

St Enoder Parish **Neighbourhood Plan**

Update and follow-up survey



**THIS IS AN IMPORTANT SURVEY ABOUT THE FUTURE OF
ST ENODER PARISH. PLEASE HAVE A READ AND LET US
KNOW WHAT YOU THINK!**

All completed surveys will be entered into a prize draw.
There are four prizes of £50 to be won.

DEADLINE: SATURDAY 18th FEBRUARY 2017.

CONSULTATION EVENTS ... FOR YOU TO HAVE YOUR SAY!

There will be three consultation events to allow you to meet members of the Parish Council and for you to ask questions, seek further information and tell us what you want for St Enoder Parish.

The dates and venues are as follows:

Tuesday 31st January – Indian Queens Victory Hall 3.00 – 7.00

Tuesday 7th February – Fraddon Village Hall 3.00 – 7.00

Thursday 9th February – Summercourt New Memorial Hall

3.00

– 7.00

Why not come along for a few minutes?

DO YOU NEED ANY ASSISTANCE?

St Enoder Parish Council is keen to hear from local residents and a response sheet is included with this update report, which can be returned in the freepost envelope.

If you have difficulties in filling out this survey and would like assistance or further information, please contact either Dick Cole or Amanda Kendall (as listed below) and they will ensure that a member of the Parish Council gets in contact to help you.

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Fraddon, St Columb, TR9 6PQ

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Members of the Parish Council will also be present at the three consultation events, when they will be able to help people with the survey documents.

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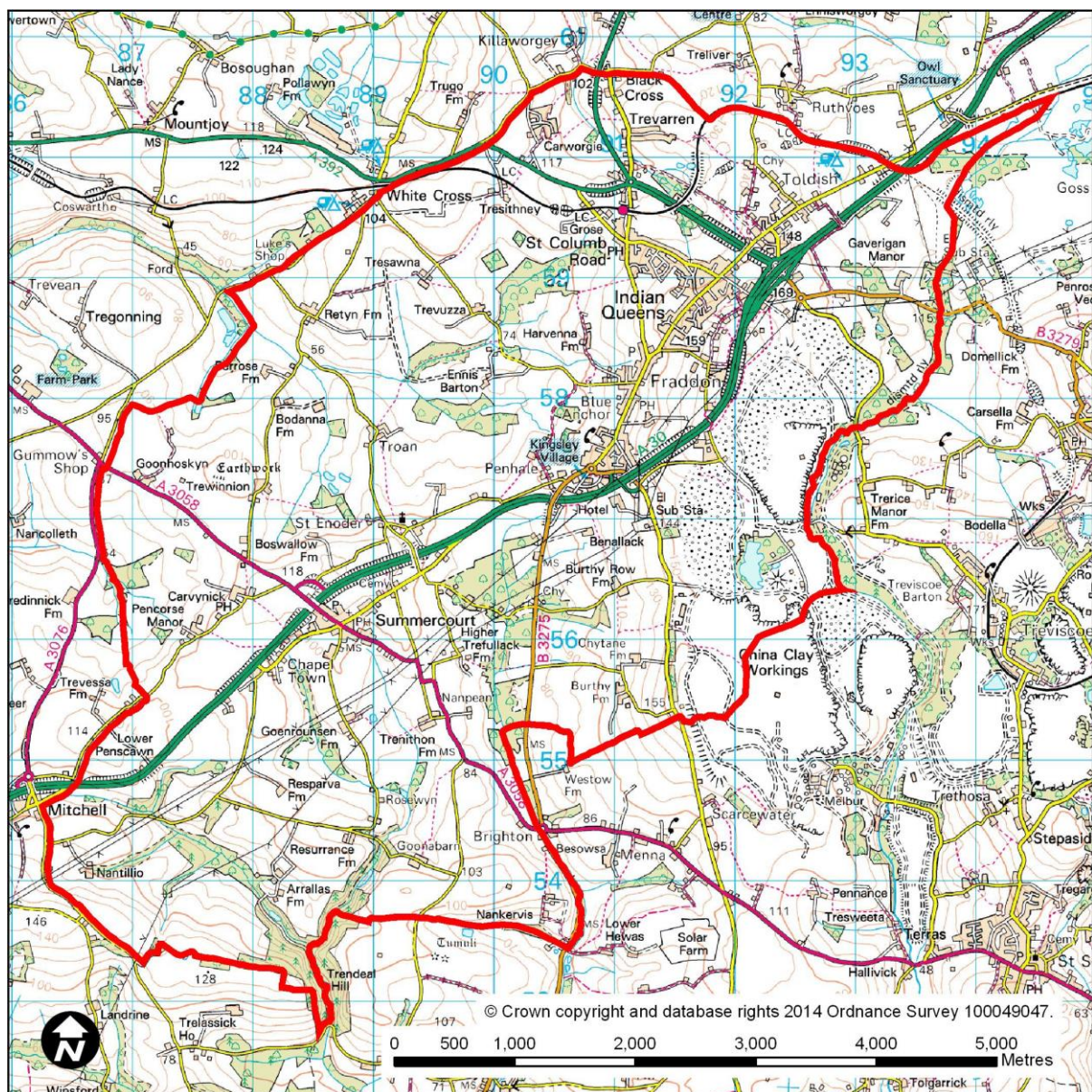
ST ENODER PARISH

St Enoder Parish includes the key settlements of Fraddon, Indian Queens, St Columb Road and Summercourt; the mobile home park at Pedna Carne, Higher Fraddon; a wide range of hamlets and smaller settlements and farms.

The Parish extends from the edge of the Goss Moor in the east, to the very edge of Mitchell in the west; from Gummows Shop, White Cross and Black Cross in the north to Brighton Cross and Melbur Pit in the south.

A map of the Parish is shown below:

Plan 1: St Enoder Parish



A NEIGHBOURHOOD PLAN FOR ST ENODER PARISH

The main policies which guide planning decisions in Cornwall are set out in the UK Government's National Planning Policy Framework (NPPF), which came into force in 2012.

Planning policies agreed by principal councils must be "in compliance" with the NPPF and, on 22nd November 2016, Cornwall Council adopted its own "Local Plan." This sets out the main strategic planning policies for Cornwall for the period 2010-2030.

In addition to this, Parish Councils have the ability to produce "Neighbourhood Plans" which can contain much more detailed local policies, which would not be in the Cornwall Local Plan. For example, it could safeguard land for the benefit of the community and identify where developments would be supported.

St Enoder Parish Council is committed to producing a Neighbourhood Plan, because (i) this will be the planning document which will truly reflect the views of local people, and (ii) without a Neighbourhood Plan, little weight will be given to the views of local people when planning applications are decided.

In 2014, a parish-wide questionnaire was circulated across the whole of St Enoder Parish, which sought the views of local people on a range of issues. This information has been used by the Parish Council to consider what should be included within the St Enoder Parish Neighbourhood Plan.

This follow-up consultation sets out the Parish Council's preferred "direction of travel" for the Neighbourhood Plan.

It focuses on planning matters which can legitimately be included within such a document and also includes (i) details of the feedback from the previous questionnaire, (ii) information about Cornwall Council's Local Plan, and (iii) the nature of proposed planning policies.

A response sheet is included for your feedback, which should be returned to St Enoder Parish Council in the freepost envelope.

The feedback from this consultation will be used to inform the drafting of the first full draft of the Neighbourhood Plan, and there will be another extensive re-consultation. Following this, a revised document will be produced and presented to Cornwall Council, which will then undertake a final formal consultation on the document and present it to an examiner as required by central government.

Subject to a positive ruling from the examiner, it will then be presented to the people of St Enoder Parish in a referendum and, if supported by a majority, it will become a binding planning document.

HOUSING

What you have told us ...

The previous questionnaire confirmed that local people are extremely concerned about the extent of the housing growth that has happened in St Enoder Parish in recent years.

Key findings included the following:

- 87% of respondents (649 people out of a total of 726) agreed that St Enoder Parish should have “a breathing space from large-scale housing developments.”
- 82% of respondents (612 people out of a total of 719) agreed that the provision of “new affordable housing, specifically tailored and guaranteed to meet the long-term housing needs of local people, should be the priority for any new housing.”
- 88% of respondents (659 people out of a total of 727) agreed that the “green spaces between the main built-up parts of St Enoder Parish should be protected from development.”

The majority of people expressed support for the conversion of existing buildings, the development of “infill” plots within the main settlements and on previously-developed land.

The policy position of UK Government and Cornwall Council

In its National Planning Policy Framework, central government specifies that councils across the United Kingdom should significantly increase the level of house-building to meet what it terms the “objectively assessed needs” of local areas.

As a consequence of this, the Cornwall Local Plan states that at least 52,500 new dwellings should be built in Cornwall between 2010 and 2030.

When this is broken down across Cornwall, a “minimum” of 1,800 new properties should be built in the five parishes of the China Clay Area (which include St Enoder).

Cornwall Council has confirmed that St Enoder Parish’s share of this overall housing target should be about 350 dwellings between 2010 and 2030.

In relation to this figure, the following should be noted:

- Between April 2010 and April 2016, a total of 120 new properties have already been completed within St Enoder Parish, which would reduce the overall target.
- In April 2016, there were a further 223 extant planning permissions which were either under construction or had yet to be started. This includes the affordable housing development off Fraddon Hill which has since been completed by Ocean Housing. When completed, these would also reduce the overall target.

Key policies in the Cornwall Local Plan are as follows:

Policy 3 states that, in areas such as ours, housing should be delivered through existing planning permissions, sites identified in neighbourhood plans, “infill” plots and the rounding off of settlements.

In addition, government policy states that on allocated sites of more than ten units, affordable housing can be sought, while Policy 8 of the Cornwall Local Plan states that, in St Enoder Parish, 25% of such developments should be affordable housing.

Policy 9 of the Cornwall Local Plan meanwhile provides for “exception sites,” on which a majority of the housing would have to be affordable for local people. Such sites would be outside of, but adjacent to, the existing built up area of villages and hamlets and, as they are “exceptions” to the wider policy set, they would not be allocated in a Neighbourhood Plan.

OUR APPROACH TO HOUSING IN THE ST ENODER NEIGHBOURHOOD PLAN

St Enoder has been one of the fastest growing parishes in Cornwall. Over the last twenty-five years, more than 750 properties have been built in the Parish which equates to a 66% increase in housing stock. The vast majority of this housing growth has been in the eastern end of the Parish.

The most recent census requires that there were a total of 4,565 people living in St Enoder Parish in 2011, and that there was a total of 1,815 households.

As noted previously, Cornwall Council policy requires that around 350 new housing units should be built in St Enoder Parish between 2010 and 2030. But as new properties built since 2010 and extant planning permissions largely meet this housing target, it is not proposed that any new (large-scale) housing allocations will be included within the Neighbourhood Plan.

It is acknowledged that not all sites with planning permission may actually get developed, and any future shortfall will be met through exception sites.

Our approach will therefore be as follows:

Development envelope around Fraddon, Indian Queens (including Toldish) and St Columb Road

It is proposed to draw a “development envelope” around the main built-up area of Fraddon, Indian Queens and St Columb Road (see maps 2, 3 and 4; pages 13, 15 and 17).

It is an updated version of a development envelope included within the Restormel Local Plan (2002) but, as noted above, does not include any new housing allocations of significant size.

Inside this envelope, housing developments will be allowed, unless there are other adverse impacts which outweigh the benefits of the development.

Land within this area which could deliver more than ten units in the plan period are as follows:

- **HL1:** The Mowie, Suncrest Estate, Indian Queens. This site has planning permission for 77 housing units (of which 60 have yet to be built).
- **HL2:** Toldish Farm, Indian Queens. It is anticipated that this site could deliver about 20 housing units.
- **HL3:** The former John Julian Depository site (opposite the Doctors' Surgery) in St Columb Road. This site has planning permission for 16 housing units.

SOME QUESTIONS YOU MIGHT LIKE TO CONSIDER:

Do you support the proposal for a development envelope around the main built-up areas of Fraddon, Indian Queens and St Columb Road?

Would you like to see the development envelope modified in any way?

Would you like to propose any additional land to be included within the development envelope? Please specify where and why.

Development envelope around Summercourt

It is proposed to draw a "development envelope" around the main built-up area of Summercourt (see Map 5; page 19).

It is an updated version of a development envelope included within the Restormel Local Plan (2002) but, as noted above, does not include any new housing allocations of significant size.

Inside this envelope, housing development will be allowed, unless there are other adverse impacts which outweigh the benefits of the development.

The Parish Council notes that there has been limited development in Summercourt in recent years, especially compared to the eastern end of the Parish. One factor relating to this is the lack of mains sewerage in the village.

We are therefore interested in finding out the views of local residents about how many new properties they think should be built in Summercourt between now and 2030; and where they think they might be constructed.

SOME QUESTIONS YOU MIGHT LIKE TO CONSIDER:

How many houses do you think should be built in Summercourt between now and 2030? And where do you think the best place for housing is in the village?

Do you support the proposal for a development envelope around the main built-up area of Summercourt?

Would you like to see the development envelope modified in any way?

Would you like to propose any additional land to be included within the development envelope? Please specify where and why.

Housing in rural areas

It is proposed that outside of the development envelopes referred to above, development will be restricted to infill plots of one-two units, dwellings for agricultural workers and the conversion of existing buildings (as specified in the Cornwall Local Plan).

Exception sites

In addition, it is proposed that the Neighbourhood Plan would allow “exception sites” on which the majority of the properties would need to be affordable housing built to meet local-needs.

Such exception sites would be adjacent to the existing built up area of local villages, and would need to be of a scale that is appropriate to the needs of the local area (ie. no more than 20 units).

It is acknowledged such sites would also need to be sensitively sited in relation to the built-up area of the parent settlement and should not extend development into undeveloped areas of a separate character.

It is also the view of St Enoder Parish Council that “exception sites” should only be consented where they meet an evidenced local need and have the support of the local community.

A QUESTION YOU MIGHT LIKE TO CONSIDER:

Do you agree that exception sites should need to demonstrate community support before they can be given planning permission?

Growth limits

It is the view of St Enoder Parish Council that this Neighbourhood Plan should seek to retain the character and extent of present local settlements and also retain the green areas between those settlements, and resist larger developments which would extend building away from the main core of local villages.

It is proposed that, in order to safeguard the character of various segments of land, the Parish Council has identified “growth limits” into which it would not wish to see any extension of housing.

This even includes exception sites as referred to above.

Three areas with specific growth limits have been identified as follows (see maps 2-5; pages 13, 15, 17 and 19):

- **GL1:** Land to the east of Toldish, Indian Queens.
- **GL2:** Land to the west of Parka Road, St Columb Road and Fraddon.
- **GL3:** Land to the east of Summercourt.

SOME QUESTIONS YOU MIGHT LIKE TO CONSIDER:

Do you support the proposed growth limits?

Do you think there are other parts of the Parish where growth limits should be considered?

A review of the housing element of the Neighbourhood Plan to be carried out in 2022

St Enoder Parish Council does note that there are a number of extant planning permissions, which have not yet been commenced. A number of these are exception sites, with a large percentage of affordable housing, but there are no guarantees that all these properties will be built.

As noted above, any shortfall will be met through exception sites, but it is nonetheless proposed that in 2022, St Enoder Parish Council will commence a review of housing delivery against the target set in the Cornwall Local Plan.

SOME QUESTIONS YOU MIGHT LIKE TO CONSIDER:

- **Do you have any comments about whether 2022 is a sensible time to commence a review of the housing elements within the Neighbourhood Plan?**

EMPLOYMENT AND RETAIL LAND

What you have told us ...

The recent questionnaire confirmed that local people were keen to safeguard employment land in and around local villages.

Key findings were as follows:

- 82% of respondents (575 people out of a total of 697) agreed that the existing employment land in St Enoder Parish should be safeguarded for employment use and jobs.
- 84% of respondents (571 people out of a total of 683) agreed that the local clayworks could also be utilised as employment land.
- 92% of respondents (654 people out of a total of 711) agreed that existing shops in the main built-up areas of the Parish should be protected from conversion into housing.
- 91% of respondents (641 people out of a total of 705) agreed that existing public houses and restaurants should also be protected from conversion into housing.

The policy position of Cornwall Council

The Cornwall Local Plan seeks to deliver 13,250 sq.m of office floorspace and 13,000 sq.m of additional employment land across the China Clay Area between 2010 and 2030.

Completions and planning permissions already exceed these targets. By April 2016, 5,736 sq.m of office floorspace and 5,863 sq.m of employment land had been constructed, and further 2,636 sq.m of office space and a 15,160 sq.m of employment land has been consented.

In St Enoder Parish itself, between 2010 and 2016 some 1,594 sq.m of employment space was completed. In addition, in April 2016 there were further consents for 1,615 sq.m of office floorspace and 2,610 sq.m of employment land.

OUR APPROACH TO EMPLOYMENT AND RETAIL LAND IN THE ST ENODER NEIGHBOURHOOD PLAN

There are a wide range of businesses – ranging in size from single self-employed individuals to larger enterprises, included a number of local farms – located at sites throughout the Parish.

Due to the central location of St Enoder Parish and good links to the A30, there are employment premises on industrial estates at Indian Queens, St Columb Road and Summercourt, which have brought a number of large and medium-sized companies to the area.

Given the fact that so much employment land has been brought forward and consented in the China Clay Area, and potential opportunities which exist within local clayworks, it is not considered necessary to allocate additional sites for employment land in the Neighbourhood Plan at this time.

It is considered that a key priority for this Plan is to safeguard the existing key employment sites in the Parish and ensure that strategic employment land, such as the Indian Queens Industrial Estate, is fully developed and the quality of other employment land is improved / enhanced as proposed in the Cornwall Local Plan.

It is the intention of St Enoder Parish Council that the Neighbourhood Plan will be supportive of businesses – of all sizes – which wish to grow and create more jobs for local people, and it will produce policies.

Specific approaches will include the following:

Safeguarding of existing key areas of employment land

It is considered a priority to safeguard the key existing areas of employment / retail land within St Enoder Parish in this Neighbourhood Plan, with policies that specify that planning proposals in these areas should only relate to employment uses.

These areas will be as follows (see maps 2-5; pages 13, 15, 17 and 19):

- **EL1:** Indian Queens Industrial Estate, to the south of Moorland Road, Indian Queens, plus the former Indian Queens School site to the north of Moorland Road.
- **EL2:** Land at Toldish, to the north of Moorland Road, Indian Queens.
- **EL3:** Industrial units and associated land at St Columb Road, located between Newquay Road and Station Approach.
- **EL4:** Co-operative store at St Columb Road and associated parking area.
- **EL5:** Land at Penhale to the north of the main road through Fraddon.
- **EL6:** Kingsley Village complex at Penhale, plus associated land.
- **EL7:** Biogas plant, Higher Fraddon.

This site, associated to an adjacent pig farm, has an extant consent for a biogas plant though the permission notes that, at the cessation of activities on site, all buildings will need to be removed and land returned to farmland.

- **EL8:** Former pig farm site, Higher Fraddon.
- **EL9:** Land at Summercourt crossroads.
- **EL10:** Land to south east of Fair Field, Summercourt.
- **EL11:** Land at Chapeltown near Summercourt.
- **EL12:** Present bus depot off St Austell Street, Summercourt.
- **EL13:** Business park at Goonhoskyn Farm to the north of Summercourt (not shown on enclosed maps).

Employment opportunities in clayworks

In addition to the sites listed above, there has been a considerable increase in the number of businesses located within the clayworks at Melbur and Wheal Remfry. Many of these relate to the production of blocks and secondary aggregates.

It is proposed that the Neighbourhood Plan will support the development of new employment opportunities in the china clay pits on the edges of Fraddon and Indian Queens, as these will bring economic opportunity to the local area while having no adverse impact on the villages and hamlets of St Enoder Parish.

Public houses, restaurants and shops

The Parish Council will propose policies to protect existing public houses, restaurants and shops in the main built-up parts of the Parish as business premises as far as this is practicable.

Large tourism businesses

There are a range of tourism-related businesses – of varying sizes – in St Enoder Parish. This includes three large complexes at Atlantic Reach (Indian Queens), Carvynick (Summercourt) and Gnomeworld (Indian Queens).

Atlantic Reach and Carvynick both provide facilities which are also used by local residents and the Parish Council will propose policies which would allow these complexes to thrive, while not expanding inappropriately into open countryside.

The document will also seek to ensure that such sites remain as holiday complexes and the “holiday use” conditions imposed by Cornwall Council are properly adhered to.

SOME QUESTIONS YOU MIGHT LIKE TO CONSIDER:

Do you support the safeguarding of existing employment and retail land?

Do you support new business opportunities in local clayworks?

Would you like to see other land identified for further employment or retail uses?

Do you support the approach to large tourism-related businesses?

TRAFFIC

What you have told us ...

The questionnaire found significant concerns about traffic and related issues in the Parish. Key findings included the following:

- 65% of respondents (464 people out of a total of 718) stated that they were unhappy with the amount of traffic in the Parish.
- 73% of respondents (525 people out of a total of 716) expressed concern about the extent of speeding traffic within the Parish.
- 75% of respondents (534 people out of a total of 716) consider that the on-street parking of cars is a road safety issue in the Parish.

OUR APPROACH TO TRAFFIC IN THE ST ENODER NEIGHBOURHOOD PLAN

In the previous consultation, local people commented on a range of existing traffic problems. These included dangerous junctions, speeding vehicles, congestion, parking, issues of road / pavement safety, and the number of large lorries entering the built-up areas of the Parish. The Parish Council and the Cornwall Councillor for St Enoder division are continuing to lobby Cornwall Council on these issues, requesting that numerous improvements are made. This is proving extremely difficult because of funding cuts from central government, but the lobbying continues.

Key planning policies on traffic are included in the Cornwall Local Plan, and it is proposed that the Neighbourhood Plan would signpost applicants to these documents. The Local Plan makes it clear that development will be resisted if they would cause serious adverse highway impacts and that developers would need to fund measures to mitigate against possible traffic or parking problems.

In addition, it is proposed that the following policies should be included in the Neighbourhood Plan,:

- New developments should only be allowed if adequate off-street car parking is provided (ie. at least two car parking for each new property and more for larger properties).
- Large employment developments (for example, on the edge of local villages or in local clayworks) would need to produce a travel plan to show that there would not be an increase in traffic through the residential parts of the Parish.

SOME QUESTIONS YOU MIGHT LIKE TO CONSIDER:

Do you support this approach to dealing with traffic impacts from new planning applications?

Are there other measures you would like to see included within the Neighbourhood Plan?

GREEN AND COMMUNITY SPACES

What you have told us ...

The previous questionnaire confirmed that local people are strongly committed to protecting and enhancing the green and community spaces throughout St Enoder Parish.

A key finding was as follows:

- 98% of respondents (676 people out of a total of 693) agreed that the open spaces, such as the local playing fields, should be safeguarded as community spaces free from any form of development pressure.

OUR APPROACH TO GREEN AND COMMUNITY SPACES IN THE ST ENODER NEIGHBOURHOOD PLAN

It is proposed that the below green and community spaces will be identified as public spaces and development will be resisted unless it is incidental to the use of the land and of benefit to the community.

The protected spaces are as follows (see maps 2-5; pages 13, 15, 17 and 19):

- **CS1:** Indian Queens Recreation Ground and associated land.
The Neighbourhood Plan will specifically support the construction of a new playgroup building (and associated infrastructure) in the southern part of this community space.
- **CS2:** Field to west of Indian Queens School.
The field to the west of Indian Queens Primary School will be safeguarded for use by the School (and the wider community) for educational, recreational and related purposes.
- **CS3:** Land associated with Indian Queens WM Club.
- **CS4:** Indian Queens Pit and associated land.
- **CS5:** Kelliers, Indian Queens.
This area will be a countryside / wildlife area for the enjoyment of local people.
- **CS6:** St Columb Road Allotments.
- **CS7:** Fraddon Millennium Green.
- **CS8:** Blue Anchor car park, Fraddon.
- **CS9:** Play area and green at St James View, Fraddon.
- **CS10:** Playing field to the east of Summercourt School.
Land in the vicinity of the playing field to the east of Summercourt School would be deemed acceptable as a car park to serve the School (and wider community).
- **CS11:** Thomas Playing Field, Summercourt.

- **CS12:** Fair Field, Summercourt.
- **CS13:** Small play area at Hanover Parc, Indian Queens.
- **CS14:** Small play area at Kingsley Court, Fraddon.
- **CS15:** Small play area at Penhale Gardens, Fraddon.
- **CS16:** Football pitch near Mitchell. (Not shown on enclosed maps)

This pitch, which lies within St Enoder Parish, serves the community of Mitchell within the neighbouring parish of St Newlyn East.

In addition, there are many small green spaces within housing estates (such as Clodan Mews, St Columb Road; Fairview Park, St Columb Road; Harvenna Heights, Fraddon; and Lindsay Fields, Fraddon) which the Neighbourhood Plan will also protect as community spaces.

It is proposed that the Neighbourhood Plan will contain policies to protect and enhance “open access” land in St Enoder Parish (such as the Goss Moor Trail and the permissive paths on Pines Tip near Fraddon), as well as measures to guide the existing use of land to the south of Fraddon as a motocross course.

Cemeteries

There are two “closed” burial grounds in St Enoder Churchtown (which no longer accept burials), as well as two “open” cemeteries in the Parish.

It has been estimated that the cemetery at Summercourt (on current trends) has enough space to last for the next 50 years. But the cemetery at Indian Queens only has enough grave spaces for about five-seven years, which is why the Parish Council recently purchased additional land to provide further burial space at Indian Queens.

In the Neighbourhood Plan, it is proposed to restrict development on land to the south of the two existing cemeteries so that it can be safeguarded for the future expansion of the cemeteries.

SOME QUESTIONS YOU MIGHT LIKE TO CONSIDER:

Do you agree that this approach to green and open spaces reflects the wishes of local people?

Would you like to see other green or open spaces covered by the Neighbourhood Plan?

COMMUNITY BUILDINGS

The recent questionnaire has reaffirmed that St Enoder Parish is well-served by a wide range of community buildings, such as village halls and religious buildings. Responses showed that the buildings are heavily used by local people and their organisations; and there is an enormous amount of goodwill towards the facilities.

These buildings include:

- **Indian Queens:** Victory Hall, the Mission Church in St Francis Road, Methodist Chapel and associated Sunday School, Band Room, community building at Indian Queens Pit, playgroup building and youth club in the Recreation Ground, and the Working Mens Club.
- **Fraddon:** Village Hall, hall at Pedna Carne (which doubles as St Constantine's Church).
- **Summercourt:** New Memorial Hall.
- **St Enoder Churchtown:** The Church.

It should also be noted there are halls associated with both of the primary schools within St Enoder Parish.

OUR APPROACH TO COMMUNITY BUILDINGS IN THE ST ENODER NEIGHBOURHOOD PLAN

It is proposed that community buildings in St Enoder Parish will be protected and improvements to the buildings and on associated land will be supported as long as the development is incidental to the use of the land and of benefit to the community.

It is also proposed that the future roles of these buildings must relate to community uses and that it would not be acceptable for any of them to be lost to other uses such as housing.

As noted in the previous section, the Neighbourhood Plan will specifically support the construction of a new playgroup building (with associated infrastructure) in the community space alongside Moorland Road, Indian Queens (CS1) (see map 2; page 15).

A QUESTION YOU MIGHT LIKE TO CONSIDER:

Do you agree that this approach to community buildings reflects the wishes of local people?

DESIGN

St Enoder Parish Council is also keen to ensure that future developments are thoughtfully planned, enhance the community, and also manage to achieve the highest design quality.

OUR APPROACH TO DESIGN IN THE ST ENODER NEIGHBOURHOOD PLAN

Key policies on design are included in the Cornwall Local Plan and associated documents including the Cornwall Design Guide, and it is proposed that the Neighbourhood Plan would signpost future applicants for all development proposals to these documents.

In particular, these “higher level” policies advise that new developments (for both individual units and larger complexes) should:

- Be of an appropriate scale, density, layout and mass, in order to fit in with their immediate surroundings.
- Be designed to reflect the character of the local area.
- Be designed to ensure adequate amenity space, such as gardens, for occupants of the properties, and car parking.
- Be designed to protect individuals and property from overlooking and unreasonable loss of privacy; overshadowing or overbearing impacts; and unreasonable noise and disturbance.

A QUESTION YOU MIGHT LIKE TO CONSIDER:

Are there any specific aspects of design that you would like to see covered by the Neighbourhood Plan?

RENEWABLE ENERGY

What you have told us ...

A significant range of views were expressed about renewable energy developments in the recent questionnaire, but overall there was significant opposition to further “large” wind or solar installations.

Key findings include the following:

- 76% of respondents (493 people out of a total of 648) expressed their opposition to more large wind turbines within St Enoder Parish.
- 63% of respondents (417 people out of a total of 659) expressed opposition to more solar farms within St Enoder Parish.
- There was also a mixed response to the possibility of a community turbine. But 51% (352 people out of a total of 694) stated they would not support a community wind turbine if it was clearly visible from their properties. 41% expressed support, with the remainder did not express a strong view.

The policy position of UK Government and Cornwall Council

In June 2015, central government released a ministerial statement which stated that “local people” will “have the final say on wind farm applications.”

In particular, the statement said: “Local planning authorities should only grant planning permission if ... following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.”

The statement also specified that sites for wind turbines would need to be “identified as suitable for wind energy development in a Local or Neighbourhood Plan.”

No such sites have been identified in the Cornwall Local Plan, and Policy 14 of that document further states that wind turbines will only be supported where they are within an area “allocated by Neighbourhood Plans for wind power and avoid, or adequately mitigate shadow flicker, noise and adverse impact on air traffic operations, radar and air navigational installations; and do not have an overshadowing or overbearing effect on nearby habitations.”

OUR APPROACH TO RENEWABLE ENERGY IN THE ST ENODER NEIGHBOURHOOD PLAN

St Enoder Parish Council is proposing policies to support the provision of small and community-scale renewable energy installations (for example, solar panels on community buildings or industrial building) but does not intend to allocate any sites in the Neighbourhood Plan for large wind or solar farms.

This is because of this recent planning history, the lack of public support for large renewable energy schemes in this locality and the nature of the ministerial statement on wind power.

It should be noted that recent renewable energy developments in St Enoder Parish have included five large wind turbines and also three solar farms, with a collective installed capacity of over 20 Mw.

It should be remembered that a number of recent planning applications for wind turbines have been refused during the last couple of years because of the cumulative landscape impact of the proposals.

It is also the case that no genuine community wind turbines have been proposed within St Enoder Parish.

A QUESTION YOU MIGHT LIKE TO CONSIDER:

Do you agree that not allocating sites for large-scale wind and solar developments reflect the wishes of local people?

HISTORIC ENVIRONMENT

What you have told us ...

Responses to the recent survey showed that local people were very supportive of policies to protect old buildings, landscapes and mining features.

One key finding was as follows:

- 89% of respondents (603 people out of a total of 677) agreed that a list of local sites of historic and archaeological interest within St Enoder Parish should be included in the Neighbourhood Plan.

OUR APPROACH TO THE HISTORIC ENVIRONMENT IN THE ST ENODER NEIGHBOURHOOD PLAN

Key policies on the historic environment are included in the Cornwall Local Plan and a range of associated documents, and it is proposed that the Neighbourhood Plan would signpost applicants to these documents.

Proposed policies in these “higher level” documents include:

- Protection for designated heritage assets (such as Scheduled Monuments and Listed Buildings) and their settings.
- Measures to ensure that the full impact of possible developments on non-designated heritage assets (which will include below-ground archaeological remains, Cornish hedges and other landscape features) is properly taken into account when planning applications are decided.
- Guidelines to ensure that developments are of a scale, mass and design that reflect the local character of the landscape.

It is proposed that within the Neighbourhood Plan will include additional policies to protect heritage assets and the wider historic environment of St Enoder Parish.

This will include a policy to protect the area around Trevice Bridge as an Area of Great Historic Value (see map 6; page 39). This AGHV contains an important grouping of archaeological remains and remnants of a historic landscape, and was identified by Restormel Borough Council following a study by the Cornwall Archaeological Unit (CAU) titled *"The Archaeology of the China Clay Area."* And, although compromised by the construction of the access road to the incinerator, is still deemed worthy of being safeguarded.

It is further proposed that a local list of significant sites of historic and archaeological significance be included within the Neighbourhood Plan. This will be in addition to the 42 Listed Buildings and three Scheduled Monuments in the Parish.

The sites and monuments on this local list will be identified via the following criteria:

- Prehistoric earthworks, barrows and complex below-ground remains recorded on aerial photographs.
- Historic dwellings recorded on 1840 Tithe Maps, which also maintain enough of their original fabric unaltered that make them worthy of inclusion.
- Religious buildings, such as the church and local chapels.
- Public building such as halls and other structures such as pumps.
- Mining sites and structures, such as engine houses and china-clay pan-kilns.

SOME QUESTIONS YOU MIGHT LIKE TO CONSIDER:

Do you agree that this approach to the historic environment reflects the wishes of local people?

Would you like to see other heritage assets or landscapes covered by the Neighbourhood Plan?

NATURAL ENVIRONMENT

What you have told us ...

The recent questionnaire shows that local residents consider environmental matters to be extremely important, and wish to see that local landscapes and areas of nature conservation value are protected.

OUR APPROACH TO THE NATURAL ENVIRONMENT IN THE ST ENODER NEIGHBOURHOOD PLAN

Key policies on the natural environment are included in the Cornwall Local Plan and a range of associated documents, and it is proposed that the Neighbourhood Plan will signpost applicants to these documents.

The Cornwall Local Plan states that all landscapes matter and includes policies to resist developments which would cause harm to the ecology, features or characteristics of the natural environment, unless the benefits significantly outweigh the harm.

In addition, in the Neighbourhood Plan, policies will safeguard those parts of St Enoder Parish which are protected by statutory landscape and other designations, though in comparison to many areas, there are few such designations in our area (see map 6; page 39).

These include the western part of the Goss Moor, which is a Special Area of Conservation (SAC), a Site of Special Scientific Interest (SSSI), an Area of Great Scientific Value (AGSV) and is managed as a National Nature Reserve.

The Restormel Local Plan (2002) identified an area of woodland to the south west of Summercourt, which it considered to be an Area of Great Landscape Value. It also proposed a number of locations within St Enoder Parish as Sites of Importance for Nature Conservation (SINCs). These had been identified by the Cornwall Wildlife Trust and include the following:

- **SINC1:** Harvenna Woods and Ennis Barton
- **SINC2:** Tredinnick (part)
- **SINC3:** Ladock, St Enoder Woods and Trendreal
- **SINC4:** Trefullock Moor
- **SINC5:** Goss Moor

The Parish also contains a network of 56 footpaths (which extend over 28km) and two bridleways, while there is permissive access over Pines Tip near Fraddon and the Kelliers near Indian Queens.

SOME QUESTIONS YOU MIGHT LIKE TO CONSIDER:

Do you agree that this approach to the natural environment reflects the wishes of local people?

Would you like to see other areas covered by the Neighbourhood Plan?

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