy R67

The following employment initiatives are proposed:

- (1) Improvement and enhancement of the St Columb Business Centre, Barn Lane.**
- (2) Use of land north of the Pall factory for industrial uses.**

41.29 The premises in R67(1) provide a useful supply of relatively low cost business accommodation which should be retained. Because of the surrounding residential development proposals to improve the appearance and environment of the premises will be supported and promoted. The area proposed in site R67(2) is considered suitable for additional industrial or business land. Alternatively the Council is of the opinion that an open space use should be supported for this area (see Policy R68(1)(D), or a combination of both uses.

RECREATION

Policy R68

(1) The following sites are proposed as Open Space:

- (A) Land east of Bospolvans House (Formal and/or Informal) (0.75 hectares).**
- (B) Land east of Cemetery and west of Station Road (Formal and/or Informal) (1.7 hectares).**
- (C) Land south of Union Hill and east of Penkernick Way (Informal) (0.90 hectares).**
- (D) Land north of the Pall Factory (Informal) (0.93 hectares).**

(2) Proposals to landscape Site R68(1)(C) to improve screening between houses and the bypass will be permitted.

(3) A footpath link is proposed from Site R68(1)(A) to Newquay Road.

41.30 Current formal recreation provision is 1.3 hectares per thousand people, of which 1.1 hectares per thousand people is playing pitches. This is below the recommended national standard of 2.43 hectares per thousand. Dual use increases the formal figure to 1.5 hectares per thousand.

41.31 Strategic Policy 89 will ensure provision of open space with any new housing development on currently unidentified sites and while St Columb has little informal recreation space, it is surrounded by

countryside where opportunities for walking exist. One of the long distance routes proposed in Strategic Policy 98 passes along the Vale of Mawgan and passes through St Columb. Recreation Policies 94 - 97 would also support the creation of additional open spaces and footpath/ bridleway/cycle routes.

41.32 Policy R68 proposes four specific areas for open space. Site R68(1)(A) is proposed to be used jointly by the primary school and the community at large through a dual use arrangement. A small part may be released for the use of the adjoining bowling club. A footpath connection to Newquay Road is proposed from this space to enable possible links from the old part of the town to the residential areas to be created (R68(3)) and to the school.

41.33 Site R68(1)(B) would probably be used largely for pitch games.

41.34 Both sites R68(1)(A) and R68(1)(B) are intended to be made available in conjunction with adjacent housing development.

41.35 Site R68(1)(C) is considered too close to the bypass for the development of housing, particularly in the light of Strategic Policy 37 relating to noise and the Government's advice on taking account of noise levels. It is considered in this context desirable to provide to provide some additional screening here to improve the residential environment.

41.36 Site R68(1)(D) is an alternative option should the land not be required for industrial use (see Policy R67). This site is central to existing and proposed housing areas without adequate open space provision. A split between the two uses might be the most appropriate to avoid new industry too near housing.

COMMUNITY FACILITIES

Policy R69

The following community uses are proposed:

- (1) Land south of the existing St Columb Major Cemetery is proposed for an extension to the Cemetery.**
- (2) Land is proposed for a Fire Station north of Newquay Road.**
- (3) Land is proposed for community use including Church use east of Station Road.**

41.37 Further land is required for cemetery purposes and an extension of the existing cemetery is considered the most straightforward solution.

41.38 The Fire Station proposal was originally contained in the Central Restormel Local Plan. It is still considered that there is a need for a new station and the proposal is carried forward into this Plan.

41.39 The site for a community use has in the past been granted consent for a Church. Such a use or a related community use will be promoted on this land.

TRANSPORT

Policy R70

- (1) Traffic calming measures in the defined district centre and in Penkernick Way and associated roads and along Highfield Avenue and Newquay Road will be supported as a priority.**
- (2) A footway is proposed along Station Road from the junction with Trekenning to the industrial estate.**

41.40 The general support for measures to control traffic in shopping and residential areas is set out in the Transport Chapter in Part 1 of the Plan, particularly in Policy 80. The Council will work with the County Council, the Town Council and private developers to implement measures in St Columb town centre and the Penkernick Way development which will slow down vehicle traffic and provide a safer environment for people. Similar measures are considered necessary along Highfield Avenue.

41.41 The footway proposal in Policy R70 is considered necessary to serve the housing proposed to the west of Station Road providing links to the town and the new employment proposal south of the housing.

CHAPTER FORTY TWO ST DENNIS

INTRODUCTION

42.1 The village of St Dennis is dominated on one side by its church, located on a hill occupied by man since the iron age and on the other side by the china clay industry which provides the major employment for its people. Situated between these twin peaks the village has a good selection of shops and facilities making it one of the most self contained villages in the Borough, a role which the Council wish to enhance through the policies within this Plan.

ENVIRONMENT AND CONSERVATION

BUILDING CONSERVATION

Policy R71

The village centre of St Dennis including Fore Street and Carne Hill, together with the area around the church is proposed as an Area of Local Architectural and Historic Value.

42.2 The village centre of St Dennis contains many fine granite houses, often creating attractive group settings. The Council is keen to ensure that new developments in the village reflect the local character and enhance the village environment.

42.3 The church is listed and the churchyard contains a scheduled Cornish cross. The churchyard site is believed to have contained an Iron Age round, whilst the field system in the surrounding area probably dates from the Iron Age and forms a landscape unique in mid Cornwall. The boundary of the Area of Local Architectural and Historic Value has therefore been drawn to include this area which is crucial to the visual setting of the church, as well as being of historic interest. The above will form the basis for assessment as a Conservation Area.

NATURE CONSERVATION

42.4 St Dennis Parish Council contains part of the nationally significant Goss and Tregoss Moors Sites of Special Scientific Interest (SSSI) which has been identified by English Nature. Most of the SSSI is managed as a National Nature Reserve. The site will be protected by Policy 15 of Part 1 of the Plan.

Policy R72

The following areas of St Dennis Parish are proposed as Sites of Importance for Nature Conservation and Areas of Great Scientific Value:

(1) Areas of Great Scientific Value

(A) The Goss Moor (part)

(2) Sites of Importance for Nature Conservation

(A) The Goss and Tregoss Moors (part)

42.5 The Area of Great Scientific Value (AGSV) has been carried forward from the Cornwall Countryside Local Plan. It identifies a large area around the SSSI and Sites of Importance for Nature Conservation (SINCs) designations and provides a buffer zone around these sensitive parts of the moor. The AGSV will be subject to Policy 18 of Part 1 of the Plan. The SINCs have been identified by the Cornwall Wildlife Trust and are considered to be of Countywide importance. As such they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies the Plan.

EARTH SCIENCE SITES

42.6 A geological SSSI has been identified on Trelavour Downs by English Nature. The site will be protected by Policy 15 of Part 1 of the Plan. A full schedule of the Borough's SSSIs is set out in the

Background Papers document which accompanies the Plan.

HOUSING

Policy R73

(1) The following site is proposed for housing:

(A) Land off Park-An-Bre Drive 1.5 hectares (Est. dwellings 30)

(2) In assessing proposals for housing development on Site (A) the Council will seek a planning obligation to ensure public access to the informal open space proposed in Policy R75(1).

(3) Proposals for housing development on Sites R73(1)(A) will only be permitted if it is of an average density of 20 dwellings per hectare or less. Proposals for affordable housing in line with Policy 75 on the site will not be permitted.

(4) In assessing proposals for housing development on Deposit Plan site R73(1)(A), which now has an outline permission, the Council will seek some contributions towards the traffic calming measures set out in Policy R77(2). The Council will also seek a planning obligation to ensure public access to the open space proposed in Policy R75(2). Development of the site will only be permitted if the average density is 20 dwellings per hectare or less.

42.7 A detailed analysis of the Borough housing situation is set out in Chapter 8 of Part 1 and in a substantial technical appendix. St Dennis Parish had land available with planning consent and under construction in April 1994 for 99 dwellings. Over a third of the dwellings with consent are for affordable housing. The building rate in the last 3 years (1991/94) has been about 14 per annum. There was a growth in households between 1981 and 1991 of 14% broadly in line with Borough growth of 18%. This growth amounts to about 10 households per annum (729 to 828).

42.8 The key factors in assessing housing need in St Dennis are:

- Highest proportion of council housing, (21%) along with St Blaise and St Columb Parishes. Low owner occupation percentage.
- Only 16% of council housing stock sold (Borough 27%).
- Waiting list as a percentage of stock is lower than any other parish at 37%. Waiting list is 8% of total households (Borough 10%).
- There was a large growth in 0-4is between 1981 and 1991 (+ 55% Borough + 22%) and in the over 75is (+ 95% Borough + 36%). This was the largest increase of any parish, but from a low base. There was a below average growth in the population of working age, particularly the older working age group (35 - 59 years) (+ 4%: Borough +16%).
- Low percentage of lone parent households compared with the Borough average.
- Unemployment has stayed in line with Borough average 1981 - 1991. Low level of self employment.
- The analysis of market demand and overall need is not conclusive. The area is a potential candidate for some growth in terms of sustainability and lack of major environmental constraints. Only 11% of the workforce work outside the Borough.

42.9 The concluding impression given by the evidence outlined above is of a large level of affordable housing in a relatively small village with a low level of in-migration in recent years and which does not generate sufficient demand locally to warrant more social housing. The current supply of affordable housing plus that with consent is probably too high for St Dennis' own needs. The result has been that St Dennis has taken people from other parts of the Borough into its affordable housing, a role usually taken by the larger towns of Newquay and St Austell.

42.10 In order to redress in a small way, the balance of housing provision in the village, the land for housing proposed in Policy R73 should not include provision for further affordable housing.

42.11 It is considered important to provide accessible, usable open space for new housing areas. Policy R75 provides for new housing to provide for open space which will also be of use to existing housing built without such facilities.

42.12 The site off Rectory Road, which was deleted informally in 1988, is not considered suitable for housing because of its location in an area important for the visual setting of the church and village and of historical and archaeological interest. Other land to the north west of Wellington Road has a history of pressure for development, which will also continue to be resisted for similar reasons.

42.13 The overall housing provision is set out below. The proposals in this Plan plus land with consent plus development on sites unidentified in 1994 will ensure more than enough capacity to deal with needs and demand over the plan period. Clearly the strategic Policy 75 on exceptions in rural areas will still apply to St Dennis but it is not considered that a case could be made for a need.

• Dwellings with consent or under construction 1/4/98	48
• Completions 1991 – 1998	107
• Proposed in this Plan	30*
• Developments likely on unidentified sites including rural conversions and infilling in line with policy (Estimate not proposed)	46
• Total	231

Total is 25% of evenly distributed need

*At density of 20 per hectare

EMPLOYMENT AND REGENERATION

Policy R74

Land to the south west of the St Dennis rural workshops estate is proposed for business, industrial and warehouse uses (0.6 hectares).

42.14 This policy allocates additional land to the south west of the recently completed rural workshops which were provided via the Rural Development Programme. The site is adjacent the route of the possibly re-routed Newquay branch line and would benefit should the diversion take place. The location is seen therefore as potentially sustainable.

SHOPPING

42.15 A district centre is identified for the village of St Dennis. In this area Strategic Shopping Policies 57 and 58 will seek to protect the current provision of shops as well as encourage the opening of new shops.

RECREATION

OPEN SPACE

Policy R75

The following open space site are proposed:

- (1) Land off Park-An-Bre Drive is proposed as open space (0.30 hectares).**
- (2) Land off Hall Road (0.13 hectares)**

42.16 Current formal recreation provision in St Dennis provides 1.6 hectares of space per thousand of population, concentrated at Boscawen Park and the recreation ground at Kessells Park. Recreation provision for the village could be increased to 1.9 hectares per thousand by the dual use of the school playing field and such initiatives will be supported.

42.17 In addition, some informal recreation areas exist, although none of these are a major resource. The sites proposed in Policy R75 will be central to existing and proposed housing and adjacent to local facilities, thus complementing community resources. Site R75(2) will be able to be used by the extended primary school as well as by the surrounding housing.

COUNTRYSIDE RECREATION

Policy R76

A footpath is proposed along the disused railway line between St Dennis and St Dennis junction.

42.18 The Council supports the proposed diversion of the Newquay railway line along this route, however, this proposal is made as an alternative should the diversion not take place. This section of the line could be adapted for use as a footpath, linking St Dennis to the long distance leisure trail proposed for the Fal valley in the Strategic Recreation Chapter.

TRANSPORT

TRAFFIC MANAGEMENT

Policy R77

Traffic calming measures in the following area will be supported:

- (1) Between the junction of Carne Hill and Hall Road and the junction of Robartes Road and Fore Street**
- (2) Along the length of Hall Road.**

42.19 The Council, as a central aim of this Plan, seeks to promote the introduction of traffic calming measures in the shopping areas of the Borough, where pedestrian activity is often focused. Such measures not only increase safety for pedestrians but can also contribute to an enhancement of the local street environment. Such measures should be consistent with the character of local buildings and spaces.

NEWQUAY BRANCH LINE

42.20 The re-routing of the Newquay branch line via Burngullow and St Dennis has received renewed interest with the proposal now contained in the emerging Replacement Structure Plan. If the diversion takes place St Dennis will be a prime location for a new station and this factor is also recognised in the Structure Plan as well as this Local Plan. A new station and facilities will be supported under the Strategic Transport Policies.

CHAPTER FORTY THREE ST ENODER

INTRODUCTION

43.1 For many years the villages of this parish have been dominated by the A30 trunk road, which despite being responsible for much of the growth and prosperity of the parish, has also, particularly in the summer, diminished the quality of life through traffic noise, pollution and congestion. This situation has now changed with Summercourt, Indian Queens, St Columb Road and Fraddon all by-passed. The parish is entering a period of opportunity and the Local Plan seeks to identify, promote and implement these opportunities as they arise.

ENVIRONMENT AND CONSERVATION

LANDSCAPING

Policy R78

(1) The following areas are proposed for landscaping adjacent to the Indian Queens/Fraddon By-Pass route:

- (A) Between the By-Pass and Indian Queens from the Cemetery to Higher Fraddon.**
- (B) Between the Newquay Link Road and Indian Queens and St Columb Road.**
- (C) Between the Newquay Link Road and the Kelliers.**
- (D) Between the By-Pass and Fraddon at My Lords Road.**

(2) Land between the Summercourt By-Pass and housing land north of Kingsley Farm. (R81(1)(E))

43.2 The above sites are intended to soften the impact of the by-pass on the landscape as well as provide screening from traffic noise. In some cases landscaping can be combined with informal recreation uses. These are additional sites proposed to those in the preliminary landscaping plan produced by the County Council.

NATURE CONSERVATION

43.3 St Enoder Parish contains part of the Goss and Tregoss Moors Site of Special Scientific Interest (SSSI) which has been identified by English Nature. Part of the site is managed as a National Nature Reserve. The SSSI will be protected under Policy 15 of Part 1 of the Plan.

Policy R79

The following areas of St Enoder Parish are proposed as Sites of Importance for Nature Conservation and Areas of Great Scientific Value:

(1) Areas of Great Scientific Value:

(A) Goss Moor (part)

(2) Sites of Importance for Nature Conservation:

(A) Goss Moor (part)

(B) Lukes Shop (part)

(C) Halvenna Woods and Ennis Barton

(D) Tredinnick (part)

(E) Ladock, St Enoder Woods and Trendreal (part)

(F) Trefullock Moor

43.4 The Area of Great Scientific Value (AGSV) has been carried forward from the Cornwall Countryside Local Plan. It identifies a large area around the SSSI and Sites of Importance for Nature Conservation (SINCs) designations and provides a buffer zone around these sensitive parts of the moor. The AGSV will be subject to Policy 18 of Part 1 of the Plan. The SINCs have been identified by the Cornwall Wildlife Trust and are considered to be of Countywide importance. As such, they will be subject to Policy 16 of Part 1 of

the Plan. The written justification accompanying that Policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies the Plan.

CONSERVATION CORRIDORS

43.5 Land adjacent to Barton Lane between the western end of Fraddon and the Ennis Barton site (site C, R79(2) above) is proposed as a Conservation Corridor where appropriate habitat creation would be supported. Although this corridor does not link two sites of nature conservation value the lane has potential for informal recreation as part of the circular walks proposed in the Fraddon and Indian Queens Regeneration study and suitable enhancement could contribute to the amenity value of the area.

EARTH SCIENCE SITES

Policy R80

Wheal Remfry china clay pit is proposed as a Regionally Important Geological/ Geomorphological Site.

43.6 The above site has been identified by the Cornwall RIGS Group. The site will be subject to Policy 23 of Part 1 of the Plan. A schedule of the Restormel RIGS sites is included in the Background Papers document which accompanies the Plan. This designation does not affect the working of the pit and associated plant. The Council would like to see key features retained if the pit was closed.

HOUSING

Policy R81

(1) The following sites are proposed for housing:

(A) Land between St Francis Road, Halloon Avenue and the Suncrest Estate, Indian Queens (2.43 hectares Est. 78 dwellings)

(B) Land off Parka Road, St Columb Road (0.27 hectares Est. 9 dwellings)

(C) Frontage land to the north of Westbourne Terrace, Fraddon (0.6 hectares Est. 10 dwellings)

(D) Frontage land to the north of Harvenna Farm (0.19 hectares Est. 6 dwellings)

(E) Land to the north of Kingsley Farm (1.38 hectares Est. 44 dwellings)

(2) In assessing proposals for development on R81(1)(C) the Council will seek a planning obligation to provide the open space proposed in Policy R85(1).

(3) In assessing proposals for development on site R81(1)(E) the Council will require a landscaping strip on the northern boundary of the site as proposed in Policy R78.

43.7 A detailed analysis of the Borough housing situation is set out in Chapter 8 in Part 1 of the Plan. St Enoder Parish had land available with planning consent and under construction in April 1998 for 151 dwellings.

43.8 On the standard basis used over the Borough as a whole an allowance of about 70 would have been made for development on previously unidentified sites over the plan period. In the years before the Local Plan was produced however, about 200 dwellings had been added to supply in the parish, with no attempt to negotiate any affordable housing in line with the informal policy adopted in January 1992 or obtain any other facilities such as open space, schooling and environmental improvements necessary for such a potential expansion.

43.9 The building rate over the years 1991 - 98 has been 31 per annum. There has been negligible development in Summercourt due to lack of mains drainage.

43.10 There was a growth in households between 1981 and 1991 of 81 households (+8%) compared with Borough growth of 18%. This growth amounts to about 8 households per annum.

43.11 There are few variations from the average as far as population and housing statistics are concerned. Unemployment has fallen rapidly between 1981 and 1991 compared with the Borough as a whole (14%/1981 to 10%/1992: Borough 10%). In 1981 the parish had the second highest unemployment of any parish after

Newquay

43.12 The tenure pattern is similar to the Borough along with the percentage of Council houses sold (28%) (Borough 27%). The waiting list as a percentage of stock is low at 48% (Borough 85%) and as a percentage of total households (5%) (Borough 10%). The area does not appear to have the highest priority for affordable housing. Most of the Council house waiting list relates to Indian Queens (50%). There are few housing association properties (3) and no rural exception schemes so far. Relatively low housing prices may at present have some effect on affordable housing demand but this is no guide to the future as the lowest local prices have fallen from around £50,000 to £35,000 since 1989 with little change in average incomes and this situation could reverse again.

43.13 In terms of market demand the general analysis shows that Indian Queens/Fraddon/St Columb Road had a high demand in relation to land available and also a very high land supply in relation to evenly distributed need. In other words, the area has been treated as a growth area in the last few years in contrast to the slow growth between 1981 and 1991.

43.14 The Indian Queens/Fraddon/St Columb Road area meets the Plan's sustainability criteria to a reasonable degree. There are local shops and a school and large amounts of existing and planned employment land within walking distance. Access is good, including an existing rail halt. Shopping and community facilities are significantly less than those in St Dennis and Roche however.

43.15 The total land likely to be available over the plan period is set out below. This total of 569 includes the full allowance of 70 for development on unidentified sites, though this may be an under estimate given recent experience.

43.16 Even accepting the parish as a growth area, this level of potential development is equivalent to about half of the current parish population, equivalent to the growth provided for at Roche which has a more sustainable basis for such long term growth.

• Dwellings with consent or under construction 1/4/98	151
• Completions 1991 – 1998	214
• Proposed in this Plan	147
• Development likely on unidentified sites including* rural conversions and infilling in line with policy (Estimate not proposed)	60
• Total	572

*25% of evenly distributed need

43.17 Summercourt has had very little development in recent years, a significant constraint being the lack of mains drainage. Facilities in the village are very limited, equivalent to provision in other rural villages where only limited development or rural exceptions schemes only are considered appropriate. The village does have a school, but even a very large development would not influence the nature of the school. (Over 15 years, 250 houses might provide 3 children a year of primary school age). Summercourt does not really meet the sustainability criteria of this Plan or H9 of the Structure Plan. This view was taken by the Local Plan Inspector and resulted in his recommendation to delete the Deposit Plan proposal for housing off St Austell Street. At the time of the original plan and the Local Plan Inquiry there was an existing consent for 68 to the North of Kingsley Farm. A development of about 25 houses however is now underway on part of this site, whilst to allow for some modest growth the remainder of that area is now proposed as a housing allocation as the consent expired after the Local Plan Inquiry.

43.18 Given the overall scale of provision, and particularly the large increases permitted in the last few years, it is considered that land proposed for housing be limited to that proposed in the previous plan and in the informal 1988 review with some amendments, but which does not yet have consent. These sites should make provision for affordable housing because of likely future needs and the lack of provision secured through current consents.

43.19 Site R81(1)(A) was proposed for housing development in the informal review of the Central Restormel Local Plan in 1988. This is the largest of the three sites proposed and is thus considered to

provide most scope for affordable housing over the plan period.

43.20 Site R81(1)(B) is the remainder of land originally proposed for housing in the Central Restormel Local Plan adopted in 1987.

43.21 Site R81(1)(C) is linked to the provision of the open space proposed in Policy R84(1).

43.22 Site R81(1)(D) is a small area of frontage development which will round off the northern boundary of Fraddon.

43.23 Site R81(1)(E) originally has a valid planning permission when the Deposit Local Plan was published and has subsequently been partly developed. The rest of the site has now been allocated to provide for some modest growth of the village linked to landscaping along the northern boundary.

AFFORDABLE HOUSING

Policy R82

- (1) The target for affordable housing for the period 1994 - 2011 in St Enoder Parish is 125 out of the total of 275 for the rural parishes sub-area.**
- (2) The Council will seek a planning obligation to provide about 25 of these on site R81(1)(A), 11 of these on site R81(1)(E).**
- (3) The Council will seek to provide about 30 of these through exception schemes negotiated under Policy 75.**
- (4) The Council will seek to provide the balance through negotiations on currently unidentified sites, sites which already have consent or which are already developed.**

43.24 The justification for the rural parishes sub area affordable housing target is set out in paragraphs 8.66 - 8.71 of Part 1 of the Plan which discusses the Housing Needs Survey undertaken for the whole Borough. The target of 275 has been broken down between the parishes of Colan, Grampound, Lanlivery, Lostwithiel, Luxulyan, St Columb Major, St Enoder, St Ewe, St Mewan, St Sampson, St Wenn and Tywardreath according to their size nature and realistic assumptions about levels of funding and land release for exceptions schemes. In addition to the derived target for affordable housing, the HNS provides other evidence pertinent to the local nature of housing need. The rural area is most akin to the Borough average.

43.25 As with the Coastal fringe, only a minimal number of dwellings need to be sought on sites with planning permission. Achieving the rural areas target will depend largely on success in obtaining sites for exceptions schemes under Policy 75.

43.26 The justification for provision on some sites rather than others is related to the seeking of other reasonable community benefits in relation to other sites.

43.27 Given the large supply of land without any requirements for affordable housing, it is considered important to make clear provision for future affordable housing needs on these sites and negotiate provision on the sites with outline consent in line with general housing policy.

EMPLOYMENT AND REGENERATION

Policy R83

The following sites totalling 5.79 hectares are proposed for business, industrial and warehousing use:

- (1) Land to the south west of the Indian Queens Industrial Estate (0.89 hectares).**
- (2) Land to the east of the Indian Queens Industrial Estate (4.9 hectares).**

43.28 The Indian Queens Industrial Estate has been developed by English Estates now English Partnerships in a joint project with County Council and Borough Council finance. With the completion of the Indian Queens by-pass the site will have an excellent strategic position within mid Cornwall. The above allocation is intended to ensure available expansion land during the plan period.

43.29 Although the extension will overlap with the proposed AGSV, it is felt that the availability of

employment land, which can easily be serviced, should be given preference in this location.

Policy R84

Proposals for the redevelopment, upgrading or improvement of land adjacent to St Columb Road station for business, industrial and warehousing uses will be permitted.

43.30 The industrial land adjacent St Columb Road station is an important site well located in sustainability terms with potential access to the rail network. This policy supports improvements and upgrading which maintains the current employment use.

RECREATION

OPEN SPACE

SUMMERCOURT

43.31 Formal recreation provision in Summercourt provides 1 hectare of open space per thousand people. This provision could be increased to 1.8 hectares per thousand through the dual use of the school playing pitch facilities. This provision is below the recognised standard of 2.43 hectares per thousand. The Council would encourage and support such initiatives for greater dual use or to provide additional local facilities.

43.32 Current provision of informal recreation land at Summercourt provides 0.6 hectares per thousand of population. The Council will support and promote initiatives to create circular walks and other opportunities for countryside recreation.

INDIAN QUEENS/FRADDON/ST COLUMB ROAD

Policy R85

The following sites are proposed for open space:

- (1) Land north of Westbourne Terrace, Fraddon.**
- (2) Land to the rear of the Village Hall, Fraddon.**
- (3) Land adjacent to Moorland Road, Indian Queens.**

43.33 The recreation provision for these villages has been assessed jointly. Provision is currently low at 0.9 hectares of open space per thousand. The school playing pitch at Indian Queens is used out of school hours which increases overall formal recreation to 1.2 hectares per thousand. Because of the scattered nature of the settlement pattern some areas, particularly Fraddon, lack access to recreation space. The above policy proposes a playing field at Fraddon to the north of Westbourne Terrace. The site has been previously suggested as a possible location by the Fraddon Playing Field Committee. The Council is of the opinion that any current problems regarding the site can be overcome on completion of the by-pass. Site (2) is an alternative site should site (1) fail to be provided.

43.34 The proposal at Indian Queens for a secure children's play area adjacent to Moorland Road has been put forward by the recent village study. The footpath proposal in Policy R85(3) could link this site with the existing recreation field and the Kelliers as part of a network of recreation provision.

43.35 Current informal open space in the area provides 1.4 hectares per thousand of population, although this figure excludes the Kelliers.

COUNTRYSIDE RECREATION

FOOTPATHS

Policy R86

The following footpaths are proposed:

- (1) Between Higher Fraddon and Harvenna Farm.**
- (2) Between the eastern end of footpath No 4 and Little Carworgie Farm, Indian Queens.**
- (3) Between Indian Queens Recreation Ground and The Kelliers.**

43.36 The footpaths proposed above provide the necessary links to create a circular walk around the villages of Indian Queens and Fraddon and have been identified in the Fraddon and Indian Queens Community Regeneration Study. In addition a footpath link is proposed from the Indian Queens recreation ground to The Kelliars. This will obviously involve the creation of a link across the new Newquay/Indian Queens link road

THE KELLIARS

43.37 The Kelliars was purchased by the Borough Council in 1983 for informal recreation use. For various reasons the full potential of the site has not been realised and the construction of the Newquay link road to the Indian Queens/Fraddon bypass further disrupted the use of the area for public recreation.

43.38 Policy 95 of the General Recreation Section proposes that The Kelliars be made a Countryside Recreation Priority Area. Clearly the use of the land for such purposes will require landscaping, particularly adjacent to the new link road.

INDIAN QUEENS PIT

Policy R87

- (1) Proposals for the improvement of facilities at Indian Queens Pit including improved access, car parking and related development, will be permitted.**
- (2) The Council will seek to ensure that the intrinsic characteristics of the Pit are preserved, and that any improvements are sympathetic to the character of the area.**

43.39 Indian Queens Pit started as an open-cast tin mine in the early part of the nineteenth Century. The use of the pit as an amphitheatre followed in the mid nineteenth century when it was adapted for this use by Methodist miners, no doubt with Gwennap Pit in mind as a model. The pit has acted as a focus for the community ever since and is a popular venue for band concerts and chapel and church events. The Community Regeneration Study in the early 1990s recognised the potential of Queens Pit for cultural and community uses and suggested that the pit could be used much more for theatrical presentations and so forth. The Council will support such local initiatives to provide improved facilities.

TRANSPORT

FRADDON/INDIAN QUEENS

Policy R88

Traffic calming measures in the following areas will be supported.

- (1) The junction of St Francis Road and The Drang.**
- (2) The junctions of Chapel Road with St Francis Road and Highgate Hill.**
- (3) The junction of Parka Road and Chapel Road.**
- (4) Between the Blue Anchor and Fraddon Village Hall.**

43.40 The above proposals have been produced by the Fraddon and Indian Queens Community Regeneration Study produced by the Jonathon Ball Practice in co-operation with the Parish Council and involving a series of public meetings.

43.41 The proposals are consistent with the transport strategy adopted within this Plan and will be supported. In general the areas selected highlight public spaces adjacent to shops and village facilities where pedestrian priority over road traffic as well as complimentary environmental improvements are desirable.

43.42 One possibility on completion of the by-pass would be the closing of St Francis road to through traffic. This would allow the creation of a public square in front of the Victory Hall. The County Council is working on proposals for the re-engineering of these roads following de-trunking. These proposals are likely to include traffic calming measures, although additional funding will be required for further enhancement. The provision of specific cycle routes as proposed in Policy R88 below would be dependent on such funding.

CYCLING

Policy R89

A cycle route will be supported along Chapel Road, Parka Road St Francis Road with extensions along the A30 to the junction of My Lords Road and along Moorland Road to the industrial estate at Toldish.

43.43 Indian Queens, Fraddon and St Columb comprise a dispersed, generally linear settlement, which makes walking distances long and correspondingly increases car use. This proposal identifies the possibility of a triangular cycle network using existing road space, once traffic volumes have been reduced, by the construction of a new by-pass. Such a route could particularly provide a safe cycle route to schools for children. Further study will need to be undertaken before the full potential for such an initiative can be identified.

CHAPTER FORTY FOUR ST EWE

INTRODUCTION

44.1 St Ewe is a rural parish with the main villages being St Ewe itself and Polmassick. The parish contains much of interest; St Ewe church is famous for its spire and carved rood screen, whilst many tourists visit the vineyard at Polmassick and the resurrected Heligan Gardens. The parish contains areas of good agricultural land as well as landscape and nature conservation designations. The Council's priorities for the parish are to enhance and protect the natural environment whilst maintaining viability of the villages and the rural economy.

ENVIRONMENT AND CONSERVATION

BUILDING CONSERVATION

Policy R90

St Ewe village is proposed as an Area of Local Architectural and Historic Value.

44.2 St Ewe village forms a compact group centred around the mainly 14th century church. Many of the buildings in the village are listed and the above designation is intended to protect the village from unsuitable development. This area will form the basis for further assessment of the village as a Conservation Area.

NATURE CONSERVATION

Policy R91

The following areas of St Ewe Parish are proposed as Sites of Importance for Nature Conservation:

- (A) Paramoor Wood and Homer Downs Plantation.**
- (B) Temple, Trelavean and Horsemoor Woods (part).**
- (C) Trencreek Valley (part).**
- (D) St Ewe Valley.**

44.3 The above sites have been identified by the Cornwall Wildlife Trust and are considered to be of Countywide importance. As such they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that Policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies this Plan.

CONSERVATION CORRIDORS

44.4 Conservation Corridors are identified linking site D south along the river corridor to the Caerhays Estate Woodlands, north to sites C, and A and east to site B (see Policies 17 and 18).

HISTORIC PARKS AND GARDENS

44.5 General Policy 29 identifies Heligan as an Historic Park/Garden of National Importance. The garden dates back to the 18th century when a landscape style was adopted. The house was for many years the home of the Tremayne family and contains many plants, collected by Sir Joseph Hooker, from the Himalayas. The recently initiated restoration project has received much publicity. The Council is keen to ensure that the project continues to reflect the principles of landscape design intrinsic to the garden.

HOUSING

44.6 A detailed analysis of the Borough housing situation is set out in Chapter 8 of Part 1 of the Plan.

44.7 In 1998 there was land with consent and under construction for 5 dwellings in the parish. The average building rate between 1991 – 1998 was approximately 3½ per annum. The population stayed relatively stable between 1981 and 1991 at about 900.

44.8 Unemployment levels dropped between 1981 and 1991. The changes are similar but not as extensive as those that have occurred in Lanlivery and St Wenn with in-migration of relatively well off families with older children who commute.

44.9 There is, like Grampound next door, a very high level of private renting (34% of households) probably due to maintenance of the farming community. The need for affordable housing is low with no-one on the waiting list.

44.10 There are no housing proposals in this Plan. The strategy on which the Local Plan is based consists of providing for more housing in sustainable locations with higher market demand, proven need and low environmental constraints. St Ewe does not meet these criteria. Any need for housing, over and above that provided by infill or conversions in line with general policy, will be met in larger villages with facilities, access to public transport networks and with low environmental constraints. The exceptions policy for rural housing does not apply here.

44.11 The possible provision for housing is:

• Dwellings with planning permission or under construction	5
• Completions 1991 – 1998	24
• Developments likely on unidentified sites including rural conversions and infilling in line with policy (Estimate not proposed)*	6
• Total	35

*25% of evenly distributed need.

EMPLOYMENT AND REGENERATION

44.12 This Plan contains no employment proposals for St Ewe. The general section on agricultural diversification sets out the Council's approach towards the development of alternative farm employment.

RECREATION

OPEN SPACE

44.13 There are no formal recreation facilities within the parish, although the rural nature of the area provides opportunities for informal countryside enjoyment. The Council will support initiatives to provide playing pitches if a local need is identified.

COUNTRYSIDE RECREATION

44.14 Recreation Policy 94 identifies Countryside Access Corridors linking the Pentewan valley with Heligan Gardens and Mevagissey and between Caerhays Castle and Polmassick. The Council will support initiatives to improve public access along these corridors perhaps in conjunction with habitat creation initiatives such as Countryside Stewardship. The area between Pentewan and Mevagissey is also identified as a Countryside Recreation Priority Area. Specific policies for this area, part of which is in St Ewe, is contained in the Mevagissey chapter.

CHAPTER FORTY FIVE ST MEWAN

INTRODUCTION

45.1 The Parish of St Mewan comprises the three settlements of Polgooth, Sticker and Trewoon. The development of the parish has been very much related to mining. Polgooth grew up with the developing tin and copper industry, whilst Trewoon lies within the china clay area. The parish cannot be considered in isolation from St Austell where growth has also historically been associated with the same industries, however, a key part of the spatial strategy for the parish as set out in this Plan will be to maintain the separate identities of these villages. The Development Envelope along with general Policy 6 will be particularly important in protecting Trewoon from coalescence with St Austell.

ENVIRONMENT AND CONSERVATION

NATURE CONSERVATION

Policy R92

The following areas of St Mewan Parish are proposed as Sites of Importance for Nature Conservation:

- (A) Burngullow Common and Gover Valley (part)**
- (B) Longstone Downs (part)**

45.2 The above sites have been identified by the Cornwall Wildlife Trust and are considered to be of Countywide importance. As such, they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that Policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies this Plan.

CONSERVATION CORRIDOR

45.3 Conservation corridors are identified under General Policy 17 along the valley between London Apprentice and Trewoon and in the Gover valley. Initiatives to enhance the corridor with appropriate habitat creation will be supported.

EARTH SCIENCE SITES

45.4 St Mewan has a geological Site of Special Scientific Interest (SSSI) at St Mewan Beacon. This site has been identified by English Nature. It will be protected by Policy 15 of Part 1 of the Plan. A schedule of the SSSIs in Restormel is set out in the Background Papers document which accompanies the Plan.

LANDSCAPING PROPOSALS

TREWOON

Policy R93

The following sites are proposed for landscaping:

- (1) Land adjacent to the proposed Trewoon bypass.**
- (2) Land between the White Pyramid and the industrial site proposed in Policy R96.**

45.5 The Trewoon bypass is proposed in the County Structure Plan. The above policy aims to provide additional landscaping between the new road and the village of Trewoon.

45.6 Policy R93(2) proposes landscaping between the White Pyramid and the housing proposed in Policy R94(1)(A) and the proposed industrial estate to the west of the village (R96).

HOUSING

Policy R94

(1) The following sites are proposed for housing development:

(A) Frontage land between the White Pyramid and Polbane (0.39 hectares Est. 12 dwellings)

2) Access to housing on site R94(1)(A) shall be from Carne Hill. Existing trees and hedgerows adjacent to the A3058 must be retained.

(3) In assessing proposals for housing development on Deposit Plan Site R94(1)(C) the Council will seek from relevant parties a planning obligation to ensure public access to the informal open space proposed in Policy R103, and will limit the density of development to 25 dwellings per hectare.

AFFORDABLE HOUSING

Policy R95

(1) The target for affordable housing in St Mewan Parish for the period 1994 - 2011 is 40 out of a total of 275 for the rural parishes sub-area.

(2) The Council will seek planning obligations to provide about 10 of these on Deposit Plan site R94(1)A and R94(1)A combined.

(3) The Council will seek to provide the remainder on exception schemes negotiated under Policy 75.

45.7 A detailed analysis of the Borough housing situation is set out in Chapter 8 Part 1 of the Plan. St Mewan Parish had land available with planning consent and under construction in April 1998 for 95 dwellings. The building rate between 1991 - 1998 has been about 8 dwellings per year. There was no growth in population between 1981 and 1991 (Borough +10%). The key factors in assessing housing need in St Mewan are:

- Relatively stable population.
- Large fall in 0-4 year olds (-13% Borough +22%) which is third largest in the Borough.
- Second lowest change in 5-15 year olds (-31% Borough -10%) after Crantock (-38%).
- A steady population of 16-19 year olds where elsewhere there was a fall.
- Car ownership is higher than average.
- Unemployment amongst women has fallen from 10% in 1981 to 3% in 1991 whilst the Borough changed from 10% to 8%. Female activity rates have increased from 52% to 71%. Male activity and unemployment has got slightly worse over this period. Although this is a Borough wide trend, the female unemployment rate in St Mewan is the lowest in the Borough.
- A small number of lone parent households with the largest fall in the Borough 1981-1991 (-28% Borough +90%).
- Numbers of pensioners were as the Borough average in 1981 and slightly higher in 1991.
- Owner occupation, at 87% is the highest in the Borough. The private rented sector is the lowest in the Borough and there is a very low percentage of Council rented housing.
- Council housing stock has fallen by 21% through sales (Borough 27%). Only 2% of households are on the waiting list (Borough 10%). The waiting list is only 45% of the Council housing stock which is low.

45.8 Clearly, there is no case for major affordable housing provision compared with some other parts of the Borough. House prices are, however, likely to be higher than the Borough average.

45.9 The three villages of Sticker, Polgooth and Trewoon, though of differing character, are not self contained, having no schools and relying largely for employment on commuting to St Austell, although there is still some employment in the rural hinterland in farming and associated industries (e.g. at Hewaswater). Many of the needs for affordable housing may be better met in St Austell where facilities are close at hand and car dependence is lower. These three villages should thus not be encouraged to grow as such growth would not be consistent with the Plan's sustainability objectives.

45.10 The strategy on which the Local Plan is based consists of providing for more allocations in sustainable locations with higher market demand, proven need and low environmental constraints, whilst removing allocations elsewhere to compensate.

45.11 The environmental constraints in St Mewan Parish are important. (See Environment Section). The analysis of market demand and need show there has been low market demand in relation to land available, particularly in Trewoon but land supply in relation to evenly distributed need is low, reflecting the impact of planning policy in the countryside.

45.12 The proposals in this Plan, plus land with consent plus development on sites unidentified in 1994 will ensure more than enough capacity to deal with needs and demand over the plan period.

45.13 There is no need for development to encroach on the open area of local significance between Trewoon and St Austell, or for land between Sticker/Trelowth and the bypass to be developed. Para 3.1 in Part 1 of the Plan sets out the Councils view that bypasses and distributor roads should not be seen as a prime reason for allocating extra land for development.

45.14 One large site at Trewoon which was proposed in the informal review of the St Austell Area Local Plan in 1988 as a housing site is not proposed in this Plan as it is considered environmentally intrusive and not necessary to meet needs over the plan period. An alternative, less intrusive site is to the north of the village, which has subsequently obtained permission together with some limited frontage development (Policy R94(1)(A)).

45.15 The Council has negotiated 12 affordable units on the outline consent for the former White Pyramid allocation. These two sites are specifically shown for some affordable housing because Trewoon is relatively close to St Austell on a major public transport route and the limited needs of the parish are considered to be better met here than in the other two villages.

45.16 The site formerly allocated in the Deposit Plan at Polyear Close subsequently obtained a planning permission prior to the Inspector's recommendation to delete the site being received. The provision of housing here will still be required to help meet the open space deficiencies in the village as set out in clause R94(3). The Inspector also recognised that no further development here would be appropriate due to the limits set by the topography of adjacent land and the need to prevent development spreading over ridge lines, thereby harming the setting of the village as well as the assessment that no extra development of any significance is required to meet needs over the plan period. There is considered to be a need for some larger properties in Polgooth to balance the large numbers of smaller houses in recent years.

45.17 No sites for housing are proposed in Sticker.

45.18 The justification for the rural parishes affordable housing target is set out in paragraphs 8.66 - 8.71 of Part 1 of the Plan which discusses the Housing Needs Survey (HNS) undertaken for the whole Borough. The target of 275 has been broken down between the rural parishes of Colan, Grampound, Lanlivery, Lostwithiel, Luxulyan, St Columb Major, St Enoder, St Ewe, St Goran, St Sampson, St Wenn, Tywardreath and St Mewan according to their size, nature and realistic assumptions about levels of funding and land release for exceptions schemes. In addition to the derived target for affordable housing, the HNS provides other evidence pertinent to the local nature of housing need. The rural area is most akin to the Borough average.

45.19 As with the Coastal fringe, only a minimal number of dwellings need to be sought on sites with planning permission. Achieving the rural areas target will depend largely on success in obtaining sites for exceptions schemes under Policy 75.

45.20 Clearly, the General Policy 75 on exceptions in rural areas will continue to apply to all three villages.

The possible provision is as follows:

• Dwellings with consent or under construction 1/4/98	95
• Completions 1991 – 1998	12
• Proposed in this Plan	12
• Developments likely on unidentified sites including rural conversions and infilling in line with policy (Estimate not proposed)*	60
• Total	221

* 25% of evenly distributed need.

This provision allows for three times the growth shown over the period 1981-1991.

EMPLOYMENT AND REGENERATION

Policy R96

(1) The following sites are proposed for business, industrial and warehouse uses:

(A) Land to the west of the White Pyramid Public House and to the north of the A3058 (8 hectares)

(B) Land to the north of Burngullow Dries and south of the A3058 (3.8 hectares)

(2) Development of these sites will be subject to conditions and/or planning obligations which will ensure adequate off site access drainage and sewerage provision.

(3) Development of the site in R96(1)(B) shall be in two phases. Phase 1 to the west of the access road to the Burngullow dries to be available for immediate development. Phase 2 to the east of the access road to be subject to completion of the Trewoon Bypass.

(4) Framework landscaping together with in respect of site (1)(A) above the landscaping proposed in R93(2) will be required to be agreed and implemented prior to the completion of any permanent buildings.

45.22 The above industrial allocations on the outskirts of Trewoon are intended to cater for a recognised need for industrial sites in the St Austell area. Site (B) has been identified following a review of employment allocations for the St Austell area on the recommendation of the Local Plan Inspector. The sites will be well related to the Trewoon by-pass when constructed and are reasonably accessible by public transport. The Council will require landscaping to be incorporated within the developments particularly the area between site R96(1)(A) and the adjacent existing or proposed housing. Clause 2 is important because there are no mains drainage facilities serving the site. The Council will seek to be satisfied that no surface water problems will arise from the developments. Investigations will be required to determine the most effective way of providing these.

RECREATION

OPEN SPACE

45.23 The recreation provision for the three main settlements have been assessed separately. For convenience the potential for dual use provided by St Mewan school has been included within the figure for Trewoon, although, clearly the location of the school provides no easy access to its facilities for any of the settlements of the parish, although it can be of some benefit to all of them.

TREWOON

45.24 Current formal recreation provision within Trewoon provides 1.3 hectares of open space per thousand of population. Dual use of the new facilities at St Mewan school could increase this figure to 2.6 hectares which compares well with the national standard of 2.4 hectares per thousand. The Council has identified a need for a play area at Woodside on the eastern side of St Austell. No specific site has been found to date, however, a site in the St Mewan Parish is most likely, which will further improve the availability of open space for the village. Trewoon has little informal recreation space. Opportunities for walking in the countryside exist particularly along the Gover valley and along the footpath to the south of the village.

POLGOOTH

Policy R97

The following sites are allocated for open space:

(1) Land off Polyear Close, Polgooth

(2) Land between the Recreation ground and Woodgrove Park, Polgooth.

45.25 Formal recreation provision in the village of Polgooth currently provides 0.2 hectares of open space per thousand, a poor comparison with the national standard. Informal recreation scores better with 0.6

hectares per thousand. The provision of public access to these two small sites will go some way towards redressing the balance as well as protect sites important for the setting of the village.

STICKER

45.26 Formal recreation pitches in Sticker provide 1.3 hectares of open space. No informal recreation areas have been identified although opportunities for countryside walking along public rights of way do exist.

COUNTRYSIDE RECREATION

THE GOVER VALLEY

45.27 General Recreation Policy 95 identifies the Gover Valley as a Countryside Recreation Priority Area. The valley is already recognised by the Cornwall Wildlife Trust as a Site of Importance for Nature Conservation (SINC) containing heathland, woodland, scrub and bracken habitats. The valley is also identified by the Cornwall Archaeological Unit as an area of historic value for its unique early china clay mining landscape (General Policy 24). Access to the valley is currently poor with overgrown footpaths however, it has great potential for informal recreation and walking containing many unique features and areas of great beauty.

TRANSPORT

Policy R98

Traffic calming/local safety schemes and environmental improvements in the following areas are proposed as a priority:

- (A) Along the A3058 through Trewoon.**
- (B) Fore Street, Sticker.**
- (C) Trelowth Road, Polgooth.**

Policy R99

Land to the west of Trewoon is safeguarded for a By-Pass.

45.28 The Trewoon bypass is identified in the Structure Plan, however, it is not a scheme within the current Local Transport Plan Programme. The road will divert considerable traffic away from the centre of Trewoon and will allow environmental improvements to the village. In view of the considerable amount of traffic which currently uses the village, it may be desirable to introduce traffic calming measures in advance of the construction of the bypass.

45.29 The village of Sticker already benefits from the construction of the Sticker bypass and some improvements have already been made with road narrowing to increase the pavement area. However the Council will support additional measures where proposed particularly if such ideas are generated locally.

45.30 Concern has been expressed at the speed of traffic and lorry movement in Polgooth. Traffic calming measures could help in particular with children crossing the road to go to the recreation areas and the local shops.

BURNGULLOW DRIES

45.31 The Burngullow Dries constitute one of the major China Clay plant areas shipping significant quantities of China Clay traffic via the rail network which might otherwise be transported by road. The Council sees this as a key freight facility within the Borough and will support under the general transport policies initiatives to expand the facility including if feasible a bulk rail handling facility for China Clay waste.

COMMUNITY FACILITIES**CEMETERY****Policy R101****Land is proposed for a Cemetery extension to the east of the existing Cemetery at St Mewan.**

45.32 This proposal will cater for the needs of the area during the plan period and beyond.

CHAPTER FORTY SIX ST SAMPSON

INTRODUCTION

46.1 The Parish of St Sampson has links with the Arthurian legend, with Castle Dore traditionally noted as the stronghold of King Mark. The parish church contains much of interest including the adjacent Holy Well, which still attracts the attention of the visitors travelling along the Saints Way, as no doubt it did in the distant past. Today the valley of the river Fowey is recognised as an Area of Outstanding Natural Beauty (AONB). Planning policies for the parish seek to protect this natural and built heritage for future generations.

ENVIRONMENT AND CONSERVATION

BUILDING CONSERVATION

Policy R101A

Golant is proposed as an Area of Local Architectural and Historic Value.

46.2 The above area has been identified as a result of the recent review of Historic settlements undertaken by the Cornwall Archaeological Unit (CAU) (see section on Historic Settlements and Building Conservation in Part 1 of the Plan). The area identified includes the Grade 1 listed Church of St Sampson, the nearby Holy Well, the Old Methodist Chapel and many other listed buildings. The presence of the Holy Well suggests a long history of settlement in this area.

NATURE CONSERVATION

Policy R102

The following area of St Sampson Parish is proposed as Sites of Importance for Nature Conservation:

(A) Lantyan, Woodgate and Penquite Woods (part).

46.3 The above site has been identified by the Cornwall Wildlife Trust and are considered to be of Countywide importance. As such, they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that Policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies this Plan. *Note: The following sites are also shown on the proposals maps as being in St Sampson Parish; Colvithick Wood and Penpoll (part) and Hay Point (part).*

CONSERVATION CORRIDORS

46.4 A Conservation Corridor is identified under general Policy 17 linking the Sites of Importance for Nature Conservation to the north and south of Golant village. Appropriate habitat creation initiatives will be supported.

HOUSING

46.5 St Sampson is the smallest Parish in the Borough. Between 1981 and 1991 the number of households increased from 93 to 106, just over one a year. There was one outstanding planning consent on 1st April 1994. The estimated provision on infill sites and conversions under General Housing Policy 76 is minimal. No land is proposed for housing development. Golant is not a settlement where the rural exceptions policy will be applied.

EMPLOYMENT AND REGENERATION

46.6 There are no employment proposals for St Sampson contained within this Plan.

RECREATION

46.7 Golant contains one small playground providing 0.7 hectares of formal open space per thousand of population, below the National Standard of 2.43 hectares per thousand. Its rural location however does give opportunities for informal countryside enjoyment. The nature of the topography would make the provision of a large recreation field difficult, however the Council will support any local initiatives to provide facilities should a need be identified.

COUNTRYSIDE RECREATION

46.8 Recreation Policy 94 proposes a Countryside Access Corridor along the Fowey Valley. This policy seeks to encourage initiatives to provide long distance and circular walks, perhaps in conjunction with habitat enhancement initiatives as proposed for the Conservation Corridor.

LEISURE TRAIL

46.9 Under Policy 98 a Leisure Trail is proposed between Lostwithiel and Fowey. This is one specific example of the aims of the Plan set out in Policy 94 to create new links between towns, villages and the countryside.

BOAT MOORINGS

46.10 The Fowey Harbour Commissioners are the authority responsible for allocating moorings at Golant. They advise that because of limitations on parking the availability of moorings in the village has to be limited. The Council does not envisage circumstances where extension of these facilities would be appropriate in view of the sensitivity of the area and geographic constraints.

CHAPTER FORTY SEVEN ST STEPHEN-IN-BRANNEL

INTRODUCTION

47.1 The parish includes the settlements of Coombe, Carpalla, Foxhole, High Street, Lanjeth, Nanpean, Old Pound, St Stephen Churchtown, Trethosa, Treviscoe and Whitemoor.

47.2 The southern part of the parish is predominantly agricultural, however, the northern part extends into the Hensbarrow Downs area. Here the landscape is dominated by the china clay industry with small pockets of remnant hill farming here and there. China clay and china stone in mid Cornwall were actually first discovered in St Stephen-in-Brannel Parish, probably in existing quarries by William Cookworthy in the 18th century.

47.3 The settlement pattern in the parish today reflects the influence of china clay; most of the villages listed above having grown and taken their identity from the industry, whilst in some cases, as at Karlake and Retew communities have been lost through the expansion of the industry which gave them birth.

47.4 Much of the parish history can be traced in surviving archaeological remains from prehistoric settlements at Resugga Castle and St Stephens Beacon to china stone milling at Tregargus and Coombe. The Plan seeks to protect this heritage of the parish, whilst looking to enhance community facilities and provide a framework for new development, that will allow the parish to continue to adapt to meet future economic and social changes.

ENVIRONMENT AND CONSERVATION

AREAS OF LOCAL ARCHITECTURAL AND HISTORIC VALUE

Policy R103

(1) The following areas are proposed as Areas of Local Architectural and Historic Value:

- (A) St Stephen**
- (B) Coombe**
- (C) Nanpean**

47.5 The centre of St Stephen village around the church forms an attractive group of buildings in a traditional Cornish pattern. Granite dominates the streetscape with the fine church tower acting as a focal point for the community. This policy seeks to recognise the architectural qualities of the area and promote enhancement of the built environment. An assessment will be undertaken with the view to adopting Conservation Area status for R109(A).

47.6 The recent review of Historic settlements undertaken by the Cornwall Archaeological Unit (CAU) for the new structure plan endorsed the importance of St Stephen as an area of Local Architectural and Historic Value by recommending its designation as a Conservation Area and also recognising the historic value of Nanpean, (see sections on Historic Settlements and Building Conservation in Part 1 of the Plan).

47.7 A part of Coombe around the Sunday School is considered of sufficient value to warrant some protection.

47.8 The policies on Building conservation in the General Conservation Chapter of the Plan will apply to these areas.

AREAS OF SPECIAL CHARACTER

Policy R104

The following areas are proposed as Areas of Special Character subject to Policy 35:

- (1) Land adjacent to Churchtown Road, St Stephen**
- (2) Land between Fore Street and the Square, St Stephen**
- (3) Land at the Rectory, St Stephen.**

47.9 This policy identifies properties with largish grounds where the Council wish to avoid overdevelopment. Sites (1) and (2) above are open areas adjacent to the church where new development could effect the setting of the church as well as the character of the village centre. Site 3 is a mature garden which contributes to the character of the village. The pub field in the centre of the village is used for community activities such as fairs and Cornish Wrestling as well as being important for the setting of the village centre which is highlighted in Policy R101 above. This site is also identified as existing open space.

NATURE CONSERVATION

47.10 Within St Stephens Parish a Site of Special Scientific Interest (SSSI) has been identified at the Crownhill Valley by English Nature. This site will be protected by Policy 15 of Part 1 of the Plan.

Policy R105

The following areas of St Stephen are proposed as Sites of Importance for Nature Conservation:

- (A) Trenowth Woods**
- (B) Bodinnick Woods**
- (C) Harvoise and Ventonwyn Wood**
- (D) Lanjeth Heath**
- (B) Longstone Downs (part)**

47.11 The above Sites of Importance for Nature Conservation (SINCs) have been identified by the Cornwall Wildlife Trust and are considered to be of Countywide importance. As such, they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that Policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies this Plan.

CONSERVATION CORRIDORS

47.12 Conservation Corridors linking sites of nature conservation value are set out in General Policy 17. The corridors in St Stephen concentrate on enhancing the Fal valley and its tributaries. Corridors are identified between site R104(A) along the main river valley towards the Goss Moor and between sites (A), (B) and (D) between Trenowth, Coombe and Lanjeth. In addition a link between Coombe and Tregargus is identified. Within these areas the Council will support appropriate habitat creation as well as countryside access as highlighted in the recreation section.

MID CORNWALL CHINA CLAY WORKS – FOXHOLE

Policy R106

Proposals for a Local Nature Reserve, including landscaping, habitat creation, nature trails and interpretative facilities on the Mid Cornwall China Clay Works mica dam will be permitted.

47.13 The above mica dam is currently being reworked by the clay industry. These operations were timed to be completed by 1996. After that date the industry has expressed willingness to landscape the site and create appropriate wildlife habitats. The Council will support such initiatives particularly where linked to improved public access for informal recreation. The Countryside Access Corridor policy identifies this area along with St Stephen Beacon for improved public access. The benefits of such a development would include education uses, providing a Local Nature reserve for study by Foxhole school.

EARTH SCIENCE SITES

47.14 The Tregargus Quarries contain a geological SSSI which has been identified by English Nature. The site will be protected by Policy 15 of Part 1 of the Plan. A schedule of SSSIs is set out in the Background Papers document which accompanies the Plan.

CHAPEL AND TREGARGUS CHINA STONE MILLS

Policy R107

Proposals for the enhancement and interpretation of Chapel Mill and the Tregargus China Stone Mills will be permitted.

47.15 The importance of these sites to the industrial archaeology of the area is recognised by Tregargus Mills being a Scheduled Monument. Chapel Mill is also recommended for protection by the CAU. Both retain their waterwheels whilst in the case of Chapel Mill the machinery is intact. The Council will support and encourage initiatives to restore and interpret these mills. The Tregargus Valley is identified as a Countryside Access Corridor in the recreation section and such initiatives could be combined with the creation of circular walks linking sites.

HOUSING

Policy R108

~~Land off Currian Road, Nanpean is proposed for housing development (1 hectare) (Est. 26 dwellings).~~

Policy R109

(1) Land at Parklands, Nanpean is allocated for the following uses:

(A) Housing (0.3 hectares) (Est. 10 dwellings)

(B) Allotments (0.3 hectares)

(C) Formal Open Space (0.5 hectares)

(2) Development of the above site will be required to be through a comprehensive scheme which incorporates the proposals in R109(1) (A)(B) and (C).

AFFORDABLE HOUSING

Policy R109A

The target for affordable housing for St Stephen for the period 1994 - 2011 is 260 out of the total 550 for the clay parishes. The Council will seek planning obligations to provide about 10 of these on sites R108. The Council will seek to provide about 90 of these on exceptions sites negotiated under Policy 75 and/or through negotiations on currently unidentified sites. The Council will seek to provide the balance through negotiations on sites which already have consent or are already developed.

47.16 A detailed analysis of the Borough housing situation is set out in Chapter 8 of Part 1 of the Plan. In April 1998 there was land with consent or under construction for 200 dwellings.

47.17 The building rate in the parish in the years 1991/98 was 42 per annum. Between 1981 and 1991 the number of households in the parish increased by 12% (213) from 1765 to 1978, lower than the Borough rate of 18%. This is equivalent to about 21 dwellings per annum. Clearly growth since 1989 has been very much faster than in the previous years.

47.18 The justification for the clay parishes sub area affordable housing target is set out in paragraphs 8.66 - 8.71 of Part 1 of the Plan which discusses the HNS undertaken for the Borough. The target of 550 has been broken down between the clay parishes of Roche, St Dennis, St Stephen and Treverbyn according to their size, nature and realistic assumption about levels of funding and land release for exceptions schemes. In addition to the derived target for affordable housing, the HNS provides other evidence pertinent to the local nature of Housing Need. In addition the parish HNS co-ordinated by the Cornwall Rural Community Council (CRCC) backs up the need for exception schemes.

47.19 The Clay sub-area has the highest proportion of households earning under £125 a week, the second highest proportion, along with Newquay with benefit income only and a low proportion in paid employment. The pattern of need in respect of size of accommodation is in line with the Borough average except for 4 bedroom accommodation which is higher (16% Borough 11%). The Clay area also has the second lowest

proportion of those in need wishing to move within existing town or village (25% Borough, Newquay 70%). (PC1 - Change No 4172) (New para).

47.20 The Local Plan Draft for Consultation originally proposed a site for about 100 houses in St Stephen village reflecting the merits of the village highlighted above. During the consultation process, however, considerable opposition to the site was received and in view of this the allocation was deleted from the Deposit version. The Council accepted that the considerable growth of the village in recent years required a period of consolidation. This view was supported by the Local Plan Inspector.

47.21 Foxhole had land for 112 dwellings in 1998 and 8 houses for rent have recently been built by a housing association. There is ~~one site in Nanpean, off Currian Road, which was allocated in the 1988 informal reviews which is proposed for housing in this Plan (Policy R108) together with~~ a new allocation off Parklands identified in the draft consultation exercise. ~~Development on the Currian Road site will depend on making suitable arrangements with a private business to enable access as a new access from Currian Road is not acceptable on traffic grounds. Density should be lower than average on this site to try and adjust the balance of housing provision in the village.~~ The land at Parklands is proposed for mixed uses with the proposed housing releasing the open space to meet playing field needs in Nanpean.

47.22 The smaller settlements of Treviscoe and Whitemoor have land for about 20 dwellings each.

47.23 Table 1 sets out the possible provision of housing in the parish over the plan period. This is equivalent to over 25% of 1991 households and would enable development to continue above the 1981 - 1991 rate, clearly a more than sufficient provision.

Table 1: Possible Provision

• Dwellings with consent or under construction 1/4/98	307
• Completions 1991 – 1998	296
• Proposed in this Plan	36
• Developments likely on unidentified sites including rural conversions*	113
• Total	752

EMPLOYMENT AND REGENERATION

47.24 Employment in the St Stephen Parish is dominated by the China Clay Industry, however, employment in the industry is declining and the Council is keen to support initiatives to diversify the local employment base. Policy 47 of the Employment Chapter in Part 1 of the Plan supports the redevelopment of employment sites. Within St Stephen Parish this policy will be used to support the re-use of redundant china clay works for new employment initiatives.

Policy R110

Proposals for the redevelopment , upgrading or improvement of Beacon Kilns, High Street for business, industrial and warehousing uses will be permitted. Access to the site will be required to be from the B3279.

47.25 This site was originally developed for china clay uses and was once the site of a china clay dry. Today the site is underused and has potential for redevelopment and refurbishment. Various sources of finance may contribute towards redevelopment including a Land Reclamation Grant. The site is located adjacent to the proposed re-routed Newquay branch line and redevelopment could take advantage of this access, possibly creating a community enterprise station facility.

RECREATION

OPEN SPACE

47.26 The recreation provision for each village within the St Stephen Parish has been assessed individually.

ST STEPHEN

47.27 Current formal recreation within St Stephen village provides 1.4 hectares of open space per thousand of population compared with National Playing Fields Association standard of 2.4 hectares per thousand. Some dual use of St Stephen secondary school facilities exists and this increases the available provision to 4.4 hectares per thousand. Informal open space provision is currently 1.2 hectares per thousand.

COOMBE

47.28 Current formal provision in Coombe is 2.3 hectares per thousand. There is no informal provision but opportunities for countryside recreation exist.

FOXHOLE AND CARPALLA

47.29 Foxhole currently has 3.5 hectares of formal open space per thousand of population, although this includes the Foxhole cricket ground with which difficulties have been experienced. This figure also includes the cricket pitch at Goonamaris which is currently used by Foxhole Cricket Club.

LANJETH AND HIGH STREET

47.30 No recreation provision has been identified in these settlements.

NANPEAN

47.31 Current formal provision in Nanpean is at 1.3 hectares per thousand of population. Dual use of the school facilities could increase this figure to 1.8 hectares. There is also 0.9 hectares of informal provision.

47.32 Policy R109(C) allocates land at Parklands for a new playing field. This is linked to the housing allocation on the north of the site. To provide adequate space for a small football field and housing some currently underused allotment land will be required, however, it is considered that adequate provision for allotments can be incorporated within the development.

TREVISCOE

47.33 Current formal provision at Treviscoe provides 2.2 hectares of open space per thousand of population.

WHITEMOOR

47.34 Current formal provision in Whitemoor provides 2.3 hectares of open space per thousand. Dual use of the school playing field could increase this figure to 3.0 hectares.

47.35 Within all the above settlements the Council will support local initiatives to provide additional recreation provision under Strategic Recreation Policy 81.

COUNTRYSIDE RECREATION

47.36 A central aim of this Plan is to encourage opportunities for countryside recreation. General Recreation Policy 94 identifies Countryside Access Corridors. Those in St Stephen Parish are; The Fal valley and its tributaries, St Stephen Beacon and land between Whitemoor and Gothers. The Council will support initiatives to create new footpath links and opportunities for countryside enjoyment within three areas. In the instance of the Fal valley such access might be implemented through initiatives encouraged by the Conservation Corridors policy.

47.37 The Fal valley at Terras St Stephen has also been identified in Policy 95 as a Countryside Recreation Priority Area. Here opportunities for informal recreation will be particularly encouraged to serve St Stephen. Currently there are proposals to rework the Terras mica dam by the clay industry. Full implementation will therefore only be possible when such operations have been completed.

LONG DISTANCE FOOTPATH

47.38 General Recreation Policy 98(1) identifies a possible long distance footpath route between Mawgan Porth and Grampond. In St Stephen Parish the route follows the Fal valley along the Countryside Access corridor taking advantage in particular of the old Retew mineral railway line.

LOCAL FOOTPATH PROPOSALS

Policy R111

The following footpath routes are proposed:

St Stephen

(1) Between St Stephen Junior and Infants School and Treneague Moor.

Foxhole

(2) A circular walk is proposed between Foxhole cricket ground, St Stephen's Beacon and Beacon Road, Foxhole football club, Gainsborough park with links back to the cricket ground and the methodist church.

47.39 These constitute specific proposals in addition to the access corridor policies proposed in this Plan. The circular route proposed in Foxhole was identified in the Foxhole Village study prepared for the parish Council by the Jonathan Ball Practice. Such routes provide opportunities for informal recreation as well as providing traffic free routes between different areas of the villages.

TRANSPORT

TRAFFIC MANAGEMENT

Policy R112

Traffic calming measures/local safety schemes in the following areas will be supported as a priority:

St Stephen

(1) Along Fore Street between the junction with Terras Road and the old school.

(2) The length of Churchtown Road.

(3) The road between Fore Street and the Square.

(4) Along Rectory Road between the junction with Terras Road and 33 Rectory Road.

(5) Along the A3058 between the junction of Churchtown Road with Gwindra Road and Creak-A-Vose.

Foxhole

(6) Along the B3279 for the length of Goverseth terrace.

(7) Along the B3279 between Pond View Terrace and the entrance to the cricket pitch.

(8) Along the B3279 between the Goverseth School and the Working Mens Club including the junction with Beacon Road for the length of the Methodist Chapel.

Nanpean

(9) At the junction of Hallel Road, Currian Road and Fore Street.

Whitemoor

(10) Along Crown Road between the Methodist Church and the Post Office.

47.40 All the above areas, where traffic calming measure will be supported, comprise village centres where facilities such as shops, schools, chapels and public houses are concentrated. Here, measures to give greater priority to pedestrians by reducing vehicle speeds will be encouraged.

FOOTWAY

Policy R113

A footway is proposed between Foxhole and Nanpean.

47.41 The need for a footway between these two villages was identified during the consultation exercise on the Draft Plan. The Council will support any initiatives to provide such a facility.

PUBLIC TRANSPORT

47.42 General Transport Policy 83 supports the re-routing of the Par/Newquay branch line via Burngullow and St Dennis. The Council will support the provision of halts at Lanjeth, Foxhole and Treviscoe.

COMMUNITY FACILITIES**COMMUNITY CENTRE****Policy R114**

Proposals for a community centre at Foxhole will be permitted.

47.43 The idea of a community centre for Foxhole was identified by the Foxhole village study. That report suggested a possible site adjacent to Foxhole cricket club. This Plan does not identify any sites but supports the principle of a community centre and will support any local initiatives to provide one.

SCHOOLS**Policy R115**

- (1) Land is proposed for a school extension to the west or north of St Stephen Junior School.**
(2) Land is proposed for school extension to the North of Nanpean primary school.

47.44 St Stephen is an expanding village and the school is coming under increasing pressure. This proposal will provide adequate land for the expansion of the school facilities. These sites provide alternatives pending the finalisation of the Education Department assessment.

CEMETERY**Policy R116**

Land is proposed to the east of the Bowling Green, St Stephen for a cemetery extension.

47.45 This proposal provides a long term extension to the current provision.

UTILITIES**LANJETH**

47.46 Although the Council does not consider Lanjeth suitable for additional housing development (see housing section), it is recognised that there are problems, including overloaded septic tanks within the area, caused by the lack of mains drainage. Within the plan period the Council will seek to work with South West Water to provide mains drainage for the settlement.

CHAPTER FORTY EIGHT ST WENN

INTRODUCTION

48.1 St Wenn is one of the truly rural parishes of the Borough. The three main villages are St Wenn itself, Tregonetha and Rosenannon. The northern part of the parish including part of St Breock Downs is designated an Area of Great Landscape Value (AGLV). The parish contains much of nature conservation value with several sites designated in this Plan, whilst Rosenannon Downs is of national importance and designated a Site of Special Scientific Interest (SSSI). Agriculture is the main source of employment within the parish, whilst many look to areas outside the parish for employment. There are no shops in the parish which reflects the low level of service provision. The Council's priorities for the parish are to protect the natural and built environment whilst maintaining a viable and prosperous agricultural community.

ENVIRONMENT AND CONSERVATION

BUILT CONSERVATION

Policy R117

(1) The following village centres are proposed as Areas of Local Architectural and Historic Value:

(A) St Wenn

(B) Tregonetha.

(A) Rosenanon

48.2 The village of St Wenn forms an attractive cluster of cottages adjacent the Grade I listed church, school and manor house. The village is prominent on its hillside location and retains its traditional character unaffected by more modern development.

48.3 Tregonetha contains three listed buildings amongst its compact arrangement of cottages which form an attractive group. The village's Cornish name suggests a long history of settlement and it is important that any new infill development reflects its historic and architectural value. These areas will be assessed as possible Conservation Areas.

48.4 The recent review of Historic Settlements undertaken by the Cornwall Archaeological Unit (CAU) has enclosed the recognition of Tregontha as a settlement of historic importance (see section on Historic Settlements and Building Conservation in Part 1 of the Plan).

48.5 The CAU review also recognised the importance of Rosenannon as a village of historic importance. The area identified includes the whole village which as a distinctive nucleated form. The name of the village suggests an early foundation and the village contains many fine buildings.

NATURE CONSERVATION

48.6 St Wenn Parish contains two SSSIs identified by English Nature. These are the Rosenannon Bog and Downs site and part of the River Camel Valley and its Tributaries site. This latter has also been identified as a candidate Special Area of Conservation. SSSIs are protected by Policy 15 of Part 1 of the Plan whilst the Candidate Special Area of Conservation will be protected under Policy 14A.

Policy R118

The following areas of St Wenn Parish are proposed as Sites of Importance for Nature Conservation and Areas of Great Scientific Value:

(1) Areas of Great Scientific Value

(A) Mid Cornwall Moors (part).

(2) Sites of Importance for Nature Conservation

(A) Rosenannon Downs and Valley (part)

(B) Rosenannon Valley

(C) Withiel Wood (part)

(D) Brynn Moor (part)

(E) Tregonetha Downs (part) (Note: also part in Roche Parish)

48.7 The Area of Great Scientific Value (AGSV) has been carried forward from the Cornwall Countryside Local Plan. The AGSV will be subject to Policy 18 of Part 1 of the Plan. The Sites of Importance for Nature Conservation (SINCs) have been identified by the Cornwall Wildlife Trust and are considered to be of Countywide importance. As such, they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that Policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies this Plan.

CONSERVATION CORRIDORS

48.8 Conservation corridors are identified under Policy 17 in Part 1 of the Plan. In St Wenn corridors are identified linking sites R118(2)(C) and (D) identified above.

HOUSING

48.9 In April 1994 there was land for 17 houses with planning permission or under construction in the parish. Six houses were built between 1991 and 1998. The population of the parish fell slightly between 1981 and 1991 and the number of households increased from 95 to 106, about one a year. There are only two council houses with two others sold. The owner occupancy rate, at 88% is the highest in the Borough. Car ownership and working outside the district are high. There is evidence of in-migration by older working couples with older children.

48.10 The Plan does not propose any housing allocations. There is sufficient land available or likely to be released on infill sites to meet likely need in this very rural area. Because of the lack of facilities and paucity of public transport links, affordable housing schemes will not be supported. General Policy 75 for rural exceptions schemes directs these only to larger villages with schools, shops and other facilities which are more sustainable in the context of the overall plan strategy.

48.11 The possible provision is:

• Dwellings with consent or under construction 1/4/94	17
• Completions 1991 – 1998	6
• Developments likely on unidentified sites rural conversions and infilling in line with policy (Estimate not proposed)*	6
• Total	29

* 25% of evenly distributed need.

EMPLOYMENT AND REGENERATION

48.12 This Plan does not contain any employment proposals for St Wenn Parish. The Council's policies for agricultural diversification are contained in the General Chapter on Employment.

RECREATION

48.13 St Wenn contains no formal public recreation sites, although use of the school playing field at St Wenn Village could provide more than adequate provision in terms of the national playing fields standard. Informal recreation provision is difficult to assess in a rural area but obviously numerous opportunities for countryside walking exist.

CHAPTER FORTY NINE TREVERBYN

INTRODUCTION

49.1 The Parish of Treverbyn was created in 1847 when the old large St Austell Parish was subdivided. Its creation reflected the needs of an area of growing population associated with the china clay industry. Unlike many older parishes Treverbyn contains several large villages with no dominant parish centre. This chapter is organised in topic order and policies relating to Bugle, Carthew, Penwithick, Ruddle Moor, Stenalees, Trethurgy and Rescorla are referred to where appropriate. The portion of Treverbyn at Carclaze has been considered for convenience within the Part 2 of this Plan for St Austell. The policies contained in this Plan do not include mineral planning considerations which are dealt with in the evolving Cornwall County Minerals Local Plan although some areas of overlap are inevitable.

ENVIRONMENT AND CONSERVATION

AREAS OF LOCAL ARCHITECTURAL AND HISTORIC INTEREST

CARTHEW

Policy R119

(A) Carthew village is proposed as an Area of Local Architectural and Historic Interest.

49.2 The Cornwall Archaeological Unit (CAU) identified the name Carthew as indicating pre-Roman settlement and therefore of national archaeological interest. The present village appears to have been developed as an estate village serving the now demolished Carthew House. There is evidence of early mining activities, whilst several of the houses have had earlier uses including a pub, cooperage, smithy and count house. The above area will form the basis for assessment as a future Conservation Area.

TREVERBYN

AREAS OF SPECIAL CHARACTER

Policy R120

The following areas are proposed as areas of special character subject to Policy 35:

(1) The Vicarage, Treverbyn.

49.3 This policy seeks to protect properties with largish grounds from over development where the properties significantly contribute to the character or openness of the area.

NATURE CONSERVATION

Policy R121

The following areas of Treverbyn Parish are proposed as Sites of Importance for Nature Conservation:

(A) Carbis Moor

(B) Menadew (part)

(B) Treskilling Downs (part)

49.4 These sites have been identified by the Cornwall Wildlife Trust and are considered to be of Countywide importance. As such, they will be subject to Policy 16 of Part 1 of the Plan. The written justification accompanying that Policy sets out the methodology which has been used to identify the sites and discusses the range of sites in general terms. A full schedule of the sites is set out in the Background Papers document which accompanies this Plan. *Note: The following sites are also shown on the proposals map as being within this Parish; Burngullow Common and Gover Valley (part), Hensbarrow Downs (part), Carne Cross and Starrick Moor (part), Trethurgy and Garker Valley (part) and Criggan Moor (part).*

EARTH SCIENCE SITES

Policy R122

Goonbarrow china clay pit is proposed as a Regionally Important Geological/Geomorphological Site.

49.5 The above site has been identified by the Cornwall RIGS Group. The site will be subject to Policy 23 of Part One of the Plan. A schedule of the Restormel Regionally Important Geological/Geomorphological Sites (RIGS) is included in the Background Papers document which accompanies the Plan. This designation does not affect the working of the pit and associated plant. The Council would like to see key features retained if the pit was closed.

HOUSING

Policy R123

(1) The following sites are proposed for housing development:

- (A) Land off Beam Road/Carnsmerry, Bugle (2.3 hectares Est. 60 dwellings)**
- (B) Land at Molinnis, Bugle (0.44 hectares Est. 11 dwellings)**
- (C) Land at Molinnis, Bugle (0.23 hectares Est. 6 dwellings)**
- (D) Land at Ruddle Moor (0.23 hectares Est. 3 dwellings)**
- (E) Land at Moorview, Carbis Moor (0.26 hectares Est. 4 dwellings)**
- (F) Land at former Stenalees China Clay works (0.62 hectares Est. 20 dwellings)**

(2) In assessing proposals for housing development on Site R123 (1)(A) the Council will seek a planning obligation from relevant parties to ensure:

- (A) Public access to the open spaces and footpath proposed in Policies R125 and R127, and open space provided at Imperial Kilns.**
- (B) That employment land and buildings at Rockhill/East Caudledown are serviced.**

(3) In assessing proposals for housing development on Sites R123(1)(B) and (C) the Council will seek a planning obligation from relevant parties to improve the surface of adjacent access roads at Red Lane and Molinnis Road respectively.

(4) In assessing proposals for housing development on Site R123(1)(F) the Council will seek a planning obligation from relevant parties to provide the open space for public use proposed in R126, and footways on Roche Road.

(5) Vehicular access to Site R123(1)(F) shall be from Roche Road.

AFFORDABLE HOUSING

Policy R124

(1) The target for affordable housing in Treverbyn Parish for the period 1994 - 2011 is 134 out of the total of 550 for the clay parishes sub-area.

(2) The Council will seek a planning obligation to provide about 20 of these on site R123 (1)(A) and 14 on site R123(1)(F).

(3) The Council will seek to provide about 10 of these on an exception site negotiated under Policy 75.

(4) The Council will seek to provide the remainder by negotiation on currently unidentified sites, on sites which already have consent or are already developed.

49.6 A detailed analysis of the Borough housing situation is set out in Chapter 8 of Part 1 of the Plan. Treverbyn Parish has land available with consent and under construction for 267 dwellings in 1998, (excluding land off Phernyssick Road, St Austell, which is incorporated into the St Austell Chapter).

49.7 The justification for the clay parishes sub area affordable housing target is set out in paragraphs 8.66 - 8.71 of Part 1 of the Plan which discusses the Housing Needs Survey (HNS) undertaken by the Borough. The target of 550 has been broken down between the clay parishes of Roche, St Dennis, St Stephen and Treverbyn according to their size nature and realistic assumptions about levels of funding and land release

for exceptions schemes.

49.8 In addition to the derived target for affordable housing, the HNS provides other evidence pertinent to the local nature of Housing Need. In addition the parish HNS co-ordinated by the Cornwall Rural Community Council (CRCC) backs up the need for exception schemes.

49.9 The Clay sub-area has the highest proportion of households earning under £125 a week, the second highest proportion, along with Newquay with benefit income only and a low proportion in paid employment. The pattern of need in respect of size of accommodation is in line with the Borough average except for 4 bedroom accommodation which is higher (16% Borough 11%). The Clay area also has the second lowest proportion of those in need wishing to move within existing town or village (25% Borough, Newquay 70%).

49.10 There was an estimated growth in households between 1981 and 1991 of 273 dwellings, about 27 per annum. Some key factors in assessing housing needs are:

- Tenure: Local Authority stock is about 13% of the total (Borough 12%). Sales as a percentage of stock at 20% are the lowest apart from St Columb and St Dennis. The waiting list as a percentage of stock is 37%, the lowest apart from St Dennis. Waiting list as a percentage of households is 5% (Borough 10%). There appears to be an underlying need as so few council houses have been sold, yet the waiting list indicators are relatively low.
- The parish showed the highest growth in numbers of one parent households between 1981 and 1991 and has the second highest proportion of such households.
- The parish has the highest percentage of households with dependant children after Lanlivery (34%: Borough 27%). (Similar to Roche and St Blaise: 33%)
- The parish has the lowest percentage of households with pensioners. (28%: Borough 38%).
- Unemployment between 1981 and 1991 has increased relative to the Borough as a whole.

49.11 Clearly there is a case for further affordable housing provision but, as elsewhere, a need for surveys to clarify the extent and pattern of need.

49.12 The strategy on which the Local Plan is based consists of providing for more allocations in sustainable locations with higher market demand, proven need and low environmental constraints, whilst removing allocations elsewhere to compensate.

49.13 The analysis of market demand and need show a low demand in relation to land available. (24th out of 25 parish areas). Penwithick in particular was 13th out of 15 villages/towns with allocations of over 100 dwellings. There was a high land supply in relation to evenly distributed need. In other words, development directed to the parish has been taken up relatively slowly compared to other areas.

49.14 One large site at Penwithick, between Penhale Road and Penwithick Road, which could have taken about 100 dwellings was proposed for development in the 1988 review of the St Austell Area Local Plan but is now considered unnecessary to meet needs over the plan period. Development of this scale, it is considered, should be directed to larger settlements with more facilities and to areas with greater proven demand in line with plan objectives.

49.15 Another site proposed for development in the review at Stenalees, the reclaimed Stenalees China Clay Works is now considered more appropriate for a mixture of housing and open space.

49.16 The sites proposed for housing are the remaining 3 of the 5 sites left from the 1988 review, and are all at Bugle. Site R123(1)(A) off Carnsmerry has been considered for some time as a package in conjunction with development for employment purposes at Rockhill dryer, provision of open space, environmental improvements and affordable housing. The employment part of the package is currently in abeyance and the clauses in Policy R123(2) are intended to ensure that the package of measures is implemented. Policies R125 and R127 are also relevant here along with the Strategic Policies in Chapter 12 regarding off site drainage.

49.17 Sites R123(1)(B) and (C) at Molinnis suffer from poor access and clause (4) of the policy is intended to ensure that this situation is rectified before any houses are occupied.

49.18 As well as seeking affordable housing the Council will also look to lower density housing to redress perceived needs.

49.19 Clearly the total in Table 1 for development on currently unidentified sites includes the possibility of affordable housing in villages under the exceptions policy. In some cases, if all the other criteria can be met, there may be a case for affordable housing, particularly for elderly people, in settlements without development envelopes, particularly where larger affordable housing stock may be released for families (eg Rescorla and Trethowel).

49.20 Table 1 shows the possible provision in the parish which will be enough to supply about 30 dwellings per annum over the plan period, in excess of the growth rate from 1981-91.

• Dwellings with consent or under construction 1/4/98	267
• Completions 1991 – 1998	93
• Proposed in this Plan	104
• Developments likely on unidentified sites including rural conversions and infilling in line with policy (Estimate not proposed)*	98
• Total	562

* 25% of evenly distributed need.

EMPLOYMENT AND REGENERATION

49.21 Employment in Treverbyn Parish is dominated by the China Clay industry as is the landscape around. The Council recognises the importance of China Clay to the area and is keen to work with the industry to ensure its continual success into the 21st Century. However, employment in China Clay is declining and the Council are keen to diversify the local economy and encourage new employment opportunities. At Bugle the rural workshops provide a thriving community of small businesses. The Council has also given approval for the redevelopment of the Rockhill Dryer site between Bugle and Stenalees to provide additional employment land. At Trethowel the Council has taken advantage of Derelict Land Grant finance to provide additional serviced industrial land for the community. Under Strategic Employment policies additional proposals to reuse disused china clay buildings and sites for alternative employment uses will be supported.

RECREATION

OPEN SPACE

49.22 The open space provision within each village has been assessed separately.

BUGLE

Policy R125

1 hectare of land is proposed for Informal Open space at Beam Road, Bugle.

49.23 Current formal recreation provision in Bugle provides 1.6 hectares of open space per thousand of population with current dual use of school facilities increasing this figure to 1.8 hectares. This is still below the National Playing Fields Association standard of 2.4 hectares per thousand. Of this 1.2 hectares per thousand is playing pitches centred on the football and cricket grounds.

49.24 A need has been identified for a children's play area in the Molinnis area. The new development north of the railway line which includes sites with outline consent and two allocated sites will be required to provide open space under recreation Policy 89. The Council will seek the comprehensive development of this area to ensure that an accessible single recreation site to serve all the new housing is provided.

49.25 There is also a need to provide a play area to serve existing housing to the south of the railway line, to avoid children having to cross the line. An additional site is desirable in this area, however, no specific proposal is made in the Plan. The Council will investigate either the provision of a small play area, within the football pitch site, perhaps on open land adjacent to the clubhouse or, alternatively, the upgrading of land to the south of the railway station (see General Policy 84) may provide some scope for a playing area provided it is well fenced from the railway line.

49.26 Informal open spaces provide 0.4 hectares per thousand. Recent proposals linked to the Rockhill/Imperial Kilns redevelopment will provide additional informal space of which the land proposed in Policy R125 above will form an essential link.

CARTHEW AND RUDDLEMOOR

49.27 These villages comprise mainly ribbon development and due to the geography and adjacent clay works provide little opportunity for recreation provision. Some informal space exists in Carthew although this, comprising the recently landscaped triangle is of little practical use for recreation.

PENWITHICK

49.28 Penwithick currently has 1.4 hectares of formal provision per thousand of population of which 1.3 hectares is playing pitches. A small amount of informal open space exists in the village.

STENALEES

Policy R126

0.9 hectares of land at the former Stenalees china clay works is proposed for Informal Open Space.

49.29 Formal and informal provision at Stenalees is concentrated around Treverbyn, which provides 3.6 hectares of formal space per thousand of population and 2.4 hectares of informal space per thousand. Dual use of the Treverbyn school pitches could further increase this figure. With the close proximity of Penwithick this provision can also serve that community. The Council will support initiatives to improve the footpath links between these two villages, perhaps providing links across Singlerose Downs once the tip re-profiling has been completed. The land proposed for open space in Policy R126 above was reclaimed from old China clay workings during the 1980s. This Plan proposes that this land should be landscaped and used for informal recreation purposes to serve the higher part of Stenalees.

TRETHURGY

49.30 Current recreation provision for Trethurgy provides 1.5 hectares of formal open space per thousand of population, centred on the playing field.

49.31 In all the above villages the Council will support local initiatives to provide additional recreation provision under Strategic Recreation Policies 87 and 93.

COUNTRYSIDE RECREATION

49.32 The villages of Treverbyn Parish have lost many footpaths through the development of the china clay industry. Current initiatives in landscaping undertaken by the industry are restoring many disused pit and tip areas and are to be applauded. The Council will encourage the industry to open up such areas to public access wherever compatible with safety concerns.

THE TRENANCE VALLEY

49.33 Recreation Policy 94 identifies the Trenance valley as a Countryside Access Corridor. In particular the Council will promote a leisure trail linking St Austell with the China Clay Museum (see St Austell recreation section in Part 2 of this Plan). The Trenance valley itself has been identified as an area of Historic Value by the Cornwall Archaeological Unit for its historic china clay landscape.

BUGLE TO ROCHE LEISURE TRAIL

49.34 Most of this route is within Roche and is proposed by Policy R52(3) in the chapter for that parish. The route follows the old Carbis mineral railway line from Bugle station to the Carbis Dry which is to be promoted as a tourist feature under Policy R49 of the Roche chapter.

BUGLE TO STENALEES FOOTPATH**Policy R127**

A footpath is proposed between Bugle and Stenalees along the Carbean branch line.

49.35 This policy supports the extension of the footpath link along the old Carbean branch line from Imperial Kilns to Rockhill Dryer. It is intended that this be undertaken via the proposed redevelopment of the Rockhill Dryer site. As a longer term goal the linking of the Trenance leisure trail with the Bugle/Stenalees footpath will be investigated.

TRANSPORT**TRAFFIC MANAGEMENT****Policy R128**

Traffic calming measures/local safety schemes will supported for the following village centres and roads as a priority:

- (1) The junction of Roche Road, Fore Street and Rosevear Road, Bugle.**
- (2) The junction of Treverbyn Road and Stannary Road, Stenalees.**
- (3) Stannary Road adjacent the junction with Singlerose Road, Stenalees.**
- (4) Along Penwithick Road between Grose Hill Crescent and Penwithick Club, Penwithick.**

49.36 Along these stretches of roads the Council will support and promote traffic calming measures. All the areas identified are focal points of the villages concerned, where pedestrian movements are greatest as people use local shops and facilities. Although all these areas are 30 mph speed limits traffic speeds are often higher, particularly through Stenalees.

FOOTPATHS

49.37 The Council's policy seeks to provide opportunities for walking and cycling. The footpath proposals contained in the recreation section of this chapter between Bugle and Stenalees together with the proposed route between Bugle and Roche will all have benefits for everyday walking trips as well as walking purely for pleasure.

BUGLE STATION

49.38 General Transport Policies 82 and 84 support the upgrading of railway stations and the carrying out of environmental improvements. This policy will be particularly promoted in relation to Bugle station and its surrounding environment.