



2017 - 2030

March 2018

INSIDE FRONT COVER

St Erth Neighbourhood Plan 2017 - 2030



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St Erth Neighbourhood Plan

Foreword

What is the St Erth Neighbourhood Plan (the Plan)? It is an important, legal document, written by our community, defining its wishes for economic, social and environmental development and provides the ability to shape the growth of our Parish.

Like all other Neighbourhood Plans, the Plan is a *community* document, *not* a council or government document; it has been produced by St Erth's community and businesses in partnership with St Erth Parish Council. A community team of volunteers has consulted residents and businesses extensively at events, through surveys, mailshots and online; identified our community's areas of interest and concern; and will be publishing the Plan document, that will define our wishes in objectives and policies for the next fifteen years.

When finalised, the Plan will be inspected by an independent examiner and voted on by St Erth's residents in a referendum. Once adopted, the Plan will have statutory powers to influence planning decisions. Developers and the Local Planning Authority (Cornwall Council), will be obliged to take into account and follow the policies stated in the Plan. The Plan fits within the planning hierarchy; the National Planning Policy Framework that defines the government's strategic planning policies for England; the Cornwall Local Plan that sets out Cornwall Council's strategic objectives for the county; and the Plan that sets out our community's objectives for development in the Parish.

The Plan says what makes St Erth such a special place in which to live and work, what we value and what we want to conserve and enhance. It strives to ensure that we, the community, get the types of development we need, such as new homes, businesses and industrial units. It identifies where those buildings go, what they look like and what infrastructure should be provided and that development must respect Listed Buildings and Scheduled Ancient Monuments, the Conservation Areas, and the World Heritage Site within the Parish.

I would like to thank our contributors, members of the Objective Groups, St Erth Parish Councillors, and our professional advisers, all of whom have worked together to make our Plan a comprehensive and well-considered document.

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Introduction

The historic settlement of St Erth takes its name from Saint Ercus, one of the many Irish saints who travelled to Cornwall during the Dark Ages of the 5th and 6th centuries AD and founded their Churches in St Erth and neighbouring settlements.

The Grade I Listed Church, dedicated to Saint Ercus, is predominantly 15th century although the tower is older, and a 10th century cross in the Churchyard indicates that this has been a holy place for much longer.

St Erth is situated at the ancient crossing point of the River Hayle and was a port until the 16th century, accessible to sea-going merchant ships attracted here by the area's well-established tin-mining industry. Tin-streaming works and copper mining in St Erth continued until the 19th century, while the waste was still being re-worked during the Second World War. The Conservation Area ([Appendix A](#))¹ in the centre of the village reflects this historic culture, while St Erth Pits is a Site of Special Scientific Interest (SSSI) Geological Nature Reserve of national importance for its fossils, from where clay and sand were sourced for use by local artists and industry.

Traditionally, people here would have worked in local mines or foundries. It is likely that Methodism arrived in the village alongside the skilled artisans who came from the Midlands to be employed in the building of Battery Mill in 1782. When these industries were booming, St Erth's population and its congregations would have grown sufficiently to warrant the building of the village's large Methodist Chapel in the early 19th century.

St Erth was once far better connected to the sea via the River Hayle; until 1825 its ancient bridge was the main track and coach road across the river for miles, but the silting of the estuary and building of the causeway at nearby Hayle changed this. St Erth is situated two miles from the Atlantic Ocean to the north and four miles from the English Channel to the south and shares Parish boundaries with Ludgvan in the west, Hayle in the north and St Hilary in the south.

The Parish comprises approximately 650 households and 1380 inhabitants. The village itself is a discrete entity built on and around the River Hayle. The main social activities centre on the Church, the Chapel, the historic Star Inn, the Post Office/shop and café, the school and the popular Farmers Market. There are many clubs and organisations that are active and these help to promote social inclusion, cohesion and civic pride. There is a strong sense of community.

Whilst the main population lives within the village area, a scattering of hamlets such as those at Relubbus, St Erth Prazé and Rose-an-Grouse can be found amid surrounding farmland which retains much of its medieval field system.

¹ Use the hyperlink to go to the Appendix in this document, then use the Alt+Left Arrow shortcut (equivalent to pressing the Back button on a browser) to return to the point before clicking on the hyperlink

The river, with its medieval bridge, provides a natural amenity that attracts many people to its banks. In addition to this natural resource, the Parish provides parks, play areas and allotments to encourage recreation and healthy living.

The A30 is only a mile away from the village and provides direct access to the rest of Cornwall and beyond. Next to the A30 is St Erth Railway Station with direct trains to London Paddington and the St Ives branch line and is undergoing a £12M investment to improve its facilities and connectivity. Adjacent to the station is a small industrial estate with a range of businesses and retail outlets. Also within the Parish are Cornwall Council's Waste Transfer Station and South West Water's Waste Water Treatment Works.

St Erth residents wish to protect the unspoilt, rural identity and character of the Parish while, at the same time, recognising the need to enable and control development that will help to secure long-term economic prosperity and viability as a self-sustaining community.

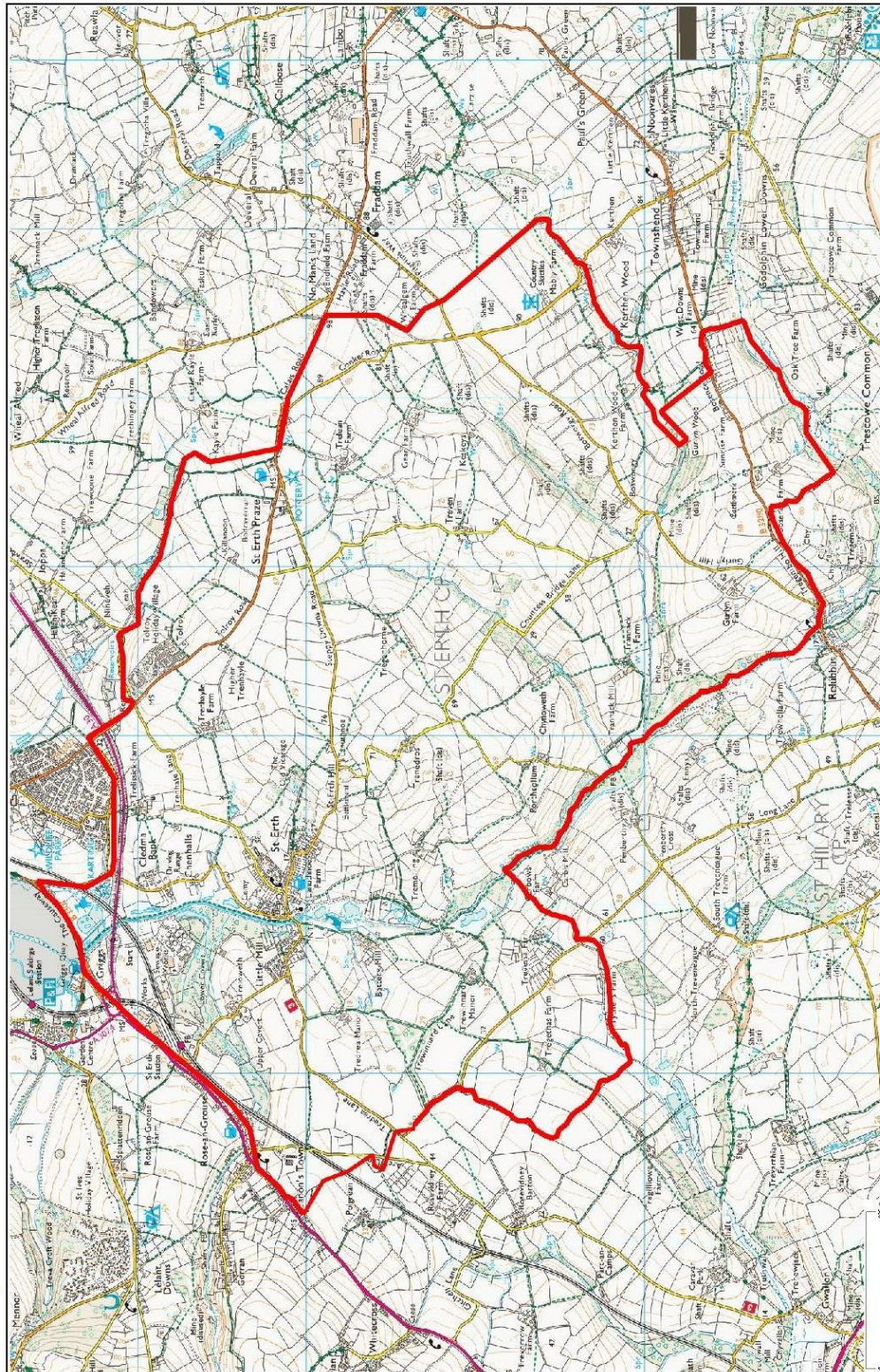
The Plan needs to be up-to-date and responsive to changing circumstances and so it will be reviewed on a regular basis. St Erth Parish Council will monitor the effectiveness of the Plan annually and undertake a full review once every five years, following the year of its adoption and having regard to any changes to the Cornwall Local Plan as and when they occur.

Map 1: The Designated Plan Area

NB: All maps within the Plan are for illustrative purposes only. The relevant body should be consulted in every case where applicable to a planning application.

St. Erth CP

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GENERAL POLICIES

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

0.1 *We recognise the need to minimise flood risk and are working with the Environment Agency to achieve this*
Some properties are at risk from flooding and require defending

Introduction

Some areas in the River Hayle corridor and its tributaries are within Flood Zones 2 and 3 as shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) (EAFM). There is also a risk of flooding in other areas from surface water and field run-off. Surface water flooding may be triggered or made worse in areas where the ground consists of mostly hard surfaces such as concrete or tarmac where rainwater flows straight off rather than soaking into the ground.

A risk-based approach should be applied to the location of development to avoid increasing the flood risk to people and property and should manage any residual risk, taking account of the impacts of climate change. Ways of reducing flood risk and water pollution throughout the area will be encouraged.

New development within either the river floodplain or the coastal plain is at risk from flooding as shown on the EAFM ([Appendix B](#)) and it could increase the possibility of flooding elsewhere through a loss of storage capacity or by impeding the flow of flood water. Raising the level of land in the flood plain can have a similar effect. Therefore, development should not be located in areas at risk of flooding.

For a development to be acceptable, waste water disposal and water supply facilities must be available and there should be adequate provision for the prevention of flooding on site or elsewhere.

Applicants will be required to submit an appropriate flood risk assessment for development within an area shown on indicative floodplain maps prepared by the Environment Agency; within or adjacent to any watercourse, particularly where there might be the potential for flash flooding; or adjacent to or including any flood bank or other flood control structure. If there is an overriding need for development to be sited in a flood plain, the Environment Agency will be consulted on the effectiveness of mitigating measures.

Consideration of flood issues should not be confined to floodplains. This is particularly important where there is known flooding from localised storms. Development throughout a river catchment can have a significant impact on flooding by increasing run-off. The collection of surface water run-off from such developments for use within buildings should be encouraged.

An appropriate flood risk assessment also will be required to be submitted by the applicant where the development is of such a size or nature relative to the receiving watercourse or drainage system such that there could be a significant increase in surface water run-off from the area.

All types of work in, under, over and adjacent to watercourses (including rivers, streams and ditches), lakes, ponds and the coast need to be properly evaluated in order to avoid damage to the water environment. Uncontrolled works in the vicinity of watercourses may lead to a range of problems including increased risk of flooding; erosion of the beds and banks of watercourses, waterbodies, and the coast; displacement of coastal processes; increased danger to the public; restricted access and damage to the associated river corridor. The culverting of watercourses should be kept to a minimum and usually limited to access purposes; the building over the top of culverted watercourses should be wholly exceptional. An appropriate flood risk assessment will be required to be submitted by the developer where the development is within or adjacent to any watercourse.

The Hayle River corridor is an important area that should be protected from inappropriate development which could have an adverse impact on nature conservation, fisheries, landscape, public access or water-related recreation.

Evidence/justification

Environment Agency's Flood Map for Planning (Rivers and Sea).

POLICY GP 1 – Reduce flood risk

Proposals for new flood defences and those that safeguard and maintain the Causeway and retain existing flood defences will be supported. Proposals for additional flood defences and proposals that alleviate the likelihood of flooding will be supported provided 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 at risk of flooding as shown on the EAFM or Cornwall Council's maps of areas at risk of surface water flooding will not be supported.

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 if within Flood Zones 2 and 3 or within a critical flood risk area or for sites with an area of over 1 hectare in Flood Zone 1 how flood risk to and from the site 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 that could have an adverse effect based on the advice of the Environment Agency 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 except for access purposes 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.

0.2 Communications Infrastructure – radio and telecommunications

Introduction

The provision of effective telecommunications is particularly important in rural areas not only for their economic viability but also for improving the quality of life for residents, especially those without cars. The Plan area suffers from inconsistent coverage which varies between providers.

Evidence/justification

Cornwall Council Interactive Map – Superfast Broadband layer.

POLICY GP 2 – Communications infrastructure

Proposals that 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 design
- iv. ed to minimise the impact on the character and appearance of the surrounding area.

0.3 Designing out crime

Introduction

The Crime and Disorder Act 1998 (CDA) established that the responsibility of reducing crime does not fall solely to the police. Section 17 of the CDA requires local authorities to consider the crime and disorder implications of all their activities and functions and do all that they reasonably can to reduce these problems. Designing out crime and designing in community safety through planning can be a vital tool in fulfilling this duty. Through careful design at the planning stage and discussion with the local public services the potential for crime and disorder in new developments can be reduced, together with road and fire safety being addressed. This applies to all forms of development not just housing. It is just as relevant for car parks, footpaths, play areas and any commercial/retail development.

Evidence/justification

Paper – Planning out Crime, Briefing from the LGA for prospective police and crime commissioners; <http://www.securedbydesign.com>; Secured by Design, Design Guides; 2014 Residents' Survey Comments not included in Survey Analysis No: 138.

POLICY GP 3 – Designing out crime

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

0.4 Traffic Safety – Development Transport Assessment, Statement and Plan**Introduction**

It is necessary for developers to consider the cumulative transport impact on junctions, bridges and the narrow lanes within the Parish and their ability to cater for heavy lorries and a significant increase in traffic both during the construction phase and after its completion. Suitable mitigation is required where there is potential adverse impact.

The provision of safe site access and ensuring the adequacy of the approach roads to accommodate likely levels and types of traffic including emergency vehicles are important factors in assessing the acceptability of development proposals. It is often the case that new developments and conversions of existing buildings involve associated access alterations, such as visibility splays, that have a greater impact than the development itself. The impact of such road and access improvements must be minimised and the assessment of highway alterations, including the cumulative effect of similar proposals in the same area, must form an integral part of the initial appraisal of a scheme.

In addition, Cornwall Council will consult the Parish Council regarding construction traffic prior to the developer agreeing with Cornwall Council a Transport Management Plan as part of the Construction Management Plan. The purpose of this is to consider the safe movement of construction traffic off-site, up to and including access to the development site; to reduce potential conflict with other traffic at peak traffic times; to avoid extra strain on the roads, lanes and the Listed St Erth bridge; and in the interests of reducing the risk to public safety. The agreement would be included in conditions created by Cornwall Council which enables its enforcement.

The location of the site in relation to nearby communities, access to public transport and the capacity of approach roads will also be relevant in terms of traffic and trip generation. The development of sites could result in additional traffic movement in other locations, rural and residential areas, that needs to be considered.

Evidence/justification

HM Government Building Regulations 2010 : Approved Document B, Volumes 1 and 2, section B5 in volumes 1 and 2: Access and facilities for the fire service; 2006-2016 St Erth Parish Plan; 2014 Residents' Survey Summary, Housing Development, Q5, Q6 responses: demand on services; 2014 Residents' Survey Comments not included in Survey Analysis Nos: 2, 6, 7, 10, 12-14, 46, 47, 64.

POLICY GP 4 – Traffic safety

Development proposals should ensure that the type and volume of traffic generated by the proposal would not have an unacceptable impact on road safety within the village and where appropriate include measures, to be funded by the developer, where it is necessary to address the impact of the new development so as to ensure the continued safe and

efficient operation of the strategic and local road networks.

Any planning permission for residential development of more than one dwelling, or on sites where access is currently restricted, will normally be subject to a condition requiring the submission to and the approval of the Local Planning Authority a Traffic Management Plan, as part of the Construction Management Plan, for:

- i. the movement of construction traffic off-site, up to and including access to the development site; and
- ii. details of time of deliveries so as not to conflict with rush hour traffic, school start and end times and construction vehicle restrictions, for example, size/weight.

OBJECTIVE 1: HOUSING AND INFRASTRUCTURE

To identify appropriate sites for future housing, giving particular weight to the traffic implications, given constraints arising from the Parish's narrow roads, old bridge, on-street parking and lack of public transport

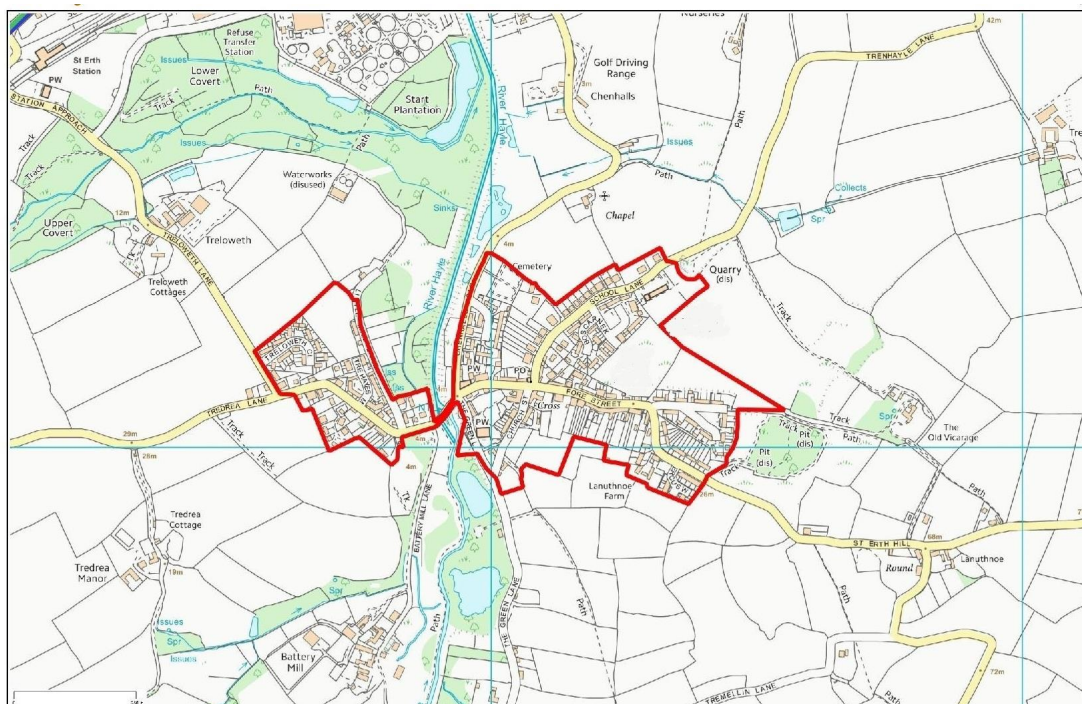
1.1 *Scale and siting of development – sites suggested should minimise the impact on the village, highways and mains services, but ensure the sustainability of the village's amenities: school, shop, pub, etc*

Introduction

The siting and design of new development should always respect the qualities in the natural and built environment that provide local distinctiveness. The integration of development with its surroundings, in both rural and built up areas, is a significant factor in limiting its impact on both the immediate locality and wider landscape. It is essential therefore that, in pursuing a sustainable approach to the landscape and built environment, development proposals are of a scale appropriate to the area and located so as to minimise visual impact. In order to minimise adverse impact, the majority of sites identified are within or in close proximity to St Erth village. This also ensures that they are close to amenities.

Any development within or outside the settlement boundary of St Erth must take into account whether it is likely to have an impact on the Conservation Area, historic buildings, St Erth Pits, and the rural location and applicants would be expected to provide a Heritage Statement with supporting documents. Any new development should respect the character and appearance of the village Conservation Area and the setting of Listed Buildings in the Parish. The process of selection involved several meetings with lengthy discussion of candidate sites viewed on a large scale Parish map and site visits where neighbours' views

Map 2: Settlement Boundary



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were sought. Following further discussion the sites put forward in the Plan were finally selected by the application of the St Erth Rural Exception Site Checklist ([Appendix C](#)) to ensure the least impact on infrastructure, existing settlements, Listed Buildings and other heritage assets, biodiversity, geodiversity, ecology and mitigate the loss of best and most versatile agricultural land. The selection of sites was also tested and received support at the 2015 Community Engagement Events.

There is scope for development within the settlement boundary shown on Map 2 to meet the number identified as the Parish's share of the Cornwall Local Plan (CLP): Strategic Policies which apportions 480 dwellings to be delivered in the three parishes that make up the rural area of Hayle and St Ives Community Network Area (CNA). Figures supplied by Cornwall Council are presented in Table 1, and show that as a minimum the Parish needs to deliver around 23 new dwellings between 2017 and 2030, to be considered in general conformity with the Local Plan.

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

	(a) Local Plan Housing Target (April 2010-April 2030)	(b) CNA Completions (April 2010 – April 2017)	(c) CNA Commitments (-10%) (April 2017)	(d) Local Plan Target (April 2017-April 2030) (a- (b+c))
Hayle & St Ives CNA (Rural)	480	222	176	82
	(e) Adjusted Pro Rata rate*	(f) Town/Parish Completions (April 2010 – April 2017)	(g) Town/Parish Commitments (-10%) (April 2017)	(h) Town/Parish 's share of the remaining Local Plan Target ((e÷100)xd)
St Erth Parish	28%	55	34	23

* Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census

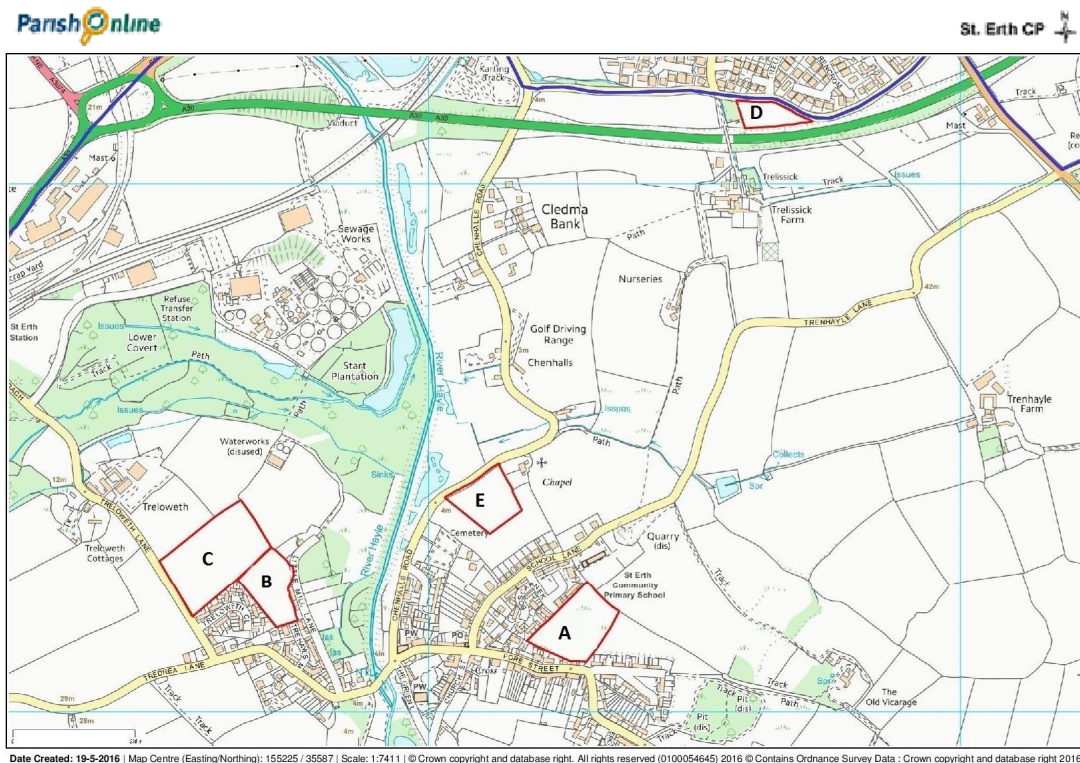
Two sites have been identified, Boscarnek and Little Mill, shown A and B on Map 3 to meet this need, alongside limited infill development. These have been selected as they would not extend the perimeter of the village into the countryside and with good design will have the least impact on the historic buildings and Conservation Area within the village. Sites within the settlement boundary will include a target of at least 25% affordable dwellings, and will be sufficient to meet the identified local need and expected growth during the Plan period of around 54 dwellings (2017 – 2030).

The Boscarnek site is particularly well situated for access to the school. Any proposal for this site must include provision for safe pedestrian access linking it, and by association Vicarage Gate, Fore Street, Ercus Way and Lanuthnoe, directly to the school without the need for the longer and more dangerous route via Fore Street and School Lane. However, it is recognised that development on this site will have an impact on the road network through the existing Boscarnek estate, School Lane and the rest of the village that will need addressing at the planning stage. Appropriate traffic measures will need to be incorporated

into development plans to reduce impact on the local highway network and traffic and pedestrian safety as a result of the development. The southern boundary of this site is adjacent to the village Conservation Area and Porch Cottages, and in proximity of although not immediately adjacent to Anvil House and the Vestry Rooms, with the Old Vicarage above and to the east, all Grade II Listed Buildings. Any development must ensure through careful design that the layout is such that it minimises impact on the Conservation Area and Listed Buildings.

It is recognised that additional local housing may be needed during the plan period to meet local housing needs beyond that provided for on the Boscarnek or Little Mill sites. Therefore a range of other sites has been identified, outside the settlement boundary, that may be suitable for meeting this need (where sufficient affordable housing need is identified) through affordable led housing schemes at Treloweth, Water Lane and Chenhalls Road, shown C, D and E on Map 3.

Map 3: Identified Sites



Key:

Within Settlement Boundary: A Boscarnek, B Little Mill
Outside Settlement Boundary (Affordable housing led sites): C Treloweth, D Water Lane, E Chenhalls Road

New development has been permitted immediately adjacent to the Chenhalls Road site on appeal. The proposed area for development extends this to its natural boundary with existing dwellings to the north. It is away from both the Conservation Area and any Listed Building. Access to the village and its services/amenities is available on foot through a pathway onto School Lane therefore traffic impact is minimized. Chenhalls Road is the main route out of St Erth to Hayle and its amenities.

The Treloweth site has easy access to St Erth station and the A30, with public transport links for buses and trains to Penzance, St Ives, Hayle, Camborne and further afield for work and shopping. It immediately adjoins an existing housing estate which does not have an impact on the Conservation Area nor any Listed Building. Visual impacts are not the only consideration in preserving the setting of historic assets and any development would be required to be of sympathetic design, built of suitable materials and ensure that the layout is such that it minimises impact on the Grade II Listed Treloweth Farmhouse.

Water Lane is on the boundary of the Parish with Hayle making the town and its facilities readily accessible by car, bicycle and on foot. The A30 with bus, car and rail links both east and west is also nearby.

Development of any of these sites would have the least impact on traffic through the village, a concern of residents; only be supported if proven demand exceeds supply after development of those within the settlement boundary; and must be driven by affordable housing need. All applications should assume 100% affordable housing as a starting point in line with Policy 9 of the CLP. These three sites will meet housing need for the Parish within and beyond the lifetime of the Plan.

The number of people waiting for affordable housing demonstrates that demand is considerably more than the supply currently available. However, any proposal to increase the amount of affordable housing should establish that the proposed development will meet a genuine need to live in the Parish in line with the requirements of the Homechoice Housing Register and the Parish area local connection criteria set out by Cornwall Council.

Development of the Little Mill site will have an impact on the road network through Trehayes Meadow and onto Tredrea Lane. The preference would be for access to this site to be from Treloweth Lane.

This would require an access through the exception site at Treloweth. It is recognised that, as an exception site, its development would be delayed until the two sites within the settlement boundary have been developed unless they cannot reasonably be developed during the plan period.

Therefore, proposals for development of the Little Mill site may need to provide temporary access through Trehayes Meadow (access for construction and other site traffic will be agreed through the Traffic Management Plan) until such time as the Treloweth site is developed. Thereafter, access to the Little Mill site should be through the Treloweth site only (by means of an access point developed to the connected edge of the Little Mill site) and any temporary access through Trehayes Meadow restricted to provide pedestrian or cycle access only.

To minimise any adverse impact on residents by development of the two allocated sites at Boscarnek and Little Mill, Cornwall Council will consult with the Parish Council to enable the management of construction traffic during development to meet criteria given in GP 4 i. and ii. prior to its agreeing a Traffic Management Plan with the developer, as part of the Construction Management Plan to the Cornwall Council.

All five proposed sites received the support of the community at the Parish wide Community Engagement Events held in October 2015.

Evidence/justification

2006-2016 St Erth Parish Plan; 2014 Residents' Survey Summary; St Erth Residents' Survey Housing Development, Q5 response: demand on services; Q6 response: preference for site type, large or small; 2014 Residents' Survey Comments not included in Survey Analysis Nos: 15, 16, 32, 48, 49, 52, 56, 115, 121, 125, 129; 2015 Community Engagement Event; Strategic Housing Land Availability Assessment (SHLAA); St Erth Parish Council: Enabling the Provision of Affordable Homes in the Parish.

POLICY HI 1 – Sites for new housing

Development in or adjacent to the Conservation Area or near important features such as Listed Buildings should take account of the historic fabric of the area and should preserve or enhance the character or appearance of the Conservation Area.

A Heritage Statement should be provided in support of all development proposals within or adjacent to the Conservation Area and other designated heritage assets. Such statement should outline the significance of any heritage assets affected and any adverse impacts that the development may have on heritage assets and the design of the scheme should demonstrate that it is based on these findings. It should also include any proposed mitigation measures, as well as how the proposed development will contribute to the character and setting of the relevant heritage asset(s).

Proposals within the settlement boundary on the two allocated sites at Boscarnek and Little Mill will provide for around 54 dwellings during the plan period and will be subject to the following criteria:

- i. be well integrated in terms of scale, layout and design with existing dwellings in the village; and
- ii. provide at least 25% affordable housing; and
- iii. provide for future access between Treloweth Lane and Little Mill through Treloweth by the construction of highway to the boundary of Little Mill with Treloweth to ensure its future connection to Tredrea Lane;
- iv. include provision for safe pedestrian and cycling only access between:
 - a. Boscarnek site to the rear of the school and to Vicarage Gate/Fore Street to provide a continuous footway for pedestrians between Fore Street and the rear of St Erth School;
 - b. Little Mill to Tredrea Lane via Trehayes Meadow making use of the existing road header by positioning of bollards upon completion of any future vehicular access through Treloweth to Treloweth Lane.

Where additional local housing need is identified; outside the settlement boundary on the affordable led housing sites at Treloweth Lane, Water Lane and Chenhalls Road, proposals will be subject to the following criteria:

the development shall

- v. be led by and provide a majority of affordable housing to meet the needs of St Erth

- Parish, at a starting point of 100% in line with Policy 9 of the CLP, unless viability requires that a small amount of open market housing is essential; and
- vi. integrate with its surroundings in terms of scale, siting, design and character; and
 - vii. ensure the safe movement of traffic without the need for alteration to the proposed access or the roads leading to the site that would have a significant adverse effect on the character and amenity of the surrounding area; and
 - viii. contribute to the sustainability of the village's amenities: school, shop, pub; and
 - ix. maintain important gaps between settlements or the setting or backdrop to the settlement.

All developments within and outside the settlement boundary should include a mix of tenure, type and size of dwellings in line with national and local policy. They must also provide or contribute towards the following where mitigation is required and the financial contribution is directly related to the development, necessary to make the development acceptable and fairly related in scale and kind to the development:

- x. school capacity, where increased intake would result in lack of classroom space, insufficient sports provision, etc;
- xi. sewerage, waste water treatment, surface water drainage and water supply;
- xii. suitable ducting to enable fibre optic connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to service providers;
- xiii. burial of overhead cables;
- xiv. the prevention of noise, light, air or water pollution;
- xv. the prevention of flooding, on site or elsewhere;
- xvi. open space in line with Policy OS 1 and local policy.

In order to minimise any adverse impact on residents in respect of:

Boscarnek

- xvii. the developer will be encouraged to discuss with the Parish Council and enter into an agreement with the Highway Authority for the provision of appropriate highway safety measures at the Square which are required as a direct result of that development;

Treloweth

- xviii. Proposals for development of Treloweth must include an access road connecting with Little Mill. Once this access road is complete, access to Tredrea Lane from Little Mill through Trehayes Meadow must be restricted to a safe pedestrian and cycle route through the existing estate without permitting access to motor vehicles.

1.2 We are determined to prevent infill between St Erth village and other settlements to preserve its separate and special identity

Introduction

The village area is separated from its neighbouring settlements by open fields. Although the village has seen development over recent decades it retains its rural status. Residents

emphasise that they wish to live here because it is rural. There is great concern over infill development on every green and agricultural space and that development should be restricted in order to preserve its separateness from other settlements, rural nature and wildlife habitats. The settlement boundary around the village prevents coalescence with other settlements.

Proposals for development on sites other than those identified in the Plan that would result in the loss or erosion of the existing open breaks between settlements, which serve to retain and safeguard their individual identity and character, will not be permitted.

Residents have emphasised also that it is important to retain open areas within the settlement boundary that add to its rural nature. Open areas that provide an important setting to a Listed Building ([Appendix D](#)) or the character of the Conservation Areas ([Appendix A](#)) should also be retained.

Evidence/justification

2014 Residents Survey Comments not included in Survey Analysis No: 9, 25, 31, 89; 2015 Community Engagement Event; Historic England – Conservation Area Advice Note.

POLICY HI 2 – Separation of settlements

Proposals for development outside the settlement boundary must not impact on the existing open breaks between settlements that serve to retain and safeguard their individual identity and character.

Proposals for development must not impact on an important setting to a Listed Building or the character of the Conservation Areas.

- 1.3 *The Neighbourhood Plan supports the ‘Twenty is Plenty’ campaign to install traffic calming measures across the Parish***
We will require developers to contribute towards traffic calming measures near their sites, and to community facilities
There is a known need for a safe pedestrian and cycle crossing over the River Hayle in the village

Introduction

In the village, as across the whole Plan area, the roads are narrow, lack continuous pavements and are often congested. In order to provide a safer environment for pedestrians and road users, roads in and around the village would benefit from 20mph speed limits, improved and new footpaths and pavements and, to minimise congestion, the provision of a minimum of two car parking spaces per household would be expected.

Careful planning for street lighting, with regard to people’s safety and concern for energy consumption and biodiversity, needs to be taken into consideration when developing plans for new housing developments. Where possible, all new developments within the Parish should not feature street lighting unless it is required to mitigate a potential safety hazard. The present Grade II Listed bridge over the River Hayle is the only crossing linking the west and east parts of the village and provides access to the shop, pub, school, children’s centre, allotments, play areas, public toilets, Churches, station and main bus routes. There is a need

for a safe crossing point for pedestrians and cyclists, either by the construction of a purpose built bridge or through a change of road layout.

Residents are particularly concerned about the impact that increased housing may have on congestion, road traffic and pedestrian safety, plus the impact it may have on open countryside and biodiversity. National Planning Policy Framework (NPPF) paragraphs 95 and 97 support a drive to a low carbon future by reducing unnecessary energy consumption.

Evidence/justification

2006-2016 St Erth Parish Plan; 2014 Residents' Survey summary; 2014 Residents' Survey, Q5; 2014 Residents Survey Comments not included in Survey Analysis No: 15, 16, 19, 34, 64; 2015 Community Engagement Event; St Erth Parish Council: Enabling the Provision of Affordable Homes in the Parish.

POLICY HI 3 – Highway safety

Development proposals should contain transport layouts that are designed to minimise conflicts between traffic, cyclists, horse-riders and pedestrians and facilitate safe and adequate parking for residents where possible.

To ensure that new development is able to provide a safe traffic environment development proposals should include provision for or make contributions where this is necessary to make the development acceptable, is directly related to the development and is fairly and reasonably related in scale and kind to the development, to provide a safer environment for pedestrians and road users through:

- i. facilitating safe and efficient parking for residents where possible;
- ii. traffic calming measures as part of the design of road access on all new development sites and contributions to improving safety on existing developments where traffic flow through that area is increased by the new development;
- iii. unless it is required to mitigate a potential road safety hazard or other requirement of the highway or police authority, developers should work with the highway authority to avoid the need for street lighting. Where lighting is essential it must be energy efficient and designed to prevent light spillage, glare and face inwards, away from open landscapes.

Support will be given to proposals for a safe alternative crossing for pedestrians and cyclists over the River Hayle linking the west and east parts of the village where such provision would not harm the setting of the Listed bridge structure nor be in conflict with the village Conservation Area.

OBJECTIVE 2: HOUSING TYPES

To understand, plan and provide for locally generated housing needs, by managing development and encouraging a mix of sustainable housing types and tenures that will help residents remain within the area through different life stages

2.1 Houses must be built in phases, as the need arises

Introduction

We have considered the requirement for housing in the Parish and looked at possible sites to accommodate families, the elderly and young people, where there is a proven need. A number of development sites for housing are identified in Policy HI 1 that have been approved and prioritised by residents.

The Plan has a realistic prospect of delivering the expected growth within the settlement boundary. However, should additional need arise, affordable led housing sites outside the settlement boundary have also been identified, at Treloweth, Water Lane and Chenhalls Road, sites C, D and E on Map 3. These are the preferred locations for rural exceptions sites. No affordable led housing sites outside the settlement boundary should be considered until the need has been proven.

It is appreciated that any site allocated for residential development must have a reasonable prospect of coming forward during the lifetime of the Plan. Whilst every effort has been made to ensure that all the sites allocated meet this criterion, circumstances may change and individual landowners may make decisions that affect the provision of certain sites.

Evidence/justification

Homechoice Housing Register; 2011 Strategic Housing Market Needs Assessment (SMHA); 2014 Residents' Survey Comments not included in Survey Analysis No: 39; 2015 Community Engagement Event; November 2016 Cornwall Council Precedent Section 106.

POLICY HT 1 – Phasing development

Proposals for development on the identified affordable led housing sites C D and E shown on Map 3 will be supported only when there is an identified local need. Proposals must ensure a continuity of housing supply and co-ordination with the provision of infrastructure, in particular waste water treatment and water supply capacity.

Monitoring of the ratio of housing need to housing supply will be carried out at regular intervals by the Parish Council. Should there be a shortfall in provision during the lifetime of the Plan and all five identified sites have been developed, further candidate affordable led housing sites will be brought forward only after further consultation within the Parish.

2.2 *Larger housing developments will not preclude the construction of individual houses or the re-use of derelict buildings, but each proposal will be considered on its merits and disadvantages*

Introduction

It is acknowledged that occasionally there may be the need for single dwelling developments, new, re-use or conversion of suitably constructed buildings, for example, for agricultural workers or elderly relatives. Permission should only be granted where conditions secure the occupation of the dwelling to that specified in the application.

In addition there are some large gardens in the Parish which could be developed for a single dwelling. It is important, however, to retain existing garden space, that provides a positive contribution to the street scene and general locality, and to avoid overdevelopment, crowding or changes to the rural scene. The delivery of affordable led housing will remain the priority for any such proposals for a single dwelling.

There are a number of non-permanent type residential dwellings within the Parish such as mobile homes, residential caravans, prefabricated, modular and transportable buildings that have Certificate of Lawfulness for Existing Use or Development giving permanent residential use for the site.

It is important that any replacement permanent dwelling, whether replacing a non-permanent or permanent residential dwelling, is restricted in size and type to maintain the character of the plot and its location and minimise its impact. Unless there is a good reason for siting it elsewhere it should be located on the same footprint as the structure that it is replacing. A replacement dwelling, which is excessive in scale or massing and thereby physically and visually intrusive, can have the same impact as a new dwelling changing the character of a site and undermining both national and local policies on restrictions of new development in the countryside.

An application for single plot affordable housing on sites outside the settlement boundary will only be supported if it meets an identified local need. This may be acceptable in the case of either new build dwellings or conversion of existing buildings. Affordable housing for local people will be secured as such for its longevity through a Section 106 Agreement.

In each case ancillary works, such as access, outbuildings and curtilage boundaries, should not have an unacceptable impact on the visual and landscape amenity of the area. These developments will need to consider how the balance of benefits, such as social, economic, environmental or community ones, for the intended occupier or wider local community, justifies the proposal.

Evidence/justification

2007 Green Paper, Homes for the Future: More Affordable, More Sustainable Policy paper; 2010 to 2015 government policy: house building: Appendix 11: custom build housing; 2014 Residents' Survey Comments not included in Survey Analysis No: 38; The Autumn Statement November 2015: SME house builders.

POLICY HT 2 – Single dwellings

The conversion of existing non-residential buildings to dwellings or live/work units will be subject to the following criteria:

- i. the building is suitable for conversion and would not require substantial rebuilding and the change to a dwelling would not cause significant harm to the character or appearance of the building and its landscape or the countryside; and
- ii. the conversion would not result in the loss of employment or facilities, for example, shop, toilets, pubs, community buildings, for the village unless the application can demonstrate lack of demand or viability following active marketing for at least twelve months.

The replacement of an existing dwelling with a lawful use will be supported where it is:

- iii. broadly comparable to the size, scale and bulk of the existing dwelling with any increase in size limited to 25% of the original dwelling; and
- iv. in the same or a less prominent position as the original dwelling; and
- v. would not adversely affect the neighbours' enjoyment of their homes and gardens; and
- vi. is no more obtrusive than the dwelling it replaces, is of an appropriate design for its location and setting, and would represent a visual improvement that would not harm the character of the area; and

the Parish Council will seek the application of the following condition to the approval:

- vii. the removal of the existing dwelling prior to first occupation.

Permitted development rights will be removed for an extension of the replacement dwelling or the construction of outbuildings where this would otherwise be likely to reduce unacceptably the amenity space available to occupants.

New dwellings in the countryside must demonstrate the following:

- viii. there is up to date evidence of an essential need of the business for a dwelling on site for a full time agricultural, forestry or other rural occupation;
- ix. there is no opportunity to provide the dwelling through the conversion of a disused building in line with criteria i and ii of this policy; or
- x. an existing dwelling on the site cannot be extended or brought back into use (provided the proposal would not have an adverse effect on the scale, rural character or appearance of the original building);
- xi. new development would not harm the character of the countryside or its natural resources.

Occupancy of any new dwelling, either conversion or new build, should be tied through the use of conditions or a planning obligation as necessary for the establishment of the enterprise and its subsequent operation.

- 2.3** *We will require all new developments to employ modern construction materials and design, with renewable energy resources, for example, solar roof panels, and open loft space design for possible conversion to extra accommodation. We expect less dependence on environmentally unfriendly concrete, or imported granite and slate. We have adopted the Cornwall Council Design Guide which 'encourages and promotes creativity and innovation without being prescriptive ...'*

Introduction

Whilst recognising the need for housing, particularly affordable housing to meet the needs of people with a proven local housing need and area local connection, the Plan aims to protect the unique character of the environment by allowing for growth whilst ensuring that design and construction quality is high, heritage assets are preserved and that the countryside surrounding the village and settlements is maintained. New development should be designed to respond to the specific character of the site and its local surroundings and to create a sense of place.

All new developments will be required to incorporate high quality design and construction including the need for energy efficiency, renewable energy and waste management. Employment of modern construction materials and design will be expected to be in line with the Cornwall Council Design Guide. Sufficient open loft space design for possible conversion to extra accommodation should be included where possible. Less dependence is expected on environmentally unfriendly concrete, or imported granite and slate.

In order to achieve this, the Plan requires all development proposals to conform to the national and local design and construction standards and aim to meet the standard of Building Research Establishment Environmental Assessment Methodology (BREEAM) on sustainability current at the time of planning applications being submitted. Housing should be attractive, functional and sustainable.

New development will be required to ensure that the design complements and enhances the character and design of the existing surrounding development and/or rural landscape avoiding incongruity and discordance. It is accepted that new development must take place and design be allowed to evolve but this needs to be balanced carefully against protecting the existing character of the village and its surrounding rural landscape.

It is important to achieve a balance between allowing new design and innovation, which incorporates sustainability, to flourish whilst protecting the existing defined character of the surrounding built environment and rural landscape.

Evidence/justification

2014 Residents' Survey Q9 response; 2014 Residents' Survey Comments not included in Survey Analysis No: 57.

POLICY HT 3 – Design and construction

Development proposals should have regard to the design requirements of Cornwall Council Design Guide and national policies and where practicable, comply with the BREEAM sustainability standards.

Development proposals within the Conservation Areas will be expected to actively

demonstrate in “Design and Access Statements” how they comply with these and other policies set out in the Plan.

2.4 We will expect a mixture of tenure – rented, shared ownership, subsidised purchase and open market

We will encourage a mixture of housing types for all stages of life, for example, starter homes, single occupancy, families, retirement homes

Introduction

In line with relevant national and local planning requirements and in order to satisfy local housing demand based on research carried out during the formation of the Plan, applications will be considered for the provision of approximately 54 new dwellings. This figure will include a minimum target of 25% affordable dwellings on the allocated sites within the settlement boundary to meet identified local needs. Allowance also is made within this figure for the provision of open market dwellings. In regard to the identified affordable housing led sites a target of 100% affordable dwellings will be looked for.

The identified sites allow for an upward adjustment of the present CLP figure only if there is proven local need.

In order to meet a wide range of needs, residential development should provide a mixture of unit types including flats, semi-detached, terraced, detached houses, those with special access and other requirements for the elderly and disabled.

The layout and design of affordable housing will be integrated appropriately into each development so that affordable housing is indistinguishable from the equivalent open market housing. Affordable housing should be spread carefully through the development, not isolated in specific blocks. To ensure the delivery of the affordable housing within the development their construction should be built concurrently with open market value properties.

Evidence/justification

2011 Census; 2014 Residents’ Survey Summary; 2014 Residents’ Survey Q7, Q8; 2014 Residents’ Survey Comments not included in Survey Analysis No: 26, 49.

POLICY HT 4 – Tenure and size

Residential developments which will result in a net increase of over 10 dwellings or where the combined floorspace of the dwellings would be over 1,000 square metres will be subject to the following criteria:

the proposal shall

- i. make provision for a mix of housing that reflects the need of the area, including for rented, shared ownership, subsidised purchase or open market dwellings, for schemes of 6 to 10 dwellings a financial contribution in lieu of affordable housing will be sought;

all residential schemes should

- ii- reflect the character of the area in terms of design and layout making the most efficient use of the land available and achieve an appropriate density for the character of the area-

Developments will be conditioned to ensure that the building of any affordable housing element will be phased alongside the open market property to ensure their timely delivery.

2.5 *We will encourage self-build projects, and community group self-build projects pooling talent and resources to achieve low cost housing*

Introduction

An additional way to provide access to housing for local people is to enable them to build their own homes or have them built to their own specification as part of a community group. Government research indicates that 53% of people would like to build their own homes. Self-build can also form part of the affordable housing provision on a site to allow opportunities for people to use their skills and labour to reduce the cost of building. To reduce the incidence of plots remaining undeveloped for long periods, with resultant impact on local visual amenity and/or potentially unsafe sites, such dwellings would be covered by an S106 agreement allowing for their reversion to standard affordable housing plots. Cornwall Council already uses standard wording for legal agreements to ensure that mortgage finance can be made available for affordable self-build plots. Land owners may in addition consider imposing covenants to prevent units being commenced but left incomplete for extended periods of time. In line with policy for affordable housing, ownership of individual plots should meet the needs of people with a proven local housing need and area local connection. Open market self-build dwellings must comply with the Plan.

Evidence/justification

Government initiative “Community Right to Build”; 2014 Residents’ Survey comments Q8 analysis; Parish wide 6 week Consultation, 2016 feedback; October 2016 Cornwall Council: Providing your own affordable home and self-build projects; November 2016 Cornwall Council Precedent Section 106.

POLICY HT 5 – Self-build

Subject to conforming with appropriate site design and relevant policies within the Plan, self-build proposals will be supported.

Proposals for affordable self-build dwellings on affordable plots within the sites identified in Policy HI 1, submitted by an individual, or a builder acting on behalf of an individual, or a community group of individuals such as a Community Land Trust, will be supported where applicants:

- i. demonstrate that they have a proven local housing need and an area local connection in accordance with the Homechoice Policy; and
- ii. undertake in a S106 Agreement that the occupancy of the property will be restricted as affordable to people with a proven local housing need and an area local connection in perpetuity as their main residence.

OBJECTIVE 3: OPEN SPACES

To protect and enhance important areas of local green space which are highly valued and much used by local people

3.1 Identification and protection of Open Spaces within the Parish ***Provision of open space, community sports and recreational facilities for teenagers***

Introduction

The Plan Steering Group commissioned an Open Space Assessment by Cornwall Council to inform debate and decision-making with regard to the Plan. The assessment was carried out in January 2016, updated in January 2018.

Table 2: Open spaces identified in the Open Space Assessment (Map 4)

Key indicating types of open space:	
1 = parks and amenity green space;	6 = allotments;
2 = natural and semi-natural green space;	7 = Churchyard and cemeteries;
3 = public (free) sport;	8 = School pitches and club or pay-to-use sport
4 = children's equipped play areas;	
5 = teen provision;	
1	Boscarnek amenity space
1	Vicarage Gate amenity space
1	Trehayes Meadow amenity space
1 and 5	Green Lane park and youth shelter
2	St Erth Pits and woodland
2	Riverside west of Chenhalls Road
2	Land to the south of St Erth Playing Fields equipped play area (Battery Mill Lane)
2	River corridor
2	RSPB Reserve/river Causeway
3	Vicarage Gate pitch
4	St Erth Playing Fields equipped play area (Battery Mill Lane)
2	Land west of Church Street and south of Holbrook Row
4	Vicarage Gate play area and track
6	Vicarage Gate allotments
7	Cemeteries
7	St Erth Church
8	St Erth School playing field
8	BK Fisheries fishing ponds
8	St Erth Pitch and Putt
8	Marazion Angling Club fishing lake

Open spaces are valued community assets which can enhance public health, well-being and quality of life. The NPPF recognises the necessity of safeguarding and protecting from inappropriate development, areas of green space that are considered of significant local value. Local Green Spaces are areas that are demonstrably special to the local community

for their beauty, historic significance, recreational value, tranquillity or richness of wildlife. These are not always publicly accessible.

The Plan reflects the importance of such open space in Policy OS 1 and considers open spaces identified by Cornwall Council, and also those areas identified by residents as of particular value to them. Residents wish to prevent infill between St Erth and other settlements, both to preserve St Erth's separate identity and to retain ecological corridors.

The Open Space Assessment identified in the table below average provision of public sports space; and low levels of provision for teens for the anticipated growth of dwellings over the lifetime of the Plan.

Table 3: Typologies of open space requirement identified by Cornwall Council (Map 4)

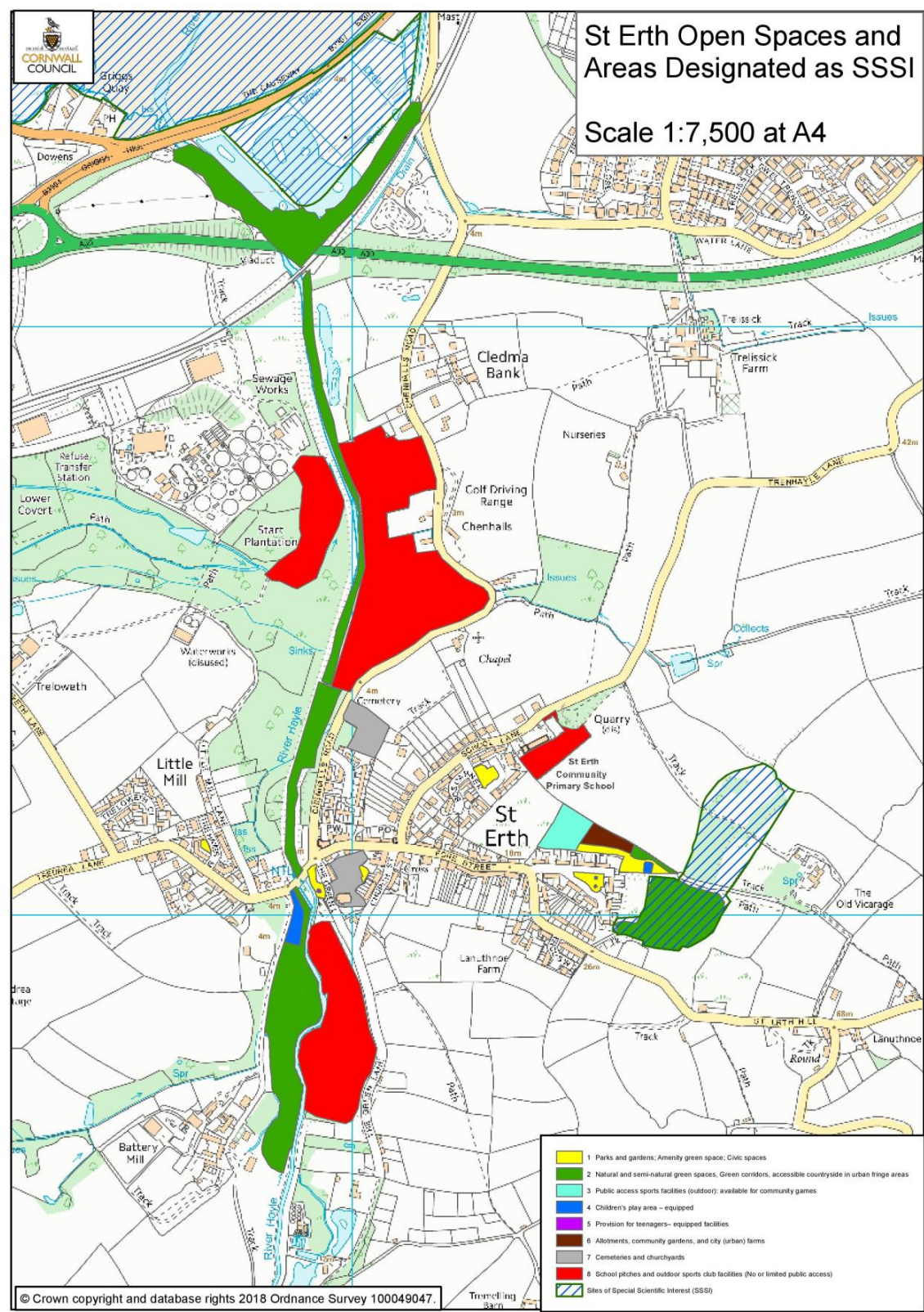
Type of open space	Future quantity provision standard Parish wide (m ² /person)	Minimum quantity needed for new housing (m ² per dwelling)	Min size new (m ²)
1. Parks, amenity	5.93	13.63	1000
2. Natural space	47.02	5.26	1000
3. Public sport	8.74	19.04	7000
4. Children's equipped play	0.7	1.61	500
5. Teen provision	0.1	0.46	500
6. Allotments	1.36	0.00	2500
Total	63.85	40.00	

While provision for equipped play areas for children aged up to 10/11 is good within the village, more provision of free outdoor recreational/sports facilities for all ages, particularly teens, is needed. The Parish Council would support such development and recognises the need for financial contributions from its own funds and other sources including grant funding. and the Parish Council will work with all relevant bodies to enable the delivery of the facilities. This deficiency will also be highlighted when producing the new Parish Plan. A priority is to plan for and provide new sports facilities in a positive and integrated way. Opportunities for new facilities should be pursued to meet current and future demands for sporting participation.

The NPPF identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The provision of informal space for recreation and formal sport plays a key part in this process. Providing enough sports facilities of the right quality and type, in the right places, is vital to achieving this aim. Financial contributions will be sought from developers of new housing where any development proposal does not provide open green space.

Residents wish to see a public playing field re-established in the Parish that would enable children, young people and adults to engage in informal physical activity and encourage the development of competitive team sports, promoting a healthy lifestyle.

Map 4: Location of Open Spaces



Sports facilities should be fit for purpose and designed in accordance with Sport England's guidance. Ideally, any new playing field and sports facility should be located close to the primary school site to enable sharing of premises. New and improved public open space and green links will help provide much needed recreational facilities but the suitability of such activities in relation to surrounding areas must be given careful consideration.

Evidence/justification

2006-2016 St Erth Parish Plan; 2014 Residents' Survey Summary; 2014 Residents' Survey - Comments not included in Survey Analysis No: 4, 69, 72-74, 76, 87, 95, 103, 104, 105, 114, 119, 120, 125; 2015 Community Engagement Event; 2016 Open Space Assessment updated January 2018, Table 2.

POLICY OS 1 – Open space provision

Development will only be supported where provision is made for the open space needs of the development, consisting of 40.00 square metres per dwelling, made up of appropriate typologies. Play areas and sports facilities should be designed to be easily accessible by sustainable and active travel modes. Where there is access to alternative facilities, or the scale of the development will not allow for on-site provision, financial contributions to the development or ongoing maintenance and management of alternative facilities may be required on residential schemes of over 5 units.

Separate 'stand-alone' schemes for publicly accessible free outdoor recreational facilities, will be considered in locations that are appropriate in terms of safe access and visibility, in particular for children's play space, and the development's potential impact on existing residents, such as noise or light pollution.

Applications which provide new and diverse leisure and recreational activities in order to promote healthy and crime-free lifestyles, particularly for teenagers will be supported.

Applications for the provision of new outdoor sports facilities on open or green space identified in Tables 2 and 4 or proposals for its redevelopment for recreational facilities will be considered where the proposal would:

- i. be sited in an appropriate location and designed to be easily accessible by sustainable and active travel modes where reasonably practicable;
- ii. be wholly for outdoor sport, expand or enhance existing amenities, or develop new facilities for use by the school and/or the local community;
- iii. increase public access and accessibility to open space or recreational facilities in safe and secure surroundings;
- iv. provide new and diverse leisure and recreational activities in order to promote healthy and crime-free lifestyles, particularly for youngsters;
- v. have no significant adverse impacts on existing residents, such as noise or light pollution the environment, highway safety, traffic or parking;
- vi. have no significant adverse impact on the character of the landscape.

The lighting of outdoor facilities will not be permitted where it would result in light pollution, or adversely affect the character of the countryside or impact on wildlife or be a nuisance to neighbouring properties.

3.2 *Protecting open space that is important to the character of St Erth and to the community*

Introduction

In addition to the open spaces identified in the Open Space Assessment and listed in Table 2 the following areas had previously been specifically identified by residents as locally important green space:

Table 4: Green spaces

Green space	Reason for protection
ACCESSIBLE TO PUBLIC	
Field footpaths, bridleways and other public rights of way, cycle paths (Appendix E)	Community recreation; health and well-being; green corridors
NOT ACCESSIBLE TO PUBLIC WITHOUT PERMISSION	
Glebe field to rear of school	Possible future public sports; children's and community health and well-being
Woodland throughout Parish, including Treloweth Woods, sited within a County Wildlife Site	Wildlife; ecology; trees; green
Land bounded by Chenhalls Close, Chenhalls Road and the existing cemeteries	Identified as the only likely candidate area for expansion of burial facilities/garden of remembrance, and for quiet contemplation
Well Field off Church Street	Used for occasional community activities
Green area – St Erth Bridge to Pitch and Putt	Part privately owned part owned by Parish Council; wildlife refuge and flood defence
NOT CLASSIFIED AS GREEN SPACE NOT ACCESSIBLE TO PUBLIC WITHOUT PERMISSION	
Karting track	Community recreation; health and well-being; a valued local and tourist attraction

Evidence/justification

2014 Residents' Survey Summary; 2014 Residents' Survey Comments not included in Survey Analysis No: 54, 69, 72, 76, 82, 87, 95, 96, 103 -105, 109, 112-114, 119, 120, 136; 2016 updated January 2018 Open Space Assessment.

POLICY OS 2 – Open space protection

Land that provides important formal or informal recreational space or sports pitch facilities for the Plan area are listed in Tables 2 and 4. Applications for development that result in the loss of this space will only be supported in exceptional circumstances where:

- i. sport and recreational facilities can best be retained and enhanced to at least equivalent community benefit or playing standard through the redevelopment of part of the site; or
- ii. alternative provision of at least equivalent community benefit, playing and facilities standard is made available in an appropriate location close to the community to which it relates and designed to be easily accessible by sustainable and active travel modes.

Development proposals for privately owned sites of locally valued open or green space, due to the significant contribution it makes to public amenity by virtue of its character, appearance and/or function will only be permitted where:

- iii. it would support a recreational or sports use and where the proposal maintains or enhances visual amenity, does not detract from the open character of the area and does not prejudice the established function of the area; or
- 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.

3.3 Preservation and increase of provision of allotments

Introduction

Allotments provide an important social and community function and also enhance health and well-being through activity and improved diet. The Plan preserves existing allotments and permits opportunities for the creation of new allotments, in line with Parish Council regulations. Priority would be given to provision of allotments in the west of the Parish, beyond the River Hayle. There are currently 12 allotment plots, all of which are let, and there are two persons on the waiting list. There is also scope to create three additional plots by the sub-division of the larger plots as they become vacant.

Evidence/justification

Allotments Act 1925 plus amendments; Map 4; 7 June 2011 Parish Council policy; 2014 Residents' Survey - Comments not included in Survey Analysis No: 101.

POLICY OS 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 not lead to a reduction of allotment provision to meet the requirements of the local community.

3.4 Maintain and enhance the footpaths and public rights of way in the Parish

Introduction

Public rights of way are particularly important in facilitating access to the countryside to enable healthy activity such as walking, cycling, riding and running. Such rights of way also provide essential links between towns and villages and the open areas and green spaces around them.

Residents and visitors regularly walk in the local area and wish to protect the footpaths and other public rights of way in the Parish. The Plan aims to maintain and, where possible, enhance these ways as an accessible source of healthy exercise which contributes to people's well-being and quality of life.

Evidence/justification

2006-2016 St Erth Parish Plan; 2014 Residents' Survey - Comments not included in Analysis No: 28, 71, 77 – 80, 88, 92, 94, 99, 102, 106, 118, 122, 123; 2015 Community Engagement Event; [Appendix E](#).

POLICY OS 4 – Public rights of way

Support will be given to proposals that 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.

3.5 *Preserve the natural environment and biodiversity*

Introduction

Residents wish to protect wildlife and habitats in the Parish. St Erth Parish supports a rich and diverse natural environment of national importance for its biodiversity and geodiversity interest, reflected in the designation of Hayle Estuary and Carrack Gladden SSSI noted for its biological interest and St Erth Pits SSSI, a geological reserve close by Vicarage Gate, both shown on Map 4. The policies in the Plan adhere to national and local planning policy to protect such designated areas, but also aim to protect the wider natural Parish environment from inappropriate development, and to conserve and enhance local biodiversity and geodiversity.

The management, restoration and re-creation of habitats is a priority and the aim of the Plan is to establish and maintain coherent ecological networks that are resilient to current and future pressures. Locally important habitats, including semi-natural habitats, and the integrity of wildlife corridors should not be compromised. Retention, restoration, re-creation or enhancement of semi-natural habitat, or habitat linkages such as Cornish hedges, should be planned for through prior assessment and demonstrated in proposals for development.

In rural areas, certain activities can detract from and be incompatible with the quiet enjoyment of the countryside in terms of noise, dust or light pollution, as well as being potentially disruptive to nature conservation interests.

The Plan supports the Parish Council's proposal to achieve the status of a Local Nature Reserve for the River Hayle corridor and its aims to work in partnership with neighbouring councils to encourage actions that create or enhance habitats and connect wildlife areas and green spaces to improve the green infrastructure of the Parish.

Evidence/justification

Location map: BAP and Red Data species in Parish, West Cornwall recorder for Botanical Society for Britain and Ireland; Cornwall Wildlife Trust Wildlife Resource map; 2005 Geodiversity Action Plan Cornwall and the Isles of Scilly; Cornwall Biodiversity Action Plan Volume 4 2010-2015; 2014 Residents' Survey - Comments not included in Survey Analysis No: 137; 2015 Community Engagement Event.

POLICY OS 5 – Wildlife and wild places

Proposals that would result in a significant net loss in biodiversity and/or geodiversity across the Plan area will not be supported.

Proposals that 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 and/or geodiversity will be protected from development unless the benefits of the development clearly outweigh the adverse impacts on the ecological or geodiversity importance of the site.

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.

3.6 Protection of the natural environment**Introduction**

Trees, woodlands, hedgerows and Cornish hedges act as a focus for wildlife and are major elements of the outstanding rural environment within the Parish. They make a significant and valued contribution to the natural landscape, settlements, nature conservation, local amenity and environmental character of their surroundings.

Road verges offer some of the best wildlife corridors and are important for the diversity of flowering plants that they support, including rare plant species.

In the case of potential loss of Cornish hedges, reference must be made to Hedgerows Regulations 1997 and advice be taken from the Guild of Cornish Hedgers prior to commencement of works.

The Plan supports a partnership working approach to drive improvements that create or enhance habitat and connect wildlife areas and green spaces to augment the green infrastructure of the area.

Evidence/justification

Location map: BAP and Red Data species in Parish, West Cornwall recorder for Botanical Society for Britain and Ireland; Cornwall Wildlife Trust Wildlife Resource map; 2015 Community Engagement Event.

POLICY OS 6 – Trees and hedgerows

Proposals for development should 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

4.1 Conserve and protect the Old School Room and the Chapel Hall as venues for community activities, and seek to increase therein the provision of a wider range of recreational, educational and cultural activities and pursuits

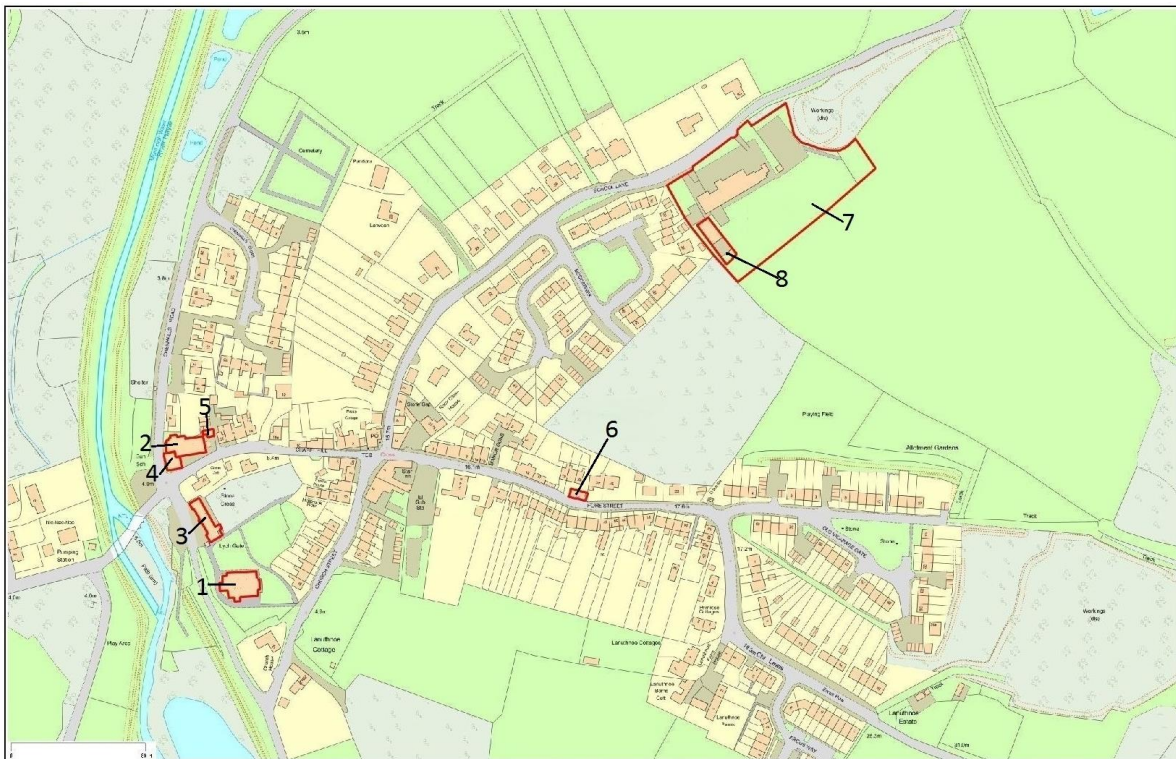
Support the preservation of St Erth Parish Church and the Methodist Chapel buildings in order to maintain appropriate community centres for their congregations, and to conserve their intrinsic historic, architectural and community significance

Support plans for the Vestry/Memorial Rooms that preserve its historic heritage, whilst updating the building for use by the Parish Council, social groups and business enterprise

Map 5: Community Buildings and Facilities

ParishOnline

St. Erth CP



Date Created: 19-5-2016 | Map Centre (Easting/Northing): 155218 / 35161 | Scale: 1:2824 | © Crown copyright and database right. All rights reserved (0100054645) 2016 © Contains Ordnance Survey Data : Crown copyright and database right 2016

Key:

- | | |
|--------------------|-----------------------------|
| 1 Parish Church* | 5 Methodist Higher Vestry |
| 2 Methodist Chapel | 6 Vestry/Memorial Rooms* |
| 3 Old School Room* | 7 St Erth School |
| 4 Chapel Hall | 8 St Erth Children's Centre |

* Listed Building

Introduction

The community facilities within the village are an important lifeline for many of its residents. They enable a range of activities and social events to be run which are important for people's wellbeing and quality of life. The community buildings numbered 1 to 6 shown on Map 5 are within the village Conservation Area and those numbered 1, 3 and 6 are Listed Buildings.

The Plan process reinforced the importance to local people of protecting the community facilities. Therefore, the loss of any existing building within the Parish providing community facilities, including those with use classes A1, A4 and D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) ([Appendix F](#)), to an alternative use normally will be resisted.

The re-use, conversion or demolition of a community building would need to provide for facilities at least comparable with the existing. These would be required to be delivered before any other element of the proposal to ensure a minimum period between loss and replacement of such facilities. These arrangements, including phasing, will be subject to either a Unilateral Undertaking or a Section 106 Agreement.

The re-use or conversion of part of a community building would be acceptable where sufficient space for community use is retained and where such proposal is not in conflict with NPPF paragraph 28 which states that neighbourhood plans should promote "the retention and development of community facilities in villages such as ... meeting places ...".

It is not the role of the Plan to seek to protect facilities that clearly are not economically viable or feasible to retain in any form. It is reasonable to require that the loss of any community facility of value should be justified by evidence before development proceeds and it is important that sufficient evidence is provided to enable a proper assessment.

Buildings such as Chapels, schools, institutes, halls and public houses all form part of the social fabric and history of a community, not just because of the functions they fulfil but also through their contribution to the local scene. People in the community have strong ties with such buildings that have played a significant part in their lives or those of their ancestors. The viability of religious buildings is, however, under continuous threat because of declining congregations and mounting maintenance costs. Additional alternative use of the Parish Church or Chapel buildings or Parish Rooms, through sympathetic improvements, whilst continuing their religious or parochial use, would offer a practical way of achieving their retention. It is important that architectural features or elements of the building that have particular historic relevance are not lost as a result of improvement and that the relationship of the building to its setting and the effect of the improvement and proposed additional use on its surroundings are taken into account.

Evidence/justification

Historic England – Conservation Area Advice Note; 2014 Residents' Survey Summary; 2014 Residents' Survey; 2014 Residents' Survey - Comments not included in Survey Analysis No: 3; 2015 Community Engagement Event.

POLICY CBF 1 – Conservation of community buildings

Proposals for development of new community facilities or for the enhancement of existing ones as shown on Map 5 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 where appropriate;
- 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.

4.2 *Ensure that the construction/furnishing/refurbishment of all community buildings minimise, as far as possible, energy and water usage and promote alternative energy sources*

Introduction

Climate change, energy security and fuel poverty are national and global priorities but their effects are felt most acutely at the local level. Traditional and historic buildings, including Listed Buildings and those within the Conservation Area, are often expensive to heat and maintain and are often damp, draughty and cold.

This is certainly the case with the community buildings in the village. Great care is needed in planning energy efficiency improvements to avoid harm to their fabric and character whilst complying with the BREEAM standards to achieve such improvements.

Evidence/justification

2009 Atlantic Energy: Renewable Energy Feasibility Study for St Erth; Historic England - Energy Efficiency and Historic Buildings; BREEAM – Sustainable Refurbishment of Heritage Buildings.

POLICY CBF 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 protected.

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.

4.3 *Work to develop the provision of high-speed broadband technology in all community buildings for the benefit of all*

Introduction

Provision of access to high speed broadband in community buildings will have a socially positive effect. Enabling the provision of a minimum level of Information Communication Technology (ICT) connectivity and high speed broadband will be an important factor in supporting and broadening the use of the community buildings, giving people without their own internet facilities access to a service that they would otherwise have to travel out of the Parish to use.

Evidence/justification

Cornwall Council Interactive Map – Superfast Broadband layer.

POLICY CBF 3 – Improved connectivity

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

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

4.4 *Support St Erth School and the Children's Centre in their education of every child, enabling full delivery of the National Curriculum now and in the future by ensuring that they have the necessary facilities*

To that end, facilitate the provision of a Sports Hall which will satisfy the requirements of the school, and enhance the provision of sports facilities for the wider community such as not provided adequately elsewhere in the village

Ensure that the provision for early years' education is retained within the vicinity of the school

Introduction

The school is under increasing strain as the number of new houses increase in the village. The lack of an on-site dedicated space for physical education or whole school assemblies, with the existing assembly space doubling as a dining hall, leaves the present building inadequate for the provision of the full curriculum.

Provision is needed of a Sports Hall which could be used for other whole school purposes, for example, drama, and be available for community use outside of school hours.

St Erth Children's Centre is an established childcare service which is currently managed by the Pre-School Learning Alliance. It is adjacent to the school, to the rear of the building and shares the entrance from School Lane. The building is purpose-built with access for those with disabilities. The service offered is limited with restricted hours, during term time only.

At present, St Erth Children's Centre and the school are separate entities. With the village expanding this facility is vital. The closure of the Centre without similar or better provision being available in the village would be resisted as would be change of use, conversion or demolition of the building.

Should the opportunity arise for the Centre building to be incorporated within the school's site, enabling early years' education to be part of the school's provision, rather than a separate entity, it would be welcomed.

Evidence/justification

St Erth School Minutes of Meetings and other documents; 2015 Community Engagement Event – Comments: Objectives 1 & 2 no 10; Objective 3 no 28, 35; Objective 4 no 7, 8, 12, 22, 30; 2006-2016 St Erth Parish Plan.

POLICY CBF 4 – Support of St Erth School

Applications for expansion of the existing St Erth School building and the Children's Centre

will be subject to the following criteria:

that such expansion must

- i. be for educational purposes;
- ii. meet the requirements of the school and make efficient and effective use of the site;
- iii. not result in reduced traffic safety or will lead to such an increase in traffic generation, resulting from the additional facilities, to the extent that the cumulative impact on the road network is severe;
- iv. meet the objectives for sustainable development elsewhere in the Plan;

and that such expansion may

- v. provide sports and/or recreational facilities that enhance the provision of community facilities as well as benefits the school.

Proposals for a Sports Hall which are capable of meeting the requirements of the school and the wider community will be supported provided the requirements for new buildings within the Plan are met.

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

5.1 *How to encourage business to make best use of the current and future potential of the St Erth Industrial Estate ('Industrial Estate') and other existing employment sites in the Parish; and to promote the Industrial Estate to contribute to the local employment needs of the Parish*

Low wages – how to make best use of local workforce and qualified/skilled workers

Introduction

There is clear recognition of the need for development to make a sustainable contribution to the local economy and to provide permanent and well paid employment opportunities. The extent to which planning policies can address specific local employment issues must be fully considered but in some respects is limited. For example, the issue of low average earnings cannot be specifically addressed except by a policy approach which will generally encourage the development of a broader based economy together with a wide range of training and employment opportunities. Planning policy can, however, influence the provision of additional employment when the economic 'climate' is right, for example, by allowing for the expansion of existing firms and/or relocation of firms, encouraging the start-up of new businesses and attracting existing businesses to relocate to St Erth.

Map 6: St Erth Industrial Estate



The availability of suitable sites or premises is a key element in encouraging such development, the Industrial Estate, an important source of employment for local people, being the predominant site.

The situation of the Industrial Estate on the A30 and adjacent to St Erth Station makes the surrounding area suitable for expansion. The preference is for the re-use of existing sites first. As the existing Industrial Estate still contains vacant sites and units, this site should be utilised before any other sites are considered. If there is a proven need, any site brought forward for development should be limited to industrial and business use classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) ([Appendix F](#)).

Employment initiatives that will make a positive and sustainable contribution to and strengthen and broaden the local economy are needed. Any development must meet environmental objectives relating to the protection of the character and special values of the area and make a positive social contribution.

The underlying objective is to achieve sustainable development and regard should be paid to the economic and social well-being of the Parish as well as the environmental implications of development. Proposals should aim to increase employment and provide permanent, well-paid jobs.

Evidence/justification

2011 Census number of people in the Parish with higher level qualifications; 2006-2016 St Erth Parish Plan; 2014 Residents' Survey summary; 2014 Residents' Survey Q23, Q24 and 25; St Erth Parish Economic Profile 22 September 2015 (Draft); 2015 Community Engagement; Visits to Industrial Estate during Autumn 2015 Report; Cornwall Council Economy Monthly Monitoring Update relevant to all Objective 5; October 2016 CloS Strategic Economic Plan - Consultation Draft.

POLICY ED 1 – Support of employment

Proposals that increase employment opportunities and maximise the use of existing units and land on the Industrial Estate will be encouraged. Proposals that result in the loss of employment opportunities on the Industrial Estate will not be supported.

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.;

Storage and distribution facilities, as defined in class B8, must be easily accessible from the main road network.

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:

- vi. safe access to and from the site supported by a suitable assessment of traffic impact and mitigation measures where appropriate;
- vii. the collection and disposal of surface water that will ensure the protection of the Hayle Estuary and Carrack Gladden SSSI (Map 4);
- viii. the retention of existing boundary trees and hedges as part of a comprehensive landscaping and tree planting scheme.

5.2 Some buildings within the Parish of St Erth are under-utilised

Introduction

The conversion of existing buildings for industrial and business uses is important. Encouragement will be given to bring vacant buildings on the Industrial Estate and elsewhere within the Parish back into industrial or business uses.

The re-use and adaptation of existing village and rural buildings also has an important role to play in meeting the need for business and industrial development as well as for tourism and recreation.

All proposals, that are acceptable in principle, must consider suitability for conversion and the effect of a change of use on the building and its surroundings. The wider effect of the proposal on the landscape must be considered and the type of traffic likely to be generated must be accommodated safely without the need for access alterations that would have a significant adverse effect on the character or amenity of the area.

Evidence/justification

2014 Residents' Survey - Comments not included in Survey Analysis No: 38; Visits to Industrial Estate during Autumn 2015 Report; 2015 Business Questionnaire.

POLICY ED 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.

5.3 *Safeguard and improve communication infrastructure (ie high speed internet access/mobile phones)*

Introduction

Fast, reliable mobile telecommunications and high speed broadband facilitate home working, support the growth of small business enterprises and are essential for businesses to compete, particularly in the rural, often isolated areas of the Parish.

Currently, fibre optic connections are the most robust and future-proof method of delivering high performance connectivity and this should be the aim for all new developments. Suitable ducting that can accept fibre optic should be provided throughout the site with provision made to connect to the nearest suitable point.

Evidence/justification

Cornwall Council Interactive Map – Superfast Broadband layer; OfCom coverage check; 2015 Business Questionnaire; 2015 Community Engagement Event; Visits to Industrial Estate during Autumn 2015 Report; St Erth Parish Economic Profile 22 September 2015.

POLICY ED 3 – Communications infrastructure

Applications for new buildings should include the necessary ducting and infrastructure to enable the development to connect to the telecommunications network including broadband.

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.

5.4 *There is a need to reduce energy and water costs*

Introduction

All new developments should be self-sufficient in energy.

Development proposals should result in a sustainable environment, and will be required to demonstrate that the issue of climate change has been addressed. Encouragement will be given to the transition to sustainable, energy efficient, low carbon buildings which contribute to conserving and enhancing the natural environment and reducing pollution in compliance with the BREEAM excellence rating.

Initiatives that lead to improvements to the water environment, including the quality of surface water, and measures to promote sustainable drainage systems and water conservation will be encouraged.

Evidence/justification

National Statistics - Energy consumption in the UK; Guidance - Future changes to Energy Consumption in the UK; 2010 to 2015 government policy: business and the environment; St Erth Parish Economic Profile 22 September 2015; 2015 Community Engagement Event; 2015 Business Questionnaire; Visits to Industrial Estate during Autumn 2015 Report.

POLICY ED 4 – Resource efficiency on non-residential buildings

Proposals for new non-residential 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.

5.5 Public transportation shortfalls and lack of safe provision for cyclists and pedestrians**Introduction**

The limited mini-bus service, which is negligible throughout the Parish, does not run in the early morning or evening. It is significantly limited ([Appendix G](#)) in and out of the village, restricting the ability of all non-car owners/drivers to obtain access to work, attend meetings, clubs, social events or visit friends without having to rely on others or the expense of taxis for transport.

If people are to continue using public transport and to increase the number of potential users, the level of service and quality of facilities must be such as to make it attractive. Improved transport infrastructure, including cycling and pedestrian facilities, should be considered at the planning stage. However, if the problems associated with this issue are to be properly and fully addressed it must be as part of a public transport policy that includes a role for an adequate and convenient bus service across the Parish.

The National Cycle Network Route 3 ([Appendix H](#)) runs through part of the village but further provision for cycling, that is safe and convenient is needed.

In an age of increasing traffic, and consequent conflict between pedestrians and vehicles, every opportunity should be taken to improve both the safety of pedestrians and their environment. The need to provide for journeys on foot and provide for the needs of those with restricted mobility, requires the provision of safe, convenient and attractive routes in new developments. Enforcement of no parking restrictions and no parking on pavements especially is essential to make this work.

Evidence/justification

2006-2016 St Erth Parish Plan; 2013 St Erth Residents Association Bus Survey; 2014 Residents' Survey summary; 2014 Residents' Survey - Comments not included in Survey Analysis No: 18, 29, 66; 2014 Residents' Survey Q26 plus written comments; St Erth Parish Economic Profile 22 September 2015; [Appendix G](#).

POLICY ED 5 – Transport infrastructure

Proposals should aim to improve transport infrastructure where appropriate, through its design and layout, 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.

5.6 *Lack of sustainable transport facilities, for example, Community Electric Vehicle/Bus, connected to the station and the A30, and Hayle and other towns*

Introduction

It is important to encourage modes of sustainable transport through the provision of a range of sustainable facilities, for example, secure, covered bike stations, electric vehicle charging points and other ultra-low emission vehicles, and to consider the needs of people with disabilities.

Secure cycle parking would encourage cyclists to the area for work or to visit. Every new development should take into consideration cyclists, energy conscious employees and visitors with the provision of a cycle hub/centre in the development and community bike facilities, for example, bike rental.

Evidence/justification

2013 St Erth Residents Association Bus Survey; 2014 Residents' Survey Q26; 2014 Residents' Survey - Comments not included in Survey Analysis No: 18, 29, 66; St Erth Parish Economic Profile 22 September 2015.

POLICY ED 6 – Sustainable transport

All new commercial 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.

5.7 *A great deal of traffic/doubling up on our rural roads through a lack of delivery service systems*

Introduction

The location of Penwith results in goods being transported a great distance from outside the area in order to reach their outlets in the district. There is an increasing emphasis on the use of large lorries and while the main roads into the district are usually capable of accommodating such vehicles, many of the towns and villages, smaller lanes and some minor roads within Penwith are not.

The provision of trans-shipment facilities would offer considerable environmental benefits to the district. Incoming goods from various sources could be combined and transferred to one delivery vehicle for distribution within the Parish and wider area. Outgoing produce and products could be loaded into large lorries or containers for distribution out of the area. In order to maximise the benefits, any such facility needs to be accessible from the primary route network or to have potential for connection to the rail network. Ideally, it would be accessible to both. In addition, good access would be required to the intended collection and distribution area and the development should be compatible with surrounding uses, with any impact on the wider landscape minimised through screening and planting.

Evidence/justification

St Erth Parish Economic Profile 22 September 2015; Connecting Cornwall: 2030.

POLICY ED 7 – Trans-shipment facilities

Proposals for trans-shipment facilities use class B8 at the Industrial Estate should demonstrate:

- i. ease of access supported by a suitable assessment of traffic impact and mitigation measures where appropriate; and
- ii. the economic and environmental benefits and where they meet the requirements of other policies.

5.8 *Community-significant businesses under threat*

Introduction

The shop with the Post Office and cafe, the Star Inn, Lamb and Flag and The Smugglers are community assets within the Parish. Their closure or change of use would be opposed.

This policy seeks to protect these assets and others within the Parish that provide valuable services for the benefit of the local community. Without these local services residents would have to travel outside the Parish to access them. Whilst guarding against the unnecessary loss of valued local community services, it is accepted that in some cases the commercial viability of a use may have been exhausted.

Proposals for development that would result in the loss of these assets normally will not be

supported. They are intrinsic both to the village and Parish and their loss would cause harm to the community.

Evidence/justification

St Erth Parish Economic Profile 22 September 2015; 2014 Residents' Survey summary; 2014 Residents' Survey Q20 and Q21.

POLICY ED 8 – Support of existing business

Development proposals that would result in the retention and/or expansion of the following important locally valued facilities, namely the Shop/Post Office and cafe, the Star Inn, the Lamb and Flag and the Smugglers, 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.

5.9 *There are limited tourism based accommodation businesses, for example, caravan and camping sites, B and B's, hotels, property lets*

Introduction

There is a fundamental need not only to retain the existing level and choice of holiday accommodation as a resource but to provide opportunities to achieve improvements to that stock. Proposals for holiday accommodation such as caravan and camping sites will need to be assessed for their effect on the landscape and attention paid to siting, layout and effective landscaping to minimise any adverse impact on the character of the landscape. The adequacy of the road network leading to sites must be suitable for the type of vehicles used.

The importance of retaining a level and choice of holiday accommodation as part of the tourism resource is acknowledged. The loss of tourism accommodation will be resisted. Seasonal occupancy conditions imposed on holiday accommodation once lifted could result in permanent change to residential use. Purpose built holiday accommodation is not built

to the standard required for permanent occupation. There is particular concern over change of use to main residence either by formal application or by long term letting at Tolroy Manor Holiday Park. It is important that such a change of use is not allowed because it can, in effect, permit housing in a location that would otherwise be unacceptable and erode the stock of holiday accommodation. Accommodation levels at the Tolroy Manor Holiday Park should not be reduced.

Evidence/justification

St Erth Parish Economic Profile 22 September 2015.

POLICY ED 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.

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

5.10 There is a need for farm diversification to provide multiple income streams

Introduction

Diversification into farming related and other activities can be an important element in improving the viability of individual farms and achieving a wider rural economic base.

The scale and nature of farm diversification schemes in rural areas should avoid harmful effects on the countryside or the farm business. Proposals will not be acceptable where they are in major conflict with other policies in the Plan. However, there may be scope for development which would not generally be permitted outside towns and villages but could be appropriate as part of an existing farm business; conditions will be used, or a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 sought, to ensure that it remains part of the farming unit. The impact of such development on the character of the countryside will be reduced if existing farm buildings are re-used but, where new buildings are necessary, they should be closely integrated with those existing.

If the re-use of a building is associated with farm diversification, a planning obligation may be sought to tie the building to the land to discourage subsequent fragmentation of the agricultural unit. The location of the site in relation to nearby communities, access to public transport and the capacity of approach roads will also be relevant in terms of traffic and trip generation. Some residential re-use of agricultural buildings is allowed under current permitted development rights.

Evidence/justification

DEFRA's Farm Business Income Forecasts; St Erth Parish Economic Profile 22 September 2015; 2015 Community Engagement Event; NFU Consultation Response: Rural Planning Review April 2016.

POLICY ED 10 – Support of farming

Proposals for farm diversification projects, including those relating to employment, tourism, recreation and community services, energy production and food processing will be encouraged.

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.

5.11 *Within the need for promotion of local businesses there is also a need for sensitive advertising within the Parish/conservation/village areas*

Introduction

Whilst it is clearly important for businesses in rural areas to advertise their presence and, where necessary, give potential customers directional guidance, it is particularly important especially within the Conservation Areas that signs should be well designed and carefully sited with a view to limiting their impact on the character or appearance of the area. Skilfully executed signs frequently achieve a positive contribution to the attractiveness and interest of the street scene. The use of individually designed signs, that are in keeping with their locality and the building on which they are placed, will achieve variety while avoiding unsympathetic signs and visual clutter that detract from the fundamental value of such areas.

Lighting should be from external sources unless individual internally illuminated letters are used. While large advertisement hoardings can often play a useful role in screening vacant sites or providing colour and interest in some parts of Conservation Areas, they will not be acceptable where they would conceal significant buildings or features. There are stricter rules on advertisements and signs in Conservation Areas.

Current best practices should be observed in line with NPPF paragraphs 67 and 68 and The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and Circular 03/07: Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the Advertisement Regulation Guide (<https://www.gov.uk/government/publications/outdoor-advertisements-and-signs-a-guide-for-advertisers>).

Evidence/justification

St Erth Parish Economic Profile 22 September 2015; 2015 Community Engagement Event.

POLICY ED 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.

5.12 St Erth farming land is a mix of Agricultural Land Classifications 2 and 3a (best and most versatile) which needs to be safeguarded for food production

Introduction

Conflict often arises between development pressures and the need to protect agricultural land as a non-renewable resource. The need to protect the best and most versatile land as a natural resource for future generations remains a priority as there is also a need to protect land within the World Heritage Site ([Appendix I](#)).

Initially the importance of the development and the availability of alternative sites must be considered. This process should include development opportunities in built-up areas and land in lower agricultural grades if it exists and land that is not of environmental value recognised by statutory designation. Once agricultural land is developed, even for 'soft' uses such as golf courses, its return to best quality agricultural use is seldom practicable. Agricultural Land Classifications 1, 2 and 3a ([Appendix J](#)) are defined as the best and most versatile and it is to such land that the policy relates.

The five sites allocated in the Plan for housing in Policy HI 1 are exceptions to this policy. They were carefully identified and selected by the application of the St Erth Rural Exception Site Checklist ([Appendix B](#)) to ensure the least impact and mitigate the loss of best and most versatile land.

Evidence/justification

Natural England Agricultural Land Classification Map; 2014 Residents' Survey - Comments not included in Survey Analysis Nos: 35, 51, 84, 85, 90, 92, 93, 97, 99, 108, 110, 116, 127; St Erth Parish Economic Profile 22 September 2015; 2015 Community Engagement Event; permissions given for building on greenfield sites ALC 1, 2 and 3a for both domestic and commercial developments.

POLICY ED 12 – Safeguard of food production

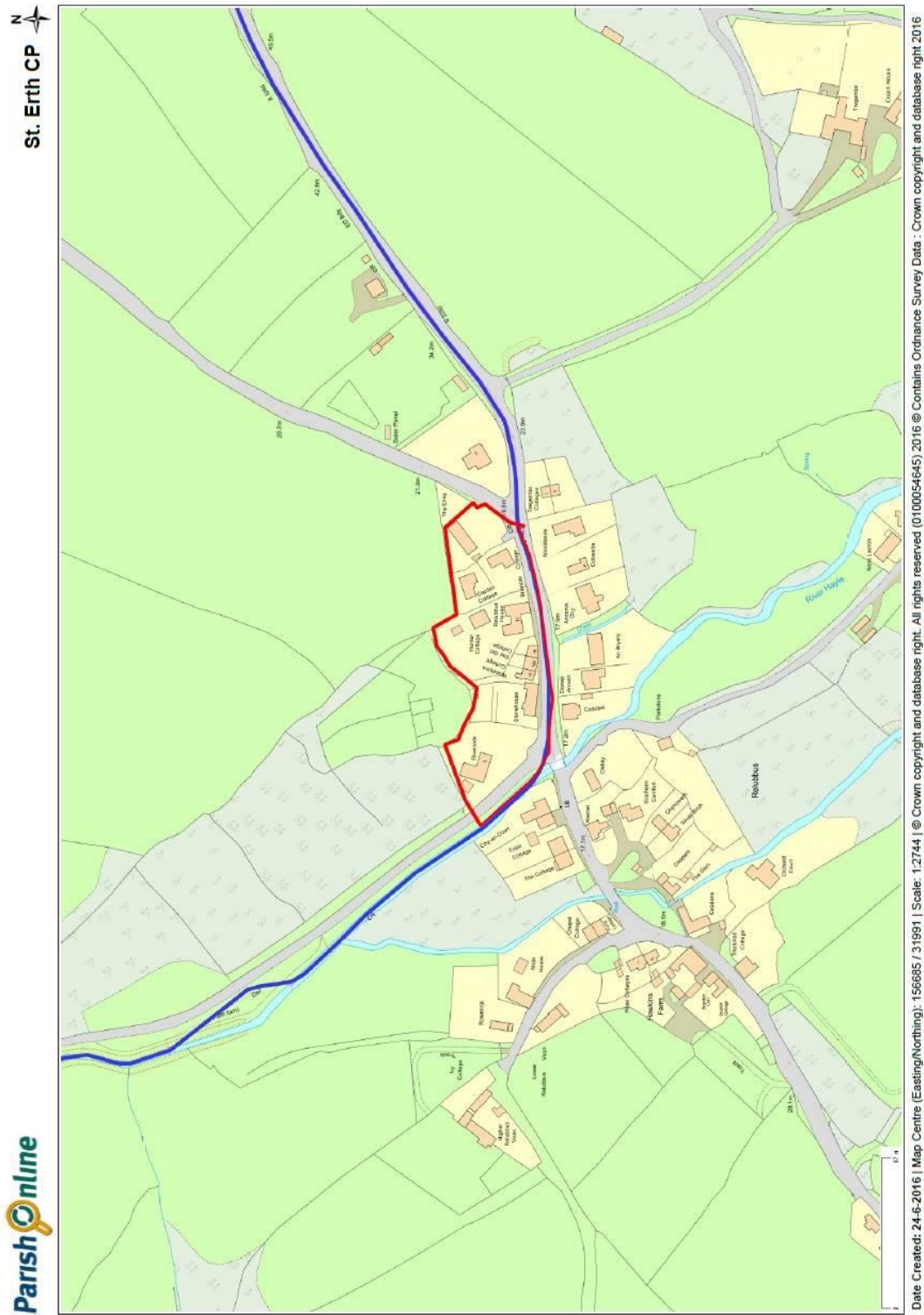
Development should avoid the use of best and most versatile land (agricultural land graded 1, 2 and 3a in the Natural England Agricultural Land Classification). Development will be considered only where there is no practicable alternative and the importance of the development outweighs the need to protect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

Appendix A
Conservation Areas
Conservation Area: St Erth Village

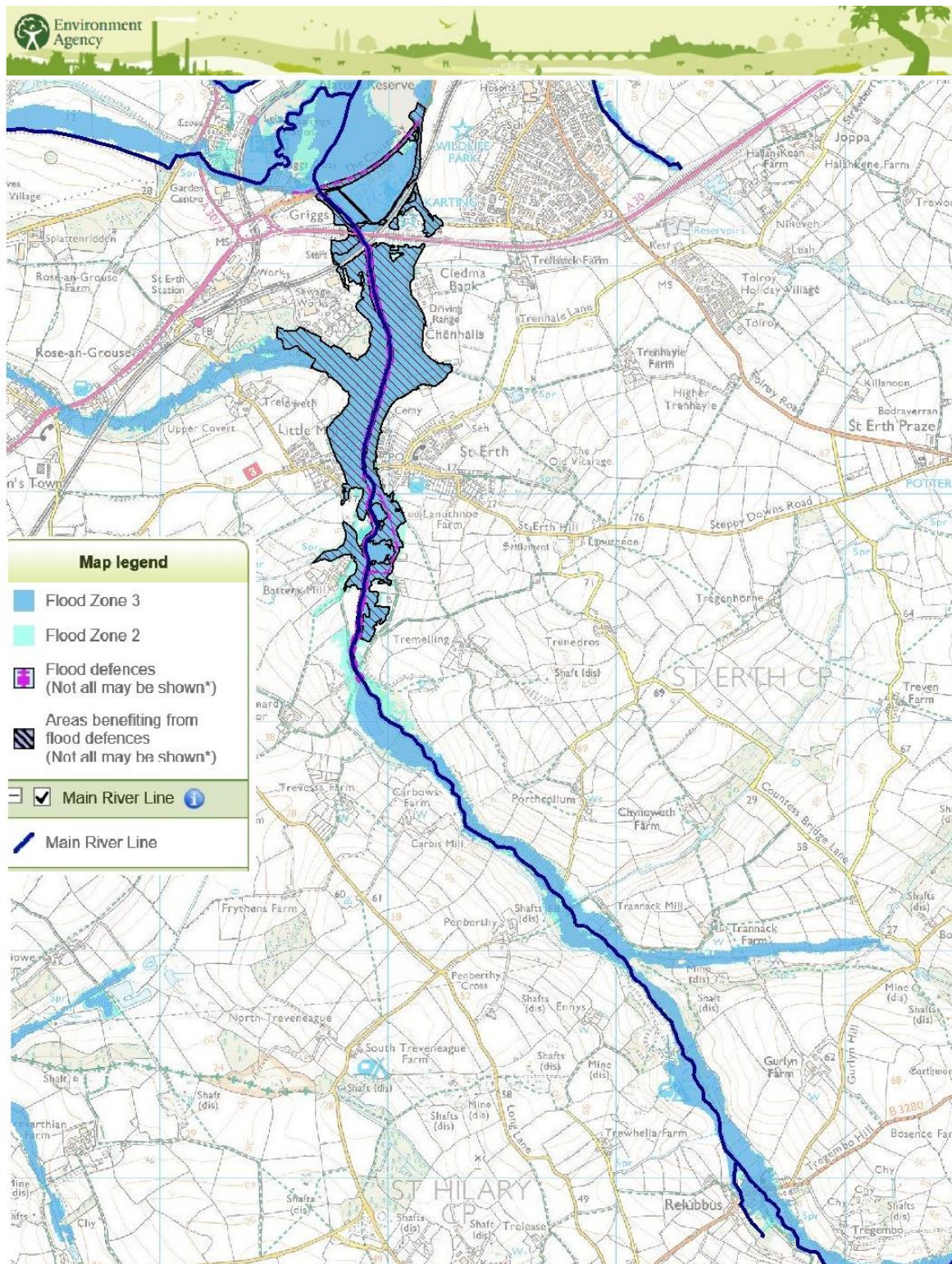


Conservation Area: Relubbus Hamlet



Appendix B

Flood map for planning (rivers and seas)



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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Appendix C
Rural Exception Site Checklist

Planning Considerations Guidance Note
Absolute Constraints

Planning consideration	Description	Further information contact details
Absolute constraints		
Area of flood risk	Area identified in the Strategic Flood Risk Assessment as being at risk of flooding, and in which inappropriate development should not take place.	Planning Policy Team Cornwall Council Tel. Environment Agency Tel.
Internationally important nature conservation site	Special Areas of Conservation, Special Protection Areas, and Ramsar Sites designated for their international importance.	Planning Policy Team Cornwall Council Tel. Natural England Tel.
National nature conservation sites	National Nature Reserves and Sites of Special Scientific Interest designated for their national importance.	Cornwall Wildlife Trust Tel.
Scheduled ancient monuments	Sites identified for their national archaeological importance.	Planning Policy Team Conservation Officer Cornwall Council Tel.

Other considerations

Planning consideration	Description	Further information contact details
Other considerations		
Agricultural Land Classification	Agricultural Land Classification of Grade 1, 2, 3a, 3b	Natural England
Conservation Areas	Area of special architectural and/or historic interest designated for preservation and/or enhancement of character and appearance.	Conservation Officer Cornwall Council Tel.
Flood risk	Development must not be located in areas at risk of flooding.	Cornwall Council Tel. Environment Agency
Highway safety considerations	Highway access to new developments should reflect the volume and character of traffic likely to use the access and the road. Good visibility will be required for all proposed access roads to ensure highway safety is maintained. Works required to service the site should be considered, for example, visibility splays for highway safety, works requiring the removal of trees, hedges, banks or walls.	Cornwall Council Transportation & Highways Tel.
Listed Building	Buildings (and other built features) selected, graded and protected for their architectural and historic interest; association with nationally important people or events; or group value where several buildings comprise an important architectural or historic unity such as a square or terrace.	Conservation Officer Cornwall Council Tel. Historic England/English Heritage

Other considerations continued

Planning consideration	Description	Further information contact details
Other considerations continued		
Local nature conservation designations	Local Nature Reserves, Sites of Nature Conservation Interest and other nature reserves designated for their local importance.	Cornwall Council Tel. Cornwall Wildlife Trust Tel. RSPB
Open space	Areas of open space should be protected for their amenity value, for example, playing fields, allotments, play areas and informal areas of open space	Environmental Design Team Cornwall Council Tel.
Regionally Important Geological and Geomorphological Sites	Sites identified for their geological and geomorphological interest.	
River Hayle Corridor	Cornwall Wildlife Site, Includes RSPB site	Cornwall Wildlife Trust Environment Agency RSPB
Tree Preservation Order	A tree or group of trees protected for their amenity value, beauty, contribution to the landscape, or scarcity.	Environmental Design Team Tree and Hedgerow Officer Cornwall Council Tel.

Further considerations

Planning consideration	Description	Further information contact details
Further considerations		
SHLAA	Site listed in recent or previous SHLAA	SHLAA
Access to amenities	Within easy walking distance/has easy access to School, children’s centre, shop, pub	
Access to infrastructure/utilities		
Access to public transport	Site is within easy walking distance of a bus stop (within 800m) or St Erth Station	
Infrastructure		

Blank checklist

Site Checklist – Planning Considerations**Site details** (please tick relevant box)

Site	
Site name	
Site address	
Site size	
Number of dwellings proposed	

Absolute constraints (please tick relevant box)

	Yes	No	Don't know
Site is well related to a settlement			
Site located in or adjacent to area of flood risk			
Site located in or adjacent to Internationally Important Nature Conservation Site			
Site in or adjacent to Cornwall Wildlife Site			
Site in or adjacent to Scheduled ancient monument			
Site is listed in SHLAA			
Site to be considered only if better sites have been utilized			
Building on site to be phased dependent upon demand for homes			
Potential timescale for development on the site	0 – 5 years	6 – 10 years	11 – 15 years 16 years +

Other considerations (please tick relevant box)

	Yes	No	Don't know
Site has highway safety considerations			
Site in or adjacent to AONB			
Site in or adjacent to Conservation Area			
Site contains or adjacent to Listed Building			
Site in or adjacent to nature conservation designations			
Site in or adjacent to open space			
Site in or adjacent to river Hayle corridor			
Site in or adjacent to Regionally Important Geological and Geomorphological Site			
Site contains or adjacent to area with TPO			
Other constraints – please identify/describe			
Site of archaeological importance			
Site in area of mediaeval field structure			
Site conflicts with surrounding uses			
Site is contaminated			
Land topography suitable			

Further considerations (please tick relevant box)

	Yes	No	Don't know
Site has access safety considerations for vehicles and pedestrians			
Site has utilities (gas, water, electricity, etc) considerations			
Site has amenities access (school, shop, pub, etc) considerations			
Site has public transport considerations			
Agricultural Land Classification for site Site	Grade 2 Grade 3a Grade 3b		
Site is classified as brownfield			
Site will have impact on school			

Checklist 2 – Land ownership**Site details** (please tick relevant box)

Site	
Site name	
Site address	
Site size	
Number of dwellings proposed	

Landowner details (please complete where details are known)

Landowner(s) name	
Landowner(s) address	
Has landowner been contacted? Please provide details of date(s) of contact and initial feedback	

Leaseholder details (please complete where details are known and landowner has not been identified above)

Leaseholder(s) name	
Leaseholder(s) address	

Registered Provider (RP) details (please complete where contact has been made for interest expressed. **Do not complete this part if you wish to develop a self-build affordable home**).

RP organisation (name)	
RP direct contact (name)	
RP contact number	
Please provide details of date(s) of contact with the initial expression of interest from RP together with summary feedback	

NB The actions identified here need to fit with the stages shown on the flow diagram. RPs would not proceed to acquire the site if it was not acceptable in detailed planning terms. Groups should not under estimate the difficulty in securing the cooperation and involvement of a willing landowner

Appendix D
Listed Buildings and Scheduled Ancient Monuments

Listed Buildings

GRADE I

Church of Saint Erth List entry number: 1327632

GRADE II*

Gear and Kerrow Farmhouse List entry number: 1143635

The Coach House, including courtyard walls and gate piers immediately north west of Trewinnard Manor Farmhouse

Tredrea Manor Farmhouse, including garden wall and railings at front List entry number: 1160602

Trelissick Manor House, farmhouse and cottage, including front and rear garden wall, summer house, gate piers and gate List entry number: 1327629

Trewinnard Manor Farmhouse, including garden walls and gate piers adjoining to north List entry number: 1143620

GRADE II

1 and 3, Tredrea Road (Lane), St Erth List entry number: 1143619

1, 2 and 3, Battery Mill Lane List entry number: 1143645

Anvil House List entry number: 1160785

Barn at approximately 10 metres west of Tredrea Manor Farmhouse List entry number: 1160618

Barn at approximately 20 metres north west of Trelissick Farmhouse List entry number: 1310446

Barn at SW573331 List entry number: 1160756

Barn immediately south of Gear and Kerrow Farmhouse List entry number: 1143636

Barn immediately west of north end of Trelissick Farmhouse List entry number: 1310472

Barn immediately west of Trelissick Cottage List entry number: 1143643

Barns and raised pavement immediately west of Tregethas Farmhouse List entry number: 1310337

Barns at approximately 15 metres west of Trelean Farmhouse List entry number: 1160643

Barns immediately south west and south of Tregenhorne Farmhouse List entry number: 1143641

Barons headstone at approximately 4 metres south east of Church of St Erth List entry number: 1160840

Blacksmith's shop, adjoining east of Anvil House List entry number: 1143651

Building immediately west of Tredrea Manor Farmhouse List entry number: 1143640

Carpenter's shop (Vestry/Memorial Rooms) at approximately 8 metres south west of Porch Cottages List entry number: 1160800

Cartshed and stables adjoining south east of Treloweth Farmhouse List entry number: 1160734

Chynoweth Farmhouse List entry number: 1327624

Countess Bridge at sw 566337 List entry number: 1160778

Covered yard at approximately 20 metres of Trelissick Farmhouse List entry number: 1327630

Cross at approximately 3 metres south east of Church of St Erth List entry number: 1160834

Cross at approximately 60 metres north of Church of St Erth List entry number: 1143617

Davies tomb at approximately 1 metre east of chancel of Church of St Erth List entry number: 1143613

Ellis and Ellis-Pool headstones at approximately 13 metres north of doorway of Church of St Erth List entry number: 1327652

Ellis headstone at approximately 4 metres south west of porch of Church of St Erth List entry number: 1143614

Farm buildings at approximately 50 metres west of Trewinnard Manor Farmhouse List entry number: 1160966

Footbridge at SW566361 List entry number: 1143705

Gallaway tomb at approximately 5 metres east of south aisle of Church of St Erth List entry number: 1160870

Gate piers and flanking walls at approximately 120 metres north east of Moorgrove List entry number: 1143647

Goodman tomb at approximately 4 metres north of east end of Church of St Erth List entry number: 1143615

Granary and stables immediately north of Trelissick Farmhouse List entry number: 1160676

Guide Post at SW536344 List entry number: 1136648

Guide Post at SW536344 List entry number: 1327626

Hawkins tombs approximately 1 metre west of south aisle of Church of St Erth List entry number: 1327649

Huthnance tomb at approximately 4 metres east of chancel of Church of St Erth List entry number: 1310395

Jacka tomb at approximately 12 metres east of south aisle of Church of St Erth List entry number: 1143616

Jenkin tomb at approximately 2 metres east of chancel of Church of St Erth List entry number: 1327650

Lanouthnoe (Lanuthnoe) Cottage List entry number: 1143649

Lower Porthcollum Farmhouse List entry number: 1143638

Lych Gate and Churchyard walls west and south of Church of St Erth List entry number: 1160891

Milestone at SW543361 List entry number: 1265074

Milestone at SW562359 List entry number: 1143639

Moorgrove, including adjoining former coach house and stable List entry number: 1160764

Mounting Block at approximately 25 metres east of Gear and Kerrow Farmhouse List entry number: 1327625

Porch Cottages List entry number: 1327631

Rock Close Terrace List entry number: 1143650

Snips and Brian's Delicatessen List entry number: 1160773

St Erth Bridge List entry number: 1160923

St Erth Station List entry number: 1143618

Stile at approximately 15 metres east of Tredrea Manor Farmhouse List entry number: 1327628

The Lamb and Flag Smelting Works, including entrance gate piers, flanking walls and gate List entry number: 1310506

The Old Vicarage List entry number: 1160596

The Star Inn List entry number: 1143648

The Village Hall - Old School Rooms List entry number: 1143652

Trebartha Place, including front garden walls and gate piers List entry number: 1160808

Tredrea Manor Cottage, including front garden walls List entry number: 1327627

Tregenhorne Farmhouse, including front garden walls and gate piers List entry number: 1160623

Tregethas Farmhouse, including front garden walls, earth closets and rear courtyard walls List entry number: 1327653

Trelean Farmhouse, including adjoining garden walls, gate piers and gate List entry number: 1143642

Trelean List entry number: 1143646

Treloweth Farmhouse, including front garden walls and gate piers List entry number: 1143644

Treloweth House List entry number: 1327654

Tremelling Farmhouse, including front garden walls and gate piers List entry number: 1160948

Vivian headstone at approximately 4 metres east of south aisle of Church of St Erth List entry number: 1327651

War Memorial at approximately 20 metres north of Church of St Erth List entry number: 1310369

West tomb at approximately 2 metres east of chancel of Church of St Erth List entry number: 1160829

Woodbine List entry number: 1310317

Scheduled Ancient Monuments

The following are monuments which are scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance.

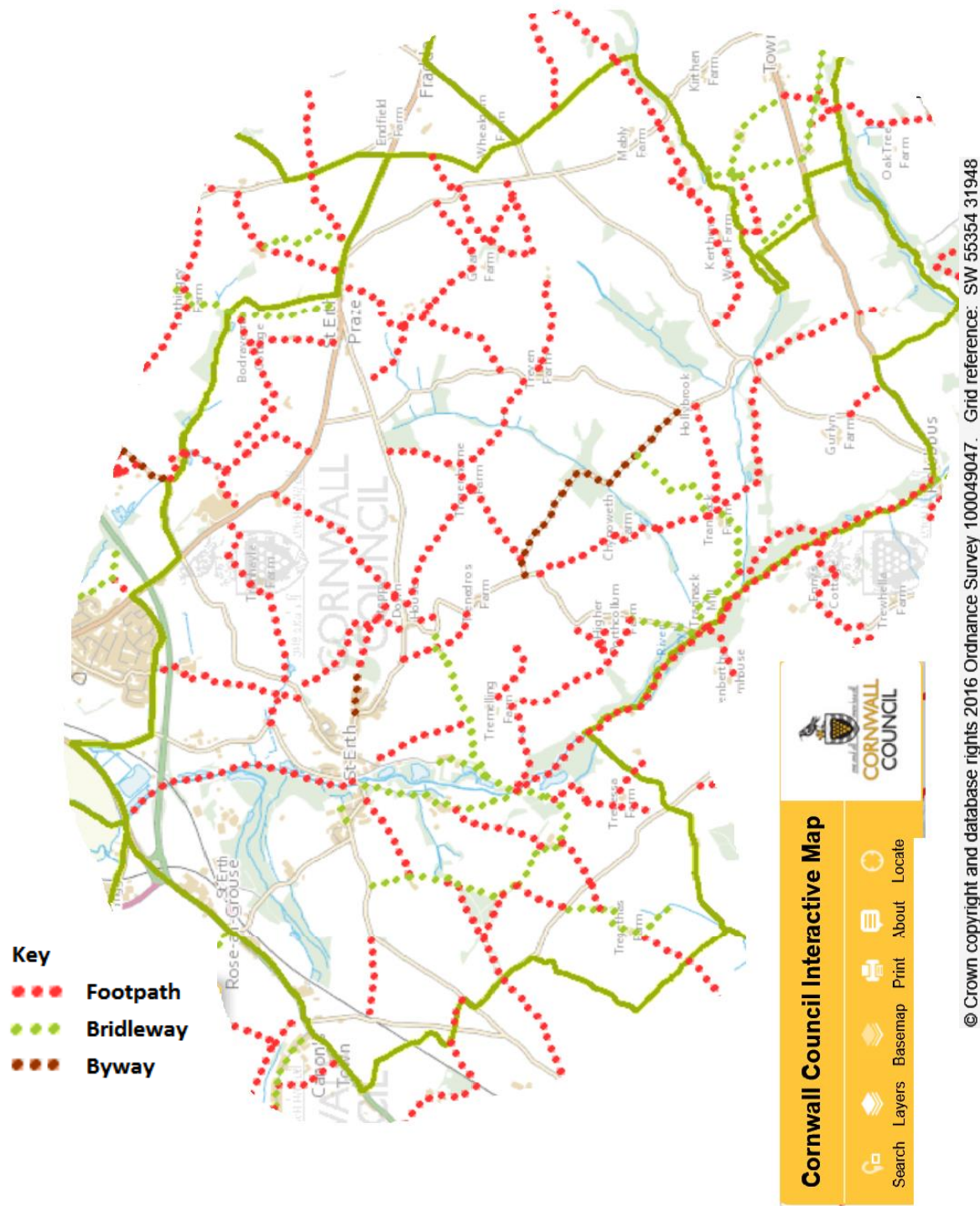
Churchyard Cross and Wayside Cross in St Erth's Churchyard List Entry Number: 1019169

Cornwall and West Devon Mining Landscape Heritage Category: World Heritage Site

Enclosures East of Gurlyn List Entry Number: 1007282

St Erth Churchtown Cross List Entry Number: 1010845

Appendix E
Rights of way, footpaths, bridleways and byways



Appendix F

Use Classes

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. This Order is periodically amended, the most recent amendment comprising The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015.

It is generally the case that you will need planning permission to change from one use class to another, although there are exceptions where the legislation does allow some changes between uses.

For example, A3 uses can change to A1 uses without the need for planning permission. However, if you are proposing to change the use of a premises or land, you should always seek advice from the Local Planning Authority to confirm whether planning permission is required or not.

The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only and it is for local planning authorities to determine, in the first instance, depending on the individual circumstances of each case, which use class a particular use falls into.

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses (see below).
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.
- **B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- **B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - This class includes open air storage.
- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwellinghouses** - this class is formed of 3 parts:
 - ❖ C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
 - ❖ C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
 - ❖ C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
- **C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, Church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
- **Sui Generis** - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

Before you negotiate a lease or buy a property for your business, check whether you need to obtain planning permission for your intended use, and, if so, your chances of getting it.

Changes of use not requiring planning permission

Planning permission is not needed when the existing and the proposed uses fall within the same “use class”, or if the Town and Country Planning (Use Classes) Order 1987 (as amended) says that a change of class is permitted to another specified class.

For example, a greengrocer’s shop could be changed to a shoe shop without the need for planning permission as these uses fall within the same ‘use class’, and a restaurant could be changed to a shop or a estate agency as the Use Classes Order allows this type of change to occur without requiring planning permission.

Whilst a change of use might not need permission, any external building work associated with a change of use may still require planning permission.

The table below summarises the permitted changes of use following the 2015 Use Classes Amendment Order. The table simplifies the complex legislation and should be read as a guide only, and in conjunction with the additional comments and restrictions below.

From	To
A1 (shops)	A2 , or up to 150m2 A3 subject to Prior Approval, or up to 200m2 D2 subject to Prior Approval and only if the premises was in A1 use on 5 th December 2013. A mixed use comprising an A1 or A2 use and up to 2 flats may also be permitted subject to meeting certain conditions. C3 if the cumulative floorspace of the building is under 150m2 and subject to Prior Approval.
A2 (professional and financial services) when premises have a display window at ground level, but excluding betting offices or pay day loan shops	A1 , or up to 150m2 A3 subject to Prior Approval, or up to 200m2 D2 subject to Prior Approval and only if the premises was in A2 use on 5 th December 2013. A mixed use comprising an A1 or A2 use and up to 2 flats may also be permitted subject to meeting certain conditions. C3 if the cumulative floorspace of the building is under 150m2 and subject to Prior Approval.
A3 (restaurants and cafes)	A1 or A2
A4 (drinking establishments)	A1 or A2 or A3 except buildings that may be defined as “community assets”.
A5 (hot food takeaways)	A1 or A2 or A3
B1 (business)	Up to 500m2 B8 .
B2 (general industrial)	B1
B2 (general industrial)	Up to 500m2 B8

B8 (storage and distribution)	Up to 500m2 B1
C3 (dwellinghouses)	C4 (houses in multiple occupation)
C4 (houses in multiple occupation)	C3 (dwellinghouses)
Sui Generis (casinos and amusement arcades/centres)	D2 , or only if existing building is under 150m2 A3 or subject to Prior Approval. C3 if the cumulative floorspace of the building is under 150m2 and subject to Prior Approval.
Sui Generis (betting offices and pay day loan shops)	A1 or A2 . C3 if the cumulative floorspace of the building is under 150m2 and subject to Prior Approval. A mixed use comprising a betting office or a pay day loan shop, or an A1 or A2 use and up to 2 flats may also be permitted subject to meeting certain conditions.
Sui Generis (agricultural buildings)	A1, A2, A3, B1, B8, C1, C3, D2 , all subject to meeting relevant criteria and Prior Approval. See notes below.

Appendix G

Bus timetable through St Erth village



Service 515

Hayle Retail Park to Penzance Bus Station

	SD		SD	SV	
Hayle Retail Park	-	-	1157	1447	1457
Hayle Lidl	-	-	1202	1452	1502
Trevaskis	0815	-	-	-	-
Gwithian	0825	0845	-	-	-
Loggans	-	0849	-	-	-
Hayle Lidl	-	0850	-	-	-
Hayle Towns	-	0859	-	-	-
Copperhouse Post Office	-	0905	1205	1455	1505
Hayle Foundry Square	-	0910	1210	1500	1510
Penpol Avenue	-	0913	1213	1503	1513
Queensway Health Centre	-	0916	1216	1506	1516
Trevithick Crescent	-	0919	1219	1509	1519
Hayle Community School	0835	0920	1220	1510	1520
St Michael's Hospital	-	0922	1222	-	1622
St Erth Village	-	0927	1227	-	1627
St Erth Station	-	0930	1230	-	1630
Gwallon	-	0938	1238	-	1638
Marazion Surgery	-	0940	1240	-	1640
Marazion Square	-	0943	1243	-	1643
Penzance Bus Station (arr.)	-	0953	1253	-	1653

Age UK Cornwall & The Isles of Scilly
Boscawen House
Chapel Hill
Truro TR1 3BN

t 01872 266388
t 01872 223388 (Transport)
f 01872 266380
e email@ageukcornwall.org.uk
www.ageukcornwall.org.uk

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The timetable below operates Monday to Saturday except Public holidays.

SV - school holidays only

SD - schooldays

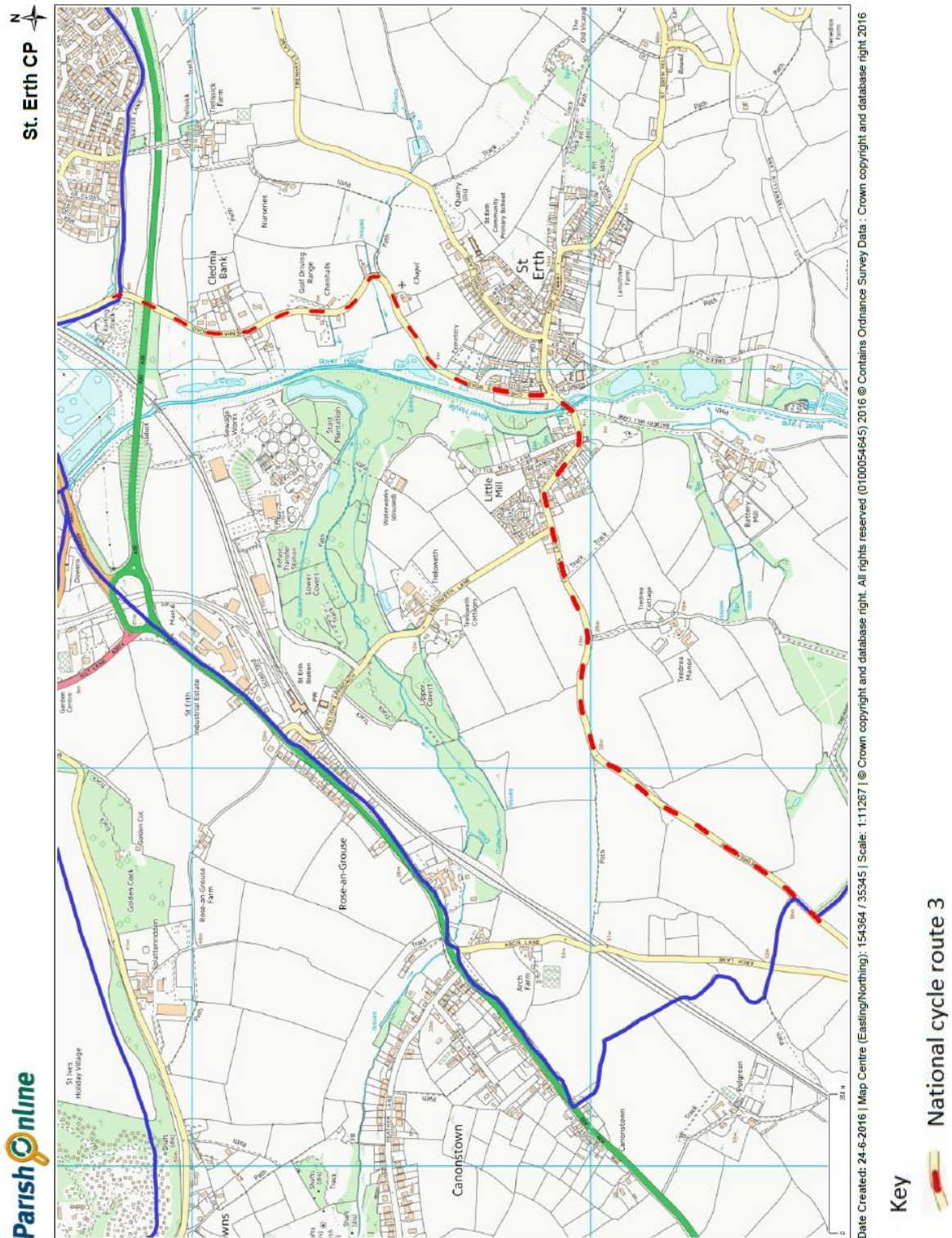
Service 515

Penzance Bus Station to Hayle Retail Park

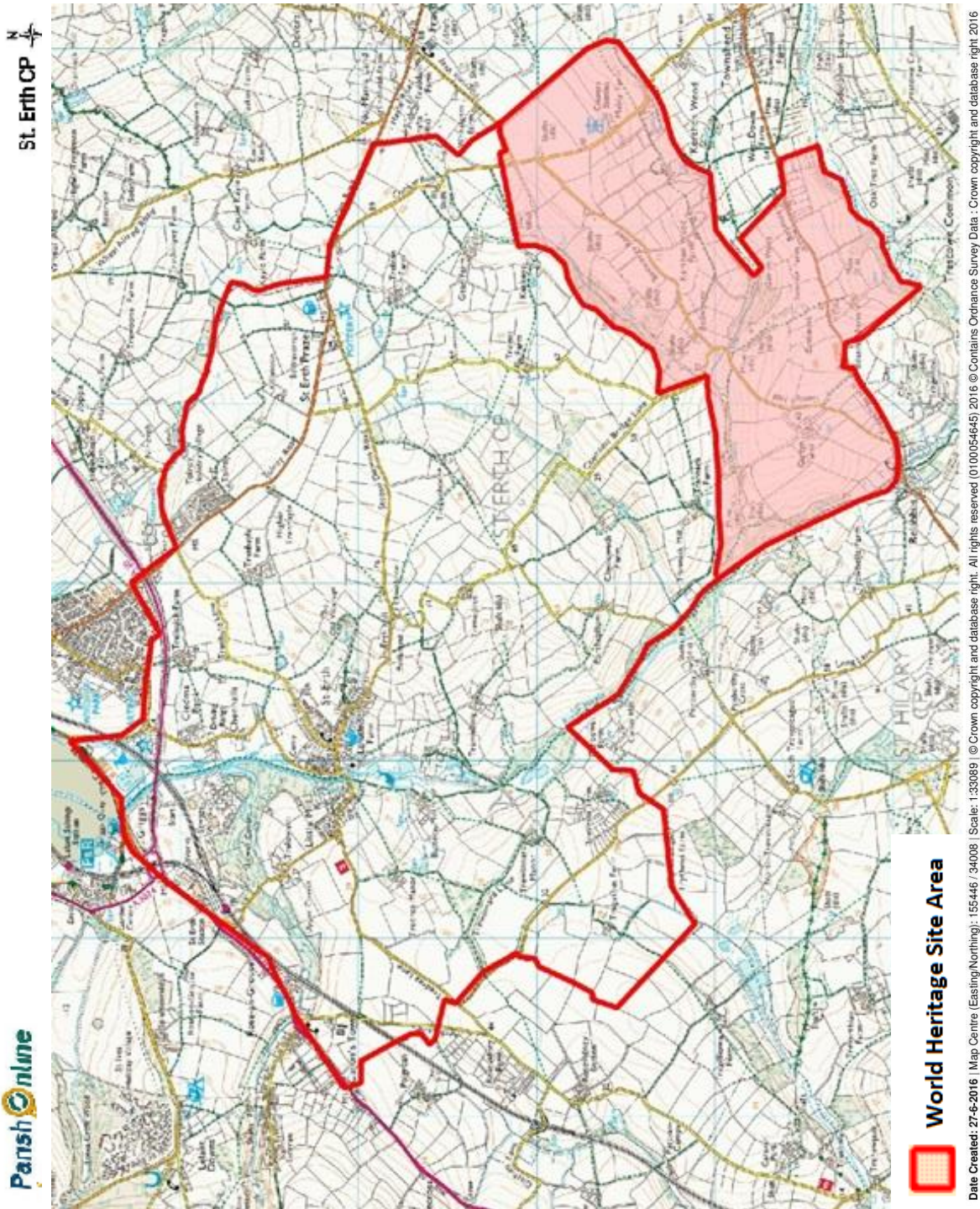
			SD	SV	
Penzance Bus Station (dep.)	1000	1300	-	-	1700
Marazion Square	1010	1310	-	-	1710
Marazion Surgery	1023	1323	-	-	1723
Gwallon	1025	1325	-	-	1725
St Erth Station	1033	1333	-	-	1733
St Erth Village	1036	1336	-	-	1736
St Michael's Hospital	1041	1341	-	-	1741
Penpol Avenue	1043	1343	-	-	1743
Queensway Health Centre	1046	1346	-	-	1746
Trevithick Crescent	1049	1349	-	-	1749
Hayle Community School	1050	1350	1515	-	1750
Hayle Viaduct	1053	1353	-	1523	1753
Copperhouse opp. Post Office	1056	1356	-	1526	1756
Hayle Towns	1100	1400	-	1530	1800
Loggans	1110	1410	-	1540	1810
Gwithian	1115	1415	1525	1545	1815
Trevaskis	-	-	1535	-	-
Loggans	1119	1419	-	1549	-
Hayle Lidl	1120	1420	-	1550	-
Hayle Retail Park	1125	1425	-	1555	-

Appendix H

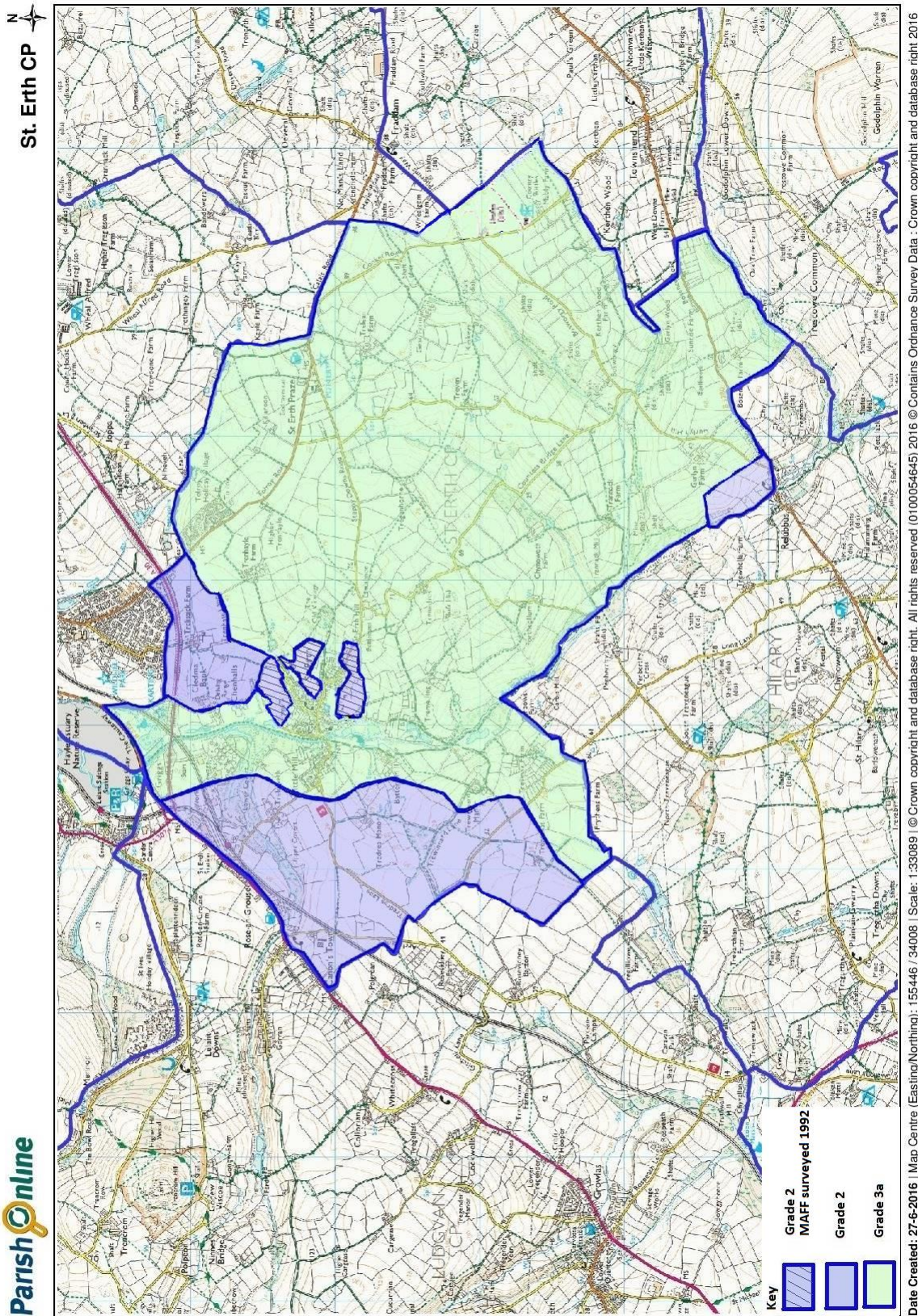
National Cycle Network Route 3



Appendix I
World Heritage Site



Appendix J
Agricultural Land Classification



Glossary

Access	Usually used to describe the physical access issues of a space or road or building. Well designed accessible spaces ensure that people with disabilities, young people, older people, people with buggies, etc can all enjoy the Parish and public buildings equally.
Accessibility	Ensuring that all public spaces are easy to get into and all services can be used to ensure everyone in society is welcomed without barriers.
Affordable Housing	Social rented, affordable rented and intermediate housing (including shared ownership and low-cost purchase), provided to eligible households who cannot afford to occupy houses generally available on the open market.
Agricultural Land Classification	Agricultural land graded in the Natural England Agricultural Land Classification according to its agricultural quality and versatility.
Allocated	Land which has been identified in the development plan for a specific form of development.
Amenity	A desirable or useful feature or facility of a building or place; the pleasantness (of a place).
Area Local Connection	<p>In the case of parishes a connection with the Primary Area or Secondary Area or the County as appropriate and demonstrated by that person or a member of their Household to the reasonable satisfaction of the Council:</p> <ul style="list-style-type: none"> a) being permanently resident therein for a continuous period of at least three (3) years immediately prior to Advertising; or b) being formerly permanently resident therein for a continuous period of five (5) years; or c) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least three (3) years immediately prior to Advertising; or d) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to Advertising
Biodiversity	Short for biological diversity the term used to describe the variety of animal and plant life and the habitats

	that support them which constitute the living world, on land, in water and in the air, and the relationship between them.
Brownfield Land	Land which has been previously used for any type of permanent building and can be reused.
Caravan	A structure, of specified dimensions, designed or adapted for human habitation which is capable of being moved (including being towed or transported) and any motor vehicle so designed.
Census	A ten year population count carried out by the Office for National Statistics (ONS). The 2011 Census is the most recent and accurate population count.
Conservation Area	Area designated by local authorities under the Planning (Listed Buildings and Conservation Areas) Act, 1990 as special for its architectural or historic interest, such as the River Hayle corridor that runs through the Parish.
Cornwall Local Plan	Cornwall Council's statutory planning document which will guide and determine development through to 2030 within the whole of the County area and to which the Plan must generally conform.
County Wildlife Site	An area designated by Cornwall Wildlife Trust as being of particular local interest or importance but is not of sufficient national merit to be declared as an SSSI.
Cornwall Wildlife Trust	Cornwall based group responsible for designating local sites of conservation value or interest.
Design Guide	A document which would analyse and describe the existing character and qualities of the Parish which would form the basis of design guidelines which developers would be expected to follow.
Development	Defined in planning law as 'the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land'.
Electric vehicles	An electric vehicle (EV) is one powered - in full or in part - by a battery that plugs directly into mains electricity such as cars, bicycles and hybrid vehicles.
Exception Sites	Sites which would not normally be granted planning permission but which may be acceptable for locally needed affordable housing.
Farm Diversification	Projects linked to existing farms which supplement farm income.
Flood Zone 2	All developments need a Flood Risk Assessment with Environment Agency data in. All development deemed

acceptable based on flood risk. Highly vulnerable development such as park homes, basement flats and emergency service stations will need to pass the Exception test (a combination of the FRA and Design & Access Statement).

Flood Zone 3

3a - Highly vulnerable development such as park homes, basement flat and emergency service stations not permitted. Most vulnerable development such as houses, hospitals, pubs and hotel and essential infrastructure such as substations will need to pass the Exception Test. Water compatible less vulnerable uses deemed acceptable. Drainage works needed for 10+ unit developments and major applications.

3b - Deemed functional floodplain, highly vulnerable (basement flats, caravans etc), more vulnerable (houses, hospitals, pubs etc) and less vulnerable (commercial, Churches etc) developments not permitted. Essential infrastructure will need to pass the exception test. Water compatible use acceptable. Drainage works needed for 10+ unit developments and major applications.

Geodiversity

Geological diversity is the variety of rocks, minerals, fossils (ie the geology), together with the variety of soils, natural processes and landforms (the geomorphology) found within a particular region. These all combine with a region's biodiversity and human activities (farming, town-building, mining etc) to provide the landscapes or scenery.

Greenfield Site

Land (or a defined site) usually farmland, that has not previously been developed.

Heritage Asset

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

Historic Environment

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

Infill Development	Small scale development filling a gap within an otherwise built up frontage.
Infrastructure	The network of services to which it is usual for most buildings to be connected. It includes physical services serving the particular development, for example, gas, electricity and water supply; telephones, sewerage, and also includes networks of roads, public transport routes, footpaths, etc.
Listed Buildings	Nationally significant buildings which have been recognised by Historic England (previously English Heritage) as having special architectural or historic interest.
National Planning Policy Framework	The Government's policy on all matters affecting the planning system and to which the Plan must generally conform.
Open Spaces	Largely undeveloped areas close to or within towns and villages which are important in terms of their contribution to the form, environmental quality and character of the settlement.
Penwith	An area of Cornwall located on the peninsula of the same name. It is also the name of a former local government district, whose council was based in Penzance. The area is named after one of the ancient administrative hundreds of Cornwall which derives from two Cornish words, <i>penn</i> meaning 'headland' and <i>wydh</i> meaning 'at the end'.
Policies	Those parts of the Plan which must be taken account of by anyone proposing development in the Parish and which will be used by Cornwall Council to help them decide planning applications in the Parish.
Public Rights of Way	A way over which the public have a right to pass and repass. The route may be used on foot, on (or leading) a horse, on a pedal cycle or with a motor vehicle, depending on its status. Although the land may be owned by a private individual, the public may still gain access across that land along a specific route. Public rights of way are all highways in law.
Renewable Energy	Continuous energy flows that occur naturally in the environment from the sun, the wind, the oceans, plants and the fall of water together with energy from waste materials.
Residential Caravan	Mobile or static caravan that is stationed on site all year round.

St Erth Industrial Estate	Designated site retained B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) Use Classes.
Scheduled Ancient Monuments	Nationally important sites and structures protected under the Ancient Monuments and Archaeological Areas Act 1979 and the National Heritage Act 1983.
Section 106 Agreement	A planning obligation: a voluntary legal agreement between the Local Planning Authority and an interested party or a unilateral undertaking by an individual or developer under Section 106 of the Town and Country Planning Act, 1990, to secure certain measures related to a planning permission.
Settlement Boundary	The 'line' that distinguishes between those parts of a settlement where development is acceptable in principle and those parts outside the settlement where more restrictive policies towards development apply.
Site of Special Scientific Interest	Site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status.
Sustainability	Concept related to the present and future use of natural and cultural resources.
Sustainable development	This is development which meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Transport	All forms of transport which minimise emissions of carbon dioxide and pollutants. It can refer to public transport, car sharing, walking and cycling as well as technology such as electric and hybrid cars and biodiesel.
Traffic Calming Measures	These include all methods of traffic calming, both physical and psychological, to improve road safety within the Parish, for example, speed limits and weight restrictions, improved parking for all, pedestrian crossings, road junctions and signs.
Trans-shipment Facilities	Facilities specifically provided to enable goods to be transferred from one mode of transport to another, for example, from rail to road, or from one size of vehicle to another.
Watercourse	A watercourse is any natural or artificial channel above or below ground through which water flows, such as a river, brook, beck, ditch, mill stream or culvert

Wildlife Corridor

(excluding public sewers). This includes any channel that takes seasonal flows and may at times be dry.

A linear natural environment, set in amongst a different environment or habitat, that connects two or more larger blocks of habitat and that will enhance or maintain wildlife populations in the overall habitat by creating linkage, for example a strip of woodland flanked by housing, connecting two areas of wild open grassland or woodland.

INSIDE BACK COVER



If you have any questions relating to the Plan or would like more information, please
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