



# **ST ENODER PARISH NEIGHBOURHOOD PLAN: 2018-2030**

Pre-submission draft





## INTRODUCTION

This Neighbourhood Plan has been produced to ensure that future development in St Enoder Parish is shaped by local residents.

The main policies which guide planning decisions in Cornwall are set out in the UK Government's National Planning Policy Framework, which came into force in 2012, and the Cornwall Local Plan, which was adopted by Cornwall Council in 2016. The Cornwall Local Plan sets out the main strategic planning policies for the period 2010-2030.

This Neighbourhood Plan has been prepared to be in general conformity with the National Planning Policy Framework and the Cornwall Local Plan; and it will form part of the development plan, ensuring an extra level of policy detail at the local level.

This Neighbourhood Plan sets out a positive approach for the villages of Fraddon, Indian Queens, St Columb Road and Summercourt, as well as surrounding rural areas, which will seek to maintain our distinctive communities and further enhance the local area.

## CONTENTS

<b>Section 1: Background to the Neighbourhood Plan</b>	<b>6</b>
<b>Section 2: A short history of St Enoder Parish</b>	<b>7</b>
<b>Section 3: Housing</b>	<b>11</b>
Housing policy 1: Housing target	12
Housing policy 2: Settlement envelopes	12
Housing policy 3: Infill in hamlets / rural settlements	13
Housing policy 4: Location of exception sites	13
Housing policy 5: Local connection criteria for affordable homes	14
Review of housing delivery	14
Direction of future growth	14
<b>Section 4: Employment land, retail and tourism</b>	<b>23</b>
Employment policy 1: Development of employment land	23
Employment policy 2: Protection of existing commercial businesses	24
Employment policy 3: Kingsley Village complex	25
Employment policy 4: Employment land in rural areas	25
Employment policy 5: Tourist facilities and accommodation	25
<b>Section 5: Traffic</b>	<b>26</b>
Traffic policy 1: Traffic levels	27
Traffic policy 2: Car parking	27
Traffic policy 3: Travel plans for employment developments	27
<b>Section 6: Green spaces and important community spaces</b>	<b>28</b>
Community spaces policy 1: Local green space designations	28
- Indian Queens Recreation Ground (CS1A)	28
- Indian Queens Pit, car park and nearby land (CS1B)	29
- The Kelliers (CS1C)	29
- Fraddon Millennium Green (CS1D)	30
- Thomas Playing Field, Summercourt (CS1E)	30
- Green and play area at St James View, Fraddon (CS1F)	30
- Open space at Hanover Park, Indian Queens (CS1G)	31
- Two open spaces at Kingsley Court, Fraddon (CS1H)	31
- Play area at Penhale Gardens, Fraddon (CS1I)	31
- Garden area at Clodan Mews, St Columb Road (CS1J)	31
- Open area and copses at Lindsay Fields, Fraddon (CS1K)	32
- Playing field near Mitchell (CS1L)	32
Community spaces policy 2: Indian Queens School	32
Community spaces policy 3: Summercourt School	33
Community spaces policy 4: Fair Field, Summercourt	33
Community spaces policy 5: Allotment Field at St Columb Road	34
Community spaces policy 6: Former allotment field at Indian Queens	34
Community spaces policy 7: Cemetery at Indian Queens	34
Community spaces policy 8: Cemetery at Summercourt	35
<b>Section 7: Community buildings</b>	<b>36</b>
Community buildings policy 1: Improvements to community buildings	36
Community buildings policy 2: Protection of community buildings	36

<b>Section 8: Design and development standards</b>	<b>37</b>
Design policy 1: Written statement on design	37
<b>Section 9: Landscape</b>	<b>38</b>
Landscape policy 1: Respecting landscape character	39
Landscape policy 2: Maintaining a sense of place	39
<b>Section 10: Renewable energy</b>	<b>40</b>
Renewal energy policy 1: Solar installations	40
<b>Section 11: Historic environment</b>	<b>41</b>
Historic environment policy 1: Non-designated heritage assets	41
Historic environment policy 2: Character area at Trerice Bridge	42
<b>Section 12: Natural environment</b>	<b>43</b>
Historic environment policy 1: SAC (Goss Moor)	43
Historic environment policy 2: AGLV (Entrance Wood)	44
Historic environment policy 3: SINCs	44
<b>Appendix 1</b> Scheduled Monuments and Listed Buildings	47
<b>Appendix 2</b> Selection of non-designated historic assets	48

## MAPPING

Large map 1: St Enoder Parish	9
Large map 2: Fraddon, Indian Queens and St Columb Road (1)	15
Large map 3: Fraddon, Indian Queens and St Columb Road (2)	17
Large map 4: Fraddon, Indian Queens and St Columb Road (3)	19
Large map 5: Summercourt	21
Large map 6: Natural environment designations	45
Inset map 1: Business Park at Goonhoskyn Farm (EL9)	24
Inset map 2: Indian Queens Recreation Ground (CS1A)	29
Inset map 3: Indian Queens Pit, car park and nearby land (CS1B)	29
Inset map 4: The Kelliers (CS1C)	29
Inset map 5: Fraddon Millennium Green (CS1D)	30
Inset map 6: Thomas Playing Field, Summercourt (CS1E)	30
Inset map 7: Green and play area at St James View, Fraddon (CS1F)	30
Inset map 8: Open space at Hanover Park, Indian Queens (CS1G)	31
Inset map 9: Two open spaces at Kingsley Court, Fraddon (CS1H)	31
Inset map 10: Play area at Penhale Gardens, Fraddon (CS1I)	31
Inset map 11: Garden area at Clodan Mews, St Columb Road (CS1J)	32
Inset map 12: Open area and copses at Lindsay Fields, Fraddon (CS1K)	32
Inset map 13: Playing field near Mitchell (CS1L)	32
Inset map 14: Indian Queens School (CS2)	33
Inset map 15: Summercourt School (CS3)	33
Inset map 16: Fair Field, Summercourt (CS4)	33
Inset map 17: Allotment field at St Columb Road (CS5)	34
Inset map 18: Former allotment field at Indian Queens (CS6)	34
Inset map 19: Trerice Bridge character area (TB1)	42

## SECTION 1: BACKGROUND TO THE NEIGHBOURHOOD PLAN

In recent years, the parish of St Enoder has undergone significant growth, though the planning system has not always secured the high quality place-shaping that local residents have a right to expect.

This Neighbourhood Plan therefore sets out a plan-led approach to future development in St Enoder Parish, which reflects the views of local residents.

Our vision for the St Enoder Neighbourhood Plan is to:

*“Support a sustainable future for the parish of St Enoder, which focuses on meeting the needs of its local residents.”*

This document has been produced following extensive consultation with the local community, with feedback from residents helping to underpin the policies in this Plan.<sup>1</sup>

Detailed evidence gathering has taken place as follows:

- A detailed consultation document<sup>2</sup> was hand-delivered to all properties in St Enoder Parish in 2014. More than 400 households responded, using a freepost envelope supplied with the questionnaire.
- Consultation events were held at Fraddon Village Hall, Indian Queens Victory Hall and Summercourt New Memorial Hall during the consultation period for the 2014 questionnaire.
- A further consultation document, setting out the “direction of travel” for the Neighbourhood Plan, was distributed in the Spring of 2017 (see right). It was

<sup>1</sup> Fuller information about the extent of engagement with the local community is detailed in the Statement of Community Involvement.

<sup>2</sup> It should be noted that the 2014 questionnaire was informed by the findings of the St Enoder Parish Plan, which was also based on feedback from a Parish-wide questionnaire. The Parish Plan document was published in 2008.

hand-delivered to all properties in St Enoder Parish and over 100 households responded, using a freepost envelope supplied with the survey.

- Consultation events were also held at Fraddon Village Hall, Indian Queens Victory Hall and Summercourt New Memorial Hall during the consultation period for the 2017 survey.
- There was an additional survey on housing matters in the village of Summercourt, which was carried out in the Autumn of 2017. A total of 72 households responded, using a freepost envelope supplied with the survey.

In the production of this Neighbourhood Plan, the Working Group has taken full account of the policies in the National Planning Policy Framework and the Cornwall Local Plan, and all policies in the Plan have been designed to support and complement the wider development plan.

The policies in this Plan have, as far as possible, been written to avoid repetition and therefore need to be considered together in decision making, along with those in the Cornwall Local Plan and National Planning Policy Framework.



## SECTION 2: ABOUT ST ENODER PARISH

St Enoder Parish is one of the five parishes of the China Clay Area in Mid Cornwall. It takes its name from the churchtown of St Enoder, which was first recorded in the Domesday Book of 1086 as “Heglosenuder” – Cornish for the church (‘eglos’) of Enoder, a male saint whose feast day was held on the Sunday nearest to the last Thursday in April.



The Parish covers a total of 3,567 hectares and contains the principal settlements of Fraddon, Indian Queens, St Columb Road and Summercourt.

The village of Fraddon was first recorded in 1321 and is believed to be named after a streamlet (“frodynn”) while Higher Fraddon was first recorded in 1510 as “Frodan Wartha.” The place-name of Summercourt was not recorded until 1711, though the settlement is certainly much older than that.

The village is famous for its annual fair and the presence of this important event in the parish was recorded as early as 1227, as “Longaferia” from the English long fair. Indian Queens was named after an inn, first constructed in the late

18th century, which was initially known as The Queens Head and then the Indian Queen. St Columb Road meanwhile takes its name from the railway station, which was known by the same name from 1878 onwards.

Part of Fraddon has also historically been named after a public house, the Blue Anchor.



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.

This present extent of the Parish only dates to the early 1980s when a boundary review merged the historic parish of St Enoder (Fraddon, Summercourt and surrounding hinterland) with part of St Columb Parish (Indian Queens, St Columb Road and associated areas).

In recent decades, the Parish has undergone considerable growth, with the largest amount of house-building taking place in the three villages of Fraddon, Indian Queens and St Columb Road, which have expanded into each other.

All three villages had initially grown as ribbon development along roadways during the 19th and early 20th centuries, as the china clay industry prospered on the land to the south. The earliest housing estates were developed in the 1920s by the local rural district council while a number of further estates were developed from the 1970s onwards, along with a large amount of

infill growth, leaving the settlements with a very varied character.



Fraddon, Indian Queens and St Columb Road were bypassed by a new A30 dual carriageway in early 1990s, though these villages continue to suffer traffic problems because of cars and lorries avoiding the bypass.



A significant amount of employment land was subsequently provided to the north of the new road near Indian Queens, while a retail complex was constructed at the western end of Fraddon.

The settlement of Summercourt is smaller than the other villages in St Enoder Parish and was also bypassed in the early 1990s, though the village still suffers traffic problems as the A3058 (Newquay-St Austell) road continues to transect the village.



Throughout the Parish, there is a network of farms and hamlets which reflect a largely medieval pattern, though a number of farms were enclosed from moorland in the post-medieval or modern times.

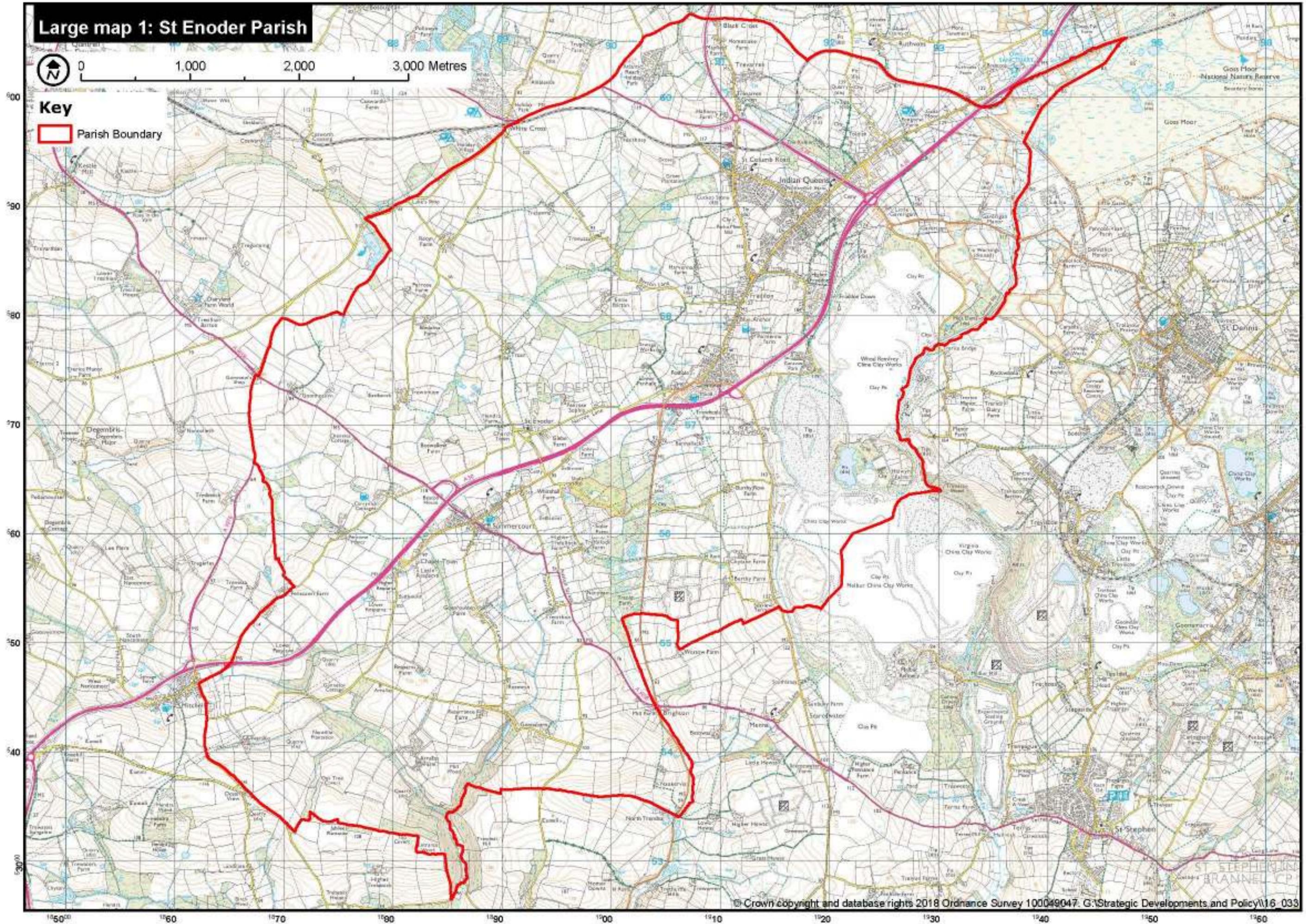
As well as agriculture, mining has played a considerable role in the economic life of the area. Physical remains of some of the mines still survive, along with the openwork of Fatwork and Virtue which was converted into Indian Queens Pit (a preaching pit) in the early 1850s. The china clay industry continues to be important with many of the early workings having been subsumed into the Wheal Remfry and Melbur pits which are still in operation in the southern part of the Parish.



# Large map 1: St Enoder Parish



**Key**  
[Red outline symbol] Parish Boundary





## SECTION 2 HOUSING

- Key policies on housing in the Cornwall Local Plan include 2 (spatial strategy), 2a (key targets), 3 (role and function of places), 6 (housing mix), 7 (housing in the countryside), 8 (affordable housing) and 9 (rural exception sites).

According to the most recent census, there were 1,934 dwellings in the Parish in 2011, when its population was recorded as 4,565.

The Parish has certainly experienced significant housing growth in recent decades. Since 1991, 830 properties have been built locally, which equates to an approximate 65% increase in housing stock. The vast majority of this housing growth has been at the eastern end of the parish at Fraddon, Indian Queens and St Columb Road.

Feedback from the community has specified that the Parish should have “a breathing space from large-scale housing developments,” and the priority for new housing should be the provision of “new affordable housing ... to meet the long-term housing needs of local people.”

Policy 2a (key targets) in the Cornwall Local Plan states that 52,500 new housing units should be built in Cornwall between 2010 and 2030; with 1,800 properties constructed in the five parishes of the China Clay Area.<sup>3</sup>

The unitary authority has confirmed that St Enoder’s share of this projected growth is 346 housing units during the above time period.<sup>4</sup> However, in relation to this target, it should be noted that between April 2010 and April 2018, a total of 200 new properties were completed within St Enoder Parish.

The table of completions is as follows:

Year	Affordable	Open-market	Total
2010/2011	28	18	46
2011/2012	1	8	9
2012/2013	2	15	17
2013/2014	13	16	29
2014/2015	-	8	8
2015/2016	1	8	9
2016/2017	22	17	39
2017/2018	-	43	43
<b>Total units (2010-2018)</b>	<b>67</b>	<b>133</b>	<b>200</b>

In addition it should be noted that, in April 2018, there were extant planning consents for a further 182 housing units within the Parish.

In devising the policies in this section of the Plan, the working group:

- Accepted Cornwall Council’s recommendation on the pro-rata share of housing target for the China Clay Area and agreed that the overall target for St Enoder Parish should be 350 housing units between 2010 and 2030.
- Agreed that the Plan should include a housing target for the period 2018-2030, with housing units constructed between 2010 and 2018 discounted from the overall target for period 2010-2030.
- Noted that the number of extant planning permissions for St Enoder Parish exceeded the agreed target for 2018-2030, but also acknowledged that not all consented developments may actually get developed.
- Further acknowledged that delivery of housing did need to be monitored and agreed that a review of delivery against the Plan’s 2018-2030 target (and any related changes brought in through reviews or updates of the Cornwall Local Plan and National Planning Policy Framework) should be commenced in 2022/2023.

<sup>3</sup> It should be noted that in the China Clay Area as a whole, between 2010 and 2018, a total of 995 new properties were completed. Furthermore, in April 2018, there were 202 consented housing units on small sites, 270 consented housing units on large sites, 34 permissions awaiting the signing of section 106 agreements, while it is anticipated there will be 252 units provided on small windfall sites. This was confirmed in an email from the Planning, Housing and Regeneration Service of Cornwall Council (25th July 2018).

<sup>4</sup> This was confirmed in an email from the Planning, Housing and Regeneration Service of Cornwall Council (17th July 2016).

## **HOUSING POLICY 1: HOUSING TARGET**

**The Neighbourhood Plan will support the provision of 150 new homes in St Enoder Parish between 2018 and 2030.**

### Policy justification

This policy ensures that St Enoder Parish develops its pro-rata share of the housing allocation for the China Clay Area as set out in Policy 2a (key targets) of the Cornwall Local Plan. Consideration was given to adopting a higher housing target, but this was not deemed appropriate because of the extent of previous growth and the clear views of the local community as shown in the results of the 2014 questionnaire. In this document, 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.”

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## **HOUSING POLICY 2: SETTLEMENT ENVELOPES**

**The Neighbourhood Plan contains settlement envelopes for:**

- (i) **Fraddon, Indian Queens and St Columb Road (shown on large maps 2, 3 and 4).**
- (ii) **Summercourt (shown on large map 5).**

**Development within the settlement envelopes will be considered acceptable in principle provided it does not harm the character of the area and is consistent with other policies in the Neighbourhood Plan, Cornwall Local Plan and National Planning Policy Framework.**

**Land outside the settlement envelopes is considered to be countryside which should be safeguarded for the diversity of its landscape, the wealth of its natural resources and its ecological, agricultural and recreational value.**

**Housing developments outside the settlement envelopes will only be permitted where they are consistent with HOUSING POLICY 3 of this Plan, or policy 7 (rural**

**housing) of the Cornwall Local Plan, or policy 9 (rural exception sites) of the Cornwall Local Plan and HOUSING POLICY 4 of this Plan.**

**Housing developments outside of, but immediately adjacent to, the settlement envelopes will not be considered “rounding off” as set out in the policy 3 of the Cornwall Local Plan.**

**Housing developments on previously developed land outside of, but immediately adjacent to, settlement envelopes will only be permitted as exception sites. Housing developments will otherwise not be permitted on previously developed land outside settlement envelopes, unless it complies with HOUSING POLICY 3 of this Plan.**

Land within the development boundaries 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 59 have yet to be built).

**HL2:** Little Toldish Farm, Indian Queens. Up to 20 housing units could be provided on this site.

**HL3:** Land to west of Lindsay Fields, Fraddon. The density of development on this site needs to be similar to that on the neighbouring Heather Meadow / Lindsay Fields estates. Up to 18 housing units could be provided on this site.

**HL4:** Land to west of Sycamore Gardens, Summercourt. Up to 15 housing units could be provided on this site.

### Policy justification

The settlement envelopes are updated versions of similar envelopes, which set out the plan-led approach to planning within the Restormel Local Plan (2002). Similar envelopes formed part of the 2017 consultation on the “direction of travel” for the St Enoder Parish Neighbourhood Plan.

In 2017, landowners were invited to put forward land which could be included for inclusion within the settlement envelopes. These were reviewed by the working group and some changes were made to the envelopes. In making their assessment, the working group took into account issues relating to housing delivery and

the need to protect open countryside between the built-up parts of the Parish.

It should be noted that, on 1st August 2018, the settlement envelopes contained capacity (extant planning permissions, allocated sites and potential windfall sites) of more than 200 housing units, while there are extant proposals for an additional ten housing units on exception sites. These figures exceed the Neighbourhood Plan housing target for the period 2018-2030.

The settlement envelopes were deliberately drawn quite tightly around the various villages to further ensure that potential additional housing sites which come forward in locations adjacent to built-up areas would be dealt with as exception sites. This will ensure that a higher proportion of affordable housing is brought forward, which is the priority for local inhabitants.

As noted previously, feedback from the 2014 questionnaire showed that 87% of respondents wanted “a breathing space from large-scale housing developments.” In addition, 82% (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, to be the priority for any new housing,” while 88% (659 people out of a total of 727) agreed the “green spaces between the main built-up parts of St Enoder Parish should be protected from development.”

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### **HOUSING POLICY 3: INFILL IN HAMLETS / RURAL SETTLEMENTS**

**Infill (of one or two housing units) and rounding off (of one or two housing units) will be allowed in hamlets / rural settlements, which lie outside of the settlement envelopes detailed in HOUSING POLICY 2, subject to the following:**

- **Infill schemes fill a small gap in an otherwise continuously built frontage.**
- **Rounding off schemes do not physically extend the settlement into open countryside.**

#### Policy justification

This policy is consistent with policy 3 in the Cornwall Local Plan, which sets out how policies on infill and rounding off should be applied. The

Cornwall Local Plan also acknowledges the “significance and importance that large gaps can make to the setting of settlements” and seeks that this should not be diminished.

This further complements policy 7 in the Cornwall Local Plan, which states that new homes in the countryside will otherwise be restricted to (i) replacement dwellings broadly comparable in scale to the dwelling being replaced, (ii) subdivision of existing residential dwellings, (iii) reuse and/or conversion of suitable historic buildings, (iv) temporary accommodation for workers in rural businesses and (v) dwellings for agricultural workers where a need for the occupier to live in that specific location can be evidenced.

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### **HOUSING POLICY 4: LOCATION OF EXCEPTION SITES**

**Exception sites must be located immediately adjacent to the settlement envelopes around Fraddon, Indian Queens and St Columb Road; or Summercourt.**

**Exception sites will not be accepted in the following locations (as detailed by growth limits on large maps 2, 3, 4 and 5):**

- **Land along the old A30 to the east of Toldish, Indian Queens (shown as GL1).**
- **Land to the west of Parka Road, St Columb Road and Fraddon (shown as GL2).**
- **Land along the western side of the road to Higher Fraddon (shown as GL3).**
- **Land along the old A30 to the east of Summercourt (shown as GL4).**

#### Policy justification

This policy is fully consistent with policy 9 of the Cornwall Local Plan, which seeks to bring forward exception sites, on which a majority of the housing would need to be affordable.

As noted previously, feedback from the 2014 questionnaire was clear that the Neighbourhood Plan should seek to retain the character and extent of present 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.

In reviewing the boundaries of the settlement envelopes, as set out in HOUSING POLICY 2, the working group also gave careful consideration to this policy which will further ensure that existing settlements are not extended in an insensitive manner and further elongate villages, which principally grew through “ribbon development” in the early / mid 20th century. It also links with LANDSCAPE POLICY 2 of this Plan.

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**HOUSING POLICY 5:  
LOCAL CONNECTION CRITERIA FOR  
AFFORDABLE HOMES**

**New affordable housing will only be supported when there is a legal agreement to ensure that priority for the occupation of the dwellings will be for individuals and families able to evidence housing need and a local connection to the parish of St Enoder, in line with Cornwall Council’s adopted local connection policies.**

Policy justification

Housing sites within the settlement envelopes of Fraddon, Indian Queens and St Columb Road, and Summercourt must provide levels of affordable housing as set out in Policy 8 of the Cornwall Local Plan. Housing sites outside of the settlement envelopes must provide levels of affordable housing as set out in Policy 9 of the Cornwall Local Plan.

This Plan is consistent with these policies, but it is also clear that local people expect new affordable homes to go to local people. As already noted, 82% of respondents (612 people out of a total of 719) took the view that the provision of “new affordable housing, specifically tailored and guaranteed to meet the long-term housing needs of local people, to be the priority for any new housing.”

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**REVIEW OF HOUSING DELIVERY**

**As part of this Plan, St Enoder Parish Council will monitor the delivery of housing against the target in HOUSING POLICY 1 and**

**commence a formal review of housing delivery in 2022/2013.**

The need to monitor delivery of housing against the Plan’s 2018-2030 target is fully understood, as there are no guarantees that extant planning permissions or allocated sites within the settlement envelopes will be built out.

It is anticipated that any emerging shortfall will be met through exception sites, but it is nonetheless proposed that, in 2022/2023, St Enoder Parish Council will commence a review of housing delivery against the above target and produce an updated version of the document to be published in 2023/2024.

This will also allow the housing target in the St Enoder Neighbourhood Plan to be updated and / or a further allocation of sites for housing to be agreed. In addition, any relevant changes that have been made to the Cornwall Local Plan or the National Planning Policy Framework could also be fully reflected in the St Enoder Neighbourhood Plan at that time.

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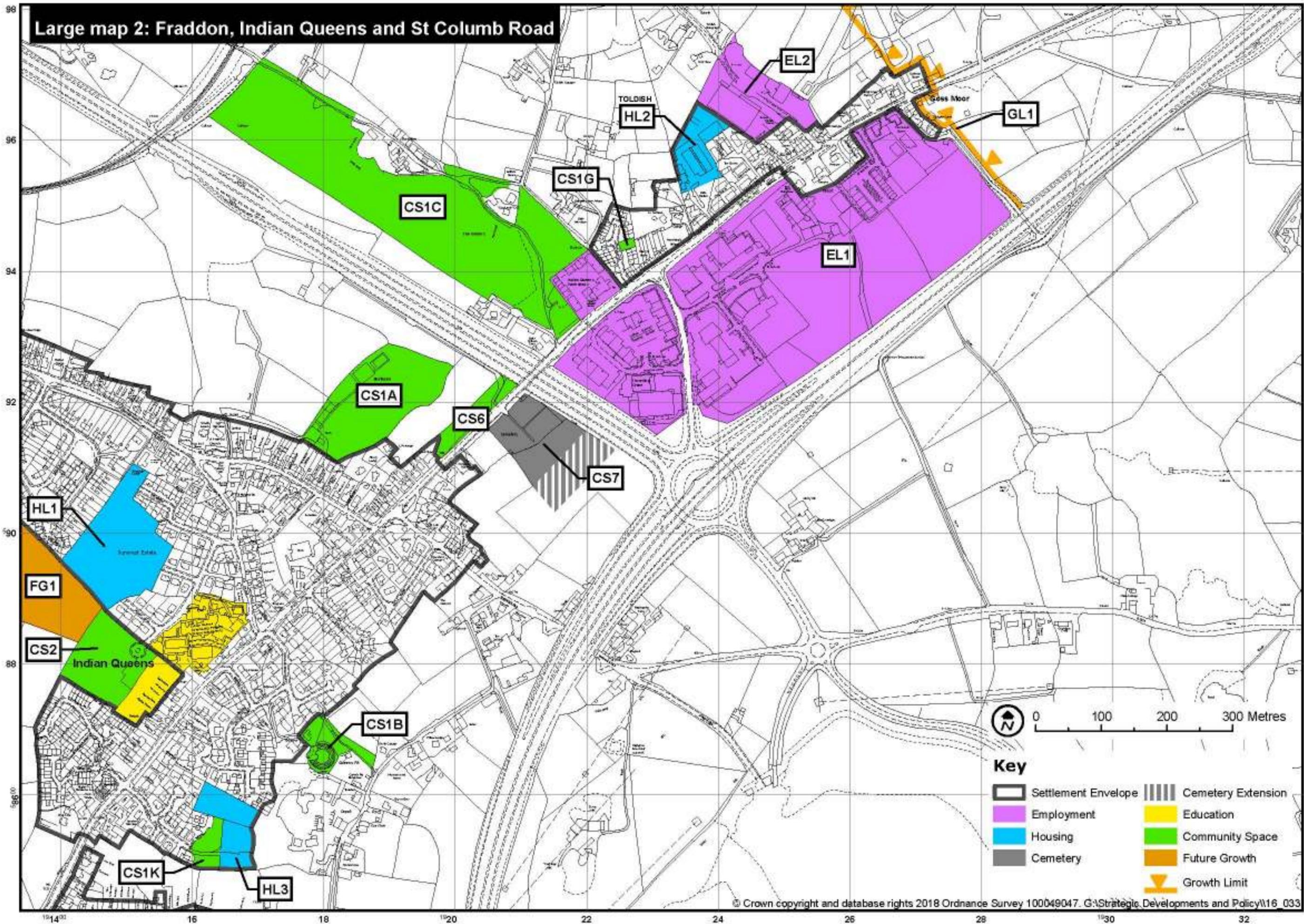
**DIRECTION OF FUTURE GROWTH**

**This Neighbourhood Plan has identified the land marked as FG1 at St Columb Road (as shown on large map 3) as the priority allocation for housing for the post-2030 period. This Plan also confirms that FG1 will be considered for earlier development under the review of housing delivery as set out in HOUSING POLICY 5, should there be an evidenced under-provision of new units between 2018 and 2022.**

The land identified in this policy has been prioritised for future growth because the development of housing in this area could deliver a new roadway to the Indian Queens Primary School complex. This would have significant community benefits as a new access to the school would help mitigate congestion on the single vehicular access road to the School, known as The Drang, which presently exists.

Any future application on this land would need to be accompanied with a detailed proposal for a roadway leading directly to the green space identified in COMMUNITY SPACES POLICY 2.

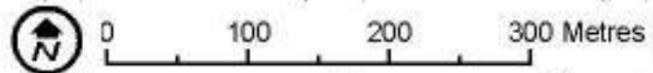
Large map 2: Fraddon, Indian Queens and St Columb Road



- Key**
- Settlement Envelope
  - Employment
  - Housing
  - Cemetery
  - Cemetery Extension
  - Education
  - Community Space
  - Future Growth
  - ▲ Growth Limit

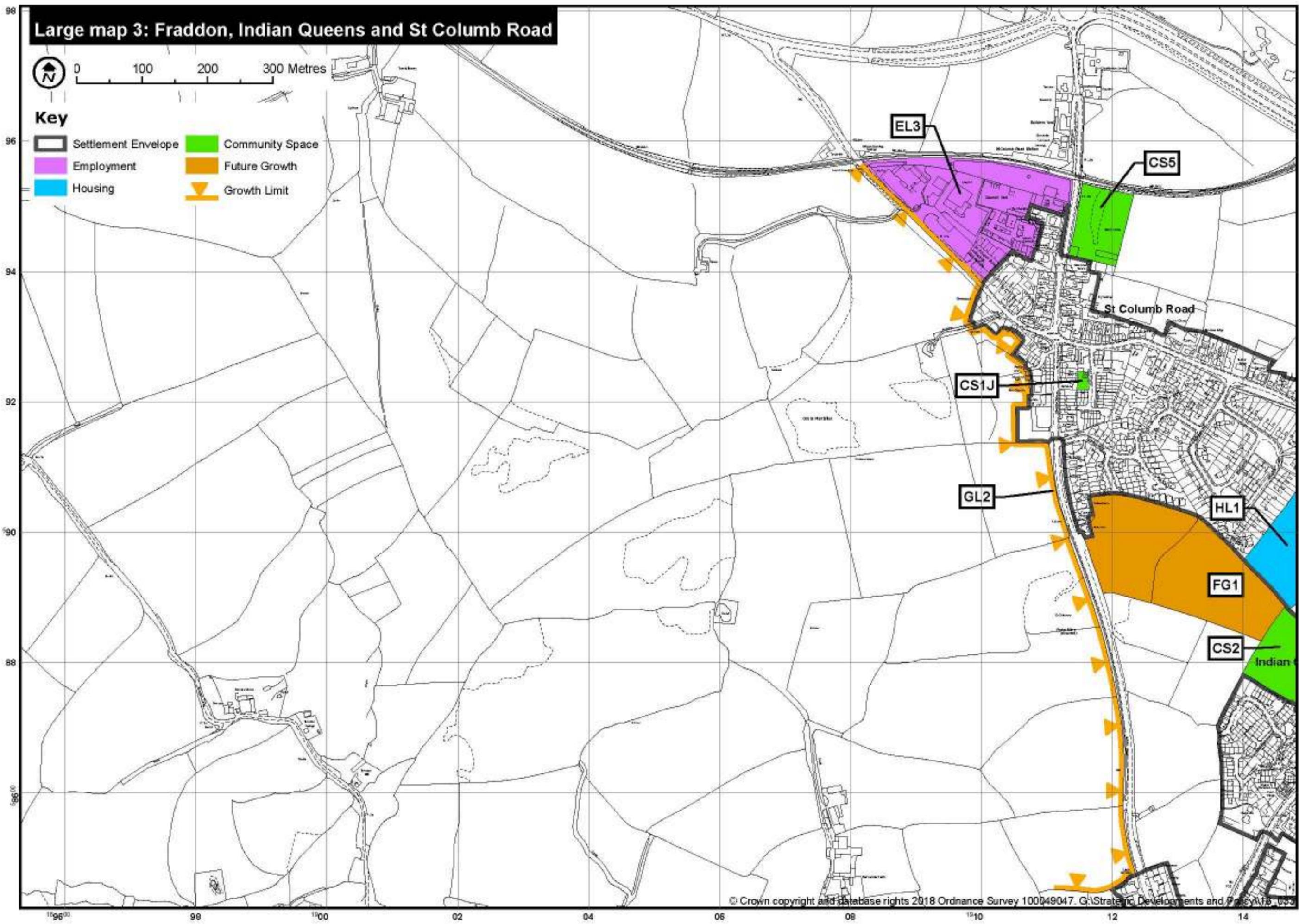


# Large map 3: Fraddon, Indian Queens and St Columb Road



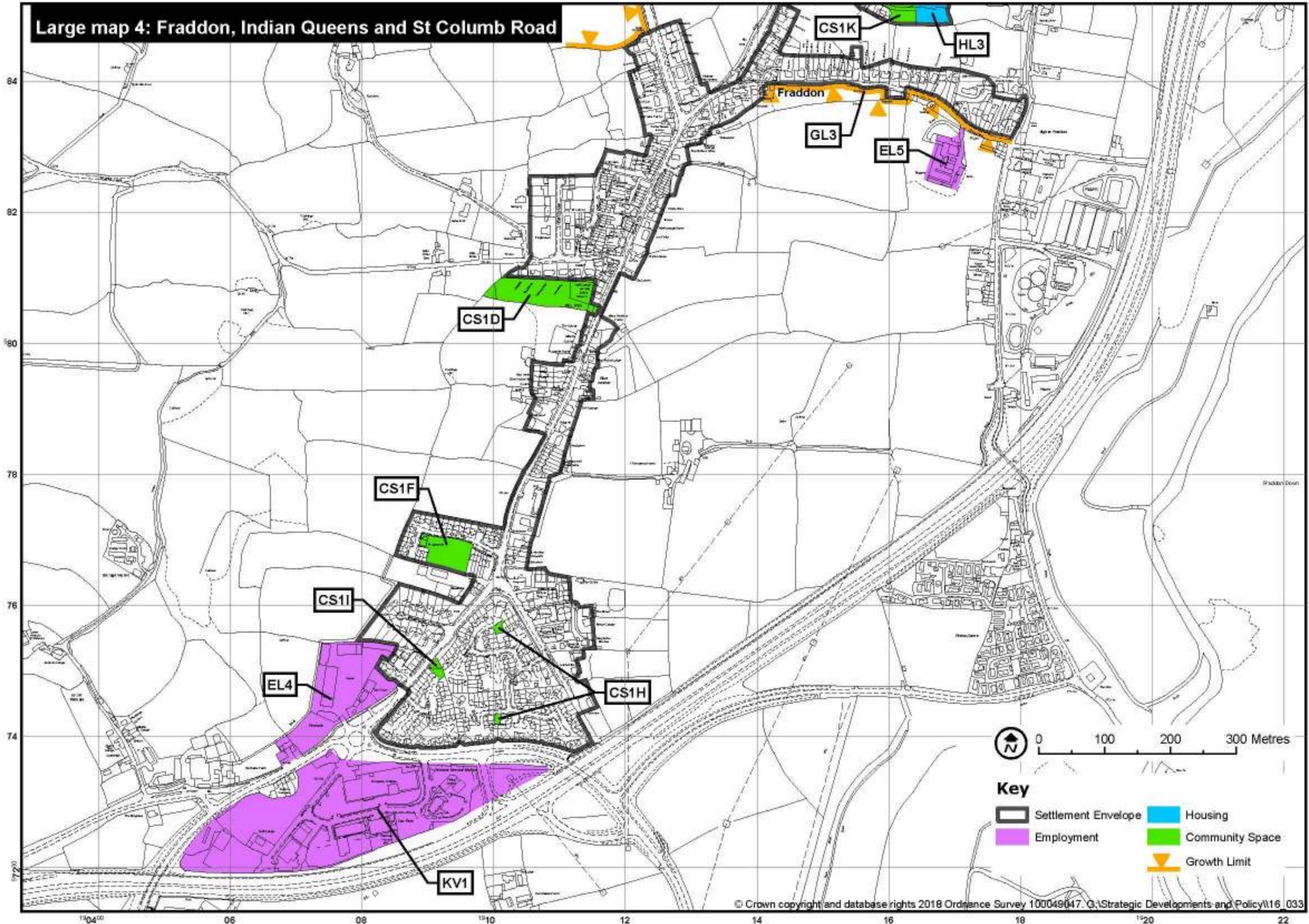
## Key

- Settlement Envelope
- Employment
- Housing
- Community Space
- Future Growth
- Growth Limit



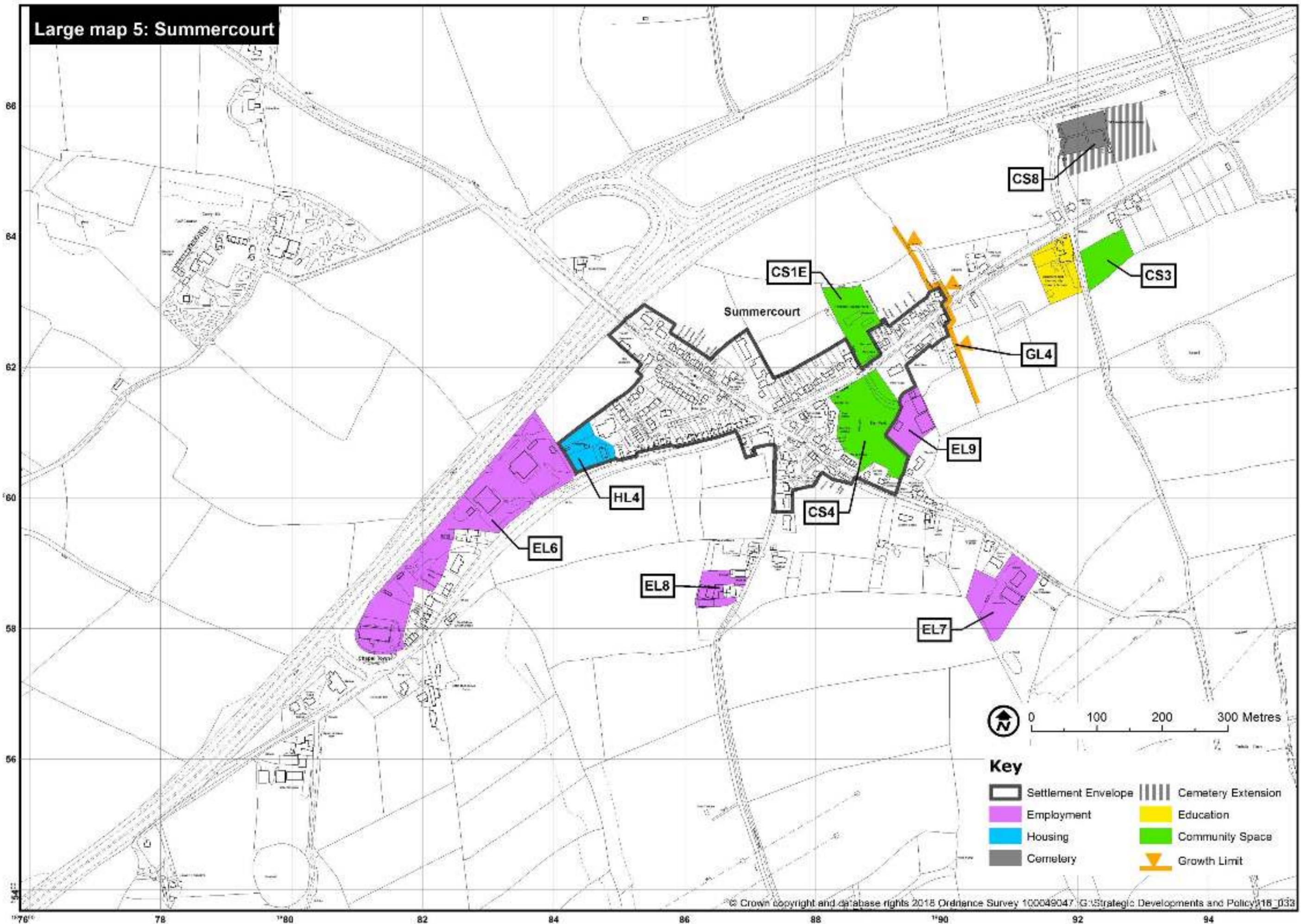


Large map 4: Fraddon, Indian Queens and St Columb Road





Large map 5: Summercourt





## **SECTION 4: EMPLOYMENT LAND, RETAIL AND TOURISM**

- Key policies on employment and retail in the Cornwall Local Plan include 2 (spatial strategy), 2a (key targets), 3 (role and function of places), 4 (shopping, services and community facilities) and 5 (business and tourism).

There are a wide range of businesses within St Enoder Parish – ranging in size from single self-employed individuals to larger enterprises, as well as a number of local farms.

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. In addition, 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.

Feedback from the community has specified that the “existing employment land ... should be safeguarded for employment use and jobs,” and that “local clayworks could also be utilised as employment land.”

Policy 2a (key targets) of 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 significantly exceed these targets. By April 2018, 6,429 sq.m of office floorspace and 18,865 sq.m of employment land had been constructed, and a further 5,705 sq.m of office space and 25,371 sq.m of employment land has been consented.

In St Enoder Parish itself, between 2010 and 2018 some 1,440 sq.m of employment space was completed. In addition, in April 2018 there were further consents for 2,680 sq.m of office floorspace and 13,989 sq.m of employment land.

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.

In terms of retail provision, the Kingsley Village complex at Penhale has approximately 6,000 sq.m of consented retail floorspace, though there are a limited number of shops within the main residential areas of Fraddon, Indian Queens, St Columb Road and Summercourt. It is noteworthy that there was significant support in the 2014 questionnaire for the retention of shops and public houses within local villages.

In addition, St Enoder Parish has a number of tourist businesses of which the largest are the complexes at Atlantic Reach (Indian Queens), Carvynick Holiday Park (Summercourt) and Gnomeworld (Indian Queens).

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### **EMPLOYMENT POLICY 1: DEVELOPMENT OF EMPLOYMENT LAND**

**Employment related development will be supported:**

**a) within the following principal employment areas (shown on large maps 2, 3, 4 and 5; and inset map 1):**

- **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.<sup>5</sup>**
- **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: Land at Penhale to the north of the main road through Fraddon.**
- **EL5: Former pig farm site, Higher Fraddon.**
- **EL6: Land at Chapelton near Summercourt.**

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<sup>5</sup> Much of **EL1** is also covered by a “strategically important employment site” in the Cornwall Local Plan Allocations DPD (Development Plan Document). See policy C-E4: “Indian Queens Moorland Road Industrial Estate.”

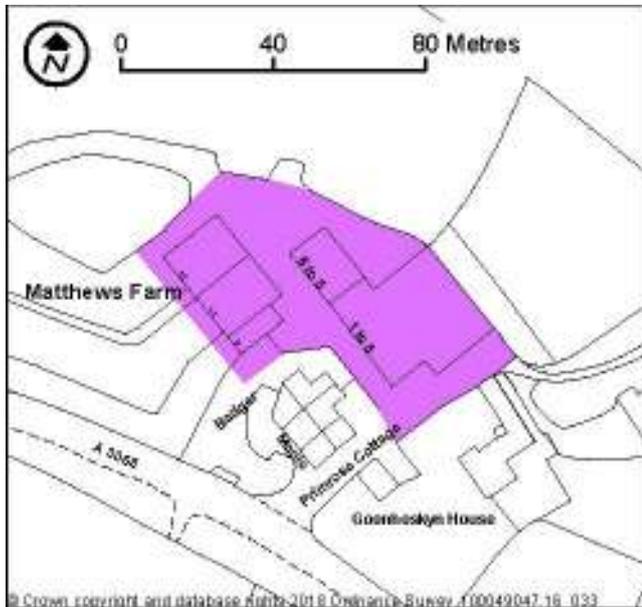
- **EL7: Present bus depot off St Austell Street, Summercourt.**
- **EL8: Lobb’s yard, Summercourt.**
- **EL9: Land adjacent to Fair Field, Summercourt.**
- **EL10: Business park at Goonhoskyn Farm to the north of Summercourt**

**b) within the china clay pits known as Melbur and Wheal Remfry to the south of Fraddon and Indian Queens.**

**c) within the settlement envelopes of Fraddon, Indian Queens and St Columb Road, and Summercourt, where it results in small scale development which is in keeping with its immediate context.**

**Proposals must not negatively impact on the living environment of any occupants of surrounding residences.**

**Proposals for housing within the principal employment areas for the Parish, identified in section (a) of this policy (which all lie outside of the settlement boundaries associated with HOUSING POLICY 2) will not be acceptable.**



**Inset map 1: Business Park at Goonhoskyn Farm (EL10)**

**Policy justification**

The 2014 questionnaire confirmed that local residents are keen to protect and boost

employment opportunities in and around local villages, and this policy represents a positive plan-led approach to the provision of good quality employment land.

Key findings were that 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,” while 84% of respondents (571 people out of a total of 683) agreed that the “local clayworks could also be utilised as employment land.”

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**EMPLOYMENT POLICY 2:  
PROTECTION OF EXISTING COMMERCIAL BUSINESSES**

**The loss of commercial premises in St Enoder Parish to other uses will not be supported unless:**

- **It can be demonstrated that the use of the premises for the existing or another commercial usage is no longer viable; or**
- **The proposed alternative use would provide equal or greater benefits for the local economy and community than its current use.**

**Proposals on associated land (eg. car parks) will not be allowed if it would undermine the existing commercial use of the premises.**

This policy covers the shops (Co-op at St Columb Road, Queens Garage, shop at Summercourt, Cornwall Pools); public houses and clubs (Blue Anchor, Fox’s Revenge, Queen and Railway, Indian Queens Working Men’s Club, Penhale Round, and the London Inn); restaurants and food outlets (Port and Starboard, Chinese Restaurant); other outlets including hair dressing salons in St Columb Road and Vincent Tractors at Penhale.

**Policy justification**

There are a limited number of commercial premises within the heart of Fraddon, Indian Queens, St Columb Road and Summercourt, and the consultations for this Neighbourhood Plan demonstrated clear community support for the retention of shops, public houses and restaurants within the villages of the Parish.

In the 2014 consultation, 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,” while 91% of respondents (641 people out of a total of 705) agreed that “existing public houses and restaurants should be protected from conversion into housing.”

In the event that an alternative use is proposed for commercial properties, the viability of maintaining its present use or a similar commercial use must be tested, if challenged, through at least six months of marketing

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### **EMPLOYMENT POLICY 3: KINGSLEY VILLAGE COMPLEX**

**Proposals at the Kingsley Village complex (shown as KV1 on large map 4) which boost the retail offer at the site will be supported, but other proposals (such as housing) within this principal retail area will not be acceptable.**

#### Policy justification

The 2014 questionnaire confirmed that local residents are keen to protect and boost employment opportunities in and around local villages. This policy represents a positive planned approach to the provision of good quality retail provision.

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### **EMPLOYMENT POLICY 4: EMPLOYMENT LAND IN RURAL AREAS**

**Proposals for business space and employment land, of an appropriate scale, will be supported on local farms and in smaller rural communities, where an over-riding need to be in that location can be identified, such as farm diversification.**

**Proposals should ensure:**

- **Existing buildings are reused where possible.**
- **New buildings are sensitively sited within or adjacent to existing farm buildings, unless it is operationally necessary for them to be sited elsewhere.**

- **New buildings reflect the design and scale of existing buildings and respect landscape features.**

#### Policy justification

St Enoder is a rural parish and includes a network of farms, which are an integral part of the fabric of the local area. This policy seeks to ensure that sustainable initiatives which allow farmers to diversify can be supported through the planning system.

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### **EMPLOYMENT POLICY 5: TOURISM**

**The development of new tourism facilities and accommodation, or the expansion of existing tourism facilities or accommodation, may be supported where they are of an appropriate scale to their location, do not expand inappropriately into open countryside, and do not dominate nearby villages or settlements.**

**New tourism accommodation must be provided in such a way that prevents it being used as full-time permanent residences, with a planning obligation to guarantee a holiday use.**

#### Policy justification

St Enoder Parish contains a range of tourism businesses and this policy seeks to ensure a planning framework which allows such businesses to grow in a sustainable manner. It also includes safeguards to ensure that larger holiday complexes are not lost to the local area.

## SECTION 5: TRAFFIC

- Key policies on employment and retail in the Cornwall Local Plan include 27 (transport and accessibility) and 28 (infrastructure).

The communities of Fraddon, Indian Queens and St Columb Road, and Summercourt, were bypassed in the early 1990s, but local communities continue to suffer significant traffic-related problems.

The A3058 (Newquay to St Austell road) still bisects Summercourt, while a large number of vehicles use the road through Fraddon and St Columb Road as a “rat run” between the main A30 trunk road through Cornwall and the A39 through North Cornwall.

In addition, the high level of housing and employment growth in St Enoder Parish has meant that there has been a significant growth in local traffic, though there has been a lack of highway improvements and / or traffic calming associated with such developments.

Recent surveys, including the 2014 questionnaire, have identified concerns about a host of issues including speeding vehicles, congestion, parking, road / pavement safety, dangerous junctions, and the number of large lorries entering the built-up parts of the Parish.

Policy 27 (transport and accessibility) of the Cornwall Local Plan makes it clear that development which would cause serious adverse highway impacts will be resisted, and that developers would need to fund measures to mitigate against possible traffic or parking problems.



This Neighbourhood Plan contains three additional policies to supplement policies within the National Planning Policy Framework and the Cornwall Local Plan.

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### **TRAFFIC POLICY 1: TRAFFIC LEVELS**

**Proposals must identify the realistic level of traffic that is likely to be generated, and assess the potential impact of additional traffic on road safety, congestion, pedestrians, cyclists, and parking. Measures must be included to mitigate these identified impacts, and developments which give rise to unacceptable highway dangers will not be permitted.**

#### Policy justification

In the application of this policy, applicants for smaller developments will be expected to detail traffic impacts in their design and access statements. More significant developments will be expected to carry out more detailed assessment work.

This policy recognises the concerns of local communities and seeks to help safeguard the amenity of residential areas.

Feedback from the 2014 questionnaire found that 65% of respondents (464 people out of a total of 718) were unhappy with the amount of traffic in the Parish, while 73% (525 people out of a total of 716) expressed concern about the extent of speeding traffic through the main residential areas.

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### **TRAFFIC POLICY 2: CAR PARKING**

**New developments for housing must provide adequate off-street car parking. At least two on-site car parking spaces for each new property must be provided, unless special circumstances justify otherwise.**

#### Policy justification

This policy recognises the concerns of local communities and seeks to help safeguard the amenity of residential areas. Feedback from the 2014 questionnaire found that 75% of

respondents (534 people out of a total of 716) considered the on-street parking of cars to be a road safety issue in the Parish.

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### **TRAFFIC POLICY 3: TRAVEL PLANS FOR EMPLOYMENT DEVELOPMENTS**

**Proposals for employment-related developments on the edge of Fraddon, Indian Queens, St Columb Road and Summercourt, or within local clayworks, must produce a travel plan to evidence that there would not be an increase in traffic through the residential parts of St Enoder Parish.**

#### Policy justification

This policy also recognises the concerns of local communities and seeks to help safeguard the amenity of residential areas. As noted previously, feedback from the 2014 questionnaire found that 65% of respondents (464 people out of a total of 718) were unhappy with the amount of traffic in the Parish, while 73% (525 people out of a total of 716) expressed concern about the extent of speeding traffic through the main residential areas.





**SECTION 6:  
GREEN SPACES AND IMPORTANT  
COMMUNITY SPACES**

- Key policies on green and community spaces in the Cornwall Local Plan include 4 (shopping, services and community facilities), 16 (health and wellbeing) and 25 (green infrastructure).

The importance of green and community spaces is fully reflected in this Plan through the agreement of a series of Local Green Space Designations. The consultations showed very significant support for the protection and enhancement of green spaces and community spaces throughout St Enoder Parish.

**COMMUNITY SPACES POLICY 1  
LOCAL GREEN SPACE DESIGNATIONS**

**Built development on land which has been identified as Local Green Spaces (shown on large maps 2, 3, 4 and 5; and inset maps 2-13) will be resisted unless it is small-scale and incidental to the use of the land as green space, and of benefit to the community.**

Policy Justification

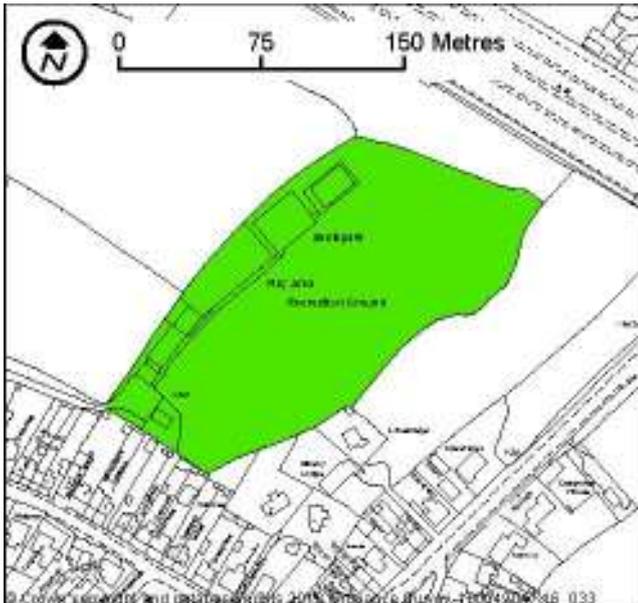
A key finding of the 2014 questionnaire was that 98% of respondents (676 people out of a total of 693) agreed that the open spaces, such as the local playing fields, should be safeguarded.

**Community Spaces Policy 1(a)  
Local Green Space designation:  
Indian Queens Recreation Ground (CS1A)**

Policy Justification

The Indian Queens Recreation Ground has been a key focal point for the residents of Fraddon, Indian Queens and St Columb Road for many decades.

Located on the eastern side of Indian Queens, it is an extremely well-used space, that has traditionally hosted a wide array of community events and celebrations. The Recreation Ground contains football pitches, changing rooms for sporting teams, a playgroup building, a youth club building, an enclosed play area, a skate park, a MUGA (Multi-Use Games Area) and a small BMX track.

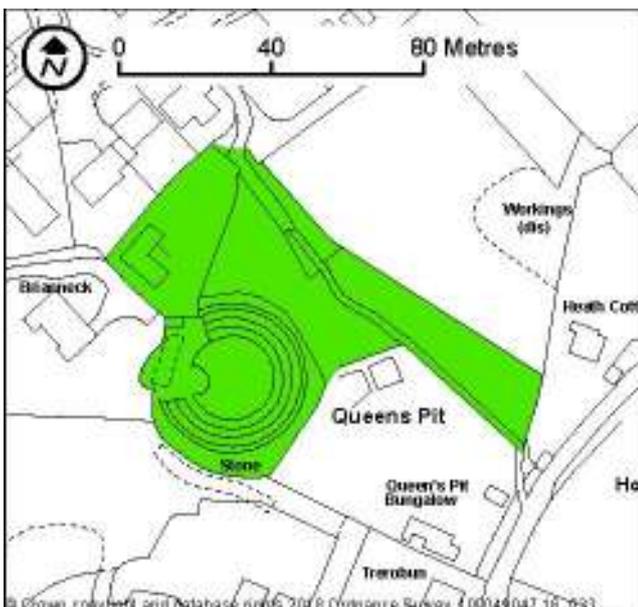


Inset map 2: Indian Queens Recreation Ground

**Community Spaces Policy 1(b)  
Local Green Space designation:  
Indian Queens Pit, car park and nearby land  
(CS1B)**

Policy Justification

Indian Queens Pit is an amphitheatre which was constructed by local people in 1851.



Inset map 3: Indian Queens Pit

This actual preaching pit is protected as a Scheduled Ancient Monument and has an associated car park, which contains a

community building. An area of additional open space lies to the east of the Pit.

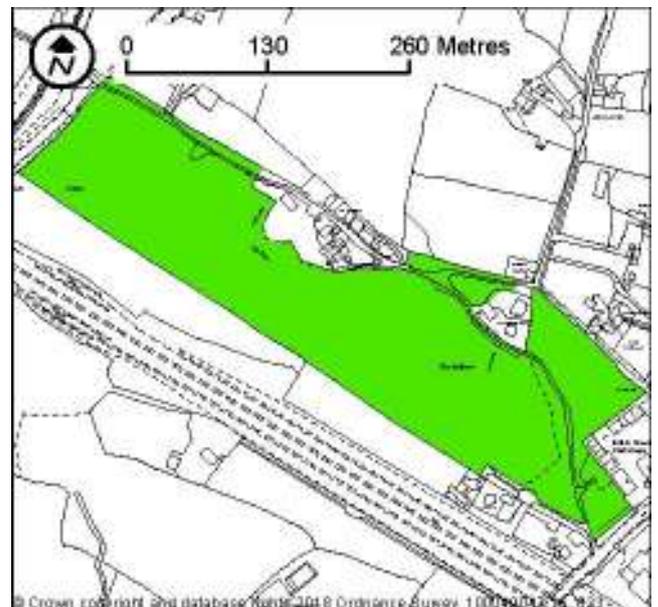
Originally used for services by local Methodist Chapels and their associated Sunday Schools, plus a temperance organisation known as the Rechabites, the Pit is now an important community space used for fetes, outdoor theatre performances and concerts.

Any proposals in this area must ensure that the intrinsic characteristics of the Pit are preserved, and that any improvements are sympathetic to the character of the monument.

**Community Spaces Policy 1(c)  
Local Green Space designation:  
The Kelliers (CS1C)**

Policy justification

The Kelliers is an area of ground, a short distance to the east of Indian Queens. It was acquired by the former Restormel Borough Council in 1983 for informal recreation use.



Inset map 4: The Kelliers

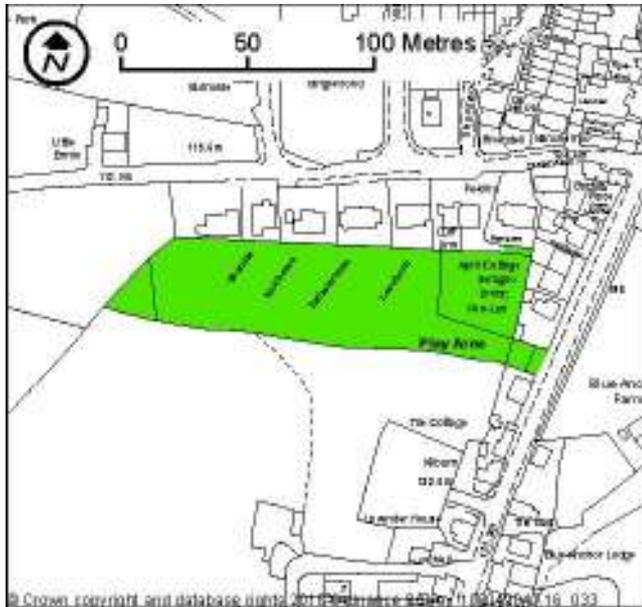
Policies 94 and 95 of the district council's Local Plan, published in 2002, proposed that the Kelliers be made a Countryside Access Corridor and a Countryside Recreation Priority Area, but this was not fully progressed. The land was transferred from Cornwall Council to St Enoder Parish Council in 2017, so that it could be enhanced as a countryside / wildlife area for the enjoyment of local people.

**Community Spaces Policy 1(d)  
Local Green Space designation:  
Fraddon Millennium Green (CS1D)**

Policy justification

The Fraddon Millennium Green is a well-used green space in the heart of Fraddon, which was created as part of the celebrations to mark the new millennium in 2000.

The Green has three tiered levels and includes a landscaped entrance, an enclosed play area, a footballing area and an open area for families to use. There are also a number of pockets of trees planted around the field.



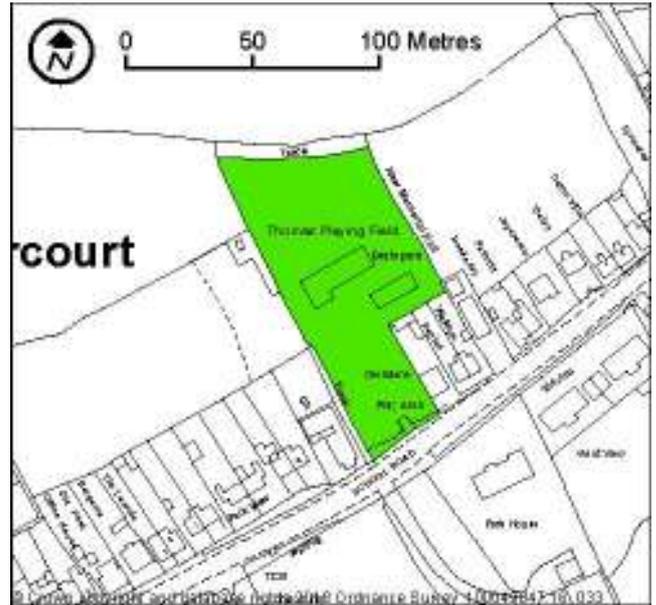
Inset map 5: Fraddon Millennium Green

**Community Spaces Policy 1(e)  
Local Green Space designation:  
Thomas Playing Field (CS1E)**

Policy Justification

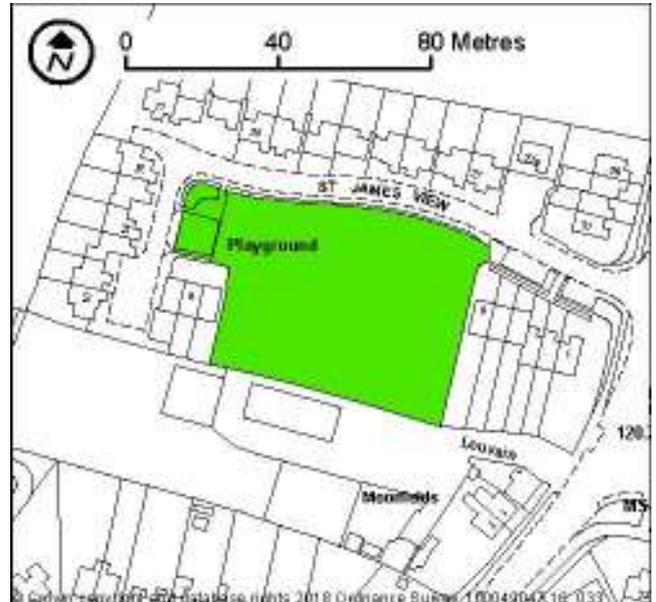
The Thomas Playing Field has been a key focal point for the residents of Summercourt since 1931 when it was gifted to the local community by Miss Thomas.

Another well-used space, it is located in the heart of Summercourt and contains a football pitch, a skate park, and an array of play equipment.



Inset map 6: Thomas Playing Field

**Community Spaces Policy 1(f)  
Local Green Space designation:  
Green and play area at St James View,  
Fraddon (CS1F)**



Inset map 7: St James View

Policy Justification

A “village green” was constructed as part of the St James View estate in the 2000s, along with an area of equipped play equipment. These provide spaces of considerable value to residents in the surrounding properties.

**Community Spaces Policy 1(g)**  
**Local Green Space designation:**  
**Open space at Hanover Park, Indian Queens**  
**(CS1G)**

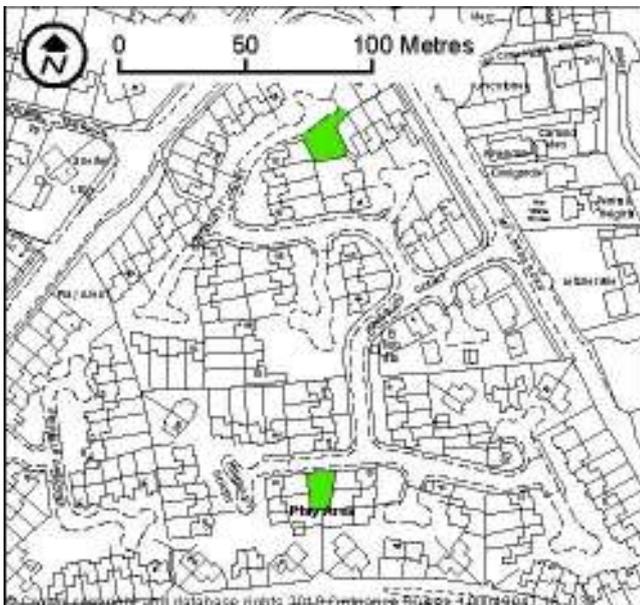


Inset map 8: Hanover Park

Policy Justification

A small community space with play equipment constructed in the 1990s provides a space of value to residents in surrounding properties.

**Community Spaces Policy 1(h)**  
**Local Green Space designation:**  
**Two open spaces at Kingsley Court, Fraddon**  
**(CS1H)**



Inset map 9: Kingsley Court

Policy Justification

Two small community spaces were constructed within the Kingsley Park development in the 1990s. Both provide spaces of value to residents in the properties which surround them.

**Community Spaces Policy 1(i)**  
**Local Green Space designation:**  
**Play area at Penhale Gardens, Fraddon**  
**(CS1I)**

Policy Justification

A small play area was constructed within Penhale Gardens in the 2000s. It provides a space of considerable value to residents in the estate.



Inset map 10: Penhale Gardens

**Community Spaces Policy 1(j)**  
**Local Green Space designation:**  
**Garden area at Clodan Mews, St Columb Road**  
**(CS1J)**

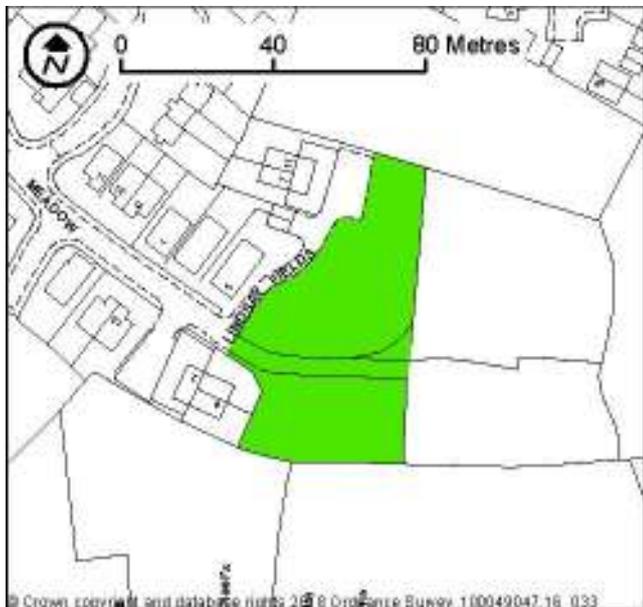
Policy Justification

A small area and associated piece of grass was constructed within Clodan Mews in the 2000s. It provides a space of value to residents within the estate.



Inset map 11: Clodan Mews

**Community Spaces Policy 1(k)**  
**Local Green Space designation:**  
**Open area and copses at Lindsay Fields, Fraddon (CS1K)**



Inset map 12: Lindsay Fields

Policy Justification

A grassed area with two copses of trees was created to the east of Lindsay Fields in the 2000s. It provides an open area that is well used by the residents of Lindsay Fields and the adjacent estate of Heather Meadow.

**Community Spaces Policy 1(l)**  
**Local Green Space designation:**  
**Playing field near Mitchell (CS1L)**



Inset map 13: Playing field near Mitchell

Policy Justification

This playing field serves the village of Mitchell, which lies within the neighbouring parish of St Newlyn East. A well-used space, it provides an important resource for the families of Mitchell.

**COMMUNITY SPACES POLICY 2:**  
**INDIAN QUEENS SCHOOL**

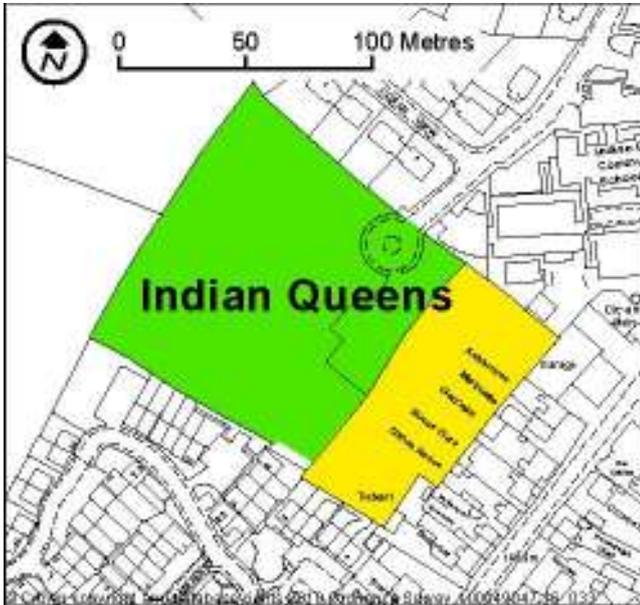
**Built development on the land adjacent to Indian Queens School (shown as CS2 on large map 2) will be resisted unless it relates to the educational and recreational needs of the primary school and the wider community.**

Policy Justification

In recent years, Indian Queens Primary School has increased in size as the population of the area has grown significantly. The School presently has over 400 pupils and four new classrooms were constructed on the site in 2016.

At that time, it was acknowledged that the school did not have adequate green space and the field noted above was secured through a land deal with a local housing association.

Approximately 50% of the land is due to be enclosed for use by the school and a path is due to be constructed to provide a pedestrian link from the Harvenna Heights estate to the School.



Inset map 14: Indian Queens School

This policy covers the whole of the field and, in the application of this policy, the provision of car parking in the field, to specifically meet the needs of the school, would be deemed acceptable.

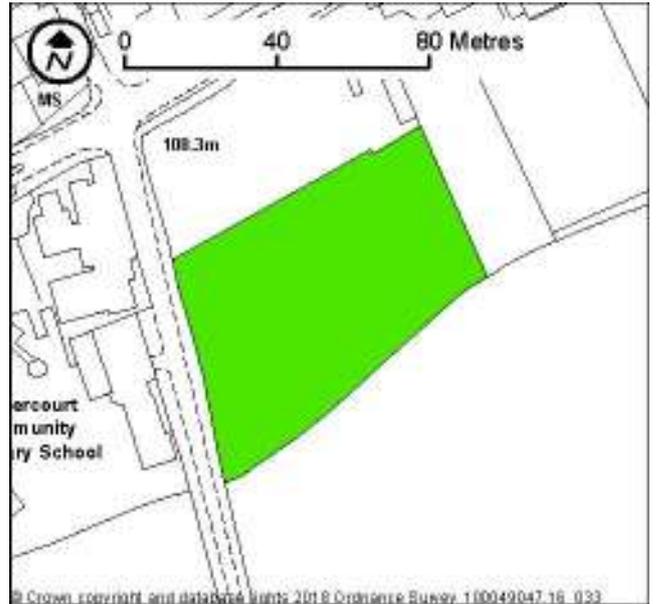
In the 2014 questionnaire, 91% of respondents (637 out of a total of 703) agreed that the field adjacent to Indian Queens Primary School should be protected for use by the School for recreational and related purposes.

**COMMUNITY SPACES POLICY 3:  
SUMMERCOURT SCHOOL**

**Built development on the land adjacent to Summercourt School (shown as CS3 on large map 5) will be resisted unless it relates to the educational and recreational needs of the primary school, and the wider community.**

Policy Justification

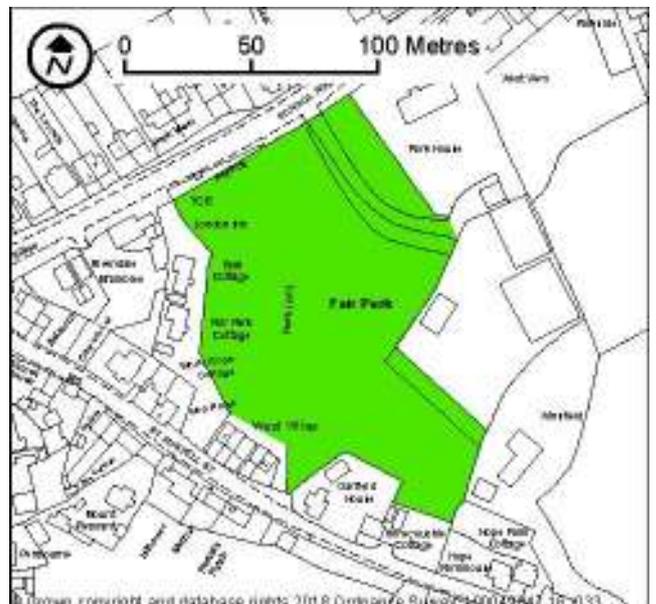
Summercourt School has a playing field, which is positioned to the immediate east of the main school campus. This policy safeguards an important recreational space for the School.



Inset map 15: Summercourt School

**COMMUNITY SPACES POLICY 4:  
FAIR FIELD, SUMMERCOURT**

**Built development within the Fair Field at Summercourt (shown as CS4 on large map 5) will be resisted.**



Inset map 16: Fair Field at Summercourt

Policy Justification

The village is well-known for Summercourt Fair, which dates back to the Middle Ages and still takes place every September. During the late 20th century, a small number of residential

properties were built on the edges of the field but enough space remained for the annual funfair to take place.

This policy will ensure that the historic fair is able to continue into the future.

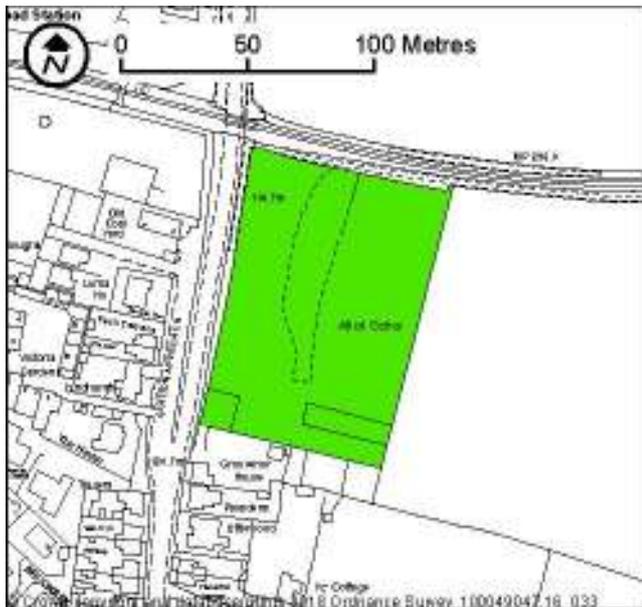
In the 2014 questionnaire, 87% of respondents (607 out of a total of 701) stated that they would like to see the “Fair Field” protected as an accessible public space for events such as the fair.

**COMMUNITY SPACES POLICY 5:  
ALLOTMENT FIELD AT ST COLUMB ROAD**

**Built development on the allotment field (shown as CS5 on large map 3) will be resisted unless it relates to the provision of facilities relating to the allotments and the needs of allotment holders.**

Policy Justification

Local people have been working allotments in this location for over forty years. At the present time, there are about 25 individual plots, which are an important asset for the local community.



Inset map 17: Allotment field

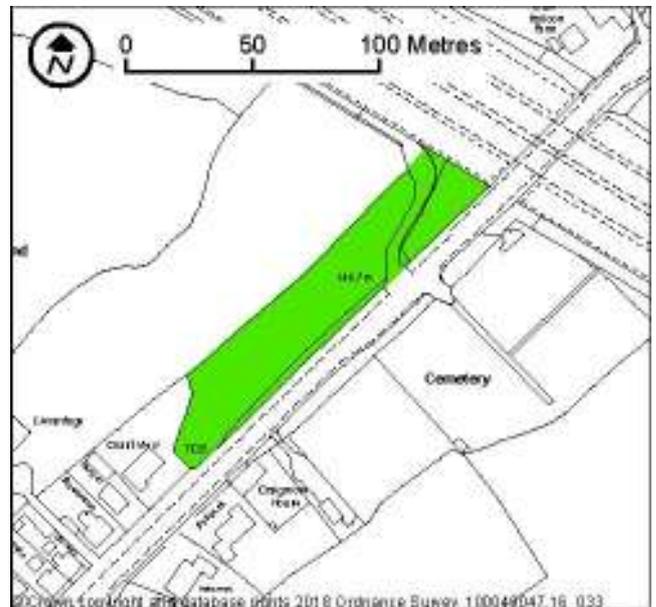
This policy safeguards an important community facility for the local area.

**COMMUNITY SPACES POLICY 6:  
FORMER ALLOTMENT FIELD AT INDIAN QUEENS**

**Proposals for community facilities will be supported within the former allotment field (shown as CS6 on large map 2).**

Policy Justification

This field is in public ownership (St Enoder Parish Council). It is located directly opposite the cemetery at Indian Queens, and is only a short distance away from the Indian Queens Recreation Ground.



Inset map 18: Former allotment field

It has been identified by St Enoder Parish Council, and community groups, as a potential location for enhanced community facilities.

**COMMUNITY SPACES POLICY 7:  
CEMETERY AT INDIAN QUEENS**

**Developments on land (shown as CS7 on large map 2) adjacent to the cemetery in Indian Queens will be resisted in order to safeguard the potential for the future expansion of the burial area.**

Policy Justification

The cemetery lies on the outskirts of Indian Queens. It is unlikely that housing and other

developments in these areas would be policy compliant at the present time, but this policy provides an additional safeguard to the future expansion of the cemetery.

It should be noted that the cemetery is presently being extended, and that this policy ensures further safeguards for burial space into the future.

Policy Justification

The cemetery is located close to Summercourt. It is unlikely that housing and other developments in this area would be policy compliant at the present time, but this policy provides an additional safeguard to the future expansion of the cemetery.

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**COMMUNITY SPACES POLICY 8:  
CEMETERY AT SUMMERCOURT**

**Developments on land (shown as CS8 on large map 5) adjacent to the cemetery in Summercourt will be resisted in order to safeguard the potential for the future expansion of the burial area.**



## SECTION 7: COMMUNITY BUILDINGS

- The key policy on community buildings in the Cornwall Local Plan is 4 (shopping, services and community facilities).

The 2014 questionnaire reaffirmed that St Enoder Parish is well-served by a wide range of community buildings, such as village halls and religious buildings. Responses also showed that the buildings are heavily used by local people and their organisations.

This Neighbourhood Plan seeks to reflect this support in planning policy to ensure that the future uses of these buildings relate to community uses and to specify it would not be acceptable for any of them to be lost to other uses, such as housing.



### COMMUNITY BUILDINGS POLICY 1: IMPROVEMENTS TO COMMUNITY BUILDINGS

**Proposals to improve or enhance community buildings and their immediate surroundings, which are linked to the community use of buildings, will be supported.**

#### Policy justification

This policy builds on the feedback from the 2014 questionnaire which indicated that community buildings be safeguarded and enhanced as important spaces for continued use by local people.

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### COMMUNITY BUILDINGS POLICY 2: PROTECTION OF COMMUNITY BUILDINGS

**The loss of community buildings to other uses, such as housing, will be rejected unless it can be demonstrated that there is no alternative community use of the premises.**

**Community buildings covered by this policy include:**

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

#### Policy justification

As noted above, this policy builds on the feedback from the 2014 questionnaire which indicated that community buildings be safeguarded and enhanced as important spaces for continued use by local people.

St Enoder Parish Council is also committed to using the “right to bid” process to secure the long-term future of all existing community buildings.

## SECTION 8: DESIGN AND DEVELOPMENT STANDARDS

- Key policies on this topic in the Cornwall Local Plan include 12 (design) and 13 (development standards), while the unitary authority has also produced a Cornwall Design Guide.

Policy 12 (design) of the Cornwall Local Plan advises that the unitary authority is committed to the achievement of “high quality safe, sustainable and inclusive design in all developments” which “must ensure Cornwall’s enduring distinctiveness and maintain and enhance its distinctive natural and historic character.”

It further adds that new developments should be:

- Of an appropriate scale, density, layout and mass, in order to fit in with their immediate surroundings.
- Designed to reflect the character of the local area.

- Designed to ensure adequate amenity space, such as gardens, for occupants of the properties, and car parking.
- Designed to protect individuals and property from overlooking and unreasonable loss of privacy; overshadowing or overbearing impacts; and unreasonable noise and disturbance.

Expectations set out in Policy 13 (development standards) include:

- Sufficient internal space in housing to meet everyday activities and provide flexibility for future adaptations.
- Public open space on-site or contributions to open space elsewhere.
- Appropriate levels of car parking and parking for bicycles.
- Sufficient storage space for waste and recyclables

This document includes one additional policy to complement the wider Development Plan:

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### DESIGN POLICY 1: WRITTEN STATEMENT ON DESIGN

**Where appropriate, proposals should be accompanied by a written statement which sets out how proposals would respect and / or enhance the character of St Enoder Parish. In particular, the written statement must set out how the proposal would follow the policies and guidance in the National Planning Policy Framework, Cornwall Local Plan, Cornwall Design Guide and other relevant policy documents.**

#### Policy Justification

It is important that all development in the parish of St Enoder respect and enhance the quality of the local area; and that proposals should be prepared with careful consideration of the local context in order to achieve the highest possible design quality and best possible development standards.

This would link with any design guides for St Enoder Parish or parts of the Parish that might be produced in the future.

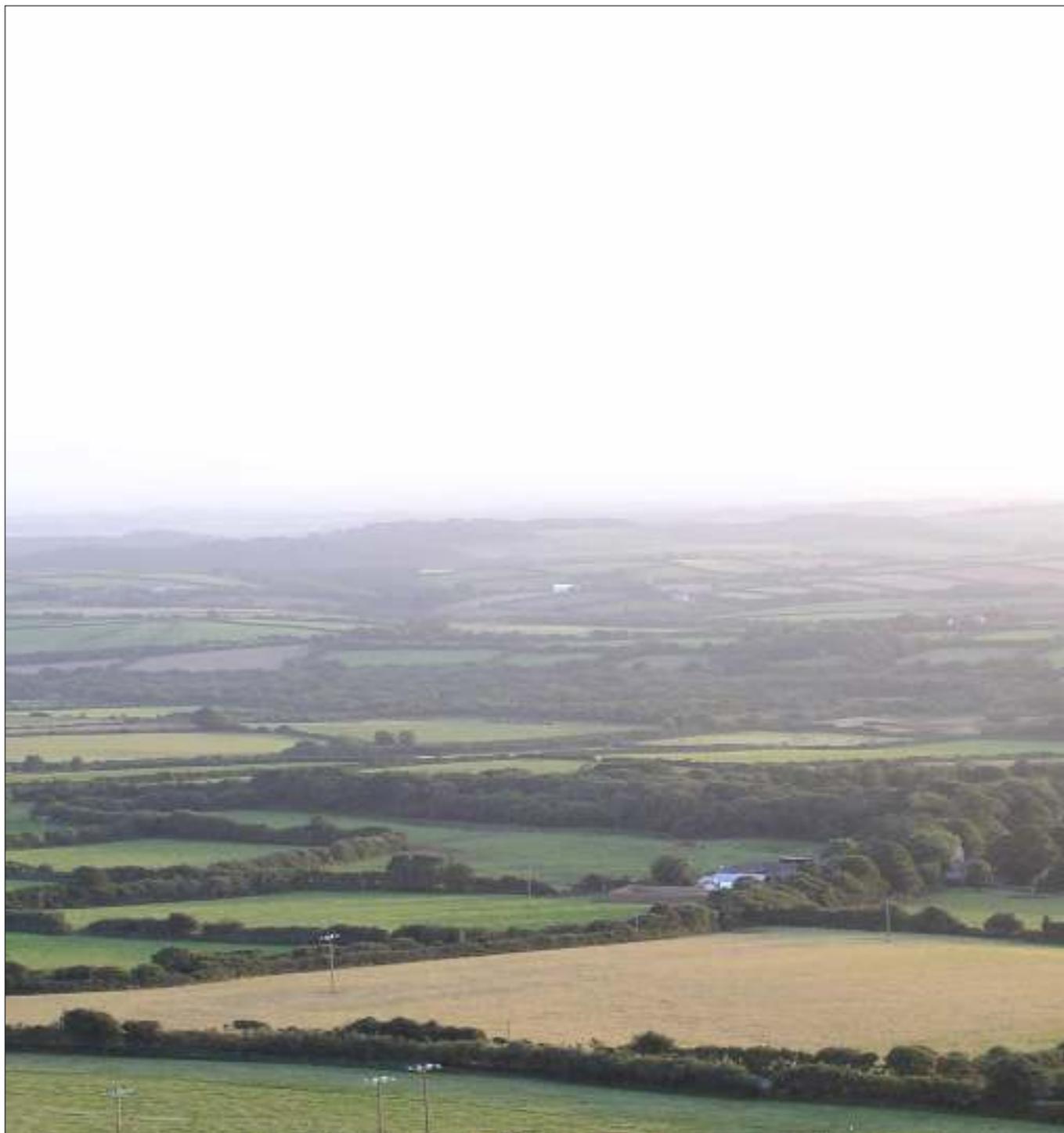


## SECTION 9: LANDSCAPE CHARACTER

- Key policies in the Cornwall Local Plan include 2 (spatial strategy), 23 (natural environment) and 24 (historic environment).

The importance of protecting local landscapes and landscape features is strongly reflected in the feedback from the 2014 questionnaire.

This shows that 88% of respondents (628 people out of a total of 716) wanted woodland to be safeguarded. In addition, strong support for the protection of other aspects of landscape was shown as follows: unspoilt public views of the countryside (87% - 620 respondents), green areas between developed areas (86% - 607 respondents), rivers and streams (83% - 591 respondents), trees (81% - 578 respondents), the farming landscape (79% - 566 respondents) and hedges (73% - 525 respondents).



It should be noted that Policy 2 of the Cornwall Local Plan states that “proposals should maintain and respect the special character of Cornwall,” and that “all urban and rural landscapes, designated and undesignated, are important.” It seeks that proposals demonstrate a “cultural, physical and aesthetic understanding of its location,” and understand the “beauty and diversity of landscape and seascape, character and setting of settlements.”

Policy 23 of the same document meanwhile adds that “developments should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and undesignated landscapes.”

It is acknowledged that the scope of designated landscapes within St Enoder Parish is extremely limited (see section 12), but more than 75% of the parish is Anciently Enclosed Land. This reflects a landscape with significant time-depth, comprising extensive field systems associated with a network of medieval farmsteads, that also retains significant evidence of human activity in prehistory

The views of the residents of St Enoder Parish are reflected in two policies in this Plan which complements other policies in the Cornwall Local Plan.

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## **LANDSCAPE POLICY 1: RESPECTING LANDSCAPE CHARACTER**

**Development should be of a scale, mass and design that reflects the character of the local landscape and the setting of the locality. In particular, development should seek to:**

- a) Maintain and restore Cornish hedges and other boundary features, whilst respecting the varying pattern of historic field systems.**
- b) Protect against the impact of insensitive developments / alterations on rural character, ensuring that buildings both reflect traditional materials and styles.**
- c) Avoid the demolition of freestanding outbuildings and loss of historic features.**
- d) Avoid intruding into the setting of any prominent building or landmark.**
- e) Retain expansive open views of the local countryside.**
- f) Prevent visually intrusive development on the skyline.**

## Policy Justification

It is important that all development in the parish of St Enoder respects and enhances the landscape of the local area; and that proposals should be prepared with careful consideration of the local landscape context.

It also reflects the views of local residents as shown through the 2014 questionnaire.

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## **LANDSCAPE POLICY 2: MAINTAINING A SENSE OF PLACE**

**To maintain the distinct character and identities of the settlements of St Enoder Parish, developments which would erode green space between communities or extend development in an insensitive manner will not be supported.**

## Policy Justification

Feedback from the 2014 questionnaire demonstrated that 88% respondents (659 people out of a total of 727) agreed the “green spaces between the main built-up parts of St Enoder Parish should be protected from development.”

This policy will further ensure that existing settlements are not extended in an insensitive manner and further elongate villages, which came about principally through “ribbon development” in the early / mid 20th century. It links with HOUSING POLICY 4 of this Plan, and also meets the objectives of the National Planning Policy Framework, relating to the preservation of the different roles and character of different areas.

## SECTION 10: RENEWABLE ENERGY

- Key policies in the Cornwall Local Plan include 14 (renewable and low carbon energy) and 15 (safeguarding renewable energy).

Within the boundaries of St Enoder Parish, there are five large wind turbines and three large solar farms (which together have an installed capacity in excess of 20 mW). It should further be noted that applications for a number of large wind turbines (including three on a tip associated with a local clayworks) were refused between 2012 and 2017, because of cumulative impact and other adverse landscape impacts.<sup>6</sup>

In June 2015, the UK Government released a ministerial statement which stated that “local people” would “have the final say on wind farm applications.” In particular, the statement said local planning authorities should only grant planning permission once “planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.”

The statement further 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.”

A significant range of views were expressed about renewable energy developments in the 2014 questionnaire, but overall there was significant opposition to further large wind or solar installations. 76% of respondents (493 people out of a total of 648) expressed their opposition to more large wind turbines within St

Enoder Parish and 63% of respondents (417 people out of a total of 659) expressed opposition to more solar farms within St Enoder Parish. There was more of a mixed response to the possibility of a genuine 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.

Furthermore, St Enoder Parish Council has not received any requests for land to be allocated in the Neighbourhood Plan for wind turbines (or solar farms) and therefore the working group did not explore the possibility of an allocation or allocations. It does however acknowledge that should landowners, in the future, wish to put forward proposals for wind energy, the Parish Council will consider a revision or addendum to this Neighbourhood Plan.

This Plan does however include a policy on solar installations, which was not covered by the ministerial statement referred to above.

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### RENEWAL ENERGY POLICY 1: SOLAR INSTALLATIONS

**Solar installations of an appropriate scale to their location will be supported, when the proposal:**

- a) does not have an overbearing effect on nearby habitations.**
- b) avoids, or adequately mitigates noise, glint and glare.**
- c) does not have an unacceptable cumulative impact on the landscape.**
- d) ensures impacts identified by the affected local community have been fully addressed and therefore the proposal has their backing.**
- e) is located on poor quality agricultural land (Grade 4 or 5)<sup>7</sup> or on previously developed land.**

#### Policy justification

This policy reflects the feedback from local residents in the 2014 questionnaire while, at the same time, seeking to allow modest proposals for solar installations which do not have an adverse impact on the local area.

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<sup>6</sup> Proposals for wind turbines in St Enoder Parish which have been refused include: Summercourt (PA12/02362); Chytane Farm (PA13/02367); Trenithon Farm (PA14/06049) and Pines Tip (3 turbines) (PA15/0095).

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<sup>7</sup> Agricultural Land Classification.

## SECTION 11: HISTORIC ENVIRONMENT

- Key policies in the Cornwall Local Plan include 2 (spatial strategy) and 14 (historic environment).

The importance of protecting the historic environment of St Enoder Parish, and heritage assets within the locality, is also strongly reflected in the feedback from the 2014 questionnaire.

This shows that 89% of respondents (607 out of a total of 677) wanted historic churches and chapels to be safeguarded.



In addition, the strong support for the protection of other aspects of the historic environment was as follows: archaeological monuments (85% - 578 respondents), historical landscapes (83% - 565 respondents), old buildings (77% - 519 respondents), medieval farms and field systems (68% - 460 respondents) and mining features (65% - 443 respondents).

Policy 24 in the Cornwall Local Plan states that proposals should “sustain the cultural distinctiveness and significance” of Cornwall’s communities by “protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their setting.”

The policy seeks to ensure that developments are of a scale, mass and design that reflect the character of the historic landscape. It also states that the full impact of possible developments on all heritage assets (which should include below-ground archaeological remains, Cornish hedges and other landscape features) is properly taken into account during the planning process and, where appropriate, mitigation such as archaeological recording is carried out.

There are three Scheduled Monuments and 42 Listed Buildings in St Enoder (see Appendix 1), which are protected through legislation (Ancient Monuments and Archaeological Areas Act 1979, and Planning (Listed Buildings and Conservation Areas) Act 1990).

As noted in the section on landscape character, the low number of assets covered by some form of statutory protection does not fully represent the significance of varied historic environment.

It should also be pointed out that St Enoder Parish Council supports a review of the extent of statutory protection covering historic monuments in the Parish.

This Plan includes two policies to complement those in the National Planning Policy Framework and the Cornwall Local Plan. These specify an approach to non-designated heritage assets, and the protection of the area around Terice Bridge as a Character Area.

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### HISTORIC ENVIRONMENT POLICY 1: NON-DESIGNATED HERITAGE ASSETS

**Proposals which will affect directly or indirectly a non-designated heritage asset (including below-ground archaeological remains) will be considered on the basis of the scale of any harm or loss and the significance of the heritage asset. Applicants will be expected to provide an appropriate level of information to enable the significance of the asset to be determined, the impact of the development proposal to be understood and, if necessary, the mitigation to be agreed.**

Policy Justification

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 prepared and included in the Neighbourhood Plan.

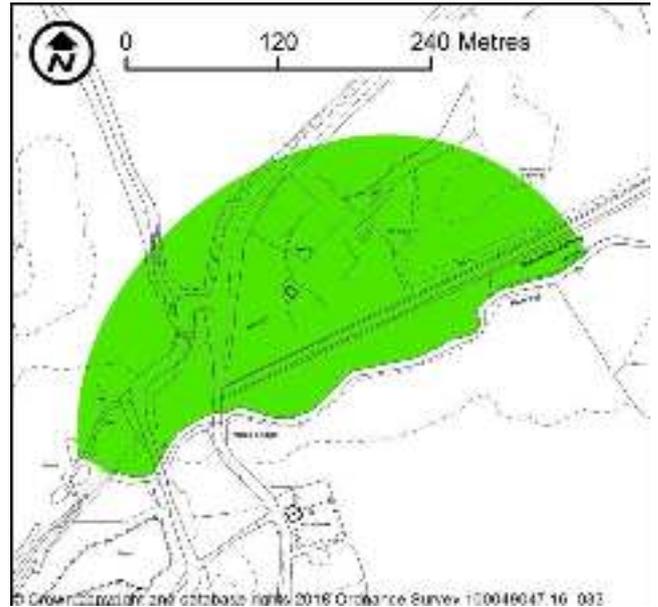
The Working Group took the view that, rather than producing a “local list,” the above policy should be prepared which would cover all non-designated assets including prehistoric earthworks, barrows and complex below-ground remains recorded on aerial photographs, religious buildings such as local chapels, mining sites and structures, engine houses and china-clay pan-kilns, hedges, field systems and associated settlements.



A large number, though not all non-designated assets are listed in the Cornwall and Scilly Historic Environment Record. A selection of sites included within the HER is included as Appendix 2.

**HISTORIC ENVIRONMENT POLICY 2:  
TRERICE BRIDGE CHARACTER AREA**

**Developments will not be permitted that would cause harm to the features and characteristics of the Trerice Bridge Character Area (shown as TB1 on inset map 19), unless the benefits of the development significantly outweigh the harm.**



Inset map 19: Trerice Bridge Character Area

Policy justification

A total of 18 Areas of Great Historic Value were identified through the Restormel Local Plan (2002). These were defined as “important groupings of archaeological remains and important remnants of historic landscapes where inter relations between sites can be studied.”

It included the landscape to the north of Trerice Bridge, which had been identified within the study produced by the Cornwall Archaeological Unit (CAU) titled “*The Archaeology of the China Clay Area*.” It contains a listed 19th century bridge, plus the remains of a stamping mill and Wheal Remfry brickworks, a former railway line and associated crossing gate house, a ruined farm complex and fragments of two field systems.

It is acknowledged that Areas of Great Historic Value are no longer being included within planning documents but, even though the area has been partially compromised by the construction of the access road to the waste incinerator in St Dennis Parish, it was considered that the area is still deemed worthy of being safeguarded as a character area in this Plan

## SECTION 12: NATURAL ENVIRONMENT

- The key policy in the Cornwall Local Plan is 23 (natural environment).

The importance of safeguarding the natural environment is strongly reflected in the feedback from the 2014 questionnaire.

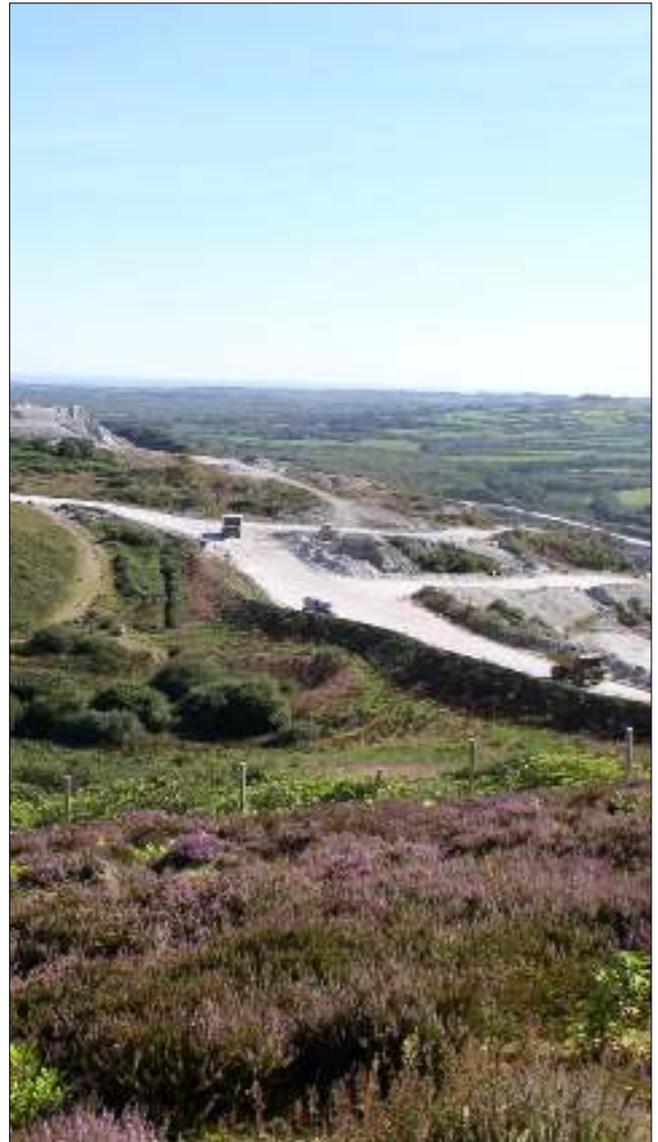
As noted in Section 9 on landscape character, in the 2014 questionnaire, local residents considered the protection of landscapes and areas of nature conservation value to be very important. This shows that 88% of respondents (628 out of a total of 716) wanted woodland to be safeguarded. In addition, there was strong support to protect unspoilt public views of the countryside (87% - 620 respondents), as well as the green areas between developed areas (86% - 607 respondents), rivers and streams (83% - 591 respondents), trees (81% - 578 respondents), the farming landscape (79% - 566 respondents) and hedges (73% - 525 respondents).

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.

The only part of St Enoder Parish is protected by statutory landscape designations is the western part of the Goss Moor. This is a Special Area of Conservation (SAC), protected through the EC Habitats Directive, as well as being a Site of Special Scientific Interest (SSSI) and an Area of Great Scientific Value (AGSV). It is managed as a National Nature Reserve.

The Restormel Local Plan (2002) identified an area of woodland, known as Entrance Wood to the south of the settlement of Arrallas, which it considered to be part of an Area of Great Landscape Value. It also identified a number of locations within St Enoder Parish as Sites of Importance for Nature Conservation (SINCs).

It is important that, as well as sites with state or international designations plus the AHLV and SINCs, the value of other sites, connected wildlife corridors and landscapes are not undermined by developments. This is covered by **LANDSCAPE POLICY 1** in this Plan.



It should be noted that this Plan does not include any site allocation or proposed developments in those sensitive areas named in this section of the document, and therefore the nature conservation or geodiversity conservation value of these key sites is not undermined.

This Plan includes three policies which specifically focus on local sites and complement the policies in the Cornwall Local Plan.

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### **NATURAL ENVIRONMENT POLICY 1: SPECIAL AREA OF CONSERVATION (GOSS MOOR)**

**Developments will not be permitted that would cause harm to the ecology, features or characteristics of the Special Area of Conservation of the Goss Moor (as defined on large map 6).**

Policy Justification

As noted above, the western part of the Goss Moor National Nature Reserve lies within St Enoder Parish and, as well as being an SAC, is also a Site of Special Scientific Interest (SSSI) and an Area of Great Scientific Value (AGSV).

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**NATURAL ENVIRONMENT POLICY 2  
AREA OF GREAT LANDSCAPE VALUE  
(ENTRANCE WOOD)**

**Developments will not be permitted that would cause harm to the ecology, features or characteristics of the Area of Great Landscape Value at Entrance Wood (as defined on large map 6), unless the benefits of the development greatly outweigh the harm.**

Policy Justification

The AGLV was initially identified in a Cornwall Structure Plan, with the detailed boundaries set out in the Restormel Borough Local Plan 2002. It was considered by the former County Council and Restormel Borough Council that the AGHV represented an “attractive landscape” which should be protected from “inappropriate development.”

The working group considered that the ALGV was still relevant at the present time and the Entrance Wood should be safeguarded through a policy in the Neighbourhood Plan.

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**NATURAL ENVIRONMENT POLICY 3:  
SITES OF IMPORTANCE FOR NATURE  
CONSERVATION**

**Developments will not be permitted that would cause harm to the ecology, features or characteristics of Sites of Importance for Nature Conservation, unless the benefits of the development greatly outweigh the harm.**

**The four Sites of Importance for Nature Conservation (as defined on large map 6) are as follows:**

- **SINC1: Harvenna Woods and Ennis Barton**
- **SINC2: Tredinnick**

- **SINC3: Ladock, St Enoder Woods and Trendreal**
- **SINC4: Trefullock Moor**

Policy Justification

The SINCs were originally identified by the former Restormel Borough Council in consultation with the Cornwall Wildlife Trust and included within the Restormel Borough Local Plan 2002. The sites were deemed to be the prime areas of nature conservation significance across Cornwall, and were selected from the “total conservation asset base” and “in the light of knowledge gained from systematic and extensive countryside habitat and species surveys.”

The working group considered that the SINCs were still relevant at the present time and should be safeguarded through a policy in the Neighbourhood Plan.

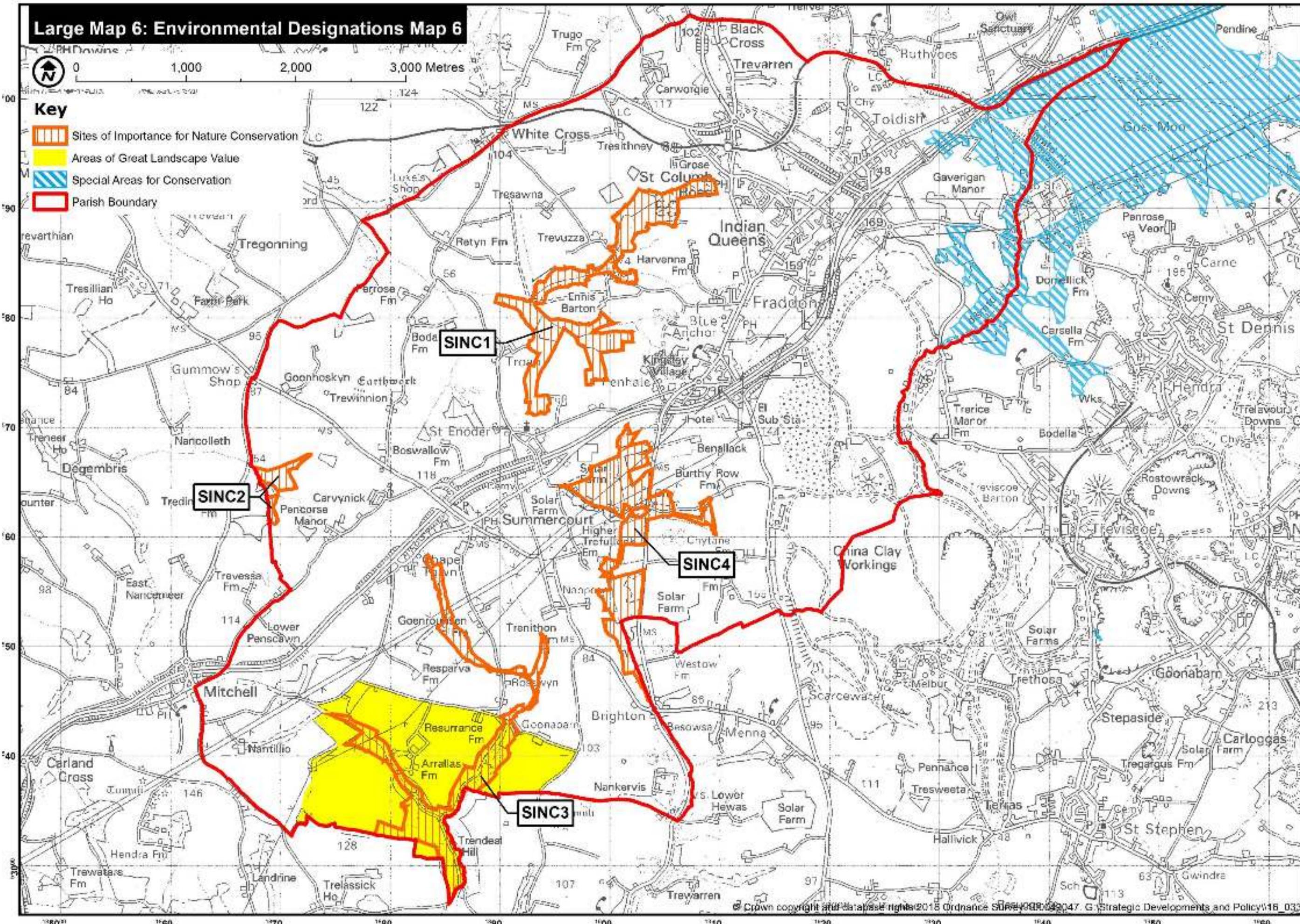
A fifth SINC covered the edge of the Goss Moor in the Restormel Borough Local Plan 2002, but this has not been taken forward as the area is now an SAC and covered by NATURAL ENVIRONMENT POLICY 1 in this Plan.



# Large Map 6: Environmental Designations Map 6



- Key**
- Sites of Importance for Nature Conservation
  - Areas of Great Landscape Value
  - Special Areas for Conservation
  - Parish Boundary





## APPENDIX 1: Scheduled Monuments and Listed Buildings

### Scheduled Monuments

21080	Early Christian inscribed stone (Medieval), Mission Church, Indian Queens.
21078	Preaching pit (19th century), Indian Queens Pit.
22258	Wayside cross (Medieval), St Enoder Churchyard.

### Listed Buildings Grade 1

#### Religious buildings and structures

DCO13894	St Enoder Church.
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### Listed Buildings Grade 2

#### Religious buildings and structures

DCO12936	Cross in churchyard about ten metres south of south porch of St Enoder Church.
DCO12937	Gateway with flanking walls at the south side of the churchyard of St Enoder Church.
DCO12947	Indian Queens Methodist Church (Wesleyan).
DCO13446	Summercourt Methodist Church (Wesleyan) and attached Sunday School. Converted into dwellings.
DCO13447	Fraddon Methodist Church (Bible Christian and United Methodist) with attached Sunday School and coach house. Converted into dwellings.
DCO14167	Merrifield monument in the churchyard about four metres south-east of the south aisle of St Enoder Church.

#### Farmhouses and farm buildings

DCO12939	Goenrounsen Farmhouse.
DCO12940	Halloon Farmhouse.
DCO12945	Retyn Farmhouse.
DCO12946	Carvynick House. Converted into a public house.
DCO12975	Range of farm buildings about 100 metres south-east of Arrallas. Farmhouse. Converted into dwellings.
DCO13436	Arallas Farmhouse.
DCO13890	Trewheela Farmhouse.

DCO13893	Pencorse Manor.
DCO14129	Glebe Farmhouse, St Enoder.
DCO14130	Lower Penscawn with attached front walls, railings and gate.
DCO14134	Barn about 100 metres west of Rectory in St Enoder Churchtown.

#### Other buildings and structures

DCO12938	Toll house, Brighton Cross.
DCO13449	Hope Cottage, Summercourt.
DCO14135	Indian Queens School. Converted into industrial units.
DCO17036	War memorial in cemetery in St Enoder Churchtown.
DCO12971	Trerice Bridge.

#### Milestones

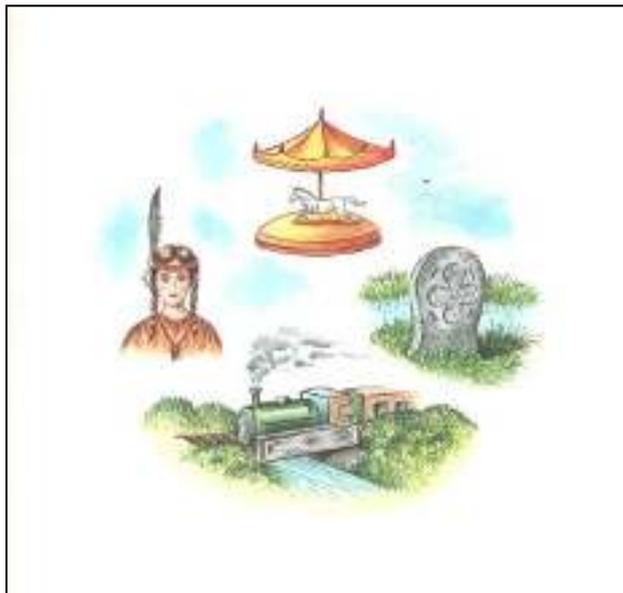
DCO12941	Milestone on A30, west of Lower Penscawn.
DCO12942	Milestone on B3058, south of Summercourt crossroads.
DCO12943	Milestone on B3058, junction with road to Goonabarn and Trendeal.
DCO12944	Milestone on Parka Road, midway between Fraddon and St Columb Road.
DCO13442	Milestone on old A30 at Chapelton, Summercourt.
DCO13443	Milestone on old A30, north of Summercourt School.
DCO13444	Milestone on B3275, opposite New Road Cottages.
DCO13892	Milestone on old A30, at junction with My Lords Road, Fraddon.
DCO14131	Milestone on the B3058, midway between Summercourt and Gummows Shop.
DCO14132	Milestone at Penhale Farm, Fraddon
DCO14133	Milestone on old A30, at Indian Queens crossroads.
DCO14972	Milestone on Moorland Road at Toldish.
DCO14973	Milestone on B3275, east of Nankervis.
DCO14974	Milestone on Newquay Road, north-west of Halloon Crossing Cottage.
DCO14976	Milestone on old A30, Fraddon Hill.
DCO14977	Milestone on old A30, opposite Fraddon Millennium Green.
DCO14978	Milestone on old A39, north of Trevarren.

DCO15011 Milestone on A392, 350m east of White Cross crossroads.

## APPENDIX 2 Examples of non-designated assets in the Cornwall and Isles of Scilly Historic Environment Record

MCO3399	Barrow (Bronze Age) - Resparva	MCO114	Possible site of Plen an Gwary (Medieval) - St Enoder
NCO3400	Barrow (Bronze Age) - Resparva	MCO32281	Field system (Medieval) - Goonabarn
MCO20339	Hut circles (Bronze Age / Iron Age - Tresithney	MCO32282	Field system (Medieval) - Goonabarn
MCO337	Enclosure (Prehistoric) - St Enoder	MCO33752	Field system (Medieval) - Troan
MCO8345	Enclosure (Prehistoric) - Penscawn	MCO25367	Corn mill (Post medieval) - Brighton
MCO33746	Enclosure (Prehistoric) - St Enoder	MCO33050	Immanuel Methodist Chapel (19th century) - Indian Queens
MCO33756	Enclosure (Prehistoric) - Gummows Shop	MCO33052	Bible Christian Chapel (19th century) - Summercourt
MCO49268	Enclosure (Prehistoric) - Indian Queens	MCO33054	Methodist Chapel (20th century) - Summercourt.
MCO85	Hillfort / earthwork (Iron Age) - Trewinnion	MCO52248	Methodist Chapel (19th century) - Black Cross
MCO7983	Round /cropmark (Iron Age) - Goonhoskyn	MCO33776	Mission Church (19th century) - Indian Queens
MCO8006	Round / crop mark (Iron Age) - Gumbells	MCO51381	School (19th century) - Summercourt
MCO8419	Round / cropmark (Iron Age) - Higher Resparva	MCO25700/ MCO53935 /MCO55888	Railway tunnel (19th century) - Toldish
MCO8420	Round / cropmark (Iron Age) - Resparva	MCO55882	Trackbed (Mineral line to Retew) (19th century) - Retew
MCO8501	Round / earthwork (Iron Age) - Summercourt	MCO51250	Crossing gate house (19th century) - Trerice Bridge
MCO8528	Round / earthwork (Iron Age) - Summercourt	MCO11962	Streamworks (Post-medieval) - Grose
MCO8907 / MCO33782	Two rounds / cropmarks (Iron Age) - Whitecross	MCO25658	Streamworks (Post-medieval) - Goss Moor
MCO32276	Round / cropmark (Iron Age) - Arrallas	MCO25719	Streamworks (Post-medieval) - Gaverigan
MCO32280	Round / cropmark (Iron Age) - Resurrance	MCO11962	Chimney at Chytane Consols Mine (19th century) - Chytane Woods
MCO33739	Round / cropmark (Iron Age) - Summercourt	MCO12370	Mine buildings and chimney at Parka Mine (19th century) - St Columb Road
MCO33788	Round / cropmark (Iron Age) - Bodanna	MCO25720	Stamping Mill (Post-medieval) - Trerice Bridge
MCO49303	Round / cropmark (Iron Age) - Trehwela	MCO41871	Ochre mine building and chimney (20th century) - Toldish
MCO20969	Field system (Iron Age) - Goonhoskyn	MCO56601	Engine house at Toldish Mine (19th century) - Toldish
MCO4981	Stone cross (Medieval) - Black Cross	MCO25710	Brickworks (20th century) - Wheal Remfry
MCO5333	Base for cross (Medieval) - Burthy	MCO26742	Pan kiln (20th century) - Trehwela
		MCO26754	Settling pits and mica drags (20th century) - New Halwyn
		MCO26755	Sky tip (20th century) - Halwyn
		MCO26761	Pan kiln (20th century) - Mellangoose
		MCO51251	Pan kiln (20th century) - Trevarren





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