

- iv. development is necessary for the continuation or enhancement of the site for recreation, leisure or nature conservation which would result in community benefits and where the proposal maintains the open character of the area and maintains or enhances visual amenity; or
- v. development is minor in nature and it can be demonstrated that the character and appearance of the area to be lost is not critical to the setting of the area or the integrity of the site.

POLICY 0 S 3 Allotments

The provision of new allotments will be supported where there is evidence of an unmet demand.

Proposals for the redevelopment of the existing allotment site (Map 4) will only be permitted where the applicant can demonstrate that the proposal would lead to an enhancement of allotment provision to meet the requirements of the local community or there is no demand.

POLICY 0 S 4 Public rights of way

Support will be given to proposals which improve and safeguard existing rights of way, increase and enhance existing public footpaths, and extend or create cycle routes, bridleways and multi-use trails across the parish, provided such ways are safe, convenient and attractive and do not adversely affect the character of the area nor have an adverse effect on other land uses in the vicinity.

Developments that harm or inhibit the use of public rights of way will not be supported unless alternative and appropriate provision is made.

POLICY 0 S 5 Wildlife and wild places

Proposals that would result in a significant net loss in biodiversity across the Plan area will not be accepted.

Proposals which achieve a net biodiversity gain across the Plan area will be supported, subject to the other policies of the Plan.

Any sites identified by Cornwall Wildlife Trust or other environmental bodies as having particularly high wildlife potential will be protected from development.

The lighting of outdoor facilities in open countryside will not be permitted where it would result in light pollution

nor adversely affect the character of the area, nor impact on wildlife. To help mitigate adverse impacts to local bat populations, proposals must only include outdoor lighting where necessary and avoid hedgerows and other wildlife corridors.

POLICY O S 6 Trees and hedgerows

Proposals for development must seek to retain and incorporate existing trees, woodland, hedgerows and Cornish hedges into the site layout and design.

Where development would have either a direct or indirect adverse impact on or unavoidable loss of trees or hedgerows or disturbance of road verges, proposals must demonstrate how the developer will mitigate against such loss or effect, to ensure enhancement of biodiversity in the Plan area.

OBJECTIVE 4 Community Buildings and Facilities

To retain and enhance buildings with a community focus which are a significant asset underpinning the vitality of the local community

POLICY C B F 1 Conservation of community buildings

Proposals for development of new community facilities or for the enhancement of existing ones will be subject to the following criteria:

the development shall

- i. meet the proven needs of the community;
- ii. not have significant harmful impacts on the amenities of nearby residents, the surrounding local environment or the local road network;
- iii. provide car parking facilities prioritising disabled spaces;
- iv. afford safe and convenient access from highways and footways; and
- v. be located having regard to the surrounding area within or immediately adjacent to the settlement boundary.

Proposals for the loss of or conversion of part of a community building for an alternative use must demonstrate that:

- vi. the proposal to reduce the area of the community facility would lead to the enhancement of the facility and the remaining area is still sufficient to meet community needs; or
- vii. there is no longer a need for the community facility as demonstrated through a process of community engagement or active marketing of the facility for community uses; or
- viii. alternative provision can be made to a standard equivalent or better than the existing facility and equal or improved accessibility for the community.

Where it is demonstrated that the existing community use is not viable, preference will be given to the change of use or redevelopment to alternative community use, including dual usage of existing or new facilities, before other uses are considered.

Where the proposed change relates to a religious building, proposals for an alternative use must, in addition, enable their continued traditional use. Proposals for alternative use that would not enable this will be required to demonstrate that the use is no longer required.

POLICY C B F 2

Sustainable development

Proposals in respect of all community buildings should specify how the proposal meets the national and local sustainable development principles. Compliance with the BREEAM excellence rating will be expected.

Sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables will be supported in Listed Buildings, buildings of solid wall or traditional construction and buildings in the village Conservation Area, provided that the special characteristics of these assets can be safeguarded for the future.

Support will be given to proposals for the construction, furnishing, refurbishment or restoration of all community buildings that incorporate plans for:

- i. reduction in energy consumption by incorporating energy efficiency techniques;
- ii. increasing the use of energy from renewable resources where this does not affect the setting of the building;
- iii. use of water conservation, rainwater harvesting and recycling measures.

Where not incorporated, the applicant should prove these are technically or financially unviable or would otherwise cause harm to the fabric and character of the building.

POLICY C B F 3 Improved connectivity

Proposals for renovation of, extension or alteration to a community building must include provision for connection to ICT through high speed broadband.

Proposals which require planning consent should incorporate the provision of underground ducting for fibre optic cables up to a community building boundary.

POLICY C B F 4 Support of St Erth School

Applications for expansion of the existing St Erth Community School building and the Children's Centre will be subject to the following criteria:

that such expansion

- i. is for educational purposes;
- ii. meets the requirements of the school and makes efficient and effective use of the site;

- iii. provides sports and/or recreational facilities that enhance the provision of community facilities as well as benefits the school;
- iv. does not result in reduced traffic safety or significant adverse traffic generation;
- v. does not result in the loss of educational facilities on the site;
- vi. meets the objectives for sustainable development elsewhere in the Plan.

Proposals for a Sports Hall which meet the requirements of the school and the wider community will be supported provided the requirements for new buildings within the Plan are met. Should the building of a Sports Hall within the school site take the provision of outside facilities below the required threshold, the community outside sports facility proposed in Policy OS 2 should be a shared facility with the school.

OBJECTIVE 5

Economic Development

To ensure that any large scale, commercial and/or industrial developments (individually or cumulatively) are sympathetically sited and do not impact significantly on landscape character

POLICY E D 1 Support of employment

Proposals which increase employment opportunities and maximise the use of existing units and land on the Industrial Estate will be encouraged. Proposals which result in the loss of employment opportunities will be resisted.

All proposals for industrial and business uses must be limited to use classes B1, B2 and B8 as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Proposals for development of small scale sites (typically one or two units) should:

- i. increase employment and make a positive and sustainable contribution to the local economy and be easily accessible by sustainable transport modes;
- ii. generate additional employment opportunities on existing employment sites;
- iii. not increase flood risk, nor impact adversely on environment, landscape, local infrastructure and amenities that cannot be satisfactorily mitigated;
- iv. have a positive impact on the character and appearance of the application site and its surroundings;
- v. provide mixed use development to encourage live/work opportunities as appropriate;
- vi. propose development which actively promotes hot desking and flexible office space with high speed broadband.

Storage and distribution facilities, as defined in class B8, must be easily accessible from the main road network, limit trip generation and the impact of traffic on rural roads.

In addition, proposals for development of larger employment sites well related to the Industrial Estate, as defined on Map 6, for industrial and business uses defined in use classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) must provide for:

- vii. safe access to and from the site;
- viii. the collection and disposal of surface water which will ensure the protection of the Hayle Estuary and Carrack Gladden Site of Special Scientific Interest;
- ix. the retention of existing boundary trees and hedges as part of a comprehensive landscaping and tree planting scheme.

POLICY E D 2 Use of existing buildings

The conversion of existing buildings for use class B1 within residential areas and B1 and B2 outside residential areas will be subject to the following criteria:

- i. the proposal does not have an adverse impact on the character of the building or its surroundings; and

- ii. safeguards are incorporated to prevent nuisance to surrounding uses by noise, traffic, light pollution; and
- iii. mitigatory measures are taken to ensure that services and infrastructure can support the use.

POLICY E D 3 Communications infrastructure

New development must demonstrate how it will contribute to and be compatible with local fibre optic, internet and telecoms connectivity. This should be demonstrated through a 'Connectivity Statement' provided for all planning applications detailing how the proposal takes communications connectivity into account.

The development of new communications infrastructure, including access to superfast fibre optic broadband and mobile technologies across the parish, will be supported where the location and design of any above ground installations is sympathetically chosen and designed to reflect the character of the area.

POLICY E D 4 Resource efficiency

Proposals for new development, retro-fit and conversions which incorporate energy efficiency and renewable energy generation must specify how the development meets the sustainable development principles in NPPF and where practicable, comply with the BREEAM sustainability standards.

Proposals should incorporate plans for self-sufficiency in energy and water. Where not incorporated, the applicant should prove these are technically or financially unviable.

Developments must provide for the protection of the quality, quantity and availability of the water resource, for example, by the use of water conservation, rainwater harvesting, recycling measures and minimising off-site water discharge through methods such as Sustainable Urban Drainage Systems (SUDS) and rain water harvesting systems.

POLICY E D 5 Transport infrastructure

Proposals should aim to improve transport infrastructure enabling an increase in public transport, cycling and walking around the parish.

Proposals should take into account the provision for people with restricted mobility, for example, pavements suitable for mobility scooters.

POLICY E D 6 Sustainable transport

All new development proposals must demonstrate how sustainable transport opportunities such as bicycle storage, electric vehicle charging and provision of facilities for disabled employees/visitors have been considered and incorporated.

Large scale developments (defined by Cornwall Council's guidelines) should provide a Travel Plan.

POLICY E D 7 Trans-shipment facilities

Proposals for trans-shipment facilities use class B8 at the Industrial Estate should demonstrate ease of access, the economic and environmental benefits and where they meet the requirements of other policies.

POLICY E D 8 Support of existing business

Development proposals that would result in the retention and/or expansion of significant community facilities and services will be encouraged.

Conversion or change of use of existing community facilities and commercial premises for other uses must demonstrate:

- i. it is unviable to continue the operation of the uses, demonstrated by market evidence of sustained attempts to secure its existing use or an alternative business re-use for at least twelve months; or
- ii. the facility can be re-provided within the premises or equally as conveniently accessible to residents at an alternative location within the settlement boundary.

Where the premises are within the Conservation Areas, its development, redevelopment or alteration must respect the character and appearance of the building and its surrounding.

Where the premises are Listed, or the work is likely to affect a Listed Building, the proposal must respect its intrinsic architectural and historic value, its design and particular physical features, its setting and contribution to the local scene.

POLICY E D 9 Support of tourism

Proposals for new tourism accommodation facilities or the expansion of existing tourism accommodation facilities will be considered where:

- i. the proposal would not have a harmful effect on the natural or built environment; and

- ii. it can be supported by existing local infrastructure or provide appropriate infrastructure to support the use; and
- iii. it would not lead to the net loss of tourist accommodation.

Change of use from purpose built holiday accommodation to residential will not be supported.

POLICY E D 10 Support of farming

Proposals for farm diversification projects, including those relating to employment, tourism, recreation and community services, energy production and food processing need to demonstrate that farming remains the primary business, and these ancillary uses are needed to maintain the farm as a viable business.

Re-use of existing rural farm buildings and rural premises designed for but not limited to food processing, for example, vegetables, meat, fish preparation and packaging, for residential purposes will not be supported unless reasonable attempts to secure business re-use have been made for at least twelve months or the residential use is a subordinate part of a scheme for business use or related to the farm activities.

POLICY E D 11

Promotion and advertising

Proposals for advertisements and signs will be approved where they are in keeping with the character and appearance of the surrounding area and do not create or intensify a proliferation of advertisements. Illuminated advertisements will not normally be supported outside of established industrial estates.

POLICY E D 12

Safeguard of food production

Development should avoid the use of best and most versatile land (agricultural land graded 1, 2 and 3a in the Natural England Agricultural Land Classification). Development will be considered only where there is no practicable alternative and the importance of the development outweighs the need to protect the best and most versatile land.

If agricultural land needs to be developed, and there is a choice between sites in different grades (Agricultural Land Classification grades 1-5), land of the lowest grade available should be used unless other sustainability considerations outweigh the agricultural land quality considerations.

General Policies

General Policies apply to more than one Objective in the Plan and so are listed here for clarity and to avoid repetition.

POLICY G P 1 Reduce flood risk

Proposals for new flood defences and those which safeguard and maintain the Causeway and retain existing flood defences will be supported. Proposals for additional flood defences and proposals which alleviate the likelihood of flooding will be supported provided that such proposals would not cause unnecessary and unacceptable impact on the surrounding and wider area, the environment and local infrastructure.

Proposals for new business or residential development within areas of known flooding and/or shown on the EAFM and the flood plain will not be supported.

The sites identified in the Plan for residential development are areas of low or no flood risk. Development in areas of Flood Risk Zones 2 and 3 as identified by the EAFM will only be permitted as long as it would be at no risk of flooding for its lifetime, taking account of climate change impact and would not exacerbate flooding on site or elsewhere.

All proposals for development will be:

- i. subject to employment of surface water mitigation techniques to ensure that there is no net increase in surface water run-off;
- ii. able to demonstrate how flood risk to and from development site(s) and the wider area will be managed, so that flood risk will not be increased overall;
- iii. able to and demonstrate that opportunities to reduce flood risk, for example, through the use of sustainable drainage systems and/or rain water harvesting, are included.

Consideration will be given to the mitigatory effects of flood protection measures in assessing proposals for development which could have an adverse effect on the following:

- iv. floodplains or areas at risk from flooding, including tidal inundation;
- v. tidal or fluvial defences or access to existing or future defences for maintenance and emergency purposes;
- vi. the free flow of flood water or reduced storage capacity;

- vii. the quality of groundwater;
- viii. watercourses where they could damage the integrity of the water environment.

The culverting of watercourses will not be acceptable where it would result in a break in the continuity of the river corridor or problems of safety, maintenance or flooding. Where practicable culverted watercourses should be reopened and restored to their natural state.

POLICY G P 2

Communications infrastructure

Proposals which seek the expansion of electronic communication networks and high speed broadband along with improvements to connectivity should show that:

- i. the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures; and
- ii. the numbers of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network; and
- iii. the development has been sited and designed to minimise the impacts on the character and appearance of the surrounding area.



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