



CARN BREA PARISH NEIGHBOURHOOD DEVELOPMENT PLAN 2023-2030

Submission Draft June 2023



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This is the ‘Submission Draft’ of the Carn Brea Parish Neighbourhood Development Plan.

The Carn Brea Parish Neighbourhood Development Plan has been prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004, the European Directive 2001/42 on Strategic Environmental Assessment, and the EU Directive 92/43 on Habitats Regulations Assessment. It is required to take into account the National Planning Policy Framework (NPPF) 2021 and the adopted Cornwall Local Plan 2016. It must also take into account the advice given in the National Planning Policy Guidance (NPPG).

Abbreviations Used in this Neighbourhood Plan

NPPF —National Planning Policy Framework

NPPG - National Planning Policy Guidance

CLP —Cornwall Local Plan

CC —Cornwall Council

SADPD —Cornwall Local Plan Site Allocations Development Plan Document

NDP —Neighbourhood Development Plan

CEDPD - Cornwall Climate Emergency Development Plan Document

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HOW TO READ THIS NEIGHBOURHOOD DEVELOPMENT PLAN

Part 1 introduces the Neighbourhood Plan and ‘sets the scene’ for why it has been produced and the evidence base that backs its proposals.

Part 2 includes the draft vision and objectives of the Plan, setting out how we can harness the Parish’s assets and opportunities in order to serve the needs of the local community whilst protecting and enhancing the unique character, biodiversity, history and culture of the area, and tackling the causes and impacts of climate change.

Part 3 covers different theme and topic areas setting out local level planning policies and practical community actions.

Part 4 provides the maps showing where the various policies apply.

Part 5 describes how the Plan will be implemented and monitored.

Part 6 is a ‘jargon buster’ section to explain some of the ‘planner-speak’ used in the Plan.

Part 7 acknowledges the efforts put in by the many people and organisations that have been involved in the production of the Plan.

FOREWORD

I am pleased to welcome you to the Submission Draft of the Carn Brea Parish Neighbourhood Development Plan, or NDP as we call it throughout this document.

The NDP has been developed to establish a vision for the Parish area to help us plan for the future up to 2030. Our NDP is a statutory document that will be incorporated into the County-wide planning framework and must be used by Cornwall Council to determine planning applications.

Our NDP has been produced by a Steering Group of local residents and local Parish Councillors working together, using the community engagement work done from 2016 to 2022 to shape the strategy and policies put forward.

We carried out several phases of community consultations then wrote the draft NDP, this document, to help deliver on the community aspirations that were expressed in the surveys.

The NDP has now been formally submitted to Cornwall Council, which will carry out further consultations, arrange for the ‘examination’ of the NDP by an independent expert, and then hold a referendum of local people to decide if the NDP should be adopted and used to decide future planning applications in the area.

I would like to thank the Steering Group, the Parish Office, and all others that have been involved, for their great support in the task of preparing the NDP.

Councillor Malcolm Moyle

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CARN BREA NEIGHBOURHOOD DEVELOPMENT PLAN

PART ONE: INTRODUCTION

WHAT IS A NEIGHBOURHOOD PLAN?

- 1.1. This Neighbourhood Development Plan is an opportunity for the local community to have a say in the future of Carn Brea Parish, its villages and the urban area of Pool as we emerge from the pandemic and look ahead to a future shaped by climate change. We need to protect our valued and loved environment and heritage and contribute to tackling climate change, whilst meeting the local need for jobs, housing, community facilities and other infrastructure. Striking this balance will be no easy task.
- 1.2. The Carn Brea Neighbourhood Development Plan ('NDP', 'Neighbourhood Plan' or 'Plan') is one of the tools we have to take up this task and shape the future of our Parish. It builds on the views of the community and on research undertaken by local volunteers over the last 3 years. It presents a vision for Carn Brea Parish looking ahead to 2030.
- 1.3. Neighbourhood Plans work alongside existing legislation and policy by providing the community, developers, council planners and councillors with criteria that must be met and detail on what the local community has told us they want and expect when new development is proposed to ensure that it helps to deliver the shared vision for our area.
- 1.4. Once formally in place, the Carn Brea Neighbourhood Plan will become part of the statutory local development plan and will be used alongside the Cornwall Local Plan and national planning policies to inform decisions on planning applications within the Parish.
- 1.5. The Neighbourhood Area that this document relates to is shown on Map 1. The Area was formally designated in 2017 by Cornwall Council. The boundary for the Neighbourhood Area follows the Carn Brea Parish Council administrative boundary.

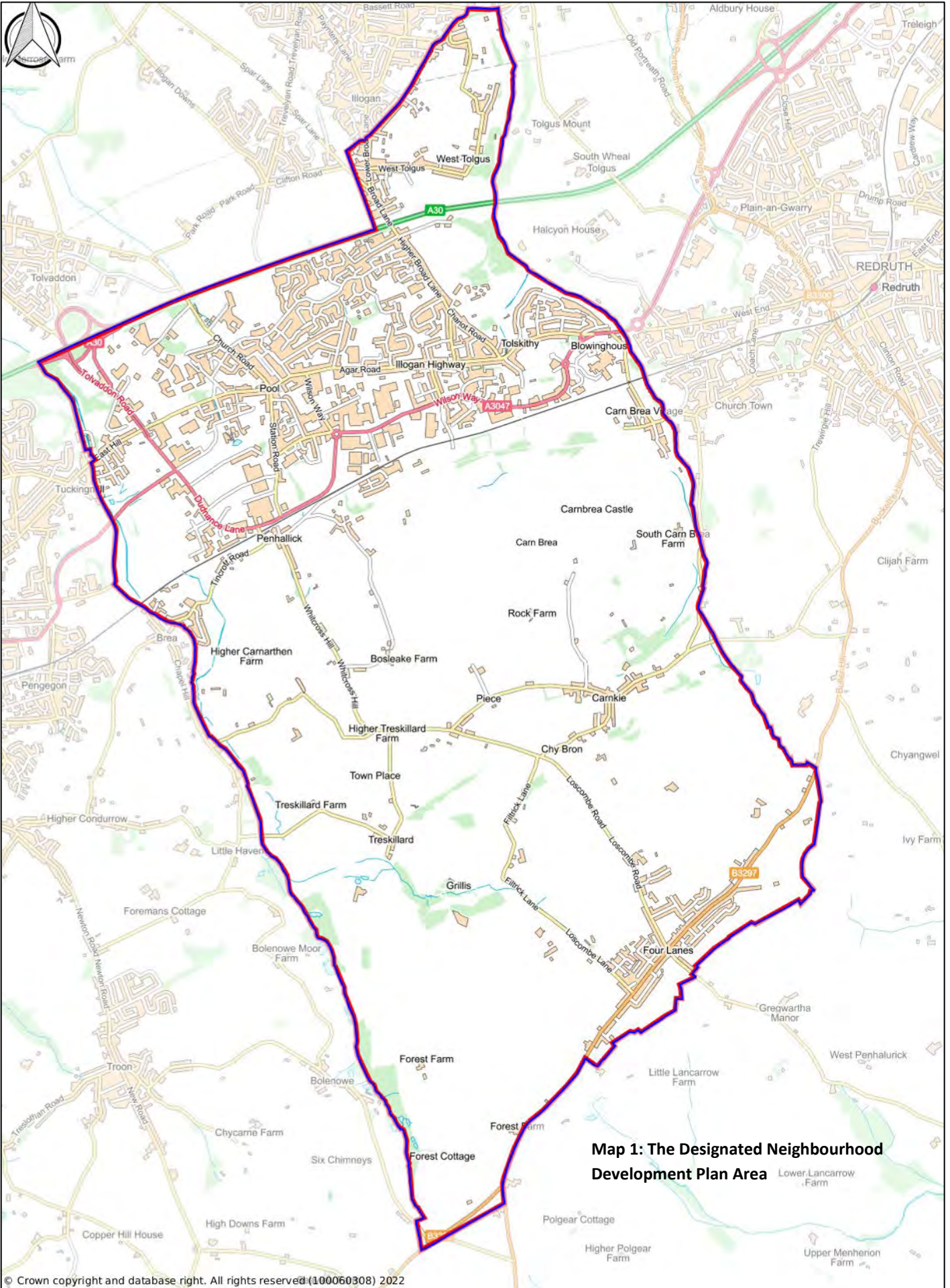
Figure 1: Neighbourhood Planning in a Nutshell

- **The Neighbourhood Development Plan [NDP] process was introduced through the Localism Act 2011.**
- **NDPs can only be prepared by local communities, supported by their Parish Councils.**
- **NDPs add a locally prepared lower tier to the suite of planning policy documents that guide planning decision making.**
- **NDPs therefore allow local people to influence the type, quality, location and amount of that development that takes place in their Parish.**
- **NDPs must be based on robust but proportionate research and engagement with the local community.**
- **NDPs must be in general conformity with the National Planning Policy Framework and the Cornwall Local Plan. They cannot require less development than set out in the Local Plan or undermine its strategic policies.**
- **Every NDP must go through a local referendum. If the community approves the NDP, it becomes a 'material consideration' that Cornwall Council must by law take into account.**
- **Carn Brea Parish Council is the 'qualifying body' in law for producing the NDP for its area and is the body ultimately responsible for consulting on the plan and submitting it for independent examination.**

- 1.6. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed on our website:
http://www.carnbreaparishcouncil.gov.uk/Neighbourhood_Plan_29188.aspx
- 1.7. A glossary and abbreviations section is included at the back of this document for reference (Section 6).



Photo 1: Pool Fore Street with local shops and mining heritage monument.



Map 1: The Designated Neighbourhood Development Plan Area

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WHY PREPARE A NEIGHBOURHOOD DEVELOPMENT PLAN FOR CARN BREA PARISH?

- 1.8. Before the Localism Act 2011 created the concept of Neighbourhood Development Plans, the only local government bodies that could produce land-use plans to control development in their areas were district and unitary authorities, such as Cornwall Council. After the Act, that power, subject to certain rules, was also given to local councils, such as Carn Brea Parish Council.
- 1.9. Creating a Neighbourhood Development Plan is therefore a significant opportunity to develop a shared vision for our area, to shape, direct and help to deliver sustainable development, by influencing local planning decisions.
- 1.10. Once it has passed through a number of stages required by the Neighbourhood Plan regulations, the Carn Brea NDP will become part of the formal Development Plan for Cornwall to be used to guide and inform those proposing development, and those who consider and decide upon planning applications within Cornwall Council, and also by Planning Inspectors when dealing with Planning Appeals.
- 1.11. The planning system in England is based on legislation, planning policy and guidance. Policies are instructions that inform what new development can and can't achieve. National planning policies are set by the government for the whole of England in the National Planning Policy Framework 2021 and by Local Planning Authorities for their local areas (in our case, Cornwall Council in the Cornwall Local Plan). The Neighbourhood Plan gives local people greater ownership of the plans and policies that affect their area. Through the Carn Brea Neighbourhood Plan, we can set out what we expect from any new development and, importantly, what we want protected and what is deficient and requires enhancement.

GETTING THIS FAR: HOW HAS THE NDP BEEN PREPARED to REPRESENT THE VIEWS OF LOCAL COMMUNITY?

- 1.12. The preparation of the NDP has been led by the Carn Brea NDP Steering Group. This group comprises Parish Council representatives and volunteer members of the local community, all of whom have put many hours work into its production.
- 1.13. The preparation of the NDP has been informed throughout by consultations that have taken place over the last three years and engagement with local residents in developing its contents. These have included:
 - A scoping questionnaire circulated in November and December 2017.
 - Two 'drop-in' sessions to raise awareness of the NDP and encourage people to take part in its development, held in March 2018.
 - Three small displays at the Carnkie Breakfast Stop, Four Lanes Methodist Church Bangers & Mash, and the Carn Brea Coffee Morning in March and April 2018.
 - A business survey of 250 local businesses in 2018.
 - The popular, and frequently updated, Carn Brea Neighbourhood Plan Facebook page.
 - Four consultation days between November 2018 and July 2019 to develop the concept of Development Boundaries.
 - A more detailed questionnaire, delivered to all homes in the Parish in 2020, to which over 500 responses were received.
 - Further rounds of consultation using the GoCollaborate online platform.
 - Extensive community engagement and consultation on the 'Pre-Submission Draft' version of the Plan in Autumn 2022.
- 1.14. The outcomes of the various consultations have been used to help shape the vision, objectives and policies of the Carn Brea NDP, and appear as part of the supporting evidence base. Find out more about the responses received at paragraphs 1.66 to 1.78.

- 1.15. The Carn Brea NDP website (http://www.carnbreaparishcouncil.gov.uk/Neighbourhood_Plan_29188.aspx) includes a summary of plan preparation and the consultation undertaken to date, summarised in a formal Consultation Statement submitted with the draft Neighbourhood Plan as part of the current stage.

WHERE ARE WE IN THE NDP PROCESS?

- 1.16. The NDP must go through a series of stages required by the Government Regulations. These are aimed at ensuring that a robust process is followed and that anyone who lives, works or has an interest in the Parish can have a say in the drafting of the Plan. Community consultation is heavily emphasised in the process. Therefore, we have carried out extensive community engagement and consultation, including an extended statutory period of consultations on the 'Pre-Submission Draft' version of the Plan in Autumn 2022. The full process is shown in Figure 2 following.
- 1.17. The community comments on the 'Pre-Submission Draft' and the responses have been carefully considered, and various changes have been incorporated to create this 'Submission Draft' of the NDP which has been submitted to the local planning authority, Cornwall Council.
- 1.18. Further consultation has been arranged by Cornwall Council and, if Cornwall Council assess the Plan as being in compliance with the laws and regulations governing Neighbourhood Plan making, it will arrange for the Plan to be assessed by an Independent Examiner. The Examiner will check that it is positively prepared and meets the prescribed 'Basic Conditions' which the law sets out for a Plan to be adopted. If the NDP passes its Examination, and Cornwall Council agrees with the Examiner, it will be put to a local referendum to say whether the Plan should be used to decide planning applications.
- 1.19. When the referendum occurs, all registered electors in Carn Brea will be entitled to vote for or against the Plan. The referendum outcome is decided on a simple majority basis.
- 1.20. If the Neighbourhood Development Plan is supported in the referendum, Cornwall Council will formally adopt it. Once adopted it must, by law be taken into consideration when Planning Officers and Councillors determine future Planning Applications.



Photo 2: The Basset Monument atop Carn Brea hill, visible for many miles around.

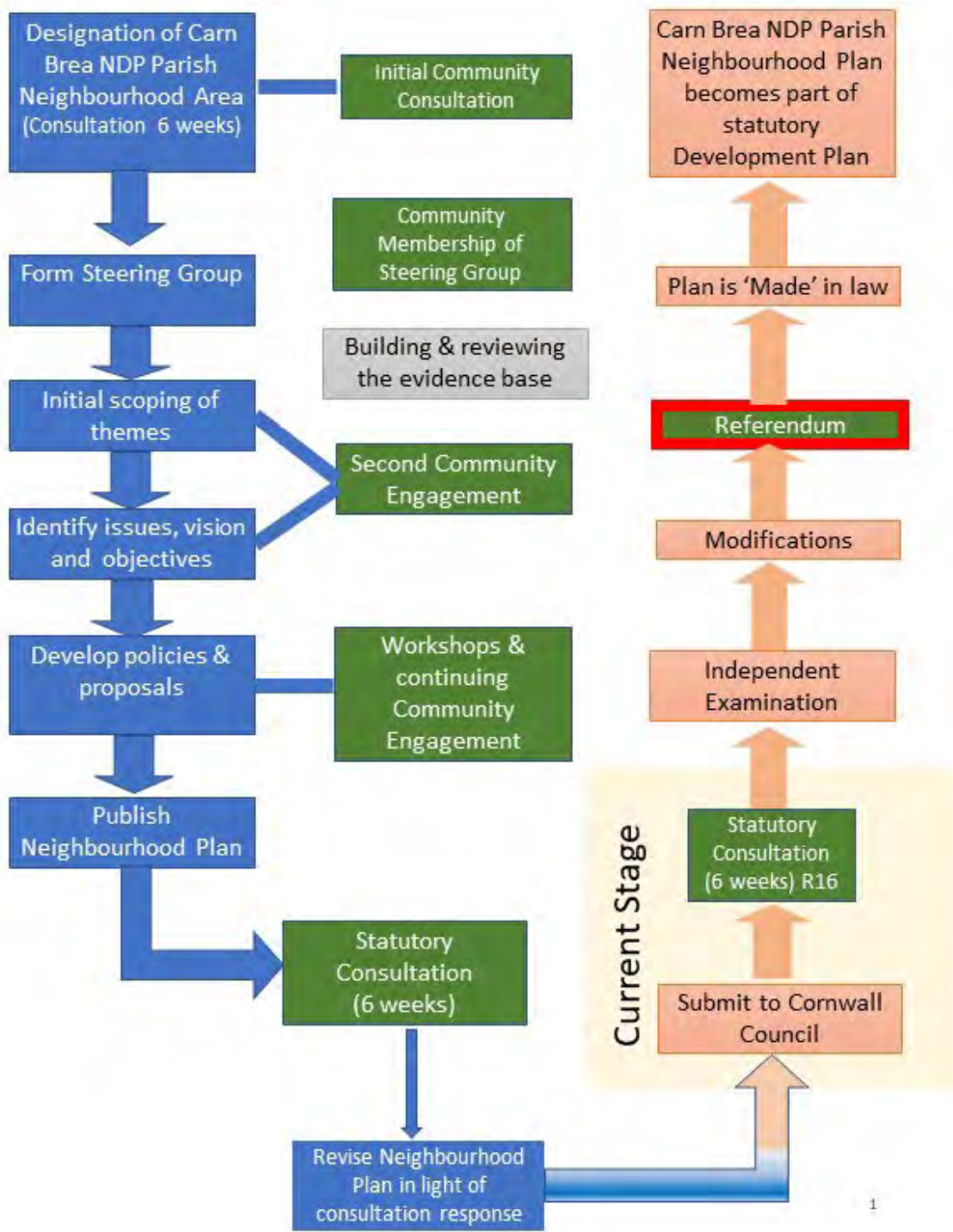


Figure 2: The NDP Process

WHAT IS 'SUSTAINABLE DEVELOPMENT'

- 1.21. The purpose of the planning system is to contribute towards the achievement of sustainable development. But what is sustainable development? It is defined by the UN General Assembly as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs' (Resolution 42/187 of the United Nations General Assembly).
- 1.22. As members of the UN, the UK has agreed to pursue the 17 Global Goals for Sustainable Development' in the period to 2030. These goals address environmental, social progress and economic objectives, which are carried forward in the

National Planning Policy Framework and the Cornwall Local Plan. The Carn Brea NDP links into the UN’s Sustainable Development Goals. In doing so, we can contribute towards delivering and translating the high-level goals of sustainable development into real local level action in our Parish.



Figure 3: The 17 Global Goals for Sustainable Development.

NDP SUSTAINABILITY APPRAISAL

1.23. In order to ensure that the plan considers environmental, social and economic issues in planning terms, the Carn Brea NDP Steering Group are, during the NDP’s emergence, conducting a light touch Sustainability Appraisal. The Appraisal will consider the Carn Brea NDP Vision, Objectives and Policies against 19 key sustainability objectives shared with the Cornwall Local Plan. These are:

- | | |
|-------------------------------|-------------------------------------|
| 1. Climatic Factors | 11. Design |
| 2. Waste | 12. Social Inclusion |
| 3. Minerals and Geo-diversity | 13. Crime and Anti-social behaviour |
| 4. Soil | 14. Housing |
| 5. Air | 15. Health, Sport and Recreation |
| 6. Water | 16. Economic Development |
| 7. Biodiversity | 17. Education and Skills |
| 8. Landscape | 18. Transport and Accessibility |
| 9. Maritime | 19. Energy. |
| 10. Historic Environment | |

1.24. The Sustainability Appraisal presents a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes of the NDP for Carn Brea. The Carn Brea Parish Neighbourhood Development Plan Steering Group requested that Cornwall Council screen the Neighbourhood Plan for Strategic Environmental Assessment [SEA] and Habitat Regulations Assessment [HRA]. Natural England, the Environment Agency and Historic England were consulted as part of the screening process. The screening opinion, issued on 19th April 2023, concluded that SEA and HRA is not required for the Carn Brea Neighbourhood Development Plan.

THE CONTEXT FOR THE CARN BREA NEIGHBOURHOOD DEVELOPMENT PLAN

1.25. Carn Brea Parish NDP is supported by an evidence base which justifies the proposals and policies within the Plan. The evidence base comprises three parts:

- The National Planning Policy Framework and other national or regional documents related to it and the Cornwall Local Plan, with which the NDP must conform.
- The physical, factual and statistical data about the area and its community.
- The views expressed by the community through engagement in the preparation of the Neighbourhood Development Plan.

1.26. This evidence has been analysed carefully and drawn upon to create the policies in the draft neighbourhood plan.

1.27. The following paragraphs summarise this evidence. The detailed evidence material is available on the NDP website at http://www.carnbreatparishcouncil.gov.uk/Evidence_Base_43292.aspx and a link to the relevant part of this is given at the beginning of each topic chapter of the Plan.

NATIONAL PLANNING POLICY FRAMEWORK AND CORNWALL LOCAL PLAN.

- 1.28. **National Planning Policy Framework 2021:** At the heart of the NPPF is the ‘presumption in favour of sustainable development’ identifying three interdependent objectives – economic, social and environmental – delivered through the preparation and implementation of Plans. This means that planning strategies such as our Neighbourhood Development Plan must help to deliver sustainable development. This means taking a very careful approach so that we can meet our present day needs while not compromising the needs of future generations. The NPPF sets out sustainable development objectives to which all planning must respond (see Figure 4 below).
- 1.29. **Cornwall Local Plan 2016.** The strategic policies covering the Carn Brea Parish are contained in the Cornwall Local Plan (CLP). Enabling sustainable development is also the main purpose of the Local Plan which aims to ‘Achieve a leading position in sustainable living’.... through ‘a balance of decisions around economic, social and environmental issues’. The Cornwall Local Plan Strategic Policies document interprets the NPPF at a county-wide strategic level and so is the most important part of the town and country planning context for the Carn Brea Neighbourhood Development Plan. Carn Brea Parish is part of the Camborne, Pool, Illogan, Redruth and Mining Villages Community Network Area (CNA).
- 1.30. **The Cornwall Climate Emergency Development Plan Document [CEDPD]** is an extension to the Local Plan which has been prepared to bring forward more specifically focused policies dealing with the causes and impacts of the climate crisis. The CEDPD was adopted in February 2023. Its proposed policies include additional strong measures that will help the local community to tackle the causes and effects of the climate emergency.

FIGURE 4: SUSTAINABILITY PRINCIPLES SET OUT IN THE NPPF (2021) AND CORNWALL LOCAL PLAN (2016)

NPPF 2021

Economic objective: to help build a strong, responsive and competitive economy.

Social objective: to support strong, vibrant and healthy communities.

Environmental objective: to protect and enhance our natural, built and historic environment.

To achieve sustainable development the NPPF Themes are:

- ***Delivering a sufficient supply of homes.***
- ***Building a strong competitive economy.***
- ***Ensuring the vitality of town centres.***
- ***Promoting healthy and safe communities.***
- ***Promoting sustainable transport.***
- ***Supporting high quality communications infrastructure.***
- ***Making effective use of land.***

- *Achieving well-designed places.*
- *Meeting the challenge of climate change, flooding and coastal change.*
- *Conserving and enhancing the natural environment.*
- *Conserving and enhancing the historic environment.*

CORNWALL LOCAL PLAN 2016

Theme 1: To support the economy:

- Remove unnecessary barriers to jobs, business and investment and support both new business and the traditional industries of fishing, farming and minerals.
- Enhance the cultural and tourist offer in Cornwall as a year-round destination for tourism and recreation.
- Provide and enhance retail provision that adds to economic growth and better economic performance.

Theme 2: To enable self-sufficient and resilient communities:

- Meet housing need for everyone in the community, supported by local community facilities.
- Provide for jobs and deliver homes locally to meet needs, where they can best support the role and function of local communities as well as allow for further change and adaptation.
- Ensure that infrastructure is provided that will enable development to benefit the local community.

Theme 3: To promote good health and wellbeing for everyone:

- Meet local needs for community, cultural, social, retail, health, education, religious, and recreational facilities, to improve quality of life and reduce social exclusion.
- Promote development that contributes to a healthy and safe population by providing opportunities for walking and cycling and appropriate levels of open space and the protection and improvement of air quality.

Theme 4: To make the most of our environment:

- Make the best use of our resources by:
 - Reducing energy consumption while increasing renewable and low carbon energy production.
 - Maximising the use of previously used land.
 - Supporting local food production.
 - Increasing resilience to climate change
- Enhance and reinforce local natural, landscape and historic character and distinctiveness and raise the quality of development through:
 - Respecting the distinctive character of Cornwall's diverse landscapes.
 - Maintaining and enhancing an effective network of open space and environmental stewardship for our ecosystems services network for food production, flood control and wildlife.
 - Excellence in design to maintain the distinctive character and quality of Cornwall.

1.31. As well as a range of general strategic policies the Cornwall Local Plan includes specific objectives relating to the Camborne, Pool, Illogan, Redruth and Mining Villages Community Network Area, of which Carn Brea is part. (see Figure 5 below).

FIGURE 5: CORNWALL LOCAL PLAN 2016 OBJECTIVES FOR CAMBORNE, POOL, ILLOGAN & REDRUTH COMMUNITY NETWORK AREA.

Objective 1 – Employment - Enable higher quality employment opportunities by sustaining and enhancing the area's role as one of Cornwall's primary employment hubs.

Objective 2 – Housing - Deliver housing growth that will help facilitate the area's economic aspirations, whilst also delivering much needed affordable housing for local residents.

Objective 3 – Retail - Enhance the community network area's retail offer, providing different but complementary roles for Camborne, Pool and Redruth, strengthening comparison shopping in particular.

Objective 4 – Education - Consolidate and enhance the community network area's education opportunities, including Cornwall College.

Objective 5 – Regeneration - Reduce deprivation and support regeneration and growth through allocation of land for services, provision of infrastructure (including open space and enhanced sports and leisure facilities) and through high quality design.

Objective 6 – Transport - Deliver the highway and sustainable transport infrastructure needed to support the delivery of the area’s regeneration – including the east-west link road and improved access into Redruth town centre.

Objective 7 – Contaminated Land - Continue remediation of the area’s contaminated land, in doing so regenerating underused or derelict sites for housing, leisure and employment uses.

Objective 8 – Environment - For CPIR to be renowned as a destination for cultural and heritage related tourism; in doing so acting as the hub for experiencing the World Heritage Site. Maintain the separate identities of Camborne, Pool, Illogan and Redruth, whilst utilising their collective strength.

1.32. In addition, the Cornwall Local Plan includes a Site Allocations Development Plan Document which deals with specific uses for specific sites, with a section that covers part of Carn Brea Parish. This gives a vision for ‘Camborne Pool Illogan and Redruth to come together to re-establish itself as Cornwall’s economic powerhouse’.

- 1.33. For CPIR to achieve this vision there are various strategic aims which include, of relevance to Carn Brea Parish:
- Continuing the regeneration of CPIR, prioritising the reuse of the area’s derelict and underutilised brownfield land assets.
 - Raising the quantity and quality of employment opportunities within CPIR, by providing the land, workspace and infrastructure.
 - Becoming renowned as a destination for cultural and heritage related tourism and the hub for experiencing the World Heritage Site.
 - Delivering an improved retail / leisure offer.
 - Providing good quality affordable housing for local residents.
 - Maintaining the separate identities of Camborne, Pool, Illogan and Redruth, whilst utilising their collective strength.

1.34. The DPD says that ‘With Pool sitting at the heart of the CPIR conurbation, together with the fact that it contains a significant amount of underused and derelict brownfield land, it represents both a regeneration priority and an opportunity to create a natural strategic hub for CPIR. As a result, Pool should deliver employment space and strategic services and facilities that the whole of the CPIR area would seek to benefit from. Continuing to build upon the success of the Pool Innovation Centre represents a key priority, which could include developing space for the digital economy. Cornwall College also represents a key asset for Cornwall, which will support Cornwall’s economic ambitions.’

1.35. The DPD goes on to note that the area has ‘many important historic assets, primarily as a result of its mining history and the area represents one of Cornwall’s most significant locations for its World Heritage Site. As a result, the aim is to ensure this history is used as an opportunity to attract more visitors to the area; whilst new development needs to respect these important assets and their setting, whilst making a positive contribution, wherever possible.’

1.36. The DPD makes specific allocations within the NDP area as follows [See Figure 6 and Map 2]:

FIGURE 6: CORNWALL LOCAL PLAN SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT ALLOCATIONS WITHIN CARN BREA NDP AREA.

DPD Policy No.	Policy Provision
Policy CPIR-E2 Barncoose Industrial Estate	As strategically important employment sites, safeguarded under CLP Policy 5. Any new development to be within B1, B2, B8 uses.
Policy CPIR-E5 Dudnace Lane	Mixed use site focusing on delivery of a combination of: B1, B2, B8 employment uses; D1 and D2 uses; C1 uses. At least 6,000sqm of B1 office space to be provided. Other ancillary uses, excluding C3 Housing, will be considered, where it can be demonstrated that it is directly financially

	contributing to the delivery of the employment uses on the site. Other provisions protecting heritage assets, WHS and providing a green corridor.
Policy CPIR-E7 Station Road	15,000sqm of office space; plus a D1 health centre. Other uses considered, if it is demonstrated that they are required to cross subsidise the delivery of the employment space. Other provisions protecting heritage assets and WHS.

1.37. The DPD also identifies open spaces which are of strategic value [See Figure 7 and Map 3]. These are:

FIGURE 7: CORNWALL LOCAL PLAN SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT STRATEGIC OPEN SPACE	
Name	Type
Carn Brea	Type name: 2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
Heartlands	1. Parks and gardens; Amenity green space; Civic spaces 4. Childrens Play Area - equipped

1.38. **The Camborne, Pool, Illogan & Redruth Framework [March 2017]** supports the DPD and sets out a vision and integrated strategy for the future sustainable growth and regeneration of the whole of Camborne, Pool [including Tuckingmill, Pool, Illogan Highway, Barncoose], Illogan and Redruth. This area forms a continuous corridor of urban development, collectively being Cornwall’s largest conurbation and sharing the legacy of the copper and tin mining industry. Pool sits at the heart of this conurbation with a significant amount of underused and derelict brownfield land available. It is seen as both a regeneration priority and an opportunity to create a natural strategic hub for CPIR delivering industrial employment, high specification office space, strategic services and facilities that the whole of the conurbation can benefit from. The Framework also aims to ensure that Pool is recognised as a community and destination in its own right.

1.39. The adopted Cornwall Local Plan, the Cornwall Site Allocation DPD and the CPIR Framework provide the wider context for the Pool area, but greater detail is given in the Pool Vision Document, which is a masterplan to be used as guidance to inform planning, placemaking and the decision-making process in the Pool area.

1.40. **The Pool Vision Masterplan** is a positive ‘place shaping’ framework for Pool. Several measures are proposed in the Masterplan, on varying timescales, some of which will require land-use planning policy support as they will require planning permission. Many of the general policies of this NDP will relate to the Pool Vision proposals.

1.41. The document has been jointly consulted on and prepared by Cornwall Council and Carn Brea Parish Council. The focus of the document is on the urban area of Pool broadly from East Hill Junction in the West to Barncoose junction in the east, bounded by the main rail line and the A30 road.



The strategy and guidance set out in the Pool Vision should be read in conjunction with the Carn Brea Parish Neighbourhood Plan and both documents should be referred to in relation to any proposals within Pool. Measures in the Pool Vision Masterplan have, where appropriate, been reflected in the Neighbourhood Plan policies, whilst many of the general policies

of the Neighbourhood Plan, for example on design, heritage, affordable housing, local green spaces and landscape, will relate to proposals and themes covered in Pool Vision.

1.42. The Pool Vision document includes 10 more specific objectives. See figure 8.

FIGURE 8: POOL VISION AND OBJECTIVES

Pool Vision is ***‘to establish Pool as a Town with its own community identity; creating high quality neighbourhoods to live in, which sit comfortably with strategic health, education, leisure and employment facilities that are of benefit to the whole of Camborne-Pool-Illogan-Redruth and beyond’.***

To deliver this Vision, ten objectives have been set:

1. *To protect and enhance the existing historic and cultural assets in the town.*
2. *To create a network of high quality, complementary neighbourhoods and commercial quarters that are outward looking and well connected.*
3. *To replace derelict and under-utilised land with high quality built development and public realm that respects Cornwall’s rich heritage and culture.*
4. *To create a series of complementary community hubs, which represent focal points for the local community Potential centres/hub around Pool Crossroads / Pool Innovation Centre + Cornwall College / Heartlands and in the longer term strategic improvements around Morrisons/Lidl to Macsalvors to enhance the existing heritage assets and also to create a new town ‘centre’ to support the local ‘town’ community.*
5. *To prioritise the delivery of high quality sustainable transport measures to support the area’s growth, including a network of pedestrian and cycle routes.*
6. *To create high quality public realm, including tree planting and public art, which knits the area together; providing green and interesting spaces for residents and visitors.*
7. *To utilise Pool’s assets to continue to grow it as an economic hub for CPIR and West Cornwall, with a focus on quality jobs and prosperity; fostering a hub for the digital economy within Pool, with Fibre Park at its heart; maximising the opportunities generated from the Pool Innovation Centre; and supporting the continued growth of the area’s industrial sectors, including the recommencement of mining at South Crofty and supporting the gradual upgrade of the area’s new and existing industrial quarters.*
8. *To create class leading skills and education opportunities in Pool for residents throughout West Cornwall.*
9. *To deliver excellent healthcare facilities, creating a hub and centre of excellence for West Cornwall.*
10. *To provide leisure and recreation facilities that provide for the local residents, particularly young people, as well as the wider community; including a complementary network of high quality sports facilities at Carn Brea Leisure Centre, Cornwall College and Pool Academy.*

1.43. The following are some of the main proposals within the Pool Vision, which are summarised to ensure that both documents are aligned, and that the urban area of Pool is given due regard within the adopted Neighbourhood Plan.

1.44. **Sense of Place / Towns Status / Conservation Area.** The Pool Vision asks where the centre or centres of Pool are, highlighting different locations that form a hub or centre within the area. The document also proposes that Pool could look to attain Town status, as it has many of the services and facilities similar to Cornwall’s larger Towns. One of the other proposals is to designate a Conservation Area around some of the historic built environment within the Pool urban area.

1.45. **Economic Growth.** Fuelling the economic regeneration of CPIR requires Pool to play a significant role. Actions include:

- Maximising the opportunities generated by the Pool Innovation Centre, including the delivery of grow-on space.
- Creating Co-working space.
- Creating a digital technology hub, with Fibre Park at its core.
- Creating a new Dudnance Lane Industrial Quarter, including the recommencement of mining at South Crofty.
- Supporting the gradual upgrade of the Barncoose Industrial Quarter.



Figure 9. Concept illustration of how elements of the movement strategy could be achieved showing how pedestrian and cyclists could be prioritised to create a safer and better-quality environment.

1.46. **Movement strategy.** The aim is to create a high-quality transport network that gives greater priority to walking, cycling and public transport, which in turn will enable a better quality, safer and healthier environment for Pool’s residents to live within.

1.47. To achieve this aim, it will be important to:

- Encourage more ‘through traffic’ to use the new east west link road (new A3047).
- Which in turn will take traffic off of the old A3047 (now C776), making it less car dominant and creating a much better environment to walk, cycle and live along. This will also enable a better-quality public realm to be created that will support the aim of rediscovering Pool’s sense of identity.
- To continue to improve public transport.
- To create a high quality, safe, network of pedestrian and cycle routes.

1.48. There is currently no railway halt or station in Pool. There appears to be a need for it though in order to reduce the reliance on private car use and surface car parking in Pool for the regional facilities that are provided in the town.

1.49. **Site Opportunities.** The Pool Vision looks at a number of specific sites and how they could be developed to respond to the spatial vision objectives and actions set out within the document. The sites are:

- Heartlands - the aim is to continue to strengthen Heartlands as a key community hub and focal point for Pool.
- Land at Station Road - the aim is to deliver a high quality, community led, commercial and mixed-use scheme, with potential to create an integrated health hub.
- Dudnance Lane Industrial Quarter – the aim for the site is to re-establish it as a vibrant industrial quarter, with the re-commencement of a modern mining operation at its core.
- Maynes Site and Land along Dudnance Lane – the aim is to ensure the co-ordinated redevelopment of these sites, with high-quality residential schemes.
- Carn Brea Leisure Centre – aligning with the Centre’s own plans for a new site layout, which enables it to be both a local and regional centre for sports.

- Cornwall College – to create a high quality, integrated Education and Innovation campus that also encapsulated the Pool Innovation Centre and Fibre Hub; which includes the delivery of enhanced public realm and a movement strategy for the campus that encourages sustainable travel.

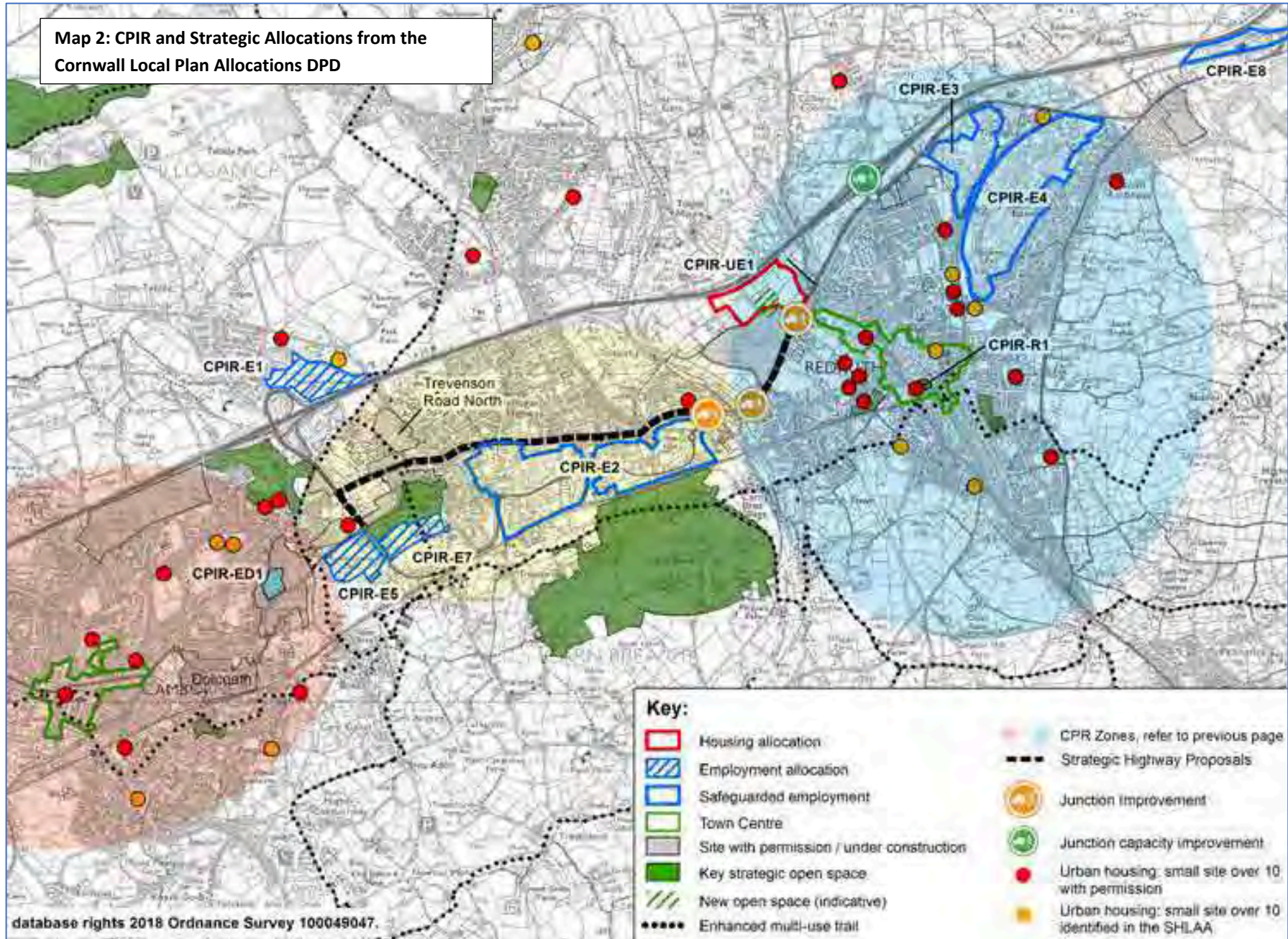
1.50. There is also a **long term aim** under Objective 4 for strategic improvements around Morrisons/Lidl to Macsalvors to enhance the existing heritage assets and also to create a new town 'centre' to support the local 'town' community.

1.51. The full Pool Vision document can be viewed on the Cornwall Council website.

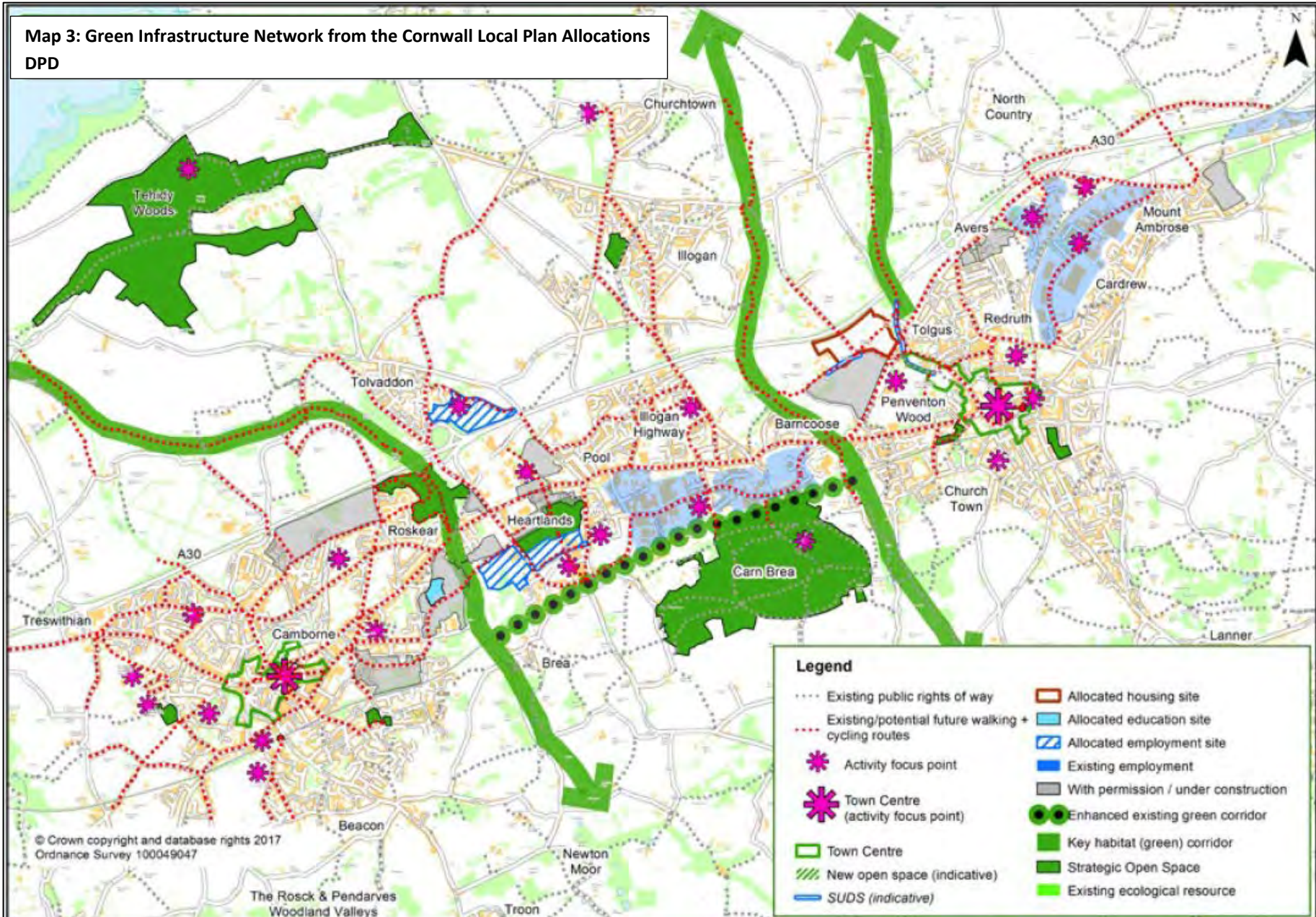


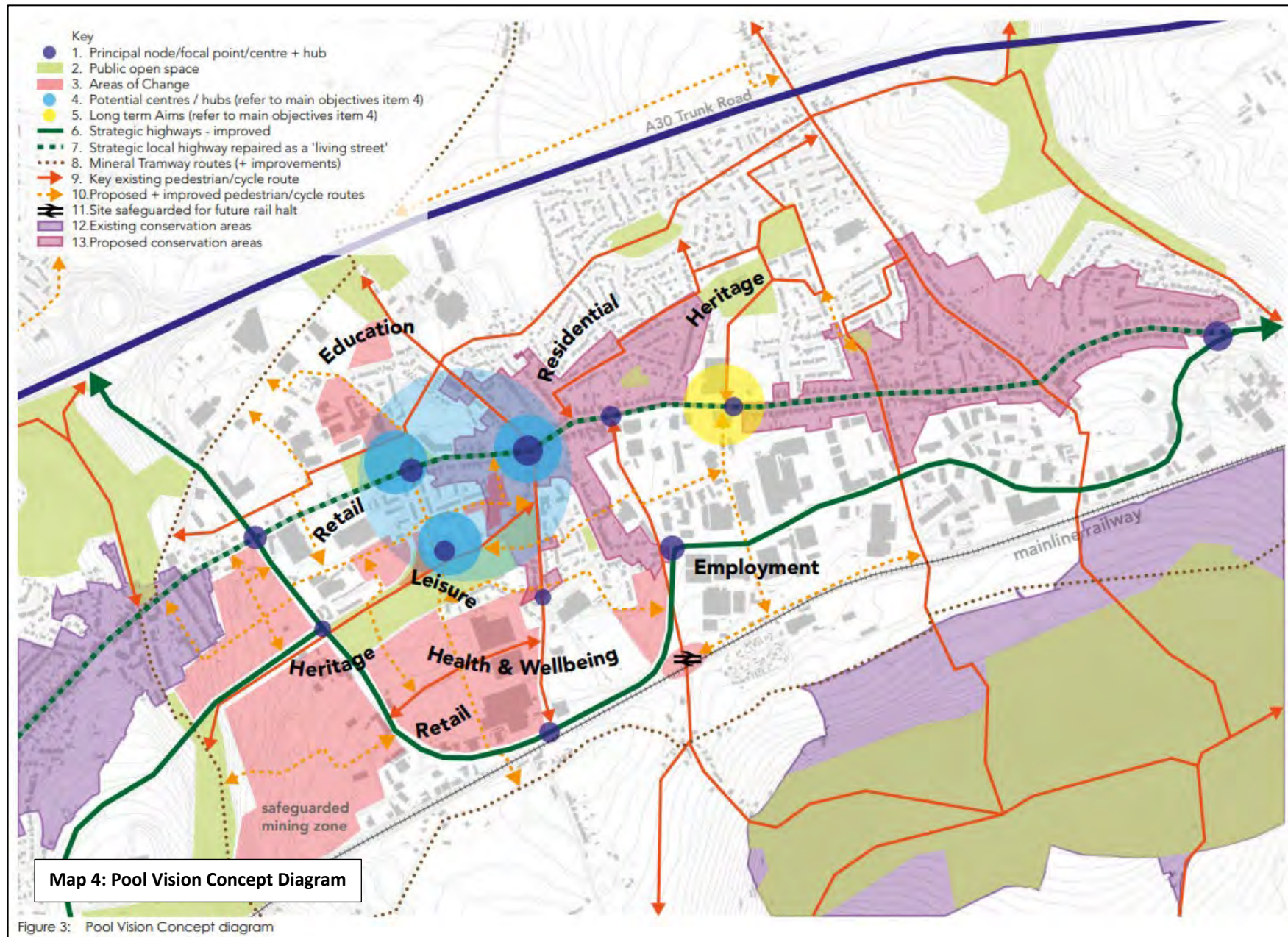
Photo 3: Robinson Avenue, Pool. A good example of urban design that is responsive to the historic setting of nearby Listed structures at Heartlands and creates a pleasant street scene.

Map 2: CPIR and Strategic Allocations from the Cornwall Local Plan Allocations DPD



**Map 3: Green Infrastructure Network from the Cornwall Local Plan Allocations
DPD**





ABOUT CARN BREA PARISH

- 1.52. The Parish of Carn Brea lies between Redruth Town and Camborne Town and is made up by the areas of Pool, East Hill [Tuckingmill], Illogan Highway, West Tolgus, Barncoose, Carn Brea Village, Piece, Carnkie, Tregajorran, Treskillard, Four Lanes and Pencoys and part of Brea. It has an interesting landscape including along its northern flank an extensive area of lower rolling ground occupied by the linked urban settlements of Pool, East Hill [Tuckingmill], Illogan Highway, West Tolgus, Barncoose, separated from the town of Redruth to the east by the valley of the Portreath Stream, and from the town of Camborne to the west by the valley of the Red River. Beyond the southern edge of Pool the landscape rises sharply to Carn Brea itself, an intrusion of underlying igneous rock which has pushed up into the landscape, topped by moorland and a prominent monument, and visible for many miles around. Surrounding this, running further south towards Carnmenellis and Carn Marth, is an exposed and undulating plateau, very much rural and remote in character. Located here is a settlement pattern of dispersed villages with mining associations, made up of modest cottages and terraces and more modern development. These are set amongst Cornish hedges and hedgerows enclosing mostly small, irregular fields in permanent pasture and rough grazing, narrow rural lanes and woodland in valleys. Distinctive Cornish engine houses with related structures and earthworks associated with the 'Great Flat Lode', and the TV communications mast at Four Lanes are prominent.
- 1.53. Carn Brea parish has a rich history that has shaped our modern experience of living in and visiting the area. Carn Brea itself features a Neolithic settlement, Iron Age hillfort, field system and hut circle, Bronze age and Romano-British findspots and a Medieval deer park. The Carn Brea granite intrusion, and its surrounding mineralisation, was the source of the intensive mining activity and immense post medieval mining wealth that west Cornwall enjoyed. Lying at the heart of this, Pool now has a rich industrial mining heritage and forms the core of the World Heritage Site. This encompasses the preserved Engine Houses at East Pool Mine, Taylors Shaft, Robinsons Shaft with its headframe, the route of the Camborne – Redruth Tramway, the site of the Camborne School of Mines, and the still extant New Cook's shaft headframe. This headframe is a highly visible landmark used as the principal ore and waste haulage shaft on the famous South Crofty mine during most of the 20th Century.
- 1.54. Further south, the rural area has distinctive features including derelict engine houses, tips, mining tracks, tramways and railways, miner's cottages, smallholdings and Methodist chapels, creating a distinctly post-Industrial character with an appealingly remote if melancholy atmosphere. King Edward Mine Museum, located just outside the Parish, is an important part of the WHS, a noted visitor attraction with the Croust Hut Café and gateway to the Great Flat Lode.
- 1.55. Altogether the Parish includes 5 Scheduled Ancient Monuments, 70 Grade II Listed Buildings, 6 Grade II* Listed Buildings, and several hundred features shown on the Cornwall Historic Environment Record. It makes a huge contribution to Cornish Distinctiveness [see page 76], featuring characteristic placenames, the heartland of Cornish resourcefulness and innovation, a remarkable landscape and a strong focus for Cornish identity and spirit.
- 1.56. Today, about 9,400 people live in the Parish, compared to 7400 in 2001, a growth of nearly 21% compared to 14% for all Cornwall. Of today's population it is estimated that about 19.2% are aged 0 to 15, and some 18.9% are aged 65 or over, whilst 61.9% were of working age. Overall, the balance of the population is leaning towards older age groups, reflecting national trends although not as pronounced as in many other parts of Cornwall.
- 1.57. Whilst the rural part of the Parish hosts the usual business mix of farms, village services such as pubs and shops, tourist accommodation and countryside activity centres, Pool has a much more extensive and urban mix of commercial premises. Many of these were built on the sites of former mining extraction, processing and administration sites, and is the heart of the Camborne-Pool-Illogan-Redruth (CIPR) urban area. Here there is a large Tesco Extra Superstore, a Morrisons supermarket, and a retail park featuring B&Q, Halfords alongside other national firms. On the Pool Business Park at Dudnance Lane, there are bakers, builders merchants, small manufacturers and vehicle services providers. Further east almost the entire area along the railway line is given over to business, including the Duchy Business Park, Pool Industrial Estate, Carn Brea Business Park, Barncoose Industrial Estate and Gateway Park, which are home to many small and medium sized firms including food producers, admin HQs for regional firms. Together these form the largest industrial area in Cornwall.
- 1.58. South Crofty Mine, first worked more than 400 years ago, is still present on the west of Pool, its distinctive headgear being an important local landmark. The mine is currently owned by Cornish Metals. It retains underground permission (mining licence) valid until 2071, planning permission to construct a new process plant and a permit from the

Environment Agency to dewater the mine. The company plans to complete a feasibility study and to bring the project to a production decision with the aim of bringing full scale mining back to Cornwall through the introduction of modern mining methods.

- 1.59. Opposite the current South Crofty is the site of the mine's main works including Robinsons Shaft its principal 20th century shaft, now the centre piece of the Heartlands Regeneration Project. It is now a visitor attraction which sits along with nearby National Trust engine house sites at Mitchells and Taylors Shaft as the focus of the Cornwall World Heritage Site locally. Associated with this is the Pool Innovation Centre which offers office space, business support services, meeting and conference facilities to local businesses.
- 1.60. Nearby at the site of the former 'Tech' college is the Pool campus of Cornwall College, offering vocational training including more traditional trades through to Games Design and Aeronautical trades, close to the 'Fibrehub' centre which provides innovation space for businesses in the tech sector.
- 1.61. Pool is thus an important hive of modern economic activity, providing retail, business and educational services to a very wide area including Camborne, Redruth and further afield in Cornwall. Over the last 10 to 15 years significant regeneration plans have been focussed on the Pool area, resulting in the delivery of new homes, jobs and some of the key sites and projects referred to above. Plans for the further regeneration of the area are being updated in the Pool Vision document, which sits alongside this Neighbourhood Plan [see Pages 18 to 20]. It is likely that the Pool area will see further growth in high quality office development, IT related industrial employment (remove comma) and larger footprint retail development. In the rural areas of the Parish economic activity is mostly small-scale, providing services to the local community and nearby towns and villages, plus some tourism-based businesses.
- 1.62. Carn Brea Parish has excellent accessibility and connectivity by road, being located on the main A30 trunk road, part of the national road network with a junction at the northwest corner of Pool. The A3047 links to both Redruth and Camborne, now re-routed to pass along Wilson Way and Dudnace Roads to form the 'Kerrier Way'. To the south, the B3297 connects Helston to Redruth and passes straight through Four Lanes at the southern edge of the Parish, enabling local people to have access to the adjoining towns through its network of rural roads. However, although the main Paddington – Penzance railway line passes through the Parish close to Pool, there is no railway station, the original having survived from 1843 to 1961. Carn Brea Parish Council consider that there is a strong commercial and environmental case for the reopening the station in the light of Pool's growth and importance to Cornwall.
- 1.63. The main areas of residential settlement are the urban centre of Pool, which has seen extensive growth since 2001. The extensive rural area south of the railway line, and also beyond the A30 to the north, adjacent to Illogan, have seen less growth. This has been mostly in the form of small estates at Four Lanes and West Tolgus, and limited infill/rounding within the smaller settlements.
- 1.64. The Parish is well-off in terms of community facilities. The urban area of Pool provides extensive retail [see above] and leisure facilities, including the Carn Brea Leisure Centre and running track. The Camborne/Redruth Community Hospital and the secondary school at Pool Academy serve the entire Parish and beyond. There are also several social clubs, meeting places and a variety of pubs and cafes. In the wider rural part of the Parish social facilities are more dispersed, the only shop being at Four Lanes. There are community halls at Four Lanes, Carnkie, and Carn Brea Village, and there are 5 pubs. Junior education is provided by Treloweth Primary for Pool and West Tolgus, and at Pencoys Primary at Four Lanes for the rural area.
- 1.65. A detailed analysis of the evidence is available on the NDP website at:
http://www.carnbreatparishcouncil.gov.uk/Evidence_Base_43292.aspx

COMMUNITY ENGAGEMENT

- 1.66. Paragraphs 1.12 to 1.14 describe the community engagement that has been involved in bringing this Neighbourhood Development Plan forward. The aspirations and concerns of the community recorded are a strong indicator of what local people want the NDP to deliver.
- 1.67. Community views given in the initial scoping survey in 2017, were as follows:

- **What people like most about Carn Brea Parish:** Responses emphasised the character and heritage of the area, and its countryside and landscape. The green open spaces and peace and quiet of the rural area was particularly valued. People also valued the variety of shops and services available, and the connectivity with a wider range of services. Community spirit was also praised.
- **What peoples biggest concerns are:** Respondents mentioned traffic and speeding, with the risk of housing overdevelopment and the knock-on impacts this could have were the main issues. Many felt that local infrastructure was not adequate to support much more development. There was also a lot of concern about the quality and maintenance of the public realm.
- **What facilities people would like to see more development and investment into:** Most popular was healthcare, then green spaces and facilities for young people. Improvements in public transport, roads and pathways came next. Mentions were also made of schools, nurseries and childcare, improved parking, better leisure opportunities. Investment in retail, business/office space and new homes came lowest.

1.68. Feedback on 'sticky notes' at the early community engagement events largely reflected the same views.

1.69. Subsequently there were **four consultation days** between November 2018 and July 2019 to develop awareness of the concept of Development Boundaries, which was emerging as the favoured route to help manage development in an understandable and clear manner.

1.70. This work was followed up by a **business survey in early 2018**. Local firms noted that:

- They benefitted from the central location of the Parish, the good availability of premises and the ability to serve a wide customer base, gaining mutual support from other businesses in the vicinity.
- Traffic conditions, a perceived rise in crime and anti-social behaviour, and poor maintenance of both the general environment and that of local industrial estates were a threat to future growth.
- To support future growth, there is a need for more well thought out commercial premises, improved signage to business estates, improved environmental maintenance [both generally and of industrial estate ambience], better roads, including traffic calming and the completion of Wilson Way, along with resolving congestion in the Cooks Corner junction area, and better local public transport connectivity.

1.71. As work on the NDP progressed a **larger scale community survey** was carried out. In this very detailed survey, the headline community views were:

- **Housing.** Over 90% said that brownfield land should be developed in preference to new sites, and just over 50% favoured a mix of open market, rental and shared ownership housing. Some 40% said that new housing should be in the form of infilling (1 or 2 houses) between existing properties, and another 20% supported a range of small scale (4 to 9 dwelling) sites.
- **Natural Environment and Landscape.** 98% of people thought that the town and villages should have more space for nature and wildlife, whilst existing hedgerows, tree and woodlands should be protected. A similar number of respondents called for wildlife corridors which should be protected, maintained and made accessible. Looking at new development, people said that they should be environmentally friendly and include things such as insect nesting sites, bird and bat boxes, and wildlife garden areas. About 83% called for all trees lost in development to be replaced.
- **Built Environment and Heritage.** More than 91% thought that new homes should be in keeping and blend in with character with the local area, and a similar level felt that they should also reflect Cornish heritage and history. Some 95% said that new developments should be environmentally friendly. Suggestions to achieve this included front and rear gardens, adequate off road parking, outside storage for refuse/recycling, and additional landscaping and trees. Turning to waste and pollution, over 55% supported more local 'own food' growing, and more than 65% called for food waste recycling. 62% said buildings or land which were badly maintained or derelict spoiled their neighbourhood, as did poor architecture. Over 92% of respondents said it was important to retain and protect historic buildings, whilst 81% thought that new development should reflect Cornish heritage and history, especially that linked to mining.
- **Access and Connectivity.** Reflecting the concern about traffic conditions locally, nearly 73% called for more off-street parking, whilst 45% wanted lower speed limits and there was also some support for bus and cycle lanes. About 64% said they do not regularly use public transport because it was too expensive, infrequent, inconvenient in timing, or absent. However 5.8% said they had no alternative.

- **Open Green Spaces and Recreation.** More than 65% said that there were areas of land that should be protected, covering all the rural area and most urban parks and green sites. Green space was seen as being at a premium. The provision of more equipped Playspace for children [58.4%] and for teenagers [73.3] was supported. 71% called for more allotments, 80% for a cemetery for green burials, and 76% said there should be an increase in school playing fields. There was clear concern about the quality of open spaces, with people saying they were put off by lack of parking [23.%], poor lighting [12%], dog fouling [54%], littering [34%], personal safety and anti-social behaviour [28%], lack of disabled access [13%] and unsafe pedestrian access by road [19%]. Just under 60% said there was a need for more information about the availability of green space and recreation facilities.
- **Community Facilities.** The concern about the adequacy of services to meet the needs of the growing population was reflected in the response, with 87% saying there should be more dentists, 88% saying there should be more GPs, and 95% said there facilities should be made available for setting up youth clubs and social events.
- **Education.** The need for school expansion was recognised, with people saying that they should include improved vehicle drop off/collection points [82%], pedestrian access [47%], and bike sheds [47%] amongst other things.
- **Climate Change.** To help tackle the causes and impacts of climate change, people that that new developments should include solar panels [68%], insulation [92%], rainwater harvesting [75%], heat pumps [35%], and more electric vehicle charging points [70%]. 79% supported the idea of a community owned, sustainable and self-funding energy supply.

- 1.72. Based on these responses the vision and objectives of the proposed NDP started to emerge, along with specific proposals to establish development boundaries, propose environmentally friendly housing design, identify new footpath routes, protect particular green spaces and provide additional play space, allotments and improved tree coverage. To check back with the community on these ideas a **further ‘midway’ online consultation** was conducted using the GoCollaborate platform.
- 1.73. Of those responding, 88% supported the proposed housing, conservation/heritage and open space objectives, whilst 87% supported the proposed transport objectives and 86% the proposed environment objectives. On more detailed matters 55% said they would support new homes that were environmentally friendly and 89% supported street lighting arrangements that were ‘dark-sky’ friendly. Some 6% would support local information boards and 51% would support the use of Cornish language names in new developments.
- 1.74. On the issue of Development Boundaries, 51% supported a proposed West Tolgus DB, 18% said they did not agree with it and 31% did not reply. On Four Lanes, 43% supported the proposed Boundary, 13% said they did not agree and 44% did not reply. Respondents also offered possible amendments to the Development Boundaries, which have been taken into account in drawing up those proposed in NDP Policy H1 following.
- 1.75. Questions regarding footpaths were asked, seeking key information such as which paths were most used, which needed better maintenance and where new routes would be beneficial Respondents were also asked to agree or disagree with ten proposed Local green Spaces, and to indicate other locations that might be included, and also to advise on where new play space, allotments and tree planting could be located. The opportunity was also taken to garner community views about the Parishes landscape and where people thought their most cherished views were.
- 1.76. Meanwhile the ‘Pool Vision’ document was emerging on a parallel community consultation.
- 1.77. *Overall, the key message from the local community was that growth should meet current and future needs in ways that retain the distinctive urban, rural and heritage characteristics of the Parish, enhance the natural environment and contribute to tackling climate change.*
- 1.78. **The Pre-Submission Draft Plan was drawn up based around the conclusions drawn from this extensive community consultation. An extended period of consultation with residents, community organisations and statutory consultees was held in autumn 2022.** Overall support for the draft NDP was high from residents of the Parish, with the average being 76.7% in favour of the objectives and policies. Strongest support was for the natural environment and landscape policies [79.1%]. Key areas of concern expressed by residents were focussed around:
- The capacity of the area’s physical, health and social infrastructure to accommodate more growth.
 - Lack of affordable housing for local people.
 - The need for more local employment with better pay and prospects.

- The importance of maintaining and improving local heritage and landscape.
- Inadequacy of public transport.
- The need to properly maintain existing recreation facilities, footpaths and open spaces, and provide more.

KEY ISSUES AND IMPLICATIONS

1.79. The following table summarises the data from the evidence base and identifies the implications of them for the Neighbourhood Development Plan. These implications are then used to set the vision and objectives for the NDP, which in turn determine the planning policies that follow.

Key Issues and Implications from the Evidence Baseline.

Theme	Key Issues
HOUSING	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ Ensure that sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed. ○ Provide for a mix of housing catering for different groups. ○ Where an affordable housing need has been identified, provide for it; ○ Reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. ○ Locate housing where it will enhance or maintain the vitality of rural communities. ○ Identify opportunities for villages to grow and thrive, especially where this will support local services. ○ Avoid new isolated homes in the countryside unless there are special circumstances. ○ Ensure most development be in those areas capable of sustaining it. • National and local policy also says that: <ul style="list-style-type: none"> ○ Neighbourhood Plans can provide detailed guidance on which settlements outside towns are appropriate for infill and rounding off to meet local needs and support community sustainability at a scale appropriate to its character and role. ○ Sites of 10 dwellings or more should include a mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities. ○ The affordable housing portion of development proposals, secured through developer contributions as required by Policies 8 and 9 of the Cornwall Local Plan, should comprise 50% social rented and 50% intermediate housing (including 25% First Homes when there is a requirement for the tenure). ○ All First Homes provision should be offered at a discount of 50% of market value in perpetuity. ○ ‘Exceptions sites’ of affordable led housing may be allowed on the edge of smaller towns, villages and hamlets where no more than 50% of the homes or the land take is market housing. • No further land for dwellings needs to be allocated to meet Local Plan targets. • Lower quartile house prices in Carn Brea Parish have increased by around 489% since 1995. • The lower quartile affordability ratio for Cornwall in 2021 was 9.8, an increase from 9.30 in 2011. This is notably higher than the lower quartile affordability ratio of 8 for England.

- Acquiring a First Home product would only be likely to begin to be affordable for people on an average local income if a discount of 50% is applied. Only Shared Equity schemes of 25% or less equity share would be affordable on local average household incomes.
- The needs of single people and households on lower than average incomes will only be met by social rented housing.
- In January 2022 the registered local housing need was 391 households seeking affordable rented accommodation. Some 174 or 44.4% of these are for 1 bedroom dwellings, 120 or 30.7% are for 2 bedroom, and 76 or 19.4% for 3 bedroom.
- There were also 35 households registered with Help to Buy South looking for affordable homeownership in Carn Brea Parish.
- There is an undersupply of both smaller and larger dwellings.
- The proportion of second homes in Carn Brea Parish is lower than the Cornwall average and not demonstrably harmful.
- As the population profile is ageing there may be older people ('empty nesters') who need to downsize for health reasons or need to find age-friendly accommodation, but are unable to do so.
- Strong community views were held that the majority of homes should be provided in the form of infill within existing settlements and brownfield land development.
- Community views also strongly supported the concept of development boundaries.
- Opportunities for infill, rounding off and brownfield land development exist in the urban area, the two main villages and in some smaller rural villages, hamlets and groups of dwellings.
- Community led/self-build housing can make an important contribution to meeting housing need.

Implications for the Neighbourhood Development Plan

- **The NDP does not need to allocate land for new housing to comply with the Cornwall Local Plan.**
- **Significant housing need is present in the Parish, which the NDP should help to meet.**
- **Some provision to meet continuing market demand should be made in the NDP.**
- **NDP policies should encourage continued infill on small sites, and rounding off development, with particular emphasis on the development of brownfield sites. New homes should fit in well with existing development.**
- **There is a mismatch between household size and dwelling size. The current housing need is for more 1 and 2 bedroom dwellings, plus some larger dwellings.**
- **A need for housing to support increasing numbers of elderly people is emerging.**
- **The mix of home sizes and format should include smaller one and two bedroom homes for the young and elderly; some family homes of 4 to 5 bedrooms; self-build opportunities; dwellings designed to meet special needs; homes that provide enhanced opportunities to 'work from home'.**
- **Community led housing development and self-build schemes should be supported.**
- **Up to 2030, about 240 dwellings might be delivered under existing Cornwall Local Plan policies.**
- **The 'First Homes' discount element should be set to a 50% cap of market value in perpetuity.**
- **Shared equity homes provision should be offered at 25% or less equity share.**
- **To meet the needs of the community on or below local average household incomes, the rented portion of affordable housing development should maximise the proportion of 1 and 2 bedroomed units in socially rented tenure.**

Theme

Key Issues

BUSINESS AND JOBS

- National and local policy is that Planning should:
 - Ensure that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity.
 - Help create the conditions in which businesses can invest, expand and adapt...and for each area to build on its strengths, counter any weaknesses and address the challenges of the future.
 - Include a vision and strategy which 'positively and proactively encourages sustainable economic growth'.
 - Support the provision of work hubs as well as the ability to work from home through live/work units and be flexible enough to accommodate needs not anticipated in the plan.
 - Support 'smart specialisation' in activity where there is a competitive advantage.
 - Locate employment development within or well-integrated to towns and villages; as extensions to existing employment locations sites or within areas that are well served by public transport and communications infrastructure.
 - Safeguard existing strategic employment land and buildings.
 - Allow redevelopment for a mix of uses where it does not result in the loss of economic performance of the site or location.
 - Support economic growth in rural areas through:
 - Conversion of existing buildings and well-designed new buildings
 - The development and diversification of agricultural and other land-based rural businesses
 - Sustainable rural tourism, cultural and leisure developments that benefit businesses in rural areas, communities and visitors, and offer year round opportunities.
 - The retention and development of local services and community facilities in villages.
 - Recognising that sites that meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.
- The Cornwall Local Plan Site Allocations Document safeguards the main employment sites at Pool and provides for their expansion.
- The Cornwall Strategic Economic Plan particularly supports developments which build cultural identity and excellence, support environment-based growth, promote healthy and diverse communities, and encourage innovation in industry, including marine energy-tech and digital connectivity.
- Economic activity in the Parish is broadly similar to that of Cornwall and England.
- The proportion of people who worked part-time was higher than average for Cornwall and England.
- The Parish had a lower proportion of self-employed people than Cornwall.
- In October 2022 the rate of unemployed Universal Credit claimants in the local area was higher than for Cornwall and England, at about 600 people (11.3% compared to 8.5% for England).
- Most jobs were in retail, human health and social care, and manufacturing or construction, more than the average in Cornwall and England.
- These were mainly skilled trades, elementary occupations, and caring/leisure services.
- The population of the Parish had a much lower proportion with level 4 (degree level) and above qualifications compared to Cornwall and England, and the proportion holding levels 2 to 3 qualifications (inc. apprenticeships) was higher than in Cornwall and much higher than in England.

The Parish also had a higher proportion of less well-educated people than is usual in comparison to other areas.

- Managerial, administrative and professional and lower supervisory occupations are less well represented compared to Cornwall and England, as was the proportion of small employers and own account workers.
- There were proportionately more in semi-routine and routine occupations, and also more people who had never worked or were long term unemployed than in Cornwall.
- About 50% of residents work in or close to the Parish, the other half working further afield.
- The Index of Multiple Deprivation 2019 indicates that whilst there has been some improvement since 2015, the West Tolgus and Four Lanes/Carnkie areas are just below the 'average' levels of deprivation for England. The West Pool/Tregajorran, and the East Pool Park/Wheel Agar areas are some of the most deprived areas of the country.
- Tourism has the potential for further growth focusing on local environment, heritage and culture.
- The COVID 19 pandemic has meant a greater focus has been placed on the ability to work from home (WFH), which is likely to increase in the future. This has the potential to make local shops and other services more viable by reducing travel to work and also having a positive impact on climate change.
- Increased WFH highlights the requirement for appropriate home office space and sufficient broadband speeds.
- There is 'Superfast Broadband' through most of the Parish, but speeds can vary in areas more remote from the main roads in the Parish. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a means of communication.
- Local businesses say the Parish is a good location from which to trade but traffic conditions, perceived rising crime and poor environmental maintenance are seen as inhibitors to investment.
- To support future growth, businesses see a need for more well thought out commercial premises, improved signage to business estates, improved environmental maintenance, better roads, including traffic calming measures and better local public transport connectivity.
- Generally, the local community supports more economic growth in the Parish at a scale that is appropriate for the area development.

Implications for the Neighbourhood Development Plan

- **The NDP should rely on the Cornwall Local Plan Site Allocations DPD for allocation and safeguarding of strategic employment sites at Pool but also consider safeguarding other employment sites in the Parish, encouraging their enhancement where appropriate.**
- **NDP Policy should support new business development generally, especially where it aligns with the aims of the Cornwall Strategic Economic Plan with particular emphasis on the development of brownfield sites.**
- **To help tackle deprivation, new business development should aim to deliver higher value jobs by including attractive and adaptable spaces suitable for a wide range of modern manufacturing, innovation and evolutionary processes.**
- **The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.**
- **NDP policy should support forms of tourism and rural business diversification which are suitable for location within sensitive biodiversity and landscape areas, subject to criteria to ensure that any adverse impacts are mitigated.**
- **There should be NDP policy support for the use and expansion of homes to accommodate increasing levels of 'working from home' and so capture its benefits for the local economy.**

	<ul style="list-style-type: none"> • Improved directional signage for businesses should be encouraged but subject to criteria to avoid a proliferation of poorly designed and unauthorised advance signage which can be confusing, spoil the streetscape with clutter, and are a potential distraction and hazard to drivers. • Steps to encourage take up of Broadband connectivity though new development should be supported. • The local community supports more economic growth in the Parish at a scale that is appropriate for the area development.
Theme	Key Issues
NATURAL ENVIRONMENT AND LANDSCAPE	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ Protect and enhance valued landscapes, biodiversity, geodiversity and soils. ○ Recognise the intrinsic character and beauty of the countryside. ○ Protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason. ○ Recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services (i.e. green infrastructure) ○ Minimise impacts on and provide net gains for biodiversity, and establish coherent ecological networks. ○ Avoid unacceptable levels of soil, air, water or noise pollution or land instability. ○ Encourage remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land. ○ Take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure. ○ Only allocate land with the least environmental or amenity value. • Not permit development where it is likely to have an adverse effect on a Site of Special Scientific Interest or result in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland. <ul style="list-style-type: none"> ○ Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them. ○ limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. ○ be grounded in an understanding and evaluation of each area’s defining characteristics, identifying the special qualities of each area and explaining how this should be reflected in development. • New legislation will require up to 10% ‘net biodiversity gain’ from new development. • The Parish has some good quality green infrastructure with plenty of footpaths and lanes linking green areas to local open space and leisure facilities but this can be adversely affected by development. • Cornwall Local Plan Policy 22 [European Protected Sites] applies across the area, which should be reflected in the NDP. • The Parish has an interesting landscape including the extensive area of lower rolling ground occupied by the urban settlement of Pool, the valleys of the Portreath Stream and the Red River, the towering presence of Carn Brea itself visible for many miles around and the exposed and undulating plateau, very much rural and remote in character.

	<ul style="list-style-type: none"> • The area around West Tolgus is distinctive and under pressure from development which could change it's character, detract from the wildlife corridor formed by the river valley and add to coalescence with Redruth. • The countryside and landscape, with its heritage character, is perceived by the local community as the most distinctive and attractive character of the Parish that should be preserved and enhanced. • In community consultations most people thought that the town and villages should have more space for nature and wildlife, whilst existing hedgerows, trees and woodlands should be protected. A similar level of respondents called for wildlife corridors which should be protected, maintained and made accessible. • Looking at new development, people said that they should be environmentally friendly and include measures to protect and replace biodiversity.
Implications for the Neighbourhood Development Plan	
	<ul style="list-style-type: none"> • The NDP should include policies to conserve and enhance the landscape and the views of it as it is much loved by the community, and also help to conserve the character of West Tolgus. • The NDP should complement the Carn Brea Green Infrastructure Strategy by defining a Green Infrastructure Network. • NDP policy should support Net Biodiversity Gain by requiring the submission of a Biodiversity Gain Plan with planning applications. • Consideration should be given to including a policy which seeks to protect existing trees and supports the approach set out in the Cornwall Design Guide. • A policy encouraging design that will help to preserve the quality of the 'dark sky' above the Parish and secure the tranquillity of the landscape for current and future generations should be considered.
Theme	Key Issues
BUILT ENVIRONMENT AND HERITAGE	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ Regard good design as a key aspect of sustainable development, as it creates better places in which to live and work and helps make development acceptable to communities. ○ Develop design policies with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. ○ Ensure that developments function well, are visually attractive, are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change, and establish or maintain a strong sense of place. ○ Use the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit allow an appropriate amount and mix, and create places that are safe, inclusive and healthy. ○ Set out a clear design vision and expectations – 'Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes'....to be appended to a neighbourhood plan. ○ Give great weight to outstanding or innovative designs which promote sustainability or help raise the standard of design more generally in the area. ○ Give great weight to the conservation of designated heritage assets (which include Listed Buildings and Conservation Areas). ○ Take a balanced judgement on the scale of harm to the significance of non-designated heritage assets.

- Seek opportunities for new development in WHS and the settings of heritage assets to enhance or better reveal their significance.
- Treat loss of a WHS asset which makes a positive contribution to its significance as ‘substantial or less than substantial harm’.
- The National Design Guide emphasises that design is about the relationship between buildings, spaces, and community. Well-designed places are unlikely to be achieved by focussing only on the appearance, materials and detailing of buildings, but should also include careful attention to layout, the form and scale of buildings; the context for places and buildings; hard and soft landscape; transport, utilities, services such as drainage; and social, commercial, leisure uses and activities.
- The Cornwall Design Guide Vision is that Cornwall’s developments will create welcoming, inclusive places with comfortable homes in surroundings that promote healthy lifestyles with green, resilient communities living in a built environment of a quality that complements, enhances and integrates with its outstanding and distinctive natural and historic environment.
- Carn Brea parish has a rich history from the Neolithic to the present day, including 5 Scheduled Ancient Monuments, 70 Grade II Listed Buildings, 6 Grade II* Listed Buildings and several hundred features shown on the Cornwall Historic Environment Record.
- It is the centre of the intensive mining activity and immense post medieval mining wealth that Cornwall enjoyed. Pool has a rich industrial mining heritage and forms the core of the World Heritage Site, including preserved Engine Houses and many other important heritage assets that have determined its urban character. The rural area similarly has many distinctive features, creating a distinctly post-Industrial character with an appealingly remote, if melancholy, atmosphere.
- The Parish has many place names of historic origin which underscore and help explain the emergence of the local settlements, which should be an indicator of the need for adequate heritage assessment.
- The setting of the many listed buildings, the World Heritage Site and the general character of settlements are attractive but, in some places, harm has been caused through new development and extensions that have paid little regard to the vernacular or have impacted on unprotected WHS features.
- Strong community views were expressed that new homes should be in keeping and blend in with character with the local area, reflecting Cornish heritage and history. They thought that new developments should be environmentally friendly and include front and rear gardens, adequate off-road parking, outside storage for refuse/recycling and additional landscaping and trees.
- A majority felt that buildings or land which were badly maintained, or derelict spoiled their neighbourhood, as did poor architecture.
- The importance of retaining and protecting historic buildings especially those linked to mining was also strongly supported.
- There is concern that the clearly distinctive and historic character of different settlements may be lost through regeneration and design that is too generalised or formulaic in nature.
- There is also strong support for sustainable design in new developments including solar panels, insulation, rainwater harvesting, heat pumps and more electric vehicle charging points.
- The Pool Vision sees a need to establish additional Conservation Areas.

Implications for the Neighbourhood Development Plan

- **A design code would help address many of the issues and concerns over design quality and historic character, along with the adoption of an NDP policy to support development which accords with the code.**
- **National and local planning policies are sufficient to protect listed heritage assets and no local policy is needed in the NDP.**

	<ul style="list-style-type: none"> • However, there are unlisted assets that have an important part in the WHS which should receive some policy protection. • Pending Conservation Area status, the historic cores of Pool should be protected from inappropriate development. A similar approach should be taken for Carnkie, Four Lanes and Brea village. • Policy criteria to encourage environmentally friendly design are needed. • Opportunities to enable the repair, and subsequently maintain, abandoned, or neglected buildings should be supported.
Theme	Key Issues
<p>ACCESS AND CONNECTIVITY</p>	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ Prioritises safe access by walking, cycling and public transport and providing new facilities and services to minimise car travel. ○ Incorporates facilities for charging plug-in electric and other ultra-low emission vehicles. ○ Prevent development which will cause increased risk to human health from air pollution or exceeding EU standards (Policy 10). • Carn Brea Parish has excellent accessibility and connectivity by road, having the main A30 trunk road running through it and links to both Redruth and Camborne using the re-routed A3047 to pass along Wilson Way and Dudnance Road, forming the ‘Kerrier Way’. It has good connections to Helston and Redruth enabling access to the work locations and services in these nearby towns. • Although the main Paddington – Penzance railway line passes through the Parish there is no railway station, the original having closed in 1961. There is a cogent case for a replacement of this lost facility. • Public transport links are reasonable but the parish retains a high car dependency. • The road and footpath network links most areas reasonably well but traffic levels, noise, air quality and road safety are issues. • Within the villages, the unclassified roads suffer congestion caused by parked vehicles and speeding is seen as an issue, whilst those roads linking them are constrained by hills and bends. • There is ‘Superfast Broadband’ throughout the Parish, but speeds can vary. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a means of communication in a rural area. • Reflecting the concern about traffic conditions locally, in community consultations a high response called for more off-street parking and lower speed limits, and there was also some support for bus and cycle lanes.
	<p>Implications for the Neighbourhood Development Plan</p> <ul style="list-style-type: none"> • The NDP should include policy criteria that encourages a sustainable transport hierarchy in new developments. • In view of parking congestion, a policy to manage the loss of residential garages to accommodation may be appropriate and a higher level of appropriately located parking provision for new development may be necessary. • Support for the infrastructure to provide new, enhanced bus services and the introduction of a railway station, including safeguarding of a site, should be included in the NDP. • Consideration should be given to include a policy relating to the protection and enhancement of footpaths whilst retaining historic features such as stiles that add character, interest and evidence of past land use and connectivity.

	<ul style="list-style-type: none"> • Better ‘virtual connectivity’ through improved broadband and mobile connectivity should be supported. • An aim should be to take opportunities to improve highway safety and minimise conflicts between motorised traffic, cyclists and pedestrians.
Theme	Key Issues
GREEN SPACES AND RECREATION	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ Aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles and support the delivery of local strategies to improve health. ○ Base policies setting standards for provision on robust and up-to-date assessments of the needs. ○ Prevent loss of existing open space, playing fields, sports and recreational buildings and land unless: <ul style="list-style-type: none"> ▪ surplus to requirements or ▪ the loss would be replaced by equivalent or better provision, ▪ or the development is for an alternative and better sports and recreational provision. ○ Protect and enhance public rights of way and access. ○ Designate green areas of particular importance to local communities to rule out new development other than in very special circumstances. ○ Encourage provision for growing local food in private gardens which are large enough to accommodate vegetable growing or greenhouses, or through the provision of allotments. ○ Provide flexible community open spaces that can be adapted to the health needs of the community and encourage social interaction. • The urban area of Pool provides extensive open space and recreation facilities, including the Carn Brea Leisure Centre and running track. • The amount of formal open space of park provided per person and other amenity space is high compared with other areas in the county. • The parish has an exceptionally high level of natural space, mainly outside of the urban catchment of Pool. Carn Brea Hill and the Great Flat Lode both provide a great deal of this space. • The level of outdoor sports facilities/space when combined (public and private or school sports space) is lower than in the larger settlements but includes two significant all weather (artificial) pitches at Pool School and Cornwall College. • Whilst the parish exhibits a high level of equipped children’s play, owing to the regionally significant Heartland playground, there is a very low level of youth provision. • No allotments are present. • In community consultation, a majority said that there were areas of land that should be protected, covering all the rural area and most urban parks and green sites. Green space was seen as being at a premium. • The provision of more equipped Playspace for children/teenagers and an increase in school playing fields was supported, as were the provision of allotments. • There was clear concern about the quality of open spaces, with people saying they were put off by lack of parking, poor lighting, dog fouling, littering, concerns about personal safety, anti-social behaviour, lack of disabled access and unsafe pedestrian access by road. • Many also said there was a need for more information about the availability of green space and recreation facilities.

	<p>Implications for the Neighbourhood Development Plan</p> <ul style="list-style-type: none"> • The NDP should identify and protect ‘Local Green Spaces’ that are not otherwise protected by national and Cornwall Local Plan policies. • A standard of provision for recreation spaces and sports pitches should be established in the NDP, key sites identified and protected, and their enhancement encouraged. • A project to establish new allotments should be considered along with a planning policy to support such provision and subsequently protect it.
Theme	Key Issues
COMMUNITY FACILITIES	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ support ‘strong vibrant and healthy communities’ with accessible services and open spaces that reflect the community’s present and future needs and support its health, social and cultural well-being. ○ promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other. ○ ensure that places are safe, accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. ○ guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs. ○ ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable and so can be retained for the benefit of the community. ○ plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. • The Parish is well-off in terms of community facilities. The urban area of Pool provides extensive retail facilities, the Camborne/Redruth Community Hospital and the secondary school at Pool Academy which all serve the entire Parish and beyond. There are also several social clubs, meeting places and a variety of pubs and cafes. • In the wider rural part of the Parish social facilities are more dispersed, the only shop being at Four Lanes. There are community halls at Four Lanes, Carnkie, and Carn Brea Village, and junior education is provided at Pencoys Primary, Four Lanes. • Great concern about the adequacy of services to meet the needs of the growing population was reflected in the community engagement response, particularly focusing on dentists, GPs, youth clubs and social events. • The need for school expansion was also recognised, with people saying that they should include improved vehicle drop off/collection points, pedestrian access and bike sheds amongst other things. • Other comments concerned the adequacy of infrastructure generally to support development.
	<p>Implications for the Neighbourhood Development Plan</p> <ul style="list-style-type: none"> • There should be an NDP policy to build on CLP Policy 4 [Shopping, Services and Community Facilities] for the safeguarding of existing facilities and to build on their viability and sustainability, possibly identifying them as a focus for CIL funding. • A clear aim that development must be appropriate for the ability of infrastructure to support it should be included.

	<ul style="list-style-type: none"> • Policies to support provision of facilities for young people and new education and health facilities should be included.
Theme	Key Issues
CLIMATE CHANGE	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ support the transition to a low carbon future in a changing climate...contribute to radical reductions in greenhouse gas emissions...minimise vulnerability and improve resilience... support renewable and low carbon energy and associated infrastructure ○ take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. ○ support community-led initiatives for renewable and low carbon energy, being taken forward through neighbourhood planning • The climate crisis represents a fundamental threat to global and local well-being. Local action to address the causes and impacts of climate change is essential. • However, aiming to be Carbon Neutral by 2030 is not realistically achievable. • As well as supporting environmentally friendly design, there is community support for the idea of community owned, sustainable and self-funding energy supply. • Advancements in renewable energy production are moving rapidly and flexibility is required to permit schemes providing they are themselves also environmentally friendly. • Energy storage is a new area of development that may be expected to appear within the lifetime of the NDP.
	Implications for the Neighbourhood Development Plan
	<ul style="list-style-type: none"> • Main reliance for climate change policies should be on the Cornwall Local Plan Climate Emergency DPD. • The NDP should support the production of renewable energy to help secure Cornwall's zero-carbon targets and tackle the causes of climate change, including community initiatives. • However, this should be achieved in ways that respect residential amenity, natural habitat and its species, landscape and visual impact, and the historic environment. • Local energy storage should be planned for with sensible criteria to avoid unacceptable impacts. • Sustainable and Natural Drainage should be encouraged by the NDP.



Photo 4: Public realm improvements at Station Road, Pool.

2

CARN BREA NEIGHBOURHOOD DEVELOPMENT PLAN

PART TWO: VISION & OBJECTIVES

2.1 Taking into account the evidence referred to above, our draft ‘vision’ is as follows:

VISION

- To **protect** the unique character and environment of Carn Brea Parish.
- To **celebrate** the history and culture of Carn Brea Parish.
- To **enhance** biodiversity, habitats and opportunities to tackle climate change.
- To **serve** the needs of the local community.
- To **connect** rural communities together.

2.2 In order to achieve this Vision a number of ‘Objectives’ are set and then, in turn, in order to achieve these Objectives, a number of Policies are set out. It is these policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figure 10.



Figure 10: Carn Brea NDP: Links between Vision, Objectives and Policies

2.3 The Objectives of the Carn Brea NDP are as follows:

1. HOUSING

- To ensure that new residential development meets the local need.*
- To protect the existing housing stock and its availability to local people.*
- To protect the rural landscape from inappropriate development.*
- To ensure development is in line with local character.*

2. BUSINESS AND JOBS

- A. *Support, strengthen and help diversify local businesses, particularly where it aligns with the aims of the Cornwall Strategic Economic Plan, delivers higher value jobs, and supports the aims of the Pool Vision.*
- B. *Support opportunities for local people to access local employment.*

3. NATURAL ENVIRONMENT & LANDSCAPE

- A. *Protect and enhance the landscape character and setting for the Parish, including locally cherished areas and characteristic views and vistas within and across the Parish.*
- B. *To protect and enhance wildlife corridors, reduce the environmental impact of development and increase local biodiversity through sustainable design.*
- C. *To conserve and increase Cornish hedge and tree coverage.*
- D. *To conserve and enhance the rural dark sky.*

4. BUILT ENVIRONMENT AND HERITAGE

- A. *To celebrate, maintain and enhance the architectural and historic character of the Parish so that it can continue to reflect the distinctive physical, cultural and economic history of the area that makes it the 'place' it is today. This will allow/encourage the area to continue to make a significant contribution to the Outstanding Universal Value of the World Heritage Site.*
- B. *Encourage new development to match or complement the distinctive rural character and heritage character of the area and ensure that the regeneration at Pool is of the highest quality in line with the Pool Vision.*
- C. *Support development proposals which aim to meet a high level of sustainable design and construction to help tackle the causes and impacts of climate change.*
- D. *To encourage buildings which are disused to be brought back into use, retaining traditional features.*
- E. *To promote the use of the Cornish language in the naming of developments.*

5. ACCESS AND CONNECTIVITY

- A. *To ensure that new housing or business development is sustainably located and connected to appropriate supporting services and facilities through public transport, safe walking and cycling routes, and adequate roads.*
- B. *To encourage all new developments to include off road parking commensurate with their size and function so that they do not adversely affect traffic and parking in the local area.*
- C. *To avoid new development which might aggravate the existing traffic/transport difficulties in the wider road network in terms of delays, safety or harm to air quality.*
- D. *To ensure new roads are built to Cornwall Council and Manual for Streets standard.*
- E. *To support the extension and enhancement of bus services and the opening of a local railway station.*
- F. *To encourage development which provides for connection of highspeed broadband and improved digital communication.*
- G. *To protect and encourage the enhancement of pedestrian links, rural footpaths and bridleways to transport hubs, play areas and key community infrastructure.*

6. OPEN GREEN SPACES AND RECREATION

- A. *To protect and support the enhancement of local green spaces, key recreation spaces and sports pitches.*
- B. *To support development which would increase accessibility to green spaces e.g. footpaths, car parking.*
- C. *To support development of a cemetery offering facilities to cater for green burials.*
- D. *To support the development of allotments in the community.*

7. COMMUNITY FACILITIES

- A. To ensure that development of services and facilities takes place in a timely manner alongside any future development.
- B. To protect and support the enhancement of high quality, accessible and affordable community facilities to meet the changing needs of all parts of the local community.
- C. To support the provision of buildings and social spaces to meet the needs of teenagers and young adults.
- D. To support more education and health provision subject to criteria to ensure that it is well conceived and minimises traffic impacts and pollution, particularly around school entrances where possible.

8. CLIMATE CHANGE

- A. Support local actions to tackle the causes and effects of climate change.
- B. Encourage new development to incorporate on site provision of renewable energy, energy storage, low energy and low carbon technologies.
- C. To encourage opportunities for community energy.
- D. To encourage new development, including on Previously Developed Land, to produce a meaningful contribution to reducing current rainfall runoff rates in accordance with the CPIR Surface Water Management Plan.

Our Objectives									
Carn Brea NDP Policies	1	2	3	4	5	6	7	8	9
	Housing	Business and Jobs	Natural Environment and Landscape	Built Environment and Heritage	Access and Connectivity	Open Green Space and Recreation	Community Facilities	Climate Change	Pool Vision
H1	✓		✓	✓	✓			✓	✓
H2	✓								✓
H3	✓					✓	✓		
H4	✓							✓	✓
H5	✓		✓	✓	✓				
H6	✓						✓		✓
BE1		✓	✓	✓	✓			✓	✓
BE2		✓	✓	✓	✓			✓	✓
BE3		✓			✓			✓	✓
BE4		✓	✓	✓	✓	✓	✓	✓	
BE5		✓	✓	✓	✓	✓	✓	✓	
BE6		✓		✓	✓				✓
NE1			✓	✓		✓			
NE2			✓	✓		✓			
NE3			✓	✓		✓			
NE4			✓		✓	✓		✓	✓
NE5			✓			✓		✓	✓
NE6			✓	✓		✓		✓	✓
NE7		✓	✓			✓		✓	
D1		✓		✓		✓	✓		✓
D2		✓		✓		✓	✓		✓
D3	✓	✓		✓	✓	✓	✓		✓
D4		✓	✓	✓	✓		✓		✓
RT1	✓	✓			✓			✓	✓
RT2	✓				✓				
RT3	✓	✓			✓			✓	✓

Our Objectives

Carn Brea NDP Policies	1	2	3	4	5	6	7	8	9
	Housing	Business and Jobs	Natural Environment and Landscape	Built Environment and Heritage	Access and Connectivity	Open Green Space and Recreation	Community Facilities	Climate Change	Pool Vision
RT4	✓	✓			✓			✓	✓
RT5	✓	✓			✓	✓		✓	✓
OG1			✓	✓	✓	✓	✓	✓	✓
OG2			✓	✓	✓	✓	✓	✓	✓
OG3			✓	✓	✓	✓	✓	✓	✓
CF1	✓	✓	✓	✓	✓	✓	✓	✓	✓
CF2	✓				✓		✓	✓	✓
CF3					✓	✓	✓		✓
CF4					✓		✓		✓
CC1		✓		✓	✓			✓	✓
CC2		✓	✓	✓				✓	✓

Figure 11: The Linkage from Vision to Planning Policies

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3

**CARN BREA NEIGHBOURHOOD
DEVELOPMENT PLAN**

**PART THREE:
DRAFT PLANNING
POLICIES**

HOUSING

3.1 The following section of the Carn Brea NDP contains policies related to housing provision:

H1	Locations and Scale for New Housing Development
H2	Housing Mix
H3	Rural Exception Sites
H4	Community Led Housing
H5	Infill Within Hamlets and Small Groups of Dwellings
H6	Protection of Carn Brea’s Existing Housing Stock

3.2 Detailed evidence supporting the housing policies can be found by following the Housing ‘Quick Links’ at http://www.carnbreatparishcouncil.gov.uk/Evidence_Base_43292.aspx

CARN BREA PARISH HOUSING REQUIREMENT

- 3.3 **The Cornwall Local Plan [CLP] apportion** is for 5200 dwellings to be delivered in the parishes that make up the urban area of the Camborne, Pool, Illogan & Redruth Community Network Area (CNA), and 1000 to the urban part of the CNA, part of which falls in Carn Brea Parish.
- 3.4 Referring first to the urban part of the Parish, the Cornwall Housing Implementation Strategy 2022 indicates that against the target for the whole urban CIPR Community Network Area of 5200 dwellings, some 3112 were completed by March 2022, 1907 had planning permissions estimated to deliver by 2030, a further 198 were likely to be delivered through windfall etc, and 210 were allocated in the Site Allocations DPD [the Tolgus Urban extension at Redruth], leaving a surplus of 227.
- 3.5 At Pool, which is the part of the CIPR urban area that is in Carn Brea Parish, a considerable amount of new housing has been provided since 2010 which has contributed to the CNA apportionment. Much of this is in the regeneration area to the west of the settlement. A further 248 dwellings on sites at Pool recorded in the Cornwall Council Brownfield Land Register has been permissioned. On the basis of this data no further homes were needed beyond existing commitments in the urban area to meet the Cornwall Local Plan CIPR requirements.
- 3.6 Focusing next on the rural part of the Carn Brea Parish, as of March 2022, against the estimated requirement for 110 dwellings*, there were 164 completions and commitments. Thus, no further homes were needed in the rural area to meet the Parish CIPR baseline requirement under the Cornwall Local Plan [see Figure 12].

Figure 12: Minimum NDP housing target to be in conformity with Local Plan CIPR [Rural Area] [as at March 2022]

CNA	CLP Housing Figure	Planning Permissions, Approval subject to S106, & Windfall estimated to deliver by 2030	CNA Completions to March 2022	Remainder of Local Plan Housing Figure
Camborne, Pool, Illogan & Redruth Rural	1000	343 + 26 + 99 = 468	884	1000 – (468 + 884) = -352 i.e., nil requirement
Parish	Requirement [adjusted at pro rata rate of 11%*]	Parish Commitments April 2010 – March 2022	Parish Completions April 2010 – March 2022	Parish baseline figure (pro rata of CNA remainder)

Carn Brea	110	52**	112**	110 – 164 = - 54 SURPLUS i.e., nil requirement
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* Based on number of HH within the rural part of the Parish as a percentage of the total number of HH in the rural 'residual' area according to 2011 Census.

** Estimated.

3.7 The preceding data demonstrates that that the *minimum* housing baseline apportionment for the the Parish against the CLP figures for the period of 2010-2030 (being the lifetime of the CLP) has been met. **It is important to acknowledge that this is a minimum requirement target. The NDP must also contribute to meeting affordable housing needs and continue to be responsive to the local housing market** in accordance with the NPPF and CLP

3.8 **Affordable Housing Needs.** Office for National Statistics data shows that average house prices in the Parish for the lowest cost dwellings increased by 37.5% from 2011 to 2021. An average house in Carn Brea Parish now costs £205,000 (May 2022). The Carn Brea NDP Evidence Base has identified that a household income of at least £52,700 is required to afford repayments on an average price market home in the Parish. The average total household income before housing costs locally was £25,200 in 2018 (ONS). Consequently many households will not be able to afford market housing, and only the higher subsidy levels of affordable housing products will be accessible to them.

What forms of Housing will meet the housing need?

Details on the various types of housing product that are available to address housing needs are explained at length in the [Cornwall Council Supplementary Planning Document on Housing](#). In summary, these are:

- Affordable Rented Housing – typically at up to 80% of open market rent
- Social Rented Housing – typically 45 to 55% of open market rent
- Shared Ownership – Where the premises are owned by a Housing Association (75% to 25%) and a mortgage holder (25% to 75% An adjustment to allow as low as 10% has recently been allowed.). The occupier pays both rent and mortgage.
- Discounted Ownership - Where the property is sold at a fixed discount, making it cheaper to mortgage.
- First Homes - A discount on the purchase price of a minimum of 30% against the market value with a sale price no higher than £250,000 after the discount is applied in perpetuity, restricted to first-time buyers with a household with a combined annual income less than £80,000. Where justified by local evidence, a deeper minimum discount of up to 50% may be set.
- Shared Equity – Where the occupier enjoys an 'equity loan' (a portion of the equity is owned by the local authority or registered social provider) and therefore can afford a home on the open market
- Rent to Buy - under the national scheme.

CLP policy 8 [Affordable Housing] says that 'planning obligations will be used to ensure that affordable housing is provided and (where possible) retained for eligible local households.' policy 9 in connection with Rural Exception Sites says that 'the council will secure the first and future occupation of the affordable homes to those with a housing need and local connection to the settlement or parish in line with the council's adopted local connection policies'.

Further detailed advice can be found via this links:

- Addressing Affordability <https://www.cornwall.gov.uk/media/d3jpszano/chief-planning-officer-note-addressing-affordability.pdf>

3.9 The emphasis must therefore be on socially rented accommodation. As of October 2022 the HomeChoice registered local housing need for the parish of Carn Brea was currently 391 households seeking affordable rented accommodation. Some 174 or 44.4% of these are for 1 bedroom dwellings, 120 or 30.7% are for 2 bedroom, and 76 or 19.4% for 3 bedroom. The remaining 21 or 5.4% are for 4 and 5 bedroom dwellings. Some 38 households in need were aged 55 or over 9.7% of the total need], seeking mainly 1 bedroom accommodation. There were 3 households who required a 1 or 2 property suitable for wheelchair use indoors and outdoors. In addition, there were also 35 households registered with Help to Buy South

looking for affordable homeownership in Carn Brea Parish, of which 60% sought 2 bed accommodation and 9% sought 1 bed accommodation. **Overall a total of about 425 affordable homes.**

- 3.10 Against this requirement, the current permissions are for only 15 dwellings, at the following locations:
- North of the Brea Inn Higher Brea (Reserved matters) 3 Intermediate sale (completion 2022/23)
 - Sunnyside Illogan Highway (outline) 6 Intermediate sale (completion 2024/25)
 - Gas Lane Valley Motors (outline) 6 self/custom build.
- 3.11 **It is a priority, therefore, for any developments of affordable homes to maximise the provision of 1 and 2 bedrooled socially rented housing.** These numbers reflect the October 2022 position and although they fluctuate during the Plan period, it is likely that there will be a continuing need for affordable housing.
- 3.12 **Local housing market.** A survey of local estate agents suggests there is an adequate turnover of properties and healthy demand in the entire Parish, which is within the Camborne/Redruth major employment area and is also in commutable distance to the city of Truro, and the growing employment base at Falmouth/Penryn. As a result, there is a general pressure for housing, so it is appropriate that some market provision to address this sector is also allowed for in the NDP. The provision of new sites in the general CPIR area through the Cornwall Local Plan Site Allocations DPD is designed to meet market requirements up to 2030, and the Cornwall Monitoring Report 2022 indicates that there will be no shortfall in provision, taking into account forecast 'windfall' permissions [i.e. unexpected planning permissions on small sites of up to 10 dwellings]. There is also some demand in the rural parts of the Parish, where the turnover is lower, and the supply of new dwellings is naturally limited by its rural characteristics.

DELIVERING THE CARN BREA HOUSING REQUIREMENT

- 3.13 Looking forward, there is likely to be further residential development at Pool utilising Previously Developed Land ['Brownfield'] to support regeneration under the NPPF, Cornwall Local Plan and Pool Vision, for example further development at Heartlands, the mixed-use site on Station Road [CPIRE7] and between the Leisure Centre and the new A3047 corridor, and other sites referred to in the Pool Vision. **It is estimated that together these could add about 100 units by 2030.**
- 3.14 In addition, some windfall through infill and conversions will occur, contributing to the forecast 194 across the entire urban part of the CNA.
- 3.15 Policy 3 [Role and Function of Places] of the Cornwall Local Plan, and its supporting text (paragraphs 1.52 to 1.72) states that outside of the main named towns and city in Cornwall, the housing requirement will be met through four principle methods - the identification of sites through NDPs; rounding off settlements; infill; and/or rural exception sites (under CLP Policy 9).
- 3.16 In considering policy options to address the housing needs of the rural part of the Parish, the Steering group has taken into account the significant value that respondents to the NDP community surveys placed on the character and heritage of the area, its countryside and landscape, the green open spaces and peace and quiet of the rural area, as reflected in the NDP objectives.
- 3.17 In view of these factors, the approach proposed to meet the requirement is not to make specific allocations of new land for housing, but instead the main means for delivering new housing will be through supporting the continuing level of new infill, 'brownfield land' development [particularly at Pool] and some limited rounding-off in suitable locations, and for affordable housing led 'exception' sites to come forward in the context of CLP and NPPF provisions. To enable this, it is proposed to establish 'Development Boundaries' that allow for a realistic and sustainable level of growth whilst ensuring that development takes place in the most appropriate areas. This will be in keeping with the local built environment in terms of scale and design and contribute to preserving and enhancing the character and identity of the Parish.
- 3.18 Turning first to the main villages, the NDP Development Boundary Log gives an assessment of rounding off, infill, PDL and rural exception 'opportunities' within development boundaries that might occur from the application of existing Cornwall Local Plan and NPPF policies. **The total assessed expected housing capacity at Four Lanes is 14 through infill/PDL**

development and 27 from rural exception sites, whilst at West Tolgus it is 23 from infill/rounding off and 9 from rural exception sites.

- 3.19 Completions in the rural part of the Parish, outside of the settlements of Four Lanes and West Tolgus were, according to the Cornwall Council Interactive Mapping website, some 43 from 2015/16 to 2021/22. This implies a windfall rate of 6 dwellings per year. However, whilst ongoing infill, PDL redevelopment and some rural exceptions sites can be expected to continue, it is likely at a lower rate than in the past as the supply of suitable sites diminishes over time. **A reasonable windfall forecast might be put at 5 dwellings per year, or 40 dwellings by 2030.** This figure would include infill opportunities in the smaller villages and hamlets of for example Bowling Green, Brea Village, Carn Brea Village, Carnkie, Piece, Tregajorran, Treskillard, for which NDP Policy H5 is intended to provide guidance.
- 3.20 Away from the main villages rural exception sites cannot be forecast with any certainty, as they are ‘exceptions’ to planning policies that are very dependent on land availability and funding conditions, but provision at for example Brea Village, Carn Brea Village, and Tregajorran, from where basic services are accessible just within or just outside the ‘Twenty Minute Neighbourhood’, may occur. **For modelling purposes, a figure of 9 dwellings at each might be reasonable, i.e. 27 rural exception dwellings in total.**
- 3.21 It is also recognised that various forms of ‘self-build’ can deliver market and affordable housing so the NDP supports such developments on both infill and exception sites.
- 3.22 Taking these factors into account, the assessed expected potential for additional housing at Pool, Four Lanes, West Tolgus and in the general rural area is that up to 240 additional dwellings may occur from the application of existing Cornwall Local Plan and NPPF policies [See figure 13]. **Note that this level of development is likely to occur whether or not a Neighbourhood Development Plan is adopted.**

Figure 13: Assessed expected potential for additional housing at Pool, Four Lanes, West Tolgus and in the general rural area of Carn Brea Parish.

Policy Reference	Estimated Potential Number of Homes Produced [above current commitments in pipeline] [rounded]
Policy H1.2 Within the Development Boundary of Four Lanes and West Tolgus	
Residential Infill Development at Four Lanes & West Tolgus	About 10
Rounding Off/PDL at Four Lanes & West Tolgus	About 30
TOTAL	About 40
Policy H1.3 Regeneration and PDL [Brownfield Land] Development at Pool	
Previously Developed Land [‘Brownfield’] to support regeneration	About 100
TOTAL	About 100

Policy H4: Exception sites for Affordable Housing.	
At Four Lanes and West Tolgus	About 35
In other rural locations	About 25
TOTAL	About 60
Policy H5: Infill/Windfall in Hamlets.	
Windfall in Rural Area	About 40
Overall Total	About 240

POLICY H1 - LOCATIONS AND SCALE FOR NEW HOUSING DEVELOPMENT

- 3.23 The scale and location of new housing development was one of the key topic points in the community engagement response. Some 93% of respondents supported the concept of development boundaries for Four Lanes and West Tolgus. Some 39.6% of respondents (the largest proportion in answer to this question) think that the housing need should be met through 1 or 2 houses, filling gaps between existing properties. In comparison, only 0.7% of respondents think that the housing need should be met by larger development of more than 9 houses. Strong preference was expressed to see urban sprawl contained, as it is perceived as significantly changing the character of the villages and encouraging encroachment of the existing urban area into the valued landscapes of the Parish. To protect the character of the built environment, the historic field and settlement patterns and to maintain the separation, it is important that any development in these areas is carefully managed.
- 3.24 At Pool, which is part of the CIPR urban area, a considerable amount of new housing has been provided in the past. There are likely to be further residential development opportunities utilising Previously Developed Land [‘Brownfield’] to support regeneration, for example at Heartlands, the Station Road area between Heartlands and the Tesco/B&M retail park, and the Maynes Site.
- 3.25 The CLP through paragraph 2.33 also ensures that development occurs in the most sustainable locations in order to protect the open countryside from inappropriate development.
- 3.26 Paragraph 1.65 of the Cornwall Local Plan also defines ‘infilling’ as the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside, whilst Paragraph 1.68 explains that ‘Neighbourhood plans can provide a detailed definition of which settlements are appropriate for infill and the boundaries within which the policy will operate.’
- 3.27 The purpose of NDP Policy H1 is to provide more detail and clarity for the interpretation of CLP Policy 3 at the local level by detailing where sustainable development should be directed and thereby enabling controlled growth to meet the needs of Carn Brea Parish and the Community Network Area, whilst preserving the distinctive settlement identity and the natural and historic environment and facilitating, where appropriate, the operation of CLP Policy 9 for rural exception housing.
- 3.28 Regenerative Low Impact developments are proposals that seek to enable off-grid lifestyles that minimise the ecological footprint of the inhabitants to a broadly self-sufficient level in terms of energy, water and waste, food and income whilst bringing various environmental enhancements

- 3.29 Policy AL1 of the Climate Emergency DPD sets out an approach to Regenerative Low Impact development in Cornwall tied to the restorative use of land and controlled by conditions regarding measurable carbon sequestration and environmental net gain. It allows for a departure from national and local policy preventing development in the open countryside, so any such proposals must clearly demonstrate a truly low impact approach and undergo rigorous assessment and ongoing monitoring.'
- 3.30 The Parish falls into the safeguarding zone for RNAS Culdrose and the technical safeguarding zone for RAF Portreath. Guidance from the MoD is that it should be consulted on (a) any potential development within the safeguarding zone surrounding RAF Portreath which consists of structures or buildings exceeding the statutory safeguarding technical zone; (b) any applications for development within the safeguarding zones designated for RNAS Culdrose for structures or buildings exceeding statutory safeguarding height; and (c) any development within the Birdstrike Safeguarding Zone which includes schemes that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation.

Policy H1: Locations and Scale for New Housing Development

- 1. Development Boundaries [shown on Maps 5a, 5B and 5c] are set for the following settlements:**
 - a. Pool**
 - b. West Tolgus**
 - c. Four Lanes.**
- 2. Within the Development Boundary of Pool,** there is a presumption in favour of sustainable development that will apply to small scale infill development and larger developments which:
 - a. use Previously Developed Land in preference to greenfield land; and
 - b. contribute to the regeneration objectives set out in the Pool Vision; and
 - c. in design terms [extent, layouts, design solutions, densities, scale and massing etc.] respond to and are demonstrably informed by the historic and landscape character of site and its surroundings including the context of any heritage assets.
- 3. Within the Development Boundary of Four Lanes and West Tolgus,** there is a presumption in favour of sustainable development that will apply to proposals for small scale infill and the development of Previously Developed Land (as defined in by the CLP Paragraphs 1.65 and 1.68) subject to the following criteria:
 - a. the extent of development, layouts, design solutions, densities, scale and massing etc. to respond to and be demonstrably informed by the historic and landscape character of site and its surroundings including the context of any heritage assets; and
 - b. the proportions and positioning of the new buildings are in keeping with the character of the area, reflecting the curtilage, scale, density and roofline of adjacent buildings; and
 - c. the relationship between the building size and plot size is such that provision of garden space is appropriate to the size of the dwelling proposed, and able to encourage recreation and physical activity for all ages; and
 - d. there is adequate road width to the frontage of the development to ensure that footways, pavements, entrances and driveways do not get blocked or obstructed by parked vehicles and that delivery and emergency vehicles may pass; and
 - e. demonstration that there is sufficient room within the site for vehicle maneuvering without impinging on the ability of adjoining properties to access garages and parking spaces; and
 - f. the privacy and daylighting of adjoining properties is not compromised.

4. **Outside the Development Boundary** development will not be supported unless it is in accordance with CLP Policy 3, 7 or 9, 21, or CEDPD Policy AL1, or is small scale infill within established hamlets and small groups of dwellings that complies with NDP Policy H6.
5. Proposals should not compromise, restrict, or otherwise degrade the operational capability of safeguarded MOD sites and assets in the vicinity.

- 3.31 NOTE: Details of how the village development boundaries were drawn up are given in the evidence base.
- 3.32 Small scale is defined as being below the definition of Major Development as described in NPPF 2021 i.e. 'For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.

POLICY H2 - HOUSING MIX

- 3.33 Community engagement response was that the greatest need was for bungalows of 2 – 3 bedrooms and houses of 2, 3 and 4 bedrooms and not for flats. 51% of respondents said that housing should be a mix of open market, rental and shared ownership, whilst 6.4% supported only shared ownership, 12.3% supported only renting and 12.2% supported only open market. The overwhelming response was for a mixture of these.
- 3.34 NPPF says that planning should ensure that sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed, and provide for a mix of housing catering for different groups, identifying the size, type, and tenure of housing required and where an affordable housing need has been identified, plans should provide for it. The Evidence Base notes that housing need from the HomeChoice register is mainly for smaller dwellings in socially rented tenure, and that Census data suggests that the supply of 1 and 2 bedroom homes does not match the number of smaller households. There also appears to be an inadequate number of larger family homes.
- 3.35 First Homes is a recent government backed affordable housing product. It offers a discount on the purchase price of a minimum of 30% against the market value, sale prices no higher than £250,000 after the discount is applied in perpetuity, and restriction to first-time buyers with a household with a combined annual income of less than £80,000.
- 3.36 Where justified by local evidence, a deeper minimum discount of up to 50% may be set. Cornwall Council have examined the local housing market and concluded that households on an average income in Cornwall would also not be able to afford a 50% share of a First Home if the standard 30% discount was applied. Acquiring a First Home product would only be likely to begin to be affordable for people on an average income if a discount of 50% is applied. This situation is also backed by evidence produced independently for the NDP evidence base. The Cornwall Chief Planning Officers Advice Note relating to first home can be found via this link: <https://www.cornwall.gov.uk/media/ee1dodd4/chief-planning-officer-note-first-homes-final.pdf>
- 3.37 In order to ensure that such developments are most effectively used to meet local needs it is considered that the established Cornwall local connection criteria should apply to First Homes to ensure that affordable housing is delivered to meet the needs of the Carn Brea and nearby communities. This will mean that the housing should meet local needs before cascading out. [Local eligibility criteria apply to First Homes for a maximum period of three months from the date the home is first marketed, after which the eligibility criteria revert to the national criteria].
- 3.38 The NDP evidence also found that only Shared Equity schemes of 25% or less equity share would be affordable on local average household incomes.
- 3.39 The available income data also implies that buying property is impossible for single people and households on lower than average incomes, and that only social rented housing will meet the needs of this cohort. The Homechoice Register data for January 2022 identifies 391 households seeking affordable rented accommodation.
- 3.40 The evidence also reports that the population in the Parish is ageing, likely to increase the need for smaller, more appropriate housing provision which is suitable for older people, offering 'downsizing' opportunities, including homes which are suitable or readily adaptable to meet the needs of disabled or elderly people.

- 3.41 Providing more smaller dwellings could also help address the decline in the proportion of younger people in the villages, many of whom may be leaving to find more affordable dwellings in urban areas.
- 3.42 Provision to work from home, which has recently emerged as a much more viable choice on the back of technological developments, is also appropriate.
- 3.43 The intention of this policy is to help ensure that any new build development responds in terms of its size and layout to local needs in the parish, irrespective of whether it is market led or affordable housing.

Policy H2: Housing Mix

1. Residential developments of 10 or more units will be supported in accordance with CLP Policy 6 if they provide a mix of formats, sizes and tenures of dwellings to ensure a range of housing choices are available to meet the identified housing needs in the Parish. These may include:

- a. A mix of smaller one and two bedroom homes for the young and elderly.
- b. Family homes of 4 to 5 bedrooms.
- c. Homes that provide enhanced opportunities to 'work from home'.
- d. Dwellings designed to meet special needs such as fully accessible or extra care units suitable or readily adaptable for disabled or elderly people, on parts of the site with generally level access and close to community facilities. (Further information as to standards required may be found in the Cornwall Council Housing Supplementary Planning Document October 2019).
- e. Self-build opportunities in accordance with NDP Policy H5.

2. When applications for housing are being considered developers should assess current demographic, housing need and market information to determine the proportional balance of dwelling size, type and tenure required.

3. The affordable housing portion of development proposals, secured through developer contributions as required by Policies 8 and 9 of the Cornwall Local Plan, should comprise 50% social rented and 50% intermediate housing (including 25% First Homes when there is a requirement for the tenure).

4. To enable affordability within Carn Brea's housing market:

- a. All First Homes provision should be offered at a discount of 50% of market value in perpetuity.
- b. Shared equity homes provision should be offered at 25% or less equity share.
- c. To meet the needs of the community on or below local average household incomes, the rented portion of affordable housing development should maximise the proportion of 1 and 2 bedroomed units in socially rented tenure taking into account the current assessed housing need for the parish.

POLICY H3 - RURAL EXCEPTION SITES FOR AFFORDABLE HOUSING

3.44 Rural exception sites are small sites located outside of but adjacent to the existing built up area of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs. They must be clearly affordable housing led and well related to the physical form of the settlement and appropriate in scale, character and appearance. (NPPF 2021 Glossary and CLP Policy 9). Such sites could supply up to 100% affordable housing, with open market housing only allowed as cross-subsidy to pay for essential delivery costs identified in a detailed financial viability assessment.

3.45 By their nature exception sites cannot be identified in advance and rely upon landowner/developer willingness to bring them forward in response to local need. Thus, it is essential to set effective criteria for consideration of planning applications for exceptional developments to ensure that they are appropriate for the scale and form of the settlements alongside which they are likely to occur, and to guide their development away from the most sensitive areas. CLP Policy 9

does this in general but the Carn Brea NDP includes additional criteria to reflect local circumstances, including the housing mix needed to meet projected needs. The inclusion of a small extra room in very small dwellings can help accommodate occasional visits by relatives or carers and help the elderly or infirm to remain at home rather than requiring special accommodation outside the Parish. Rural exception sites can also provide opportunities for community led and self-build developments.

Policy H3: Rural Exception Sites for Affordable Housing

1. Affordable housing-led residential developments under CLP Policy 9 will be supported subject to:

- a. The site being adjacent to (i.e. 'next to' or 'very near to') a development boundary as defined in NDP Policy H1.
- b. There is evidence of a local affordable housing need within the community at the time of consideration (as identified on the HomeChoice and Help to Buy Registers and agreed with Cornwall Council) which is sufficient to justify the proposed number of dwellings, and the number of dwellings proposed does not exceed the requirement.
- c. The mix being one that reflects the nature of the identified local housing need in Policy H2 with a presumption in favour of social rented tenure.
- d. An initial presumption of 100% affordable housing, and no less than 50% if cross-subsidy is required to ensure viability.
- e. If market homes are included the overall scheme being 'tenure blind' such that market and affordable homes are indistinguishable in design, materials and form.
- f. The Inclusion of an appropriate element of 1.5 bedroom bungalow designs that allow a small ancillary room suitable for a carer or family member to stay, but is not considered a bedroom will be supported where appropriate.
- g. The proposed number of dwellings being appropriate to the size and role of the settlement.
- h. Where there is potential for harm to the landscape setting of a settlement, the submission of a satisfactory landscape and visual impact assessment (LVIA) prepared under the Landscape Institute guidelines, in accordance with Policy 8.
- i. The development being in accordance with Policy D1 and:
 - i. Include appropriate archaeological assessment.
 - ii. Retain field boundaries wherever possible.

2. Proposals under CLP Policy 9 that include self-build or self-finish serviced plots will be supported if they comply with Carn Brea NDP Policy H4.

POLICY H4 - COMMUNITY LED, SELF AND CUSTOM BUILD HOUSING

3.46 NPPF 2021 encourages several routes to the delivery of sufficient affordable housing to meet local needs including what it describes as 'Other affordable routes to home ownership'. This refers to housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent) and housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Another route is via a local Community Land Trust [CLT], which are democratic non-profit organisations that own and develop land for the benefit of the community. These can be set up by the local community, or a landowner, developer or Council.

3.47 Policy 6 of the Cornwall Local Plan says that self-build housing can be affordable, market housing or starter homes. Self-build can be more affordable than purchasing a home in the local market, especially where there is an element of 'sweat equity' (personal labour) which can provide the equivalent of a 10% discount on the open market value of a property, so it may provide an 'other affordable routes to home ownership' solution for those people whose needs may not be met by

the market and who are unable to find a suitable affordable home in their area. This will help people to stay in, and support, their communities.

- 3.48 Self-build can be provided on 'exception' sites in the form of low cost serviced plots offered to self-builders in local housing need to be occupied by that individual, discounted serviced plots, watertight shell units or built units (in the case of self-finish proposals) or off-site financial contribution in lieu of on-site or part on-site provision. Whilst self-build can allow for greater expression of individual tastes in design, it is important that the resultant dwellings share broad characteristics of form, scale and materials to ensure that they are well related to each other and to neighbouring development and landscape. An accompanying Design Code for the whole self-build element of larger schemes may be produced in agreement between the landowner and the Council. This will help to provide a flexible planning permission and clarify and guide what forms of development are acceptable on a site, giving greater certainty to all parties. It is good practice for plot providers to seek to provide a mix of serviced plot sizes to meet the range of demand and affordability.

Policy H4: Community Led Housing

Proposals will be encouraged from individuals, community groups, land trusts, and registered affordable housing providers and developers working individually or in partnership which:

- a. can demonstrate a direct benefit to the local community by using different innovative routes to affordable housing such as self-build, in accordance with the NPPF definition of other affordable routes to home ownership, to provide affordable housing in perpetuity, and
- b. are delivered through small scale residential development and infill within development boundaries, or as part of the affordable housing mix on rural exception sites, and
- c. they are secured as locally restricted affordable dwellings on all future resales and as primary residences through a planning obligation or covenant on the land exchange; and
- d. the number of bedrooms/unit size to be provided reflects the need identified in a current housing needs assessment with the maximum size being no larger than the relevant National Described Space Standards for that property type + 10 and no larger than 3-bedroom homes. [Planning proposals for larger affordable self-build units would require special justification], and
- e. an appropriately detailed Design Code for the whole self-build element is agreed with the Local Planning Authority.

- 3.49 Detailed advice may be found by refereeing to the Chief Planning Officers Advice Note on Self and Custom Home Building in Cornwall <https://www.cornwall.gov.uk/media/ns0ah40r/chief-planning-officer-note-self-and-custom-home-building.pdf>

POLICY H5 - INFILL WITHIN HAMLETS AND SMALL GROUPS OF DWELLINGS.

- 3.50 Apart from the main villages with Development Boundaries identified in Policy H1 which are considered to be sustainable locations for small scale residential development, rounding off and infill, there are many smaller rural villages, hamlets and groups of dwellings which lack local facilities and have limited access to public transport. These are considered not to be suitable for such a scale of development [whether market, affordable exception or brownfield development] as it would be unsustainable, likely to create additional rural isolation and put more financial pressure on new residents to find ways to access facilities elsewhere.

- 3.51 However, such locations may have a form and shape with clearly definable boundaries that offers the opportunity for infill development sites of 1 or 2 housing units. Such locations should not be 'just a low density straggle of development' and Cornwall Local Plan Paragraph 1.67 notes that the large gaps between the urban edge of a settlement and other isolated dwellings are not appropriate locations for infill development. Furthermore their proximity, accessibility and relationship to other settlements, facilities, employment and services required for day to day living are important considerations.

3.52 The intention of this policy is to ensure that residential development in smaller rural villages, hamlets and groups of dwellings is sustainable and of a scale and form suitable for their remote location.

Policy H5: Infill within hamlets and small groups of dwellings.

1. Small scale infill developments of 1 or 2 dwellings within rural hamlets and small groups of dwellings will be supported where:
 - a. the hamlet / group of dwellings has a form and shape with clearly definable boundaries, and
 - b. the development would fill a gap in an otherwise continuous frontage [which will normally be a road frontage], and
 - c. the design of the development is in accordance with NDP Policy D1, and
 - d. the development will not diminish open land that is considered important to the character of the hamlet / small group of dwellings or setting of a nearby settlement or historic environment asset.
2. In order to ensure that such developments are sustainable and that rural isolation is not increased, account should be taken of :
 - a. the proximity, accessibility and relationship of the hamlet / small group of dwellings to facilities, employment and services required for day to day living, and
 - b. whether opportunities exist to minimise the number or length of car trips including:
 - i. The availability of superfast broadband for home working.
 - ii. Access to rail or fast bus links to nearby settlements and towns for employment and services, and
 - iii. the ability to make short journeys on foot or bicycle.

POLICY H6 - PROTECTION OF CARN BREA'S EXISTING HOUSING STOCK

- 3.53 Carn Brea's existing range of homes is the foundation for our community's quality of life and opportunities for lifetime living in the town. It provides market housing to buy and rent, affordable rented housing and supported living choices for older and disabled residents. Whilst this goes part of the way to meeting current needs, the Homechoice register has established that there is an existing shortage of smaller and affordable one, two and three bedroom homes to buy or rent.
- 3.54 In seeking to deliver an amount and range of housing types and tenures to meet the needs of our community, it is important that the foundation of the existing stock of housing is protected from loss to other land uses and that policies to manage its change enable it to best meet the needs of our community.
- 3.55 Large extensions or re-building of dwellings, or the amalgamation of two smaller properties into one, results in significantly higher value that takes them out of the local housing market and makes them both unavailable to local people and unsuitable to meet their needs, and reduces the stock of smaller dwellings, thus increasing the clear mismatch between household size and dwelling size. Losses of this stock may increase pressure for additional dwellings to replace the lost stock. It is considered that to meet the current and forecast housing needs of young people, families and the elderly, the existing stock of small dwellings should be protected.
- 3.56 The amalgamation of dwellings is considered to represent a material change of use amounting to development requiring planning permission. This view is taken having regard to the NPPF and CLP objectives of increasing housing supply and meeting housing needs, the evidence of future local housing need, the small supply of appropriate housing available in the Parish, and the limited environmental and infrastructure capacity of the area to accept additional dwellings.
- 3.57 Extensions on Affordable dwellings would be subject to the same restrictions in the Section 106 agreement that apply to the existing property. This includes the discount percentage for re-sale of the affordable home.

3.58 There is also a concern that large extensions and rebuilds adversely change the character, appearance, bulk and setting of the original, resulting in disproportionate dwellings that do not reflect the locally distinctive building format and are more intrusive in the landscape.

Policy H6: Protection of Carn Brea’s Existing Housing Stock

1. Proposals for the extension of dwellings that require planning permission will be supported provided it is demonstrated that they:
 - a. are proportionate to the original dwelling and will not contribute to the erosion of the stock of dwellings available to meet the needs of local people; and
 - b. are of an appropriate design guided by and do not have an unacceptable impact on the site, local character and surrounding landscape and neighbouring properties.
2. Proposals for the replacement of dwellings will be supported provided it is demonstrated that they:
 - a. are proportionate to the original dwelling and will not contribute to the erosion of the stock of dwellings available to meet the needs of local people; and
 - b. are of an appropriate design guided by NDP Policies D2, D3, and D4 and do not have an unacceptable impact on the site, local character and surrounding landscape and neighbouring properties; and
 - c. are sited on the footprint of the existing dwelling.
3. In assessing proposals for the extension or replacement of dwellings, account will be taken of the relative increase in floorspace together with the form, bulk and height of the proposal in comparison to the existing dwelling.
4. Where planning permission is required, proposals for the amalgamation of adjoining small dwellings into one unit will not be supported.
5. Development proposals that would result in the overall loss of existing housing will not be supported.

BUSINESS AND JOBS

The following section of the Carn Brea NDP contains policies related to businesses and jobs:

BE1	Safeguarding Employment Land
BE2	Conversion to Business Use and New Business Development
BE3	Working from Home and Home Based Business
BE4	Rural Business Diversification
BE5	Rural and Sustainable Tourism

3.59 Detailed evidence supporting the business and jobs policies can be found by following the business and jobs ‘Quick Links’ at http://www.carnbrea-parish-council.gov.uk/Evidence_Base_43292.aspx

POLICY BE1 - SAFEGUARDING AND ENHANCEMENT OF LOCALLY SIGNIFICANT EMPLOYMENT LAND

- 3.60 In the 2018 business survey, respondents said that there is a need for improved environmental maintenance [both generally and of industrial estate ambience]. There was concern that poor maintenance of both the general environment and that of local industrial estates were a threat to future growth.
- 3.61 Older industrial and commercial premises, built at a time when car-ownership was less common and commercial vehicles were smaller, often have inflexible layouts, life-expired buildings, and poor environments, which tend not to attract inward investment and higher technology development and can cause negative customer impressions that restrict competitiveness.

- 3.62 The Cornwall Local Plan Site Allocations Development Plan Document identifies the Barncoose Industrial Estate [CPIR-E2 – see map 2, page 21] for safeguarding under Cornwall Local Plan Policy 5 [Business and Tourism]. This policy also says that Neighbourhood Plans should safeguard appropriate existing land, necessary for the delivery of the economic strategies for Cornwall. These are ‘Locally Significant Employment Sites’ which make a significant contribution in terms of space or job provision within the NDP area.
- 3.63 This policy identifies the key local existing employment sites that should be safeguarded from loss under CLP Policy 5.4 and to encourage and enable upgrading and improvement of employment sites to a standard more appropriate to modern needs, subject to criteria protecting the local environment and encouraging improved sustainable transport options.

Policy BE1: Safeguarding and Enhancement of Locally Significant Employment Sites.

1. The existing employment sites identified in Figure 14 below and shown on Map 6 are identified as ‘Locally Significant Employment Sites’ and are safeguarded in accordance with CLP Policy 5.
2. Where any of these sites is no longer required, the mechanism for release in Policy 5 of the Cornwall Local Plan will apply.
3. The redevelopment and/or enhancement of employment uses on existing sites to provide upgraded premises and improved environment will be supported subject to there being no significant detrimental impact on the amenities of adjoining residential areas. Proposals should seek to improve pedestrian/cycle links to adjoining residential areas and village centres, pedestrian links to public transport routes, and enhance the usability and safety of existing routes.

Figure 14: Existing employment sites safeguarded under NDP Policy BE1.

<i>Ref No.</i>	<i>Location</i>	<i>Site</i>	<i>Use Class Type</i>
BE1-1	Pool	Tolvaddon Road	B2/B8
BE1-2		Gas Lane	B2/Sui Generis
BE1-3		Dudnance Lane North	B2
BE1-4		Dudnance Lane South West	E/B2
BE1-5		Dudnance Lane South East	E
BE1-6		Druids Lane	Sui Generis
BE1-7	West Tolgus	Old Lambourne Yard	E/B2
BE1-8	Rural	Bosleake Farm Rural workshops	E/B2

POLICY BE2 - NEW BUSINESS DEVELOPMENT

- 3.64 In the 2018 business survey, respondents said that there is a need for more well thought out commercial premises.
- 3.65 Pool’s location adjacent to the A30, together with it being at the centre of Cornwall’s largest conurbation, makes it a commercially attractive location, although it needs to transition to take advantage of the future economic opportunities and build on the area’s strengths.
- 3.66 The Cornwall and IoS Local Economic Partnership’s ‘Cornwall and Isles of Scilly Strategic Economic Plan 2017-2030’ says particular support should be given to developments which build cultural identity and excellence, support environment-based growth, promote healthy and diverse communities, and encourage innovation in industry, including marine energy-tech and digital connectivity. This is built upon by the recently adopted ‘Cornwall and the Isles of Scilly Industrial Strategy’.
- 3.67 In view of the high levels of deprivation in some areas of the Parish, there is a need to provide for more jobs, particularly those which have a higher economic value. The Pool Vision sets out a broad strategy that will help achieve this.

3.68 The Cornwall Local Plan Site Allocations Development Plan Document identifies opportunities to redevelop and regenerate the Dudnance Lane area [Policy CPIR-E5] and the Station Road area [Policy CPIR-E7] which will provide a substantial new employment floorspace alongside other new uses. Other opportunities may emerge in the Pool area as the achievement of the Pool Vision as an economic hub for CPIR and west Cornwall progresses, and this policy will provide basic criteria to ensure such developments are delivered and in ways that are environmentally appropriate.

3.69 NPPF Paragraph 83 says that planning policies should enable the sustainable growth and expansion of all types of business in rural areas through conversion of existing buildings and well-designed new buildings, and the development and diversification of agricultural and other land-based rural businesses. Para 84 goes on to recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances they should be sensitive to surroundings, not have an unacceptable impact on local roads and exploit opportunities to make a location more sustainable. The use of previously developed land is also encouraged. However, given the emphasis in the NPPF on housing provision, it would be inappropriate to support business conversions which involve the loss of a dwelling.

3.70 This policy will help ensure any new business and commercial development required for new or expanding existing firms is appropriate for our environment and assist the sustainability of businesses activity. This policy will also support extension of an existing business where re-location is not viable and community schemes for the provision of critical services.

3.71 In order to maintain and enhance Cornish Distinctiveness it is important that new developments, conversions and improvements to existing buildings, particularly in sensitive rural and historic environments, are well designed. Where appropriate reference should be made to Cornwall Council's 'Using Distinctiveness' guidance, the associated Farmsteads Guidance, and the Sustainable Building Guide to retrofitting existing buildings and Improving Energy Efficiency in Historic Buildings. See: <https://letstalk.cornwall.gov.uk/12830/widgets/37263/documents/21181>, <https://letstalk.cornwall.gov.uk/cornish-distinctiveness#folder-45124-7775>, and <https://letstalk.cornwall.gov.uk/12830/widgets/45124/documents/25739>.

Pool Vision: Economic Growth

- *Maximising the opportunities generated by the Pool Innovation Centre, including the delivery of grow-on space*
- *Creating co-working space*
- *Creating a digital technology hub, with Fibre Park at its core*
- *Creating a new Dudnance Lane Industrial Quarter, including the recommencement of mining at South Crofty*
- *Supporting the gradual upgrade of the Barncoose Industrial Quarter*

Policy BE2: New Business Development

1. Proposals for new and expanding businesses which align with the aims of the Cornwall and IoS Local Economic Partnership's 'Cornwall and Isles of Scilly Strategic Economic Plan 2017-2030', the 'Cornwall and the Isles of Scilly Industrial Strategy' and Pool Vision Masterplan, or deliver attractive and adaptable spaces suitable for a wide range of modern manufacturing, innovation and evolutionary processes, will be supported subject to the following criteria:

- a. It uses Previously Developed Land in preference to greenfield land.
- b. The proposed use will not have a materially adverse impact on the environment and the amenity of adjoining residential properties in terms of, noise, effluent or fumes it would emit, and the traffic it would generate.
- c. It includes where possible measures to make the location more sustainable by improving the scope for access on foot, by cycling or by public transport.
- d. If in a rural area:
 - i. It is located within or adjacent to existing groups of buildings or use previously developed land.
 - ii. The scale, form, bulk and general design is appropriate to its location.
 - iii. It does not create road hazards that are considered unacceptable by the Highway Authority;

- iv. Where appropriate and feasible, it supports opportunities to make the location more sustainable by improving the scope for access on foot, by cycling or by public transport.
- e. If a conversion:
 - i. The building is capable of change or conversion without the need for major extension or rebuilding.
 - ii. If extension is required the scale, design and use of materials retain the existing character of the building and relate to its surroundings; and
 - iii. there is no loss of residential dwellings.
 - iv. If a conversion or change of use of a listed building, the proposal is in accordance with CLP strategic policy 24 [Historic Environment].

2. Proposals for business development which complement and help to maximise the opportunities generated by existing businesses and the Pool Fibre Park, Pool Innovation Centre, the potential recommencement of mining at South Crofty, and Cornwall College, will be encouraged.

POLICY BE3 - WORKING FROM HOME AND HOME BASED BUSINESSES

- 3.72 According to Office for National Statistics data, the proportion of working adults who did any work from home was 27% in 2019. This increased to 37% during the COVID pandemic. Evidently the experience of home working brought work-life balance benefits, improved productivity and cost savings such that Post-COVID some 24% of businesses said they intended to use increased home working in the future, whilst 85% of working adults currently homeworking said they wanted to use a 'hybrid' approach to both home and office working in the future. If the benefits of home working continue to be attractive, there may be considerable further growth on working from home (WFH).
- 3.73 According to DBIS figures (2014) 1 in 10 domestic properties are home to at least 1 business and around 59% of businesses are home based, whilst other research suggests that this will continue to grow. Home based businesses are those that undertake most or all of their activity in the residential home and others that operate from the home but a large proportion of their activity is conducted either at the client's premises or at outdoor sites
- 3.74 These trends have the potential to make local shops and other services more viable and by reducing travel to work have a positive impact on climate change, although the impact on supporting services in business districts may be harmful.
- 3.75 They also place a greater focus on the ability of people to work from home and highlight the requirement for appropriate home office or work process space and sufficient broadband speeds. People may not have a suitable space within their home from which to run a business or 'WFH', or they may wish to distinctly and deliberately separate their work and living space. There could also be the need, on occasion, for ancillary workers such as managers, book keepers or accountants to visit home workers. Thus to maximise the opportunity for home run enterprises to be created and supported in the long term there is a need to support the construction of extensions, the conversion of outbuildings, and the development of new free standing buildings in gardens from which businesses and home workers can operate.
- 3.76 In most cases planning permission is not required. However, where building alterations beyond Permitted Development limits are involved, or the scale of business materially changes the use of the premises, including impacts on the amenity of adjoining residents through activity outside of reasonable work hours, or other environmental harm such as increased traffic, noise and smells, then planning permission may be required. Therefore a criteria based approach to impact assessment of planning applications for such development allows balanced consideration of the impacts that might occur in different situations.

Policy BE3: Working from Home and Home Based Businesses

1. Where planning permission is required, the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported, provided that:

- a. other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling, and
 - b. no significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity, and
 - c. the activities involved are not likely to generate a significant level of additional traffic (staff, deliveries, collections) or result in parking congestion around the site or on approach roads, and
 - d. any extension or free standing building shall be designed having regard to the design policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.
2. Proposals for development to provide small-scale employment opportunities in residential areas, including the creation of live-work units, will be supported provided that the proposals do not involve the loss of a dwelling and do not unacceptably detract from the residential character of the area.

POLICY BE4 - RURAL BUSINESS DIVERSIFICATION

- 3.77 A large part of the Parish is rural and includes a network of farms, which are an important part of the distinctive character of the area as they have stewardship of the local landscape, biodiversity, heritage and recreational resources that benefit the Parish residents and visitors. They are also a source of livelihood for their owners, tenants and employees. However, the average income from farming enterprises is low in comparison to other industries and also unpredictable, being easily affected by currency exchange rates, supply and demand factors, and climate change impacts. The uncertainty over the future of farming after Brexit means there is a need to sustain existing businesses by providing more predictable revenue streams.
- 3.78 A proven successful approach to the development of the rural economy in accordance with NPPF para 83 is to support the diversification of agricultural and other land-based rural businesses. Diversification of agricultural product and extended processing or into other land-based activity and local retailing can be of great assistance.
- 3.79 Unfortunately, diversification generally requires significant investment and commitment to a long payback period. It can also have negative environmental and amenity impacts. Given the distinctive historic environment and landscape identified in the NDP Evidence Base, it is therefore necessary to support the diversification of agricultural and land based rural businesses in ways that protect and enhance the special qualities of the area. This can support specialisation according to local strengths, for example in small scale 'added value' food processing by farm producers, traditional crafts, and advanced 'digital businesses' and also encourage the formation of new businesses.
- 3.80 This policy seeks to ensure that sustainable initiatives which allow farmers to diversify can be supported through the planning system. This policy seeks to ensure a planning framework which allows rural businesses to grow in a sustainable manner, without having an adverse effect on the local community.

Policy BE4: Rural Business Diversification

Rural business diversification proposals that require planning permission will be supported where they help to sustain the rural economy, provide local employment and maintain or enhance the character of the landscape and environment and:

- a. are complementary to and sustain the long-term operation of the farm business, and
- b. do not compromise the working of the farm business and its land management, and
- c. are located within or well related to existing building groups, and
- d. the activities and structures do not have an adverse effect on the environment, tranquillity, wildlife and landscape, or place an unacceptable burden on local infrastructure, and
- e. secure multiple wider public benefits such as employment and enterprise opportunities, sustainable access, social and cultural facilities, environmental enhancements, conserving and enhancing heritage assets, or

- f. are a small-scale renewable or low carbon energy scheme, and
- g. demonstrate how they take account of NDP Policy D1.

POLICY BE5 - RURAL AND SUSTAINABLE TOURISM

3.81 Carn Brea Parish is in a good location for touring taking in both the north and south Cornwall coasts, all less than a one hour drive, and the heritage tourism attractions of Pool, including Heartlands and two National Trust Engine House sites, are actually within the designated NDP area. The Parish is also very well positioned to take advantage of the growing interest in walking and cycling having a very good network of public rights of way and being at the centre of the Minerals Tramways programme, with extensive footpath and cycle links through the Engine House Trail and the Great Flat Lode Trail into wider links such as the Cornish Way, Portreath Branchline, Redruth and Chacewater Railway Trails, reaching across Cornwall. Carn Brea itself, visible for miles around, is an attraction.

3.82 However, although there are some campsites and holiday-let/B&B premises available, tourism as an activity is not well established in the Parish.

3.83 Tourism has great potential for growth particularly post-Brexit and COVID-19 where holidays overseas are likely to be problematic for the medium term. Such growth can benefit the community by bringing employment and additional spending in the local economy, help to maintain the fabric of many important buildings and provide facilities which can also be used by local residents. Tourism can also be a useful form of farm diversification that has limited environmental impacts.



Photo 5: Robinsons Shaft at Heartlands.

3.84 However excessive levels of tourism can damage the special local heritage, biodiversity and landscape qualities which are the reason that visitors and tourists come to the area. It can add to traffic congestion and pollution and create competition for resources.

3.85 There is also a risk that campsites and other informal holiday accommodation provided as part of a diversification scheme could include areas of flood risk where visitors may be vulnerable.

3.86 CLP Policy 5 [Business and Tourism] encourages the development of new or enhancement of existing high-quality sustainable tourism facilities, attractions and accommodation appropriate in scale to their location and accessibility, to provide a balanced mix of economic, social and environmental benefits.

3.87 Tourism accommodation permitted in areas where it would not be sustainable for permanent residential use, or where the accommodation is unsuitable for permanent residential occupation will normally be subject to a holiday occupancy planning condition in order to make the development acceptable. However, where the location and design are suitable for permanent residential accommodation, such development may, if the local holiday market changes over time, be a means of helping to address local housing needs, in which case holiday occupancy conditions will not be applied, and existing conditions may be relaxed [depending on assessment of local circumstances].

3.88 Therefore, it is appropriate to support tourism development that makes best use of the areas assets whilst providing care for them; maximises accessibility for residents to those facilities and features in the Parish that attract visitors, whilst offering protection to the special landscape and heritage character of the area. Tourism of this form may also extend the

holiday season and thereby add to local prosperity. New businesses serving touring caravans, 'glamping' and farm tourism huts/cabins can be considered on their merit and must have regard to the impact such a development may have on the character of the area.

Policy BE5: Rural and Sustainable Tourism

1. New and extended high-quality tourism facilities and accommodation will be supported where they are for tourism that capitalises on the peace and tranquility of their rural locations, the Parish's important industrial heritage, and the extensive cycling and walking opportunities, and they:
 - a. Are of a scale appropriate to the their location and surroundings, reflecting the design and scale of existing buildings and respecting landscape features.
 - b. Have no significant and adverse impact on nearby residential amenity or other sensitive land uses from noise, traffic generation, odours or other nuisance associated with tourism activity.
 - c. Improve local biodiversity through the creation of new habitat that contributes to a biodiversity net gain (See Policy NE5 and CEDPD Policy G1).
 - d. Are physically accessible to people with impaired mobility and other disabilities such as impaired sight or hearing.
 - e. Are socially inclusive, facilitating use by all sectors of the tourist and local community.
 - f. Achieve improvements to sustainability, for example by recycling waste, using renewable energy and sourcing produce and materials locally.
 - g. Do not increase the vulnerability of visitors to local flood risks.
2. New tourism accommodation which is provided in a location or with a design that is unsuitable for full-time permanent occupation, shall be subject a planning obligation to guarantee holiday use.

POLICY BE6 - ADVANCE BUSINESS SIGNAGE

- 3.89 In the 2018 business survey, respondents said that there was a need for improved signage to business estates. Some advance signage is the responsibility of the highway authority, Cornwall Council, to manage and as 'functional advertisements' under Class 1 of the Town and Country Planning (Control of Advertisements) Regulations have 'deemed consent' and are not within the remit of this NDP to control. Similarly most private business signs on the premises have deemed consent under Class 5 and 6 of the Regulations, subject to rules about size, location and illumination.
- 3.90 Advanced signage outside the legal boundaries of relevant properties does not usually have deemed consent, but can give economic advantage to businesses that are located in remote rural areas or amongst many other firms and are difficult to find. However a proliferation of poorly designed and unauthorised advance signage can be ugly, confusing, spoil the streetscape with clutter, and are a potential distraction and hazard to drivers. On the other hand, appropriately designed and sited advance signage, supported by the appropriate permissions, may avoid these problems, increase highway safety by reducing the confusion of drivers at road junctions or in narrow lanes, and project a favourable image of the businesses concerned.
- 3.91 It is important therefore that advance signage is well designed and located reasonably close to the premises, and that individual businesses co-operate to limit the number of signs and co-ordinate the style and design. This is particularly the case at the entrance to business estates, where composite signs set back sufficiently from the entrance can be of very positive benefit.
- 3.92 Such signs would not normally be acceptable on highway verges and must always have the prior consent of the landowner.

Policy BE6: Advance Business Signage

Where requiring express advertisement consent and/or planning permission, advance directional signage to business premises will be supported where:

- a. The signing only contains material denoting name, nature and direction of the business and does not serve as an advertisement hoarding.
- b. The number and site of signs is kept to the minimum necessary to guide drivers to the premises.
- c. The signing does not conflict with highway signs, distract drivers, or cause interference to visibility.
- d. The signs are designed to avoid any resemblance to Cornwall Highways or Department of Transport signs.
- e. In location with more than one business requiring signing on a particular road junction or site entrance, composite signing is encouraged rather than a proliferation of individual signs.
- f. The sign is not on a highway verge and has the prior consent of the landowner.

Illuminated signs will not be supported.

3.93 Advice on signage may be found in the publication '[Outdoor advertisements and signs: a guide for advertisers](#)'

THE NATURAL ENVIRONMENT AND LANDSCAPE

The following section of the Carn Brea NDP contains policies related to the natural environment and landscape:

NE1	Landscape
NE2	Cherished Views and Vistas
NE3	Area of Local Landscape Value
NE4	Green Infrastructure
NE5	Net Biodiversity Gain
NE6	Trees, Cornish Hedges and Hedgerows
NE7	Dark Skies

3.94 Detailed evidence supporting the natural environment and landscape policies can be found by following the natural environment and landscape 'Quick Links' at http://www.carnbreaparcouncil.gov.uk/Evidence_Base_43292.aspx

POLICY NE1 - LANDSCAPE

3.95 Carn Brea Parish has an interesting landscape which provides a distinctive setting for its settlements. The very urban settlement of Pool is separated from the town of Redruth to the east by the Tolskithey valley of the Portreath Stream, and from the town of Camborne to the west by the Tuckingmill valley of the Red River. Despite its modernity, Pool retains very significant historic environment features, which make it the heart of the Cornish Mining World Heritage Site. Beyond the southern edge of Pool, clearly marked by the main railway line, the landscape rises sharply to Carn Brea itself, a granite intrusion into the landscape which is topped by moorland and a prominent monument, visible for many miles around. Carn Brea is possibly one of the most important archaeological sites in Cornwall, showing 6,000 years of evidence of human occupation from hunter gatherers onwards and led to new term 'Tor Enclosure' being used to describe this site type. Surrounding this, and running further south towards Carnmenellis and Carn Marth is an exposed and undulating plateau rising to higher ground, very rural in character, with a pleasant sense of being remote and marginal. This area has a dispersed settlement pattern of villages and small groups of houses with mining associations set amongst Cornish hedges and hedgerows enclosing mostly small, irregular fields in permanent pasture and rough grazing, and narrow rural lanes. Distinctive Cornish engine houses with related structures and earthworks associated with the 'Great Flat Lode', and the TV communications mast at Four Lanes are prominent.

3.96 As part of the preparation of this NDP, a Local Landscape Character Assessment has been prepared. This records that Carn Brea Parish has 8 landscape character areas that contribute to its distinctive mix of urban environment, mining heritage and rural appeal. These are as follows:

- 1. Rolling Ground at West Tolgus/Tolskithy** - an interesting mosaic of field shapes and colours, bounded by Cornish Hedges, tree tunnels, supporting a variety of habitats, with a quiet rural feel and charm away from the A30 crossing above, which links with the key habitat corridor formed by the Tolskithy Valley.
- 2. Tolskithy Valley** – A green, tranquil and biodiverse steep sided valley featuring overgrown mining waste heaps, buildings and stacks; a landscape of heritage value which provides an important recreational area and the appropriate setting for Carn Brea village.
- 3. Tuckingmill Valley** - Flat valley bottom forming part of a U-shaped valley of the Red River. The area is wet and marshy with ponds. Beyond the new bridge, travelling southwards, the area quickly becomes sheltered and quiet with a sense of calm and the sound of running water.
- 4. Flood Plain at Tuckingmill** – Associated flood plain wetland of the Red River, rich in biodiversity; a quiet refuge from the surrounding town.
- 5. Gently Sloping Land around Carn Brea and Penventon Moor** – mostly medieval farmland with lowland moor and wetland which undulates gently across a broad basin between the steep slopes leading to the Carn and Moor. Has a semi-natural, unmanaged feel, with great historical significance reflected in the plethora of mine shafts and buildings dispersed throughout this area, and hosts protected species including the West Cornwall Bryophytes SSSI.
- 6. Steep Sided Slope of Carn Brea and Penventon Moor** - very quiet and empty hillside with a sense of uninterrupted rural space, with heritage features spanning from prehistoric to the post-medieval. Significant landmarks visible from great distances and from which vast panorama is possible.
- 7. Higher Level Ground at Four Lanes** – an elevated granite plateau of post medieval enclosed farmland, with isolated dwellings dominated by Four Lanes village and Penventon Moor; distinctly marginal in character, with big skies and extensive panoramas.
- 8. Urban Pool** – Intensive industrial and residential landscape with world renowned heritage feature including extant pit head gear of tin mines and huge Cornish Engine Houses, now set amongst modern factories, retail parks and sprawling residential estates.

3.97 The LLCA analyses the landscape character areas and identifies its characteristic, distinctive and historic features. In order to ensure that these features are not harmed unacceptably, it is important that new developments demonstrate that they have been recognised and responded to effectively in the design process.

3.98 The landscape also has value to the setting and significance of heritage assets which may depend in part on their legibility in views towards and away from them. There is a fundamentally important interrelationship between the landscape and its underlying geology with the ancient industries of tin and copper mining that have dominated the economy and society of the Parish up to modern times, and which offer potential for future prosperity and wellbeing. This relationship imparts a worldwide significance to the area, in the form of World Heritage Status, and is a fundamental part of the Cornish Distinctiveness of the area. Carn Brea is possibly one of the most important archaeological sites in Cornwall, showing 6,000 years of evidence of human occupation from hunter gatherers onwards and led to new term 'Tor Enclosure' being used to describe this site type.



Photo 6: Carnkie, looking from West Basset Mine northwards towards West Basset Stamps and the Basset Monument, over the Great Flat Lode.

3.99 From a more local perspective the landscape is also of great importance. Familiar local landscape views can add to people's enjoyment of places, our sense of a place and its local distinctiveness, and even the sense of belonging to a village and community. In this sense, Carn Brea's landscape and views are very much locally cherished. They are the setting for people's everyday existence within their community and family life, valued as the place where their life experiences occur. This is a 'sense of place' or an 'attachment to the ordinary landscape'. These can affect psychological and social well-being and are part of the sustainable development concept. Paragraph 174 of the NPPF [2021] requires planning decisions to contribute to 'protecting and enhancing valued landscapes.' Further, policy 23 [Natural Environment] of the Cornwall Local Plan explains through paragraph 2.146 that 'All landscapes matter, not just those with national designations which is why attention to distinctiveness and character of the whole of Cornwall is so important.'

Policy NE1: Landscape

1. Development proposals will be supported which demonstrate that they have responded to and been informed by the characteristic, distinctive and historic landscape features identified in the Local Landscape Character Assessment of Carn Brea Parish.
2. The demonstration required above, should address the foreground, middle ground and background landscape impacts and take into account the cumulative impact caused by any existing unimplemented development proposals.

3. To evaluate the landscape and visual effects created by the proposed development on the characteristics identified above, applications may be supported by a Landscape and Visual Impact Assessment or Appraisal, and a heritage impact statement, as appropriate to the scale of the development, in line with the current Landscape Institute and Historic England guidelines to be set out in the Design and Access Statement or Environmental Statement accompanying a planning application.

POLICY NE2 - CHERISHED VIEWS AND VISTAS

3.100 As noted above, landscape can have important value to both the setting of heritage assets and to human well-being. It is thus important to ensure that new proposals draw their design inspiration from local sources and thereby fit well within existing landscape and topography in character and form, and that familiar views and vistas are not harmed, so as to preserve the rural look and feel of the landscape and preserve the village character.



Photo 7: Robinsons Avenue looking towards Robinsons Shaft and Engine House, showing how important views of tall heritage features contribute to the local sense of place.

3.101 Both the Local Landscape Character Assessment and the Historic Environment Report in this NDPS evidence base identify key viewpoints or vistas, showing that a major element of the Parish's distinctive character are the panoramic views available from high ground and the more intimate views along valleys, and also the more local views of tall heritage features and Carn Brea itself, from within and across settlements. Examples include the linear mining landscape of the Great Flat Lode which has exceptional integrity and authenticity, and contains several high-quality views, almost all aligned east-west, accentuating the numerous engine houses along the strike (line) of the lode, and the views of pithead gear at Heartlands, South Crofty, EPAL sites from within and across the urban landscape which contribute strongly to their sense of place. It is important to note the effect of the local topography which may make certain proposals very prominent and have a significant impact on these views.

Policy NE2: Landscape & Heritage Views and Vistas

1. Development proposals will be supported which demonstrate that they take account of, preserve and enhance the key viewpoints or vistas from, across and within the Parish's settlements, including:

- a. Panoramic view of Carn Brea and its monument and castle from several locations, including Grenifer Road, Druids Lane, Agar Road, Morrisons Car Park, Station Road, Carn Brea Lane, Dudnace Lane and Wilson Way.
- b. Views north along the Tolskithy valley of A30 Viaduct and mining remains from Grenifer Road.
- c. Views north along the Tolskithy valley of stream works sites etc. from Cremling Well.
- d. Views from Carn Brea Village into Tolskithy valley and the setting of the streamworks formerly located there.
- e. View of mining village street scene along Shopaside and Carn Brea Villas at Carn Brea Village.
- f. Views north and south of Red River valley from Chapel Road, Tuckingmill to Dolcoath Rd junction.
- g. View from Dolcoath Rd into South Crofty.
- h. Views from Tolgarick Rd and A3047 into Tuckingmill Valley Park.
- i. Vista from Carn Brea Hill top of the immediate hinterland showing evidence of the environmental, economic and social evolution of the local area from the earliest of times.
- j. Panoramic vista of most of the World Heritage Site reaching out to Carnmenellis (WHS Area A4), Carn Marth (A6), Hensbarrow, West Penwith (A1) and St Agnes (A7).
- k. Views south and south east from the Great Flat Lode include Wheal Uny mine and St Uny church.
- l. View of old Tincroft mine workings at Tincroft Road and south to Carn Brea and Carn Marth.
- m. Views from Penventon Moor.
- n. Views of pithead gear at Heartlands, South Crofty, EPAL sites from within and across the urban landscape.
- o. The view from 3 Stacks, West Tolgus.
- p. Views from lower East Hill into, across and along Tuckingmill/ Red River valley, to the surviving mine gear at South Crofty and the terrace rows off East Hill and into the historic street scene of Tuckingmill to the west.
- q. View along footpath on the North Roskear branch of the Hayle Railway.
- r. The grassed area of the former grounds of Trevenson House provides view through to the former schools and other buildings of interest.
- s. Views from Pool of Robinson's and Bickford's Shafts in Station Road and the impressive East Pool and Agar chimney to the north-east.
- t. Views from Chariot Road and Barncoose Terrace into the Tolskithy Valley with its backdrop of chimneys.
- u. To the east the long view into Redruth.
- v. View of the sweeping road around the head of the Tolskithy Valley.
- w. View west along Agar road to East Pool Mines buildings.
- x. Views out of Carnkie to surrounding post-industrial landscape.
- y. Views of East Wheal Basset and the Seleggan tin smelting works, the Basset Count House and the chimneys and vanner house of East Basset Stamps to the south.
- z. Views of chimneys and remaining structures of the South and West Basset mines, and the ore processing buildings of the West Basset Stamps.
- aa. Views from the top, southern extreme, of Brea village.

2. Development proposals which would be visible above the average roof height of surrounding development, or are proposed on previously undeveloped areas on the settlement edges, should take account of their potential impact on views and vistas crossing and into the site from surrounding areas, and not unacceptably obstruct or interfere with views of the tall heritage features that are distinctive of Pool, or of Carn Brea in the distance.

3. To evaluate the landscape and visual effects created by the proposed development on the characteristics identified in 2. above, applications may be supported by a Landscape and Visual Impact Assessment or Appraisal, and a heritage impact statement, as appropriate to the scale of the development, in line with the current Landscape Institute and Historic England guidelines.

POLICY NE3 - AREA OF LOCAL LANDSCAPE VALUE

3.102 The eastern side of West Tolgus is quite remote in character with a quiet rural feel and charm. Although ribbon development along the lane at West Tolgus has enclosed a large area of fields, they are the reason for the rural character, and they make a significant contribution to the separation of the Illogan/Pool urban area and Redruth to the east. They also host a variety of habitat and species which link with the key habitat corridor formed by the Tolskithy Valley. Their loss to development, perhaps perceived as 'rounding-off', would replace the current character with a spread of urbanisation that would destroy its charm, and seriously impact on the landscape and wildlife value of the area, encouraging more coalescence with Redruth. There are also concerns for the potential noise issues for residents should the southern fields be developed. Therefore the Development boundary in this area is drawn to allow for some limited rounding-off and infill, whilst the majority of the area is excluded and proposed as an Area of Local Landscape Value, linking up with other areas of open land identified in the CLP Site Allocations DPD as having strategic value.

Policy NE3: Area of Local Landscape Value

1. Development in the Area of Local Landscape Value shown on Map 7 will only be supported where it is located and designed to maintain the visual separation of established development, openness and landscape character through:

- a. Locating structures where they will be viewed against existing built form, effectively screening or blending into the shape and colour of the landscape, so as to reduce their visibility from adjoining areas and neighbouring parishes.
- b. Retaining the proportion and scale of existing built structures and the space between them.
- c. Referencing to the built vernacular of the neighbourhood area.
- d. Incorporating, conserving, and restoring with shrubs and trees of proven Cornish provenance the field pattern of traditional Cornish Hedge and hedgerows, following established and historic boundary lines taking into account local character and vegetation, minimising damage to field trees, bushes, ponds, springs, streams and rivers and historic features and gateposts within them.
- e. Incorporating public rights of way, parish paths and quiet byways in ways that minimise deviation.
- f. Using appropriate plant species in a comprehensive landscape scheme with appropriate boundary treatments to integrate with the rural character (incorporating, wherever appropriate, enhancements to the landscape character).
- g. Avoiding interference with obvious wildlife corridors and incorporating additional links, and
- h. respecting the character or setting of heritage assets and historic routes located between settlements.

2. Proposals to create greater recreational linkages in the form of permissive paths connecting to the existing network of paths and bridleways, signage and interpretive material will be supported.

POLICY NE4 - GREEN INFRASTRUCTURE

3.103 Carn Brea Parish has a good quality 'green infrastructure'. Many footpaths and lanes cross the landscape, and form corridors linking natural areas framed by Cornish hedges and hedgerows. There is a Site of Special Scientific Interest and a

County Wildlife site. This network supports natural and ecological processes and is integral to the health and quality of life of the community. It also provides opportunities for the protection and enhancement of biodiversity and carbon reduction. [see Map 2].

3.104 Much of this 'green infrastructure network' is protected by landscape, biodiversity, and recreation designations and policies. However, it is essential that other natural assets, which are not so protected, should be recognised and supported, and that the entire system is perceived as a functioning network.

Policy NE4: Green Infrastructure

1. The Carn Brea NDP identifies a network of 'green infrastructure' within the Parish [illustrated diagrammatically on Map 8]

2. Development proposals will be supported where they:

- a. Do not compromise the integrity of the network of green infrastructure and its assets, by avoiding adverse impacts, or providing effective mitigation where impacts are unavoidable.
- b. Ensure through landscaping schemes, layouts, access and public open space provision, that it contributes to the connectivity, maintenance and enhancement of the Network.

3. Proposals for major developments* must:

- a. identify the existing GI within and around the development site, and
- b. demonstrate how GI has been incorporated into the proposal, and
- c. assess and address how the proposal will benefit the range of ecosystem services that the GI network provides, and
- d. assess and address how the proposal will benefit connectivity of GI through the site and beyond, and
- e. demonstrate that GI in the proposal has been designed to promote and enhance local diversity and distinctiveness.

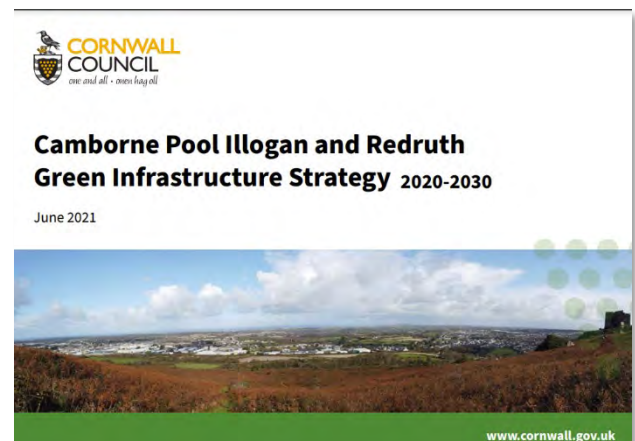
4. All developments should seek to ensure that:

- a. Where sites contain patches of semi-natural habitat they are retained and ideally linked together as part of the intended end land-use.
- b. The potential to retain, restore and re-create habitat linkages such as Cornish hedges is considered.
- c. Enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site, and off site if immediate gains are not possible within the development site are considered.

5. To protect the distinctive character of the landscape of the parish the creation of new habitats should always respect the existing character as established by Historic Landscape Characterization.

* Major development is one where the number of residential units to be constructed is 10 or more, or where the number of residential units is not given, a site area of 0.5 hectares or more. For all other uses, a major development is one where the floor space to be built is 1,000 square metres or more, or where the site area is 1 hectare or more.

3.105 The CPIR Green Infrastructure Strategy aims to ensure that local residents have local access to good quality natural green spaces and active travel routes close to where they live by delivering high quality green spaces, green corridors and other environmental features to enhance health, wellbeing and prosperity. Its measures will improve the attractiveness of towns, improve our understanding of local history and improve quality of life. They will help to reduce our carbon footprint and support Cornwall's commitment to becoming carbon neutral by 2030 and will benefit wildlife and nature and help to deliver the objectives in Cornwall's Environmental Growth Strategy and Local Nature Recovery Strategy.



POLICY NE5 - NET BIODIVERSITY GAIN

- 3.106 The protection and enhancement of biodiversity opportunities is a key principle of the NPPF. Carn Brea Parish has few special areas so that which it has are locally most precious.
- 3.107 Net Biodiversity Gain [NBG] is a new approach to development which aims to leave the natural environment in a measurably better state than before it was involved in development. A mandatory requirement to achieve a minimum 10% net gain for biodiversity has been introduced in the Environment Act 2021. Based on this Cornwall Council have introduced a 10% net gain in biodiversity requirement in the Cornwall Climate Emergency DPD. More details on the approach in Cornwall can be found in the 'Biodiversity Net Gain Technical Guidance for Developers and Planners' here: <https://www.cornwall.gov.uk/media/muhmug45/policy-g2-biodiversity-net-gain-guidance.pdf>
- 3.108 For NBG to be effective Proposals must retain as much of the existing onsite habitat as possible and demonstrate how they have followed an approved mitigation strategy. The key concept is 'Better than Before'.
- 3.109 DEFRA have published a 'Biodiversity Metric' to provide a way of measuring and accounting for biodiversity losses and gains resulting from development or land management change.

Policy NE5: Net Biodiversity Gain

1. Development whose primary objective is to conserve or enhance biodiversity will be supported.
2. Proposals for major development should demonstrate, through use of a Biodiversity Net Gain Plan [BNGP], based on an assessment of the site before and after development, how the impact on biodiversity will be minimised and a net gain in biodiversity achieved in line with national policy and the provisions of Policy G2 of the Cornwall Climate Emergency DPD.
3. Minor development (as defined in secondary legislation) shall demonstrate biodiversity net gains in accordance with a Cornwall Council approved Small Site Biodiversity Metric.
4. The identification of receptor sites for any local offsite biodiversity gains should have regard to the Carn Brea Green Infrastructure Network [see Policy NE4] and the current Cornwall Nature Recovery Strategy.
5. Proposals which would result in significant harm to biodiversity which cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for will not be supported.

3.110 Examples of appropriate methods to address NBG might include:

- The intentional use of drainage ponding, and where appropriate SuDs, as habitat.
- 'Rewilding' of areas to support drainage and create habitat.
- Measures to protect the integrity of any affected Green Infrastructure and wildlife corridors, mitigate any harmful impact and incorporate linkages to provide new connections between corridors.
- Planting new native trees and hedges and flower-rich habitats.
- Where appropriate, contributions to a 'green reserve' nearby.
- Purpose designed boxes and bricks for bats, birds (including owls in remoter areas), bees and other invertebrates, within the structure of the building, or within the site boundaries on non-built features if this is not possible, and Hedgehog access points in fences.

Reference may also be made to British Standard BS9683:2021 'Process for designing and implementing Biodiversity Net Gain. Specification.

POLICY NE6 - TREES, CORNISH HEDGES AND HEDGEROWS

3.111 Carn Brea Parish is generally not well wooded, although there are woodlands on the valley sides of both the Red River and Tolskithy valley which are of biodiversity significance within the green infrastructure network, linking with extensive runs of Cornish Hedges and hedgerows. Elsewhere they support general biodiversity. They are also an important character forming aspect of the local landscape. The local pattern of fields and settlements is defined in many places by

the pattern of trees, Cornish hedges and hedgerows which also help to screen development. They can help create well-defined spaces for development. Trees absorb carbon dioxide in the atmosphere, add to resilience to climate change by intercepting and slowing storm water, filtering air pollution, providing shade canopies and cooling the urban environment during periods of excess heat. The Parish also features several areas identified in the Habitat Action Plan. Together they contribute strongly to the character that is valued so much by local people.

- 3.112 Cornwall Council Biodiversity Guidance contains important details on new development and Cornish hedges under its Appendix D – Cornish Hedges and Development. This policy seeks to protect existing trees, Cornish hedges and hedgerows, and supports the approach set out in the Cornwall Design Guide, which stresses the importance of retaining trees as part of good design and suggests that existing trees need to be carefully designed into the development.
- 3.113 Cornwall Climate Emergency DPD Policy G3 requires that all major development should provide, through the retention of existing and or / the establishment of new, canopy coverage equal to at least 15% of the site area, and that small developments should explore all options in relation to canopy provision, and take appropriate measures to both avoid or reduce harm to existing onsite trees.

Policy NE6: Trees, Cornish Hedges and Hedgerows

1. Trees, Cornish Hedges and hedgerows contribute significantly to the landscape character and biodiversity of the Neighbourhood Plan Area and contribute to climate change resilience, and should be retained and extended wherever possible.: Proposals will be supported where they:

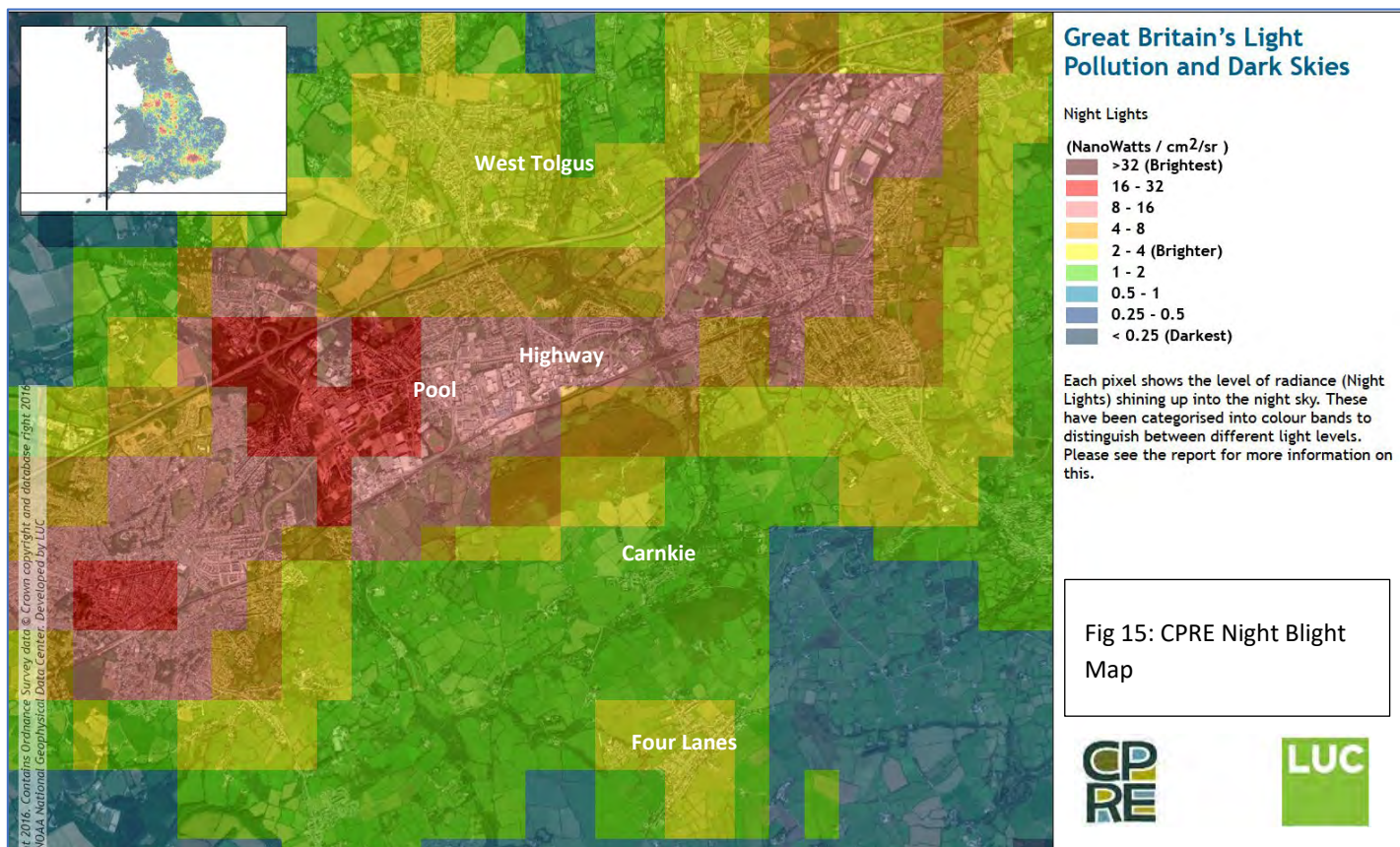
- a. Retain and sympathetically incorporate trees and Cornish Hedges or hedgerows of good arboricultural and amenity value into the overall design of the scheme and include measures to ensure their protection during the course of development and their continued survival in the long term.
- b. Are accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan in accordance with the latest version of [British Standard BS 5837 'Trees in relation to demolition, design and development'](#) to demonstrate how they will be so maintained.
- c. Are accompanied by a detailed landscaping scheme which:
 - i. Provides for a canopy coverage in compliance with Cornwall Climate Emergency DPD Policy G3.
 - ii. Includes replacement planting of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat. [See Cornwall Council Guidance].
 - iii. Includes a scheme depicting the method by which retained trees and hedges will be protected for the duration of development.
- d. Provide an adequate buffer-between residential or commercial development and edge of canopy of any adjoining woodland in accordance with the appropriate tree survey recommendations, to minimise any long-term impact on the woodland.

2. Adverse impacts on ancient woodland and veteran trees, European and UK protected species and Biodiversity Action Plan habitats and species must be avoided wherever possible, unless the need for and benefits of the development clearly outweigh the loss.

POLICY NE7 - DARK SKIES

- 3.114 Rural areas in Cornwall enjoy a dark sky at night, and because of the lack of development in the rural part of Carn Brea Parish, particularly to the south of Carn Brea, the night sky can be quite dark. Elsewhere in the Parish glare can spoil the night sky, blighting its beauty [See Figure 15 below].
- 3.115 The dark night time sky is a natural asset which is enjoyed and appreciated by the community of the Parish as part of the experience of living in the area and its quality of life. It can also bring several other benefits such as enhanced conditions for astronomy, acting as an educational resource, providing creative inspiration etc.

3.116 However, lighting is often installed which is overly bright, needlessly spills upwards, is poorly aimed and creates shadows – making it harder to see as well as being wasteful and harmful to the night sky. This is particularly obvious from the higher ground in the Parish, with the lights from the Pool area causing a sky glow to the north, and a significant light ‘bloom’ on misty nights.



3.117 Taking steps to encourage development to protect the night sky can preserve these benefits, and add to them, including energy saving by avoiding unnecessary or excessive lighting, promoting improved sleep patterns and reducing stress and providing a more natural environment for both nocturnal and diurnal animals. More information on tackling light pollution can be found at <https://www.cpre.org.uk/what-we-care-about/nature-and-landscapes/dark-skies/>

Policy NE7: Dark Skies

Proposals for external lighting will be supported where it protects the night sky from light pollution through:

- a. Use low level or shielded street lighting within circulation areas and roadways.
- b. Use of full shielding of any fixture exceeding 500 initial lumens.
- c. Limit the impact of unshielded lighting through use of adaptive controls in security, rural edge highway and public space lighting.
- d. Restrict the number, and position of lamps and carefully use flood and security lighting including effective baffling and motion sensors.
- e. Use low colour temperature lighting with a limit of 3000k (kelvins) or less.
- f. Use landscaping to reduce glare and reduce unnecessary light throw to a minimum.
- g. vii. reduce light spill from within buildings by avoiding or recessing large areas of vertical fenestration and avoiding large areas of glazing which face upwards.

3.118 Guidance on 'dark sky' design for new development or for replacement lighting can be found at:

<http://darksky.org/lighting/lighting-basics/>

THE BUILT ENVIRONMENT, HERITAGE AND CORNISH DISTINCTIVENESS

3.119 The following section of the Carn Brea NDP contains policies related to the built environment and heritage:

D1	World Heritage Site
D2	Development, Heritage and Local Distinctiveness
D3	Design, Development Standards and Regeneration
D4	Reconstruction or Conversion of Abandoned/Neglected Buildings

3.120 Detailed evidence supporting the built environment and heritage policies can be found by following the built environment and heritage 'Quick Links' at http://www.carnbreaparishcouncil.gov.uk/Evidence_Base_43292.aspx

3.121 **The Cornish Distinctiveness Initiative.** As part of the Cornwall Devolution Deal, the 'Cornwall Historic Environment Cultural Distinctiveness and Significance Project', was commissioned to make sure that Cornwall's historic environment is recognised when designing change and making planning decisions. The project has developed documents which include some prompts, suggestions, ambitions and hopes. '**Distinctively Cornish: Valuing What Makes Cornwall Cornish**' says that 'All places within Cornwall, while different or distinct from each other, and whether ancient or modern, are distinctively Cornish. They have been made so in the past, and they can be made so (and kept so) in the future'.

3.122 It identifies five themes to sum up what is distinctive about Cornwall:

One: Linguistic - A Celtic language, and a Cornish way with the English language: both still spoken and both visible every day in the names of places, from tre to splat, chy to row and in dialect, from loustering to scheming.

Two: Economic - A uniquely diverse rural, industrial, urban and marine economy, much of it characterised by a particularly Cornish resourcefulness and innovation, adapting to conditions and taking opportunities.

Three: Topographical - Distinctively Cornish ways of living in and working with a beautiful, rugged and exciting natural topography.

Four: Natural - Equally distinctively Cornish ways of adapting a natural environment that reflects that diverse topography, especially its flora and fauna. Cornish ways of adapting to that natural environment, living closely and respectfully with nature, and also introducing a distinctively Cornish suite of non-native plants and animals.

Five: Spirit - The distinctive Cornish identity and spirit, Onen hag Oll, One and All. The ways we have of relating to place, to each other, to our culture and that of others. From maintaining customs to gathering for ceremonies, festivals, feasting and pleasures, partaking in rituals and religious practices, engaging in raucous and more disciplined sports, composing and retelling stories, creating art and literature, making music and dancing wildly; all these contribute tangibly and intelligibly to what it is that makes Cornwall distinctive.

3.123 Caring for this distinctiveness when making decisions that will affect Cornwall in the future will help the economy, society and individual people in many ways:

- It will reduce or halt the gradual diminishment of Cornwall's distinctiveness, which to many is its principal asset, the basis of its brand, a major contributor to the beauty and the interest of its places.
- It will ensure that Cornwall's landscape, towns and sites continue to be a major part of Cornwall's draw for visitors, contributing greatly to the tourism that is worth nearly £2 billion a year to Cornwall's economy, supporting jobs and giving pleasure to people from all over the world.
- It will help make Cornwall a better place to be, a more attractive place in which to work, live, relax and play. This will increase people's sense of well-being and encourage them to be more active and healthier.
- It will inspire people to learn about and engage more actively with the places they know and love, and get more involved in deciding their future.

3.124 This will contribute to Cornwall's sustainability and resilience and ensure that future generations can continue to draw on the cultural and heritage capital that distinctiveness contributes to. Additionally, it will encourage younger people's involvement in maintaining, celebrating and understanding Cornwall.

3.125 '**Distinctively Cornish: Valuing What Makes Cornwall Cornish**' identifies two forms of distinctiveness:

The Typical: The first form of distinctiveness depends on the many aspects of our historic environment that are 'Typical of Cornwall' or more usually typical of areas within it. Typical aspects of the historic environment may be found through all or large parts of Cornwall or they may be restricted to areas as small as a corner of a parish.

The Particular: The second form of distinctiveness recognises that there are some aspects of our historic environment that are 'Particular to Cornwall', either not found elsewhere or much less frequently such as particular forms of historic structures or archaeological sites, tin mines, miners' smallholdings, and terraces and rows of industrial workers' housing.

3.126 The companion Document '**Using Cornish Cultural Distinctiveness**' contains an advice note as to how NDPs can help to care for, value and enhance Cornish distinctiveness through the application of a 'distinctiveness assessment framework' in the NDP formulation process which will help to understand and describe how the historic landscape, buildings and places in the NDP area contribute to its sense of place and cultural distinctiveness and develop policies that will care for and reinforce that distinctiveness. The Carn Brea NDP Historic Environment Report, with the Carn Brea NDP Design Guide [when completed] and the Carn Brea NDP Local Landscape Character Assessment together represent the NDP's Cornish Distinctiveness Assessment, which is reflected in the policies of this NDP.

LISTED BUILDINGS AND SCHEDULED ANCIENT MONUMENTS

3.127 Listed Buildings and other structures are those that have been listed by the Secretary of State (for Digital, Culture, Media and Sport) as being of special architectural or historic interest. On listing, buildings are graded as I, II* or II. The grading is a general indication of the level of importance of the building. The effect of listing is that Listed Building Consent will be required for demolition or alteration or extension works that affect the character of the building as a building of special architectural or historic interest. Consent is sought from the local planning authority and procedurally is handled much like a planning application. Anyone carrying out works without proper consent may be required to reverse them and/or face prosecution. Scheduled Ancient Monuments have similar protection. In Carn Brea Parish there are 75 Listed structures of which 6 are category II*. There are also 5 large Scheduled Ancient Monuments dating back in one case to the Neolithic age, but mainly covering the mining heritage.

3.128 Information and advice can be found via these links:

- [World Heritage Site](#)
- [Scheduled Monuments](#)
- [Conservation Areas](#)
- [Listed Buildings.](#)

Scheduled Ancient Monuments and Statutorily listed Buildings are strongly protected by law, Section 16 of the NPPF and Policy 24 of the Cornwall Local Plan. Therefore, protective policies for them are not needed in this NDP.

PLACENAMES

3.129 The names of places, such as farms, small settlements and hamlets, can be an important indicator of historic evidence. For example in the west of the Parish, in the area of medieval farmland, 'Bosleake' is Cornish and contains the element bod, 'dwelling' and probably a personal name element which implies a settlement of early medieval origin, whilst Chynoweth contains the Cornish elements chy, 'house, cottage' and nowyth, 'new', and is medieval in origin. Placenames may also be associated with mining, such as 'Wheal', 'Blowinghouse', etc. Thus they preserve the memory of times past and are part of the historic context, and should be referred to at least as a 'clue' in the assessment of development proposals to ensure that historic setting and significance of a site is fully understood.

3.130 Wherever possible in building or street naming they should also be preserved.

POLICY D1 - WORLD HERITAGE SITE

- 3.131 Over half of Carn Brea Parish is within the UNESCO Cornwall and West Devon Mining Landscape World Heritage Site (The Camborne and Redruth Mining District - Area A5), a designated heritage asset of the highest global significance recognised and managed under the Convention Concerning the Protection of the World Cultural and Natural Heritage. The Carn Brea Parish Neighbourhood Development Plan must comply with the requirement on the United Kingdom to protect, conserve, present and transmit to future generations its World Heritage Status. It must also consider the Supplementary Planning Document (SPD) prepared by Cornwall Council for the WHS, setting out how the planning system can meet this obligation.
- 3.132 The Outstanding Universal Value, or international importance, of the World Heritage Site must be protected along with its landscape setting. Material damage to, or loss of, Outstanding Universal Value or statutorily protected Scheduled Monuments would significantly reduce the means to engage with these important records of our past.
- 3.133 A large part of the WHS within Carn Brea Parish is protected by the policies applicable to the Carn Brea Hill Conservation Area and Scheduled Ancient Monument status whilst the listed buildings of the area have their own statutory protection. The unlisted assets which make up the World Heritage Site, such as the scatter of miner's smallholding field patterns across the landscape, tramway remains, spoil heaps, earthworks and so on, are 'less well' protected. Therefore Policy D1 extends the principle of protection and positive enhancement across the whole of the WHS in the NDPs designated area to protect undesignated building and structures within the WHS.

Policy D1: World Heritage Site

1. Development proposals within the World Heritage Site [shown on Map 9] will be supported where they appropriately demonstrate by reference to the appropriate current guidance and policy documents including the adopted WHS Management Plan that:

- a. they reflect the significance of the affected heritage assets and their settings, and
- b. the proposal is appropriate in terms of size, height, density, design, layout, landscaping and scale, and
- c. the proposal adequately protects, conserves and enhances the inscribed Outstanding Universal Value through the appropriate assessment of impacts via a suitably detailed heritage assessment carried out in accordance with a recognised methodology such as those set out within both the adopted WHS Supplementary Planning Document (2017) and the ICOMOS (International Council on Monuments and Sites) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

2. New development or redevelopment that is likely to lead to substantial harm to or total loss of significance of an undesignated WHS heritage asset will only be supported if it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site, and
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation, and
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible, and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

3. Proposals for development or redevelopment that are within the setting of World Heritage assets which enhance or highlight the significance of the asset will be supported in principle.

4. Where there is existing public access/views of WHS assets this should be preserved and where appropriate enhanced.

POLICY D2 - DESIGN, HERITAGE AND LOCAL DISTINCTIVENESS.

- 3.134 It is literally true that Carn Brea Parish is 'packed' with heritage features. Carn Brea itself has multiple prehistoric sites, whilst the sloping and undulating land around it is the location of many early medieval settlements and associated medieval field boundaries. Post medieval features, ranging from farm houses to stamping mills and engine houses are scattered across this rural area, but the main concentration is within the World Heritage Site area.
- 3.135 Whilst the most important sites are formally protected as Listed Buildings or Scheduled Monuments, there are many non-designated buildings within the Parish which are of local historic significance, architectural significance and/or make an important contribution to the local distinctiveness and the character of the area. The Carn Brea NDP Historic Environment Evidence Base Report provides a list of such assets derived from the gazetteers compiled by the CISI surveys of Pool, Illogan Highway and Tuckingmill, and from local surveys and assessments carried out as part of the process of compiling the NDP. This is not an exhaustive list, and additional features are added to the Cornwall and Isles of Scilly Historic Environment Record daily so it should be consulted as part of any development proposals.
- 3.136 The National Design Guide says that it should not be forgotten that today's new developments extend the history of their context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century. It says that when designing a new development, it is important to understand how the place in which the site is located has evolved as the local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.
- 3.137 Carefully designed development proposals can be locally distinctive and to complement rather than detract from the village and urban form, by being informed by and consistent with the scale and character of the existing sense of place and reflecting its historic street-lines and established/traditional building line practice. There should still be scope for different areas of a development to establish their own distinctive character and identity, derived from the environmental and historic character and context of the settlements, interpreted in a contemporary manner, appropriate to the 21st century.
- 3.138 In so doing it can help reverse previous losses to local character. It is appropriate to try to ensure that new proposals draw their design inspiration from the local historic context and thereby fit well within existing character and form, and ensure that the impact of development on the heritage and archaeological assets of the Parish and the WHS is effectively mitigated and opportunities to reverse previous harm to local character are encouraged.
- 3.139 There may also be situations where a contrast to prevailing characteristics can actually enhance appreciation of those characteristics rather than detract from this, but such developments need to be very carefully designed to ensure that they are a positive rather than a negative feature and do not appear incongruous.
- 3.140 Locally, during community engagement scoping the NDP, over 92 % of respondents said it was important to retain and protect historic buildings.
- 3.141 When considering development likely to impact on the historic environment, the specific value of the historic assets likely to be affected should be taken into consideration and given appropriate weight alongside all other relevant issues. Understanding the specific character and importance of the historic assets will help guide decision making and will also be invaluable when determining appropriate mitigation measures to be applied (by conditions) if adverse impact is likely to occur.
- 3.142 The Cornwall Local Plan also recognises that available information will often be an inadequate basis for informed planning decisions, and recommends that all development proposals should be supported by proportionate historic environment assessments and evaluations such as heritage impact assessments, desk-based appraisals, field evaluations and historic building reports. These should identify the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects which are likely to ensue from development. They should also demonstrate how any harm will be (in order of preference) avoided, minimised or mitigated.
- 3.143 It is therefore appropriate to ensure that new proposals draw their design inspiration from the local historic context and thereby fit well within existing character and form, ensures that the impact of development on the heritage and archaeological assets of Carn Brea Parish is effectively mitigated and encourage opportunities to reverse previous harm to local character.
- 3.144 There are large parts of the Parish's settlements where mining heritage is evident and the traces of the post medieval identity are still visible in the form of settlement form and layout, miner's terraces, Chapels, Institutes and Schools that

together create a distinctive 'sense of place' associated with each settlement. However, the large majority lack formal protection, which means that their historic integrity is at risk through un-sympathetic designs and standardisation of treatments. This carries the risk of leading to further deterioration in the distinctive character of the settlements and, by effecting its setting, diminishing the status of the World Heritage Site. These are seen as particular risks at Pool and Illogan Highway and there is a long term proposal, outside the remit of this NDP, to establish two Conservation Areas in the town. There are similar concerns for Four Lanes/Pencoys, which although they are outside the WHS nevertheless have distinctive characteristics related to their evolution.

3.145 In applying this policy users should be aware of and carefully take into account the needs of groups with special characteristics as set out in the Equalities Act 2010.

3.146 A list of non-designated heritage assets is included in the Carn Brea NDP Historic Environment Evidence Base Report This is not an exhaustive list, and additional features are added to the Cornwall and Isles of Scilly Historic Environment Record daily so it should be consulted as part of any development proposals.

Policy D2: Design, Heritage and Local Distinctiveness.

1. New development proposals will be supported, as appropriate to their nature and location, where:

- a. It is demonstrated that their format, scale, massing, density, articulation and use of materials and other external finishes, and orientation and location within the site, is drawn from and influenced by the distinctive historic architectural, design and cultural traditions established in the surrounding character area.
- b. If it involves or would have an impact on Designated or Non-Designated heritage assets*, it complies with Cornwall Local Plan Policy 24 and national policy and guidance and seeks to preserve the building or its setting or any features of special architectural or historic interest which it possesses. [Such proposals must be accompanied by a heritage impact assessment which demonstrates that any harmful impact of the development on the significance of the asset and its contribution to the historic character of its setting is adequately mitigated or that an enhancement results].

2. New development proposals within the historic core areas of of Pool, Illogan Highway, Brea Village, Carnkie and Four Lanes/Pencoys, as defined on Map 9, should be particularly sensitive to their surroundings, and will be supported where the design:

- a. Is locally distinctive, informed by and consistent with context of the site and its surroundings interpreted in a contemporary manner appropriate to the 21st century, in terms of:
 - i. the historic topography, landscape features and boundary treatments;
 - ii. orientation and location within the site;
 - iii. the scale and shape of buildings including height, massing, silhouettes and roofscapes;
 - iv. vertical and horizontal rhythms, for example created by window arrangements and architectural composition;
 - v. materials [using locally sourced materials where possible] and colours.
- b. Avoids any overwhelming impact on buildings nearby or on the streetscape.
- c. Reflects the historic streetlines and established/traditional building line practice.
- d. Demonstrates a positive relationship with the public realm, maintaining and improving the permeability of pedestrian routes.
- e. Is sensitive to its potential impact upon the setting of the settlements and public views into, across and out of the settlement.
- f. Demonstrates reference to and incorporation of the guidance, where appropriate, outlined in the Cornwall Design Guide 2021, Pool Vision 2021 and the Carn Brea Parish Design Guidelines 2022.
- g. Where appropriate and feasible, helps to address any negative features and take up enhancement opportunities.

3. Exceptionally, a deliberate contrast to the prevailing locally distinctive characteristics may be acceptable, but only where this would provide a demonstrably greater contribution to local distinctiveness and design quality than following those local characteristics.

4. In view of the significant potential for prehistoric, mediaeval and post-medieval sub-surface archaeological evidence in the Parish, a proportionate archaeological and heritage assessment is *provided* and any subsequent archaeological investigation and heritage impact mitigations are agreed. For mitigation options consideration should be given to the provision of material/resources to Kresen Kernow (County Records Office).

CARN BREA DESIGN GUIDE

3.147 Intended to sit alongside the Cornwall Design Guide 2021 and provide a finer grain of guidance in terms of the particular character or design opportunities in the Parish, a local Design Guide has been commissioned. Together these will support the Design Policies of the Cornwall Local Plan. The Guide sets out a series of general design principles followed by questions against which the development proposals should be evaluated.



Photo 8: Chi Winder and Chi Vesta crisis accommodation on Dudnace Road, Pool. Winner of Building Forum for Devon and Cornwall Building of the Year Award 2019. Functionally excellent with a design that is sensitive to its distinctive location.

POLICY D3 - DESIGN, DEVELOPMENT STANDARDS AND REGENERATION.

3.148 The design of buildings has in the past been influenced by factors such as the local availability of construction materials, the technology of the times, social conditions, needs and functional roles, and the traditional skills (and ability) of the builders. This has imparted the locally distinctive architectural style and the pattern and layout of development that is now highly valued. The National Design Guide says that well-designed places and buildings come about when there is a clearly expressed 'story' for the design concept and how it has evolved into a design proposal explaining how the concept influences the layout, form, appearance and details of the proposed development and draws its inspiration from the site, its surroundings and wider context.

3.149 In response to consultation, people said that new development should be 'in keeping' with the area, sympathetic to the different styles of our villages and protect the unique heritage of the area. It is therefore important that full account is

taken of the local context in the design of new development so that it responds to and enhances our local “sense of place” and meets the expectations of people already living in the area.

- 3.150 To fit in well and be good neighbours to adjoining buildings and their occupants, the proportions and positioning of new buildings should be informed by and consistent with the scale and character of the surrounding area, reflecting the curtilage, scale, net density and roofline of adjacent buildings, the streetscape, its existing street-lines and established/traditional building line practice. It is important to note however that the Parish also welcomes diversity in design, and that it is possible through careful design to respond to the scale, density and character of settlements without limiting originality and innovation .
- 3.151 Good design is also a factor in improving the local acceptability of new housing schemes, which is essential if local housing needs are to be met without creating social divisions and controversy. It can also help to ‘design out’ crime and the fear of crime which otherwise can have a major impact on quality of life and the success of individual developments and places.
- 3.152 There is increasing interest in Modern Methods of Construction [MMC] using factory-built modules or rapid techniques, through innovative working processes to speed-up delivery, reduce labour costs, eliminate unnecessary waste and improve quality. MMC has been seen as a way to help solve the UK’s housing crisis it has the potential for a 30% improvement in the speed of construction of new houses, a potential 25% reduction in costs, and potential for advances in improving quality and energy efficiency. However there is concern that MMC may lead to increased standardisation in the appearance of dwellings, potentially causing harm to local character and distinctness.
- 3.153 Although Cornwall Local Plan Policy 13: ‘Design’, Policy 14: ‘Development Standards’ and the Cornwall Design Guide 2021 provide policy and process requirements on design related matters, there are specific design aspects of any development proposals in the Parish, both within villages and the countryside, that should be taken fully into account in development. Therefore as part of the preparation of the Neighbourhood Development Plan, a Design Guide has been prepared to provide guidance as to how new development in the Parish could best be designed to fit into local character.

Early engagement is essential!

The Cornwall Design Guide 2021 says that places are shaped and made by the people who use them. Early engagement with the local community, the Parish Council, Cornwall Council and other key stakeholders must take place at the earliest opportunity in a development proposal.

By engaging early, the efficiency of the planning and design process will be improved. A process of active engagement through all stages of design, where an iterative process is evidenced to have shaped the final proposals, is an essential component of any planning application submission, and is likely to improve its reception by the local community.

- 3.154 Regeneration usually requires a complex range of factors to be addressed. As noted elsewhere in this NDP, regeneration is a priority in the Pool area and the Pool Vision masterplan described at paragraph 1.45 of this NDP identifies several ‘site opportunities’ that will achieve this outcome. The masterplan also emphasises that the development of these opportunities should be of high quality. The Carn Brea NDP supports this stance as it considers that to attract the type and size of employers and investment that will bring with them the activity and jobs sufficient to cascade prosperity through the local economy, the form and scale of the new development will need to be both functional and very attractive, with excellent public realm surroundings in which supporting mixed uses are easily accessible. Because of Pool’s unique historical significance, these designs will also need to respond to the requirements of the WHS and its inscribed Outstanding Universal Value. The tension between these imperatives can be complicated, particularly where there is a desire to create an architecturally distinctive building. Designs must therefore be of high architectural quality, responding effectively to the vernacular and ensuring that historic context and setting is addressed meaningfully, whilst meeting the functional and business requirements of the customer involved, and also following the principles of good urban design (connected streets, overlooked streets and spaces, positive frontages etc.)
- 3.155 Where mixed use development is appropriate, choice and quality of housing is a key part of attracting people to live and invest in an area. Quality designs that reflect, enhance and build on the existing sense of place and identity, incorporating the historic forms, street and permeability patterns, and integrate effectively with them whilst providing for the most modern lifestyles and expectations, are the most successful. The careful layout of highways, public spaces, private spaces

and buildings is a vital component of high quality design. It can ensure that new developments function as an integral part of the wider area rather than being separated from it. Good layouts can help to promote walking, cycling and public transport use, and are easy for people to find their way around. A layout based around a grid, or distorted grid, will normally be appropriate and the use of cul-de-sacs should generally be avoided wherever possible.

3.156 During the scoping community engagement for the NDP, 81% thought that new development should reflect Cornish heritage and history, especially that linked to mining.

3.157 The purpose of this policy is not to specify which architectural styles should be adopted, but rather to ensure that the architectural design of buildings is of a high quality, which serves its functional purpose, contributes to an attractive and useable townscape, and rests comfortably with its World Heritage Site location.

POLICY D3 – DESIGN, DEVELOPMENT STANDARDS AND REGENERATION.

1. New development proposals will be supported where:

- a. It is demonstrated that the design has been informed by the principles and processes set out in the Cornwall Design Guide 2021; and by making reference to and incorporating the guidance set out in the ‘Carn Brea Parish Design Guidelines’ 2023.
- b. It incorporates design features that minimise the fear of crime; minimise opportunities for crime and anti-social behaviour; and support personal and property security by application of ‘Secure by Design’ standards.
- c. It demonstrate a positive relationship with the public realm, maintaining and improving the permeability of pedestrian routes.
- d. If using MMC, it incorporates elements that reflect local character and distinctiveness.

2. In addition, regeneration schemes coming forward on the ‘opportunity sites’ identified in the Pool Vision will be supported where they are of high quality designs which:

- a. adopt a clear and consistent architectural style, ensuring that the individual parts add up to a coherent whole, which effectively responds to Pool’s unique historical significance and, individually or cumulatively, do not detract from the inscribed Outstanding Universal Value of the WHS, and
- b. are of a scale, height and massing that is not intimidating nor unduly dominate the skyline or townscape, and
- c. follow the principles of good urban design, providing a human scale at street level, excellent pedestrian permeability, connected streets, overlooked streets and spaces, positive frontages etc, and
- d. locate their principal frontage on the most important adjacent highway or other public space, whilst providing a similar level of visual interest on other prominent frontages, and
- e. locate their main entrance on the principal frontage, ensuring that it is easy to identify and access, and
- f. have sufficient texture, depth and detailing to provide visual interest, and
- g. do not have any unacceptable impact on the local microclimate, for example in terms of the speed, direction or tunnelling of wind, and
- h. include provision, where appropriate, for a mix of other activity that may help release successful regeneration and add to the benefits available to local people, such as the development of the night-time economy, environmental improvements, additional cultural and recreation facilities etc.

SUSTAINABLE DESIGN

3.158 Carn Brea Parish supports Cornwall Council’s commitment to tackling the climate emergency. A significant contribution can be made to this if all new developments within the Parish aim to achieve high standards of sustainable design in construction and operation as this can:

- Reduce the use of fossil fuels and the consequent release of ‘greenhouse’ gasses.

- Improve the efficiency of use of natural resources.
- Increase the re-use and recycling of resources.
- Increase the production and consumption of renewable energy.

3.159 According to the latest version of the Cornwall Strategic Flood Risk Assessment [SFRA] a 1 in 30 year and 1 in 100-year flood risk affects many areas of the Parish's settlements, and a more extensive area is within the 1 in 1000-year surface water flooding risk area. Surface water flooding risk is anticipated to increase as a result of climate change, adding to the economic and health costs associated with the inundation of properties.

3.160 During community engagement some 95% said that new developments should be environmentally friendly. Suggestions to achieve this included front and rear gardens, adequate off road parking, outside storage for refuse/recycling, and additional landscaping and trees. Turning to waste and pollution, over 55% supported more local 'own food' growing, and more than 65% called for food waste recycling.

3.161 Policies SEC 1 and CC4 of the CEDPD provide an excellent basis for ensuring new development is of sustainable design. Its provisions go as far as possible within the bounds of viability for new homes and new commercial premises. Measures proposed require new developments to:

- Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption and maximise the use of renewable energy and optimize passive solar gain.
- Incorporate on-site provision of renewable energy or heat and/or low carbon technologies.
- Incorporate water reduction, storage and reuse design principles including rainwater harvesting, greywater recycling and efficient use of all water for both internal and external water consumption.
- Be designed to reduce the risk of summer overheating of properties and increased energy use for building cooling, optimising the use of green infrastructure [such as shelter belt planting in areas exposed to wind] in maintaining healthy indoor and outdoor temperatures.
- Use high quality, thermally efficient building materials, locally sourced wherever practicable, and of low embodied energy use.
- Include the use of "natural" SuDS features.
- Sensitively retrofit energy efficiency measures in heritage properties/assets and buildings to reduce energy demand, providing that it safeguards the historic characteristics of these heritage assets and development is done with the engagement and permissions of relevant organizations**. These could include:
 - measures to reduce heat loss, such as double or secondary glazing with wooden windows that meet the latest relevant British standard, and/or
 - replace of fossil fuel burning energy sources with electric power from renewable sources with zero air emissions locally.
- Achieve BREEAM 'Excellent' (or equivalent).

POLICY D4 - RECONSTRUCTION OR CONVERSION OF ABANDONED/NEGLECTED BUILDINGS

3.162 Abandoned or seriously neglected buildings whether they be within a settlement or in the open countryside can seriously detract from residential amenity, attract vandalism and other misuse, harm the setting of nearby heritage assets and spoil important views. They may themselves be heritage assets needing a viable use. Some can be classified as 'brownfield land' and are considered suitable for redevelopment within the terms of CLP Policy 21. With careful renovation and adaption such buildings can meet the needs of the community now and for future generations. This can include residential use, tourism accommodation, business and employment use, community use, and live-work accommodation. The viable reuse of a neglected building which embraces the distinctive identity and historic character of the Parish in form, detail and materials is preferable to and can also help reduce the pressure for new buildings that may be less attractive. Historic buildings provide character that is attractive to many high growth sectors, such as the creative economy and hospitality. Conversions of existing buildings may be more carbon efficient than building new.

3.163 It is appropriate, therefore, to support the reconstruction or conversion of derelict, disused, abandoned, and dilapidated buildings by guiding the reuse of redundant buildings which could be developed to provide new dwellings and facilities

for the different settlements within the Parish. The policy may also support opportunities to enable the repair and subsequently maintenance of heritage assets at risk.

3.164 Policy 7 (3) of the CLP requires that for conversions in the countryside, the building should be suitably constructed, appropriate to retain, redundant, disused or historic, should also have an existing lawful residential or non-residential use and be ten years old or greater, and the reuse of the building should lead to an enhancement to the immediate setting. The [Cornwall Chief Planning Officers Advice Note on Barn Conversions/Replacement dwelling in the countryside](#) provides useful guidance on such proposals.

3.165 Policy D4 of this NDP encourages reconstruction and conversion of abandoned or neglected buildings and provides further criteria for assessment of proposals, both in settlements and in the countryside.

Policy D4: Reconstruction or Conversion of Abandoned/Neglected Buildings

1. The reconstruction or conversion of existing derelict, disused, abandoned and dilapidated buildings which were originally permanent structures and of substantial construction will be supported where they create permanent residential accommodation [including affordable housing], tourist accommodation or other tourism facilities; business, commercial and other employment uses; community uses; or mixed-use and live-work accommodation subject to:

- a. Demonstration through an appropriate assessment that the scale of transport movements by employees, customers or visitors will not be unsustainable within the local context.
- b. Reports of surveys conducted by appropriately qualified and experienced people being submitted with the planning application demonstrating that:
 - i. any parts of the buildings to be demolished are structurally unsafe and that they cannot safely and economically be brought back into beneficial use through conversion;
 - ii. protected species and their habitats will not be harmed during or as a result of the demolition, reconstruction and reuse of the building. Any future potential impact on those species or their habitat will be required to be satisfactorily mitigated or compensatory measures provided for any acceptable loss; and
 - iii. the local or national importance of the historic fabric, features and setting of any building being converted and any part of it to be demolished have been assessed and the design has been informed by this assessment. Proposals resulting in harm or loss of the significance or setting of a heritage asset will need to demonstrate that they are necessary to achieve public benefits that outweigh that harm or loss.
- c. Safe and convenient access arrangements to the site exist or can be created.
- d. Sufficient off-street car parking can be provided to ensure that highway safety is maintained.
- e. The new building being constructed substantially using facing materials salvaged from the demolition process and other locally sourced appropriate facing materials.
- f. The spaces between and the grouping of buildings and the elements of the landscape which contribute to the character of the building, or its setting, being substantially retained.
- g. Adequate provision can be made for sustainable forms of foul and waste water drainage.
- h. In all cases the design, appearance and location of ancillary works including access arrangements, curtilage boundary treatments and any outbuildings should not have an adverse and unacceptable impact on the landscape and visual amenity of the area or the setting of a Designated or Non-Designated heritage assets.

2. In cases where there are sensitive landscape, visual amenity or heritage considerations, the removal of permitted development rights will be supported to ensure reasonable controls exist over future extension and modification of reconstructed buildings.

3. This policy will not apply to the reconstruction or conversion of temporary buildings or structures, or the demolition and reconstruction or conversion of modern portal framed or similar agricultural or commercial buildings unless such buildings

benefit from a prior approval under Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

ACCESS AND CONNECTIVITY

The following section of the Carn Brea NDP contains policies related to access and connectivity:

RT1	Accessibility and Transport
RT2	Conversion of Residential Garages
RT3	Future Bus and Rail
RT4	Broadband and Mobile Communications
RT5	Footways, Pedestrian Links, Public Rights of Way

3.166 Detailed evidence supporting the access and connectivity policies can be found by following the access and connectivity 'Quick Links' at http://www.carnbreaparcouncil.gov.uk/Evidence_Base_43292.aspx

POLICY RT1 - ACCESSIBILITY AND TRANSPORT

3.167 Carn Brea Parish has excellent accessibility and connectivity by road, being located on the main A30 trunk road, part of the national road network with a junction at the north west corner of Pool. The A3047 links to both Redruth and Camborne, now re-routed to pass along Wilson Way and Dudnace Roads to form the 'Kerrier Way'. To the south the B3297 Connects Helston to Redruth and passes straight through Four Lanes at the southern edge of the Parish, enabling local people to have access to the adjoining towns through its network of rural roads. However, although the main Paddington – Penzance railway line passes through the Parish close to Pool, there is no railway station, the original having survived from 1843 to 1961.



Photo 9: No 46 GoCornwall Bus service [Camborne to Illogan via Tolvadon and Pengegon] at Pool.

3.168 Pool enjoys frequent bus services linking to Falmouth, Camborne, Redruth and Truro, offering journeys to work, school, services and entertainment. Four Lanes has public transport links offering school, work, shopping and services trips, whilst Carn Brea Village has them nearby, but the other villages are less well served. In the community survey there was clear dissatisfaction with public transport (64%) because it was too expensive, infrequent, inconvenient in timing, or absent. Consequently, car ownership and use is high, [although 5.8% said they had no alternative to taking the bus] adding to traffic burdens generally and creating a growing problem of parking congestion in the historic cores and rural villages.

- 3.169 As a further consequence, traffic conditions and safety are perceived to be unacceptable, and most called for Improvements in public transport, roads and pathways. Reflecting the concern about traffic conditions locally, nearly 73% called for more off-street parking, whilst 45% wanted lower speed limits, and there was also some support for bus and cycle lanes. Those with a business interests also criticised traffic conditions, calling for better roads, including traffic calming and the completion of Wilson Way, along with resolving congestion in the Cooks Corner junction area, and better local public transport connectivity.
- 3.170 In an area where there is a high level of valuable heritage and traditional street and estate layouts, insufficient and poorly designed parking encourages pavement parking, obstruction of accesses and other ad hoc parking. It is essential that new development does not make this situation worse and where possible helps to alleviate existing problems.
- 3.171 It is therefore sensible to try to ensure that the current range of transport links for the Parish are maintained or improved. Housing or business developments should not aggravate the existing traffic/transport difficulties in terms of delays, safety, or harm to air quality. The wider health benefits in their design to enable safe walking or cycling to transport hubs, play areas and key community infrastructure.
- 3.172 The Cornwall Design Guide includes a section on 'Movement' which gives useful guidance, and the following policy should be used with reference to this, taking into account the local concerns noted above. For guidance, parking space provision should be designed to accommodate modern family-sized private vehicles with the minimum provision for at least two vehicles, and where possible for larger dwellings one parking space per bedroom.

Policy RT1: Accessibility and Transport

1. Development will be supported where it is located and designed to promote active travel and access to public transport and improve air quality, and :
- a. For new residential development it:
 - i. is within a safe walking distance of public transport (bus stop or railway station), maximises opportunities for safe walking and cycling to services and facilities, and includes the appropriate provision of new paths to link with the existing network and to local facilities, to a standard which allows for wheelchair access wherever practicable and appropriate, and
 - ii. incorporates sufficient car parking to realistically meet demand [including residents, visitors, delivery and work vans] without impacting on the appearance and safety of the development in locations where users are likely to feel confident that their own security and that of their vehicles will not be compromised, and
 - iii. supports a layout which provides and facilitates interconnected streets and avoids the use of cul-de-sacs; and
 - iv. is supported, dependent upon the size and scale of the proposals, by a Transport Assessment or Travel Plan which demonstrates how the impact of any additional traffic will be managed to minimise the impact on the local road network; and
 - v. is designed to take into account the needs of groups with protected characteristics, particularly those with age-related infirmity, disability and/or poor health; and
 - vi. in the case of developments of more than 4 dwellings, are designed with a speed-reducing layout which prioritises active travel, social interaction and play, with the following hierarchy of transport in mind: pedestrian, cyclist, public transport, service vehicles, other motor vehicles; and where the scale is appropriate, includes bus bays and shelters located where they will encourage public transport provision and use; and
 - vii. demonstrates that singularly or cumulatively the development will not cause increased risk to human health from air pollution or exceed adopted national standards in the Camborne, Pool, and Redruth AQMA and includes appropriate mitigation under CLP policy 16.
 - b. For other developments, it incorporates on-site, adequate provision to meet the needs of potential occupiers for:
 - i. staff and visitor car and cycle parking; and

- ii. commercial vehicle loading, unloading, parking ; and
 - iii. external storage/transfer space for materials and products; and
 - iv. does not adversely affect traffic and parking in the local area.
- c. Proposals will not be supported where there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- d. All developments should be designed and will be constructed to the appropriate road layouts and design requirements of the Manual for Streets (DoT 2007), the Design Manual for Roads and Bridges (DMRB) and the Cornwall Council Design Guide.
- e. Development which has the potential to impact on the A30 trunk road, must be supported by an appropriate transport assessment in line with the requirements of DfT Circular 02/2013.
- f. The provision of appropriate traffic calming measures within, alongside, or off site on roads approaching the site are encouraged.*

*[Rural Minor Road Traffic Calming, Sustrans, 2004](#)

POLICY RT2 - CONVERSION OF RESIDENTIAL GARAGES

3.173 The conversion of garages, often integral, from use as potential vehicle parking to habitable accommodation, is a frequent concern where on street parking is already congested. The loss of a garage can result in the loss of on-site vehicle parking spaces, thus adding to street parking congestion. It is recognised that integral garages are often not used for vehicle parking and residents may wish to convert them into residential accommodation as a relatively cheap and easy way of creating extra living space. Nevertheless, this can lead to increased problems of on-street parking and this can prove of great concern to other residents. It is therefore vital that a proper balance is found. The aim is to strike a balance between the provision of adequate parking to help in the prevention of road obstruction and congestion, and the needs of householders for adequate living accommodation.

Policy RT2: Conversion of Residential Garages

Where planning permission is required for garage conversion to habitable rooms, proposals will only be supported where they include appropriate replacement parking adequate to meet the needs of the occupiers of the dwelling.

POLICY RT3 - FUTURE BUS AND RAIL

- 3.174 As noted above, there is a need to support a shift from private transport to other modes of sustainable and less congestive modes. Whilst bus services are adequate for current demand, there may be a need to increase frequency and stopping places in the future, and it is essential that the infrastructure to back this is supported. Pool is served by a number of local bus services but does not have a central bus station or interchange. The Pool Vision masterplan suggests a 'transport interchange' on Trevenson Road near to the Camborne Retail Park.
- 3.175 Carn Brea Parish includes within its area the Cornish mainline railway, which is part of the national rail network for both commuter and more long distance journeys. Carn Brea had a station from 1843 as part of the Hayle Railway, located near to Pool which at that time was a village. It was closed on 2 January 1961. Carn Brea Parish Council consider that there is a strong commercial and environmental case for reopening the station in the light of Pool's growth and importance to Cornwall. The Pool Vision document says that there appears to be a need for it in order to reduce the reliance on private car use and surface car parking in Pool for the regional facilities that are provided in the town. From a master planning perspective the halt could work in two locations to the east and west of the Carn Brea Leisure Centre running track, on Dudnance Lane, where high quality cycle and walking connections to key facilities could be installed with natural surveillance from properties. If the eastern option comes forward this emphasises the importance of land to the east of the leisure centre and if the western option comes forward, changes in land uses along Dudnance lane need to be considered along with improvements to the character and quality of Station Road and to pedestrian and cycle

connections. An EOI (expression of interest) to the Government's Restoring Your Railway Fund has been made but there is no time scale as yet.

- 3.176 This policy aims to indicate support for a future possible initiative to introduce additional forms of sustainable public transport.

Policy RT3 – Future Bus and Rail

1. New development proposals for buildings and infrastructure to support the extension and enhancement of bus services and the opening of a local railway station on the Cornish mainline will be supported, subject to the other policies in this NDP.
2. To support this aspiration, land on Dudnace Lane, shown on Map 10, is safeguarded for future use as a railway halt/station and ancillary facilities.

POLICY RT4 - BROADBAND AND MOBILE COMMUNICATIONS

- 3.177 There is 'Superfast' and 'Ultrafast' Broadband' throughout the main settlements in the Parish and indeed this digital connectivity is a major selling point in efforts to promote Pool as part of the 'Engineering and Digital Collaboration' zone promoted in the Cornwall and IoS Strategic Economic Plan [e.g. the 'Fibrehub' centre which provides innovation space for businesses in the tech sector]. However speeds can vary and the more rural parts have poor broadband access. The signal for mobile phones (voice and data) is widely variable according to location and provider, but is poor in parts set within valleys or screened by hills and tips etc.
- 3.178 New developments should have the capability to connect to the internet and mobile phone network with the best available speed and with realistic future proof upgrade capability, subject to NPPF 2021 Para 58 on viability and deliverability. This will help to ensure that all current and future members of the community are not digitally disadvantaged, and that inward investment is not restricted by any local inadequacy in digital communications.
- 3.179 Mobile phone masts need to be located where they can provide a good signal. This means that they are often sited where they are visually prominent. Whilst accepting that mobile phone masts are a necessity, this NDP seeks to ensure that new mobile phone masts are located so as to keep visual impact to a minimum.
- 3.180 An updated Code of Best Practice for Mobile Phone Network Development was published in 2016. Mobile phone operators are expected to follow the guidelines in the current version (and any future versions) in relation to public consultation and good design for the mast location and appearance.
- 3.181 Whether or not a planning application is required, operators must undertake appropriate public consultation in line with the relevant Code of Practice. Where a new ground-based mast is proposed, operators applying for planning permission must provide evidence that sharing an existing mast is not possible.
- 3.182 There are many examples of mobile phone mast designs that help to minimise visual impact - for example, designs that appear to be trees or streetlights. The intention is to enhance communication links, reducing needs to travel and associated environmental issues, whilst avoiding harm to the landscape, town, and village character.

Policy RT4: Broadband and Mobile Communications

1. Development will be supported where it makes provision for the connection of highspeed broadband.
2. The provision of ducting, available for community owned local access network or fibre optic cable deployment, in its own supporting infrastructure will be encouraged.
3. Proposals for mobile phone masts will be supported where:

- a. the siting of the mobile phone masts seeks to minimise its visual impact, both within the Parish, and on views from outside the Parish, and
- b. the design of the mobile phone mast and associated equipment seeks to minimise visual impact and blend in with the background in accordance with NDP Policy NE1, or
- c. the new mast is to be grouped with existing masts.
- d. If it involves sharing of a mast, the visual impact of the proposed changes does not result in unacceptable harm to the character of the area.

POLICY RT5 - FOOTWAYS, PEDESTRIAN LINKS, PUBLIC RIGHTS OF WAY

- 3.183 Footpaths, bridleways and cycle paths can make an important contribution to sustainable connectivity, the reduction in greenhouse gas emissions, and to healthy activity and leisure. Such routes may also be wildlife corridors through fields and built-up areas. Such routes are only useful if they are available and perceived to be safe, reasonably pleasant and take a reasonably direct route from where people start from (usually their home) to where people want to be.
- 3.184 Being both an urban and a rural location there are a considerable number of back lanes, alleys and links between residential and employment areas, PROW footpaths and bridleways for the residents to use for their exercise, well-being and enjoyment of their surrounding environment.
- 3.185 The Parish is also very well positioned at the centre of the Minerals Tramways programme, with extensive footpath and cycle links through the Engine House Trail and the Great Flat Lode Trail into wider links such as the Cornish Way, Portreath Branchline, Redruth and Chacewater Railway Trails, reaching across Cornwall. National Cycle Network Route No3 passes east west through the Parish, approximately 3km long, starting on the outskirts of Carn Brea Village and ending at Brea Village



3.186 Residents are concerned about lack of maintenance. Indeed, half of those responding to the NDP consultations felt they were not adequate. Three quarters of respondents felt there were not enough footpaths. Other responses felt they were not linked together, were poorly maintained, had been lost or that dog fouling was an issue.

3.187 Unfortunately, the NDP does not include maintenance and repair in its legal remit of powers. However it can ensure that new developments are properly related to the public footpath network.

Policy RT5: Public Footways, Pedestrian Links, and Public Rights of Way.

1. Development (except for agricultural need dwellings) will be supported where there are existing safe walking routes to public transport, services and facilities or this can be achieved through the provision of new paths to link with the existing network. Where possible, developers should seek to connect to the Minerals Tramway routes. Where practicable, routes should be accessible to all, including people with disabilities, applying the principle of 'Least Restrictive Access'.
2. Development proposals which are likely to affect public footways, pedestrian links, and Public Rights of Way should protect the existing network, its ambiance and respect heritage features such as stiles and hedges.
3. Where public footways, pedestrian links, and Public Rights of Way are routed or realigned through new development, they should be incorporated into the development as a through route which is:

- a. Not diverted to an unreasonable degree; and
- b. Designed as part of a landscaped wildlife corridor rather than being routed along estate road pavements as part of the highway network; and
- c. Accessible to all, including people with disabilities applying the principle of 'Least Restrictive Access'.

OPEN GREEN SPACES AND RECREATION

3.188 The following section of the Carn Brea NDP contains policies related to green open spaces and recreation:

OG1	Local Green Spaces	
OG2	Key recreation Spaces and Sports Pitches	
OG3	Provision and Protection of Allotments	

3.189 Detailed evidence supporting the open green space and recreation policies can be found by following the open green space and recreation 'Quick Links' at http://www.carnbreaparishcouncil.gov.uk/Evidence_Base_43292.aspx

POLICY OG1 - LOCAL GREEN SPACES

3.190 Within the Parish there are some smaller open areas of local significance which are of particular importance to the local community and fulfil the requirements of the NPPF (101 to 102) for Local Green Space designation in that each green space:

- Is in reasonably close proximity to the community it serves;
- Is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- and the land involved is local in character and is not an extensive tract of land.

3.191 The loss of these spaces would not only cause the loss of the particular qualities that make them special to the local community, but also diminish permeability, local amenity and local distinctiveness. Such areas can be protected consistent with Para 102 of the NPPF [ie '...consistent with that in respect of Green Belt..']

3.192 Several possible local green spaces were identified through local knowledge, research and community engagement, which have been carefully assessed to judge whether they complied with NPPF paragraphs 101 to 102. Those complying are proposed as Local Green Spaces in the following policy.

Policy OG1: Local Green Spaces

1. The neighbourhood plan designates the following locations as local green spaces (as shown on the Maps 11a and 11b)

LOCATION	AREA (ha)
(a) Carn Brea Village Hall Field	0.1
(b) Land r/o Crofty Close on Carn Brea Lane	0.1
(c) Land r/o Sans Souci, Tregajorran	0.2
(d) Land east of Carnvean, Tregajorran	0.8
(e) Stamps Lane Field	0.4
(f) Land fronting Cornwall College, Trevenson Road	0.9

(g) Trevenson Park	0.2
(h) Trevenson Lane	0.8
(i) Land at East Pool between Agar Crescent and Trevithick Road	1.0
(j) Land at Cremling Way [aka Cremling Well]	0.8
(k) Land Between Carn Brea Lane and Pool Health Centre.	0.1

2. Development on these designated locations will not be supported except in very special circumstances.

- 3.193 Land at site (e) Stamps Lane Field is not publicly accessible. Recognising the significant need for affordable housing in the parish a 100% affordable scheme of a high quality may meet the 'very special circumstance' criteria in the Policy.
- 3.194 Site (f) 'Land fronting Cornwall College' is important to the reconfiguration of the College as described as Site Opportunity 6.6 in the Pool Vision, to provide a green gateway which integrates the College, the Innovation Centre and Trevenson Road, and creates a high quality 'green town square' for Pool.
- 3.195 Part of Site (g) at Trevenson Park is currently being used as a compound which facilitates ongoing works at the adjacent site. It is the intention that this will remain for some time, but on completion the site will become an accessible Local Green Space for enjoyment by the local community.
- 3.196 Site (h) 'Trevenson Lane' is also within the College grounds and has heritage importance as part of the setting for Trevenson House [a Grade II Listed Building].
- 3.197 Site (i) 'Land at East Pool between Agar Crescent and Trevithick Road', is within the EPAL/East Pool Mine regeneration Site Opportunity 6.8 identified in the Pool Vision. The Local Green Space could be part of the urban infill of high quality design mixed use and residential blocks proposed to repair and reconnect the edges of Pool and Illogan Highway, helping to create cohesive neighbourhoods and a series of focal public squares and open spaces.

POLICY OG2 - KEY RECREATION SPACES AND SPORTS PITCHES

- 3.198 The 'UK Active: Turning the Tide of Inactivity Report' 2014 found that 1 in 4 people in England fail to achieve more than 30 minutes of moderate intensity physical activity per week over a 28-day period. Nationally, inactivity contributes to 1 in 6 deaths each year which equates to around 800 deaths in Cornwall and Isles of Scilly. The Joint Strategic Needs Assessment for Cornwall shows that in the Carn Brea area approximately 24% of the population are inactive, and 28.3% are obese compared to 24.1% in England.
- 3.199 Physical activity is a way of tackling this toll. It has been shown to be effective in the prevention and treatment of a range of conditions with the potential to improve mental health, wellbeing and overall quality of life. It can also improve the educational attainment of children, help reduce anti-social behaviour and build self-esteem across the life course, contribute to urban regeneration, increase work productivity and employment. The NPPF 2021 says that planning policies should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles (Para 92) and support the delivery of local strategies to improve health (Para 93b). The Physical Activity Strategy for Cornwall aims to transform activity levels in Cornwall to generate significant improvements in physical, mental, social and economic health.
- 3.200 The presence of attractive, safe and accessible parks, open spaces, play areas and playing fields close to residents has also been shown to increase the level of satisfaction with the local area, and improve mental health and well-being from exercise and relaxation. It can also improve the educational attainment of children, help reduce anti-social behaviour and build self-esteem across the life course, contribute to urban regeneration, and increase work productivity and employment. Parks and open spaces perform a considerable range of other vital functions for the community such as the following: -

- Habitat for wildlife and movement corridors for animals, important to local nature conservation.

- Flood protection providing areas for rainfall to drain away.
- Space for trees, too large for many gardens, which in turn provide shade, climate regulation and shelter.
- Air and water purification.
- Aesthetic & landscape enhancement and protection of green vistas.
- Sense of well-being, improving desirability of an area and increase in property value.
- A venue for social interaction, public art and community events.
- An outdoor classroom allowing children to explore and learn about the natural world.
- Land for community food growing and enjoying horticultural achievements.
- Protection of areas and structures of heritage value.
- Carbon sequestration in tackling the causes of climate change.

3.201 During the NDP community engagement work, respondents expressed concern about the quality of existing open spaces, with people saying they were put off by lack of parking, poor lighting, dog fouling, littering, personal safety and anti-social behaviour, lack of disabled access and unsafe pedestrian access by road. Many said there was a need for more information about the availability of green space and recreation facilities.

3.202 In addition to formal and publicly accessible open spaces, open areas and woodland on the fringe of our settlements which link to green areas within the urban area can make an important contribution to recreation needs and to the setting and character of the settlement.

3.203 Cornwall Council has devised a process by which the adequacy of provision in a locality may be assessed. This identifies 8 types of space and assesses existing local provision against an adopted standard which applies generally across Cornwall, covering quantity, accessibility and quality. Using this approach, an open space assessment was carried out [see Figure 16] which concluded that:

- The level of formal open space per person of type 1 (park/amenity) is high compared with other areas in the county.
- The parish has an exceptionally high level of natural space (type 2), mainly outside of the urban catchment of Pool, especially associated with Carn Brea Hill and the Great Flat Lode.
- The level of outdoor sports when combined (public (type 3) and private or school sports space (type 8)) is lower than in the larger settlements, but includes two significant all weather (artificial) pitches at Pool School and Cornwall College. An analysis of sports pitches alone indicates the area is currently in line with the recommended average.
- Whilst the parish exhibits a high level of equipped children's play (type 4), owing to the regionally significant Heartland playground, there is a very low level of youth provision (type 5), only at Four Lanes Playing Field.
- No allotments (type 6) are present.

Typology	Future quantity provision within CPIR study area (m ² / person)	Recommended future quantity provision standard parish wide	Existing requirement based upon distribution
1. Parks, amenity	8.81	7.56	Deficiencies in small rural communities
2. Natural space	9.81	126.88	No deficient areas, but improve access to Carn Brea and Great Flat Lode
3. Public sport	14.76 -ty8	14.76 -ty8	See type 8
4. Children's Equipped Play	0.70	0.70	Deficiencies rural communities Particularly Carnkie Village
5. Teen provision	0.25	0.25	Improvement needed at East Pool Park, Four Lanes Playing Field and possibly Heartlands
6. Allotments	1.00	1.00	One 2500sqm site, accessible to vehicles and pedestrians.
7. Cemeteries	2.89	0.61	NA
8. School pitches & clubs	14.76 -ty3	14.76 -ty3	Invest in improving capacity of existing and increasing community access to educational pitches
Total	38.22	151.51	
Total for 1 – 6 (standards apply)	25.21	143.42	

Figure 16: Proposed provision of open space in Carn Brea Parish.

Policy OG2: Recreation Spaces and Sports Pitches

1. Development which would lead to the loss of, or harm the quality and accessibility of existing and any new Parks & Amenity (Type 1), Natural Space (Type 2), Public Sport facilities (Type 3), Equipped Playspaces for Children (Type 4), Equipped provision for teenagers (Type 5), Cemeteries (Type 7) and Private Sports Facilities (Type 8) will not be supported, except where it is demonstrated that the site is surplus to requirements; or equivalent or better facilities will be provided; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The location of existing open spaces is shown on Maps 11a and 11b in section 4.
2. The provision of new, or the enhancement of existing community equipped Playspaces for Children (Type 4), and Teenagers (Type 5) facilities will be supported in the following localities:
 - a. Carnkie Village
 - b. East Pool Park
 - c. Four Lanes Playing Field
 - d. Land r/o Pencoy School, between Kemp Close and Bray Rise, Four Lanes.

3. The standards for open space provision set out in Figure 16 will apply to all new residential development.
4. Where they require planning permission, proposals for the enhancement of existing facilities to improve their quality, parking, lighting, disabled and pedestrian access, and information points, and measures to tackle dog fouling, littering, and anti-social behaviour, will be supported.
5. Developments will be required to contribute to the creation and maintenance of the open space required through a Planning Obligation agreement. Where new provision is not viable or practicable within the site boundary, contributions towards the enhancement of existing off-site facilities will be required to mitigate for impact from the additional population.
6. The provision of additional or enhanced facilities that will provide opportunities for involvement in healthy physical activity will be supported where they provide multifunctionality with regards to biodiversity, connectivity and hydrology, and respect residential amenity.
7. The development of a cemetery offering facilities to cater for 'green burials' in a suitable accessible location will be supported subject to the environmental and access policies of this NDP.
8. Land adjacent to the Carn Brea Leisure Centre running track is identified in the adopted Pool Vision document with potential for development as part of wider improvement plans to the existing Leisure Centre site; proposals may be considered in accordance with the Cornwall Local Plan and the Pool Vision.

POLICY OG3 - PROVISION AND PROTECTION OF ALLOTMENTS AND COMMUNITY ORCHARDS

- 3.204 There is growing interest in allotments as a means of growing healthy organic food, and as a means of obtaining leisure opportunities. However, as noted in the previous section, none currently exist in the Parish. The Parish Council has a duty to provide allotments and powers to improve and adapt land for allotments. Under the Allotments Act 1925 a local authority cannot sell, use or otherwise dispose of land which it acquired for use as allotments without first obtaining the consent of the Secretary of State for the Environment. The Secretary of State can only give such consent if satisfied that adequate provision will be made for allotment holders displaced or that such provision is not necessary or reasonably practicable.
- 3.205 Community Orchards are places for people to come together to plant and cultivate local and unusual varieties of fruit trees and to use as the focal point for community activities such as an Apple Day, open air plays, picnics, story-telling events or festivals or as a green haven in which to relax and wind-down.
- 3.206 Allotments and Community Orchards can be provided by private and community agencies, and as such sites are often flat and in locations that are attractive for development, there is a risk that once provided they could quickly be lost. Thus, it is sensible to plan to both support new opportunities for allotments to be created and operated effectively in a way that does not cause environmental problems, and for any new private allotments to be conserved. This policy also covers the situation where development is proposed alongside statutory allotments.
- 3.207 In assessing potential Local Green Spaces, sites covered by policies OG1 and OG2 above at Stamps Lane Field and Agar Road were considered to be possible locations for new allotments. As a heavily mined area with many former process and disposal sites, where there is a risk of land contamination, the selection of sites and the need for restorative treatment should be carefully considered.

Policy OG3: Provision and Protection of Allotments and Community Orchards

1. New proposals for allotments and Community Orchards will be supported subject to an appropriate condition/legal agreement incorporating an agreed management and maintenance plan.
2. Proposals that result in harm to or loss of existing allotments and community orchards will only be supported if:
 - a. there are vacant plots and evidence of long-term insufficient demand for continued use of land as allotments, or

- b. where clear and significant social, economic and environmental community benefits could be derived from the proposal, and
- c. replacement provision is to be made, of at least equivalent quality, located at reasonable convenience for the existing plot holders.

COMMUNITY FACILITIES

3.208 The following section of the Carn Brea NDP contains policies related to community facilities:

- CF1 Development Infrastructure for Growth
- CF2 Safeguarding and Enhancing Neighbourhood Community Facilities
- CF3 Facilities for Young People
- CF4 Education & Health

3.209 Detailed evidence relating supporting the community facilities policies can be found by following the community facilities 'Quick Links' at http://www.carnbreaparishcouncil.gov.uk/Evidence_Base_43292.aspx

POLICY CF1 - DEVELOPMENT INFRASTRUCTURE FOR GROWTH

3.210 Any development requires 'infrastructure' to support it. Development infrastructure includes the things which must be adequate to meet the needs of the incoming population without harming the ability of infrastructure suppliers to meet the requirements of existing development and customers. Development infrastructure is usually paid for by the developer, either directly by provision on site, or through contributions to the infrastructure supplier/operator if the additional provision required is off-site. This is usually arranged under S106 of the 1990 Planning Act, or s253 of the 1980 Highways Act.

3.211 By law, such contributions cannot be required to pay for improvements to overcome existing infrastructure inadequacy beyond the requirements of the new development concerned, although by careful timing and co-ordination of other matching funds, this may be achievable.

3.212 A perceived issue within communities is that infrastructure provision is often delayed, sometimes well beyond the time at which it was agreed to be delivered. The community wants infrastructure and facilities to be developed alongside development.

3.213 In Carn Brea Parish, infrastructure contributions may be necessary to cover:

- a. Provision of affordable housing.
- b. Adequate vehicular access and transport links.
- c. The provision of additional capacity at schools.
- d. Open space, including an open space delivery plan outlining phasing, detailed design specifications, maintenance requirements & estimated costs and how these will be sustained in the long term, in accordance with the standards set out in Figure 16 above.
- e. Additional service capacity in local health care facilities.
- f. Mitigation for the impacts of development on nature conservation sites.
- g. Biodiversity net gain.
- h. Sewage treatment.
- i. Water supply.

- j. Other examples include mitigation for impacts on high street vitality, flood mitigation, social infrastructure and community facilities or other issues that may be required on a site by site basis.

3.214 The intention of this policy is to ensure that development of services and facilities takes place in a timely manner alongside any future development.

CF1 - Development Infrastructure for Growth

Development proposals within Carn Brea Parish NDP area will be supported where the infrastructure provision is consistent with the requirements of Policy 28 [Infrastructure] of the Cornwall Local Plan and effectively addresses local requirements . Any off-site contributions for recreational spaces should take into account the standard and distribution table set out in Figure 16 and Policy OG2.

3.215 Further information as to how the developer contributions are managed is available from Cornwall Council's website: [Developer Contributions](#).

Community Infrastructure Levy

3.216 Funding will become available, albeit limited, through Community Infrastructure Levy [CIL]. This allows local authorities to raise funds from new building projects undertaken in their area. CIL is charged as a fixed rate per square metre of new floor space created (subject to some exceptions), and the money raised can be used to help fund a wide range of infrastructure that is needed to support development. Carn Brea Parish is within Value Zone 5 (out of 5) for CIL charging and is therefore subject to the lowest rates of CIL charge.

3.217 Where there is an adopted Neighbourhood Development Plan, the Parish Council will receive 25% (uncapped) of any CIL raised in their area. This 'Neighbourhood Portion' can be used 'support the development of the local council's area, or any part of that area, by funding: a) the provision, improvement, replacement, operation or maintenance of infrastructure: or b) anything else that is concerned with addressing the demands that development places on an area'. In other words, it can fund a very broad range of facilities such as affordable housing transport, schools, play areas, parks and green spaces, cultural and sports facilities, community heating schemes and community safety facilities.

3.218 In Carn Brea Parish, the NDP evidence suggests that any CIL received should be aimed at maintaining, enhancing or extending local community facilities, recreational facilities such as equipped play space, and local footpaths, and a more convenient bus service.

POLICY CF2 - SAFEGUARDING AND ENHANCING NEIGHBOURHOOD COMMUNITY FACILITIES

3.219 Community facilities are vital to maintaining a happy, cohesive and socially inclusive community and crucial to its social and physical well-being. Carn Brea Parish has a variety of community facilities dispersed across the town and villages to help meet the day to day needs of the community. However, these vary in their viability and range, whilst hamlets have little or no supportive social infrastructure. In community consultation, respondents were clearly concerned about the adequacy of services to meet the needs of the growing population, with 87% saying there should be more dentists, 88% saying there should be more GPs, and 95% said facilities should be made available for setting up youth clubs and social events. The need for school expansion was recognised, with people saying that they should include improved vehicle drop off/collection points [82%], pedestrian access [47%], and bike sheds [47%] amongst other things. There was also concern about a gradual decline in and centralisation of community facilities, which has resulted in residents having to travel further to access facilities. There is further concern about the impact that any growth will have on the capacity of facilities.

3.220 Ongoing maintenance and improvement are typical issues for such facilities and additional population, and therefore additional use, may put them under pressure by causing additional wear and tear on fabric and facilities.

3.221 Many of these facilities are potential assets of community value that could be nominated for further protection under Cornwall Council's Register of Assets of Community Value.

3.222 The Cornwall Local Plan Policy 4 [Shopping, Services and Community Facilities] says that community facilities should, wherever possible, be retained and new ones supported, and that loss will only be acceptable where the proposal shows there is no need for the facility or service, or it is not viable; or adequate facilities or services exist or the service can be provided in accessible locations elsewhere. The aim of this Policy is therefore to ensure that existing facilities are retained and enhanced to support the existing community and meet the needs of the community in the future.

Policy CF2: Protection and Support for Neighbourhood Community Facilities

1. The facilities in Fig 17 and shown on Maps 12a and 12b are recognised as being of significant importance to the local community and proposals for loss or change of use will need to meet the requirements of CLP policy 4.4.
2. Well-designed development proposals which diversify and improve the range of services and local community facilities will be supported where any increase in use will not harm the amenity of neighbouring properties. Developers are encouraged to:
 - a. Encourage the use of active travel or public transport.
 - b. Improve the viability of established community uses of buildings and facilities.
 - c. Provide a well-designed public realm.
 - d. Increase the range of every-day facilities and services within reasonable walking distance of residential areas.
 - e. Incorporate opportunities for informal gatherings in a safe and clean environment.

Figure 17: Community Facilities identified under NDP Policy CF2

Ref No.	Type	Facility	Location
	Food/Post Office/Other		
		Co-op, Broad Lane	Pool
		Premier Express Post Office	Four Lanes
		Spar shop	Pool
		Knitcraft shop	Pool
		Tesco	Pool
		Morrisons	Pool
		Maynes Garage & Londis	Illogan Highway
		Farmfoods	Pool
	Community Halls etc		
		Carn Brea Village Hall	Carn Brea Village
		Trevenson Church Hall	Pool
		Methodist Church Hall	Four lanes
		Pencoys Hall	Four Lanes
		Guinness Community Hall	Pool
		Treloweth Community Hall	Pool
		Carnkie Community Institute	Carnkie
		Carnkie Chapel / Village Hall	Carnkie
		Heartlands Community Hall	Pool
		Four Lanes & Pencoys Institute	Four Lanes
		Heathcoat Club	Pool
	Churches and Chapels		
		Trevenson Church	Pool
		Grapevine	Pool
		United Methodist Church,	Four Lanes
		St Andrews Church	Four Lanes
		Emmanuel Full Gospel Church*	Pool
		Carnkie Chapel / Village Hall	Carnkie
		Camborne Christadelphian Hall	Tuckingmill
	Public Houses		
		Victoria Inn	Four Lanes
		Sportsman's Arms	Four Lanes
		The Countryman	Piece

		The Plume of Feathers	Pool
		Copper Coast	Pool
	Health & Social Services		
		Pool Health Centre	Pool
		Brook [Sexual Health]	Pool
		Camborne Redruth Community Hospital. [includes MIU, Primary Care Centre, Outpatients Clinics, Community Treatment and Assessment Wards, acute psychiatric and rehabilitation wards]	Barncoose
		Kernow Building [Child and Adolescent Mental Health Service]	Pool
	Schools		
		Treloweth Community Primary School	Higher Broad Lane, Illogan Highway
		The Happy Days Nursery and Preschool	Higher Broad Lane, Illogan Highway
		Pencoys Primary School	Four Lanes
		The Learning Tree preschool	Chapel Terrace, Illogan Highway
		Pool Academy Secondary School	Pool

*this use sits within an allocated site within the Cornwall Site Allocations Document, and is identified as a site for regeneration and investment in the adopted Pool Vision. Therefore any proposals for the redevelopment of the site should consider the opportunity to enable its relocation as long as it does not adversely impact delivery of the sites regeneration.

POLICY CF3 - FACILITIES FOR YOUNG PEOPLE

3.223 The NPPF stresses the need to plan positively for the provision and use of community space and facilities. This includes the provision of facilities that are of the appropriate quality and scale to serve the needs of our young people and encourage them towards pursuing a full and fulfilling life. The evidence base shows that in Carn Brea Parish the proportion of young people is falling, and that the population profile is gradually becoming dominated by older people. It is important going forward therefore that the needs of these young people are not hidden amongst the demands for services for the rest of the community.

3.224 NDP Policy OG2 refers to the need for a shortfall in teen provision of open space to be remedied. Policy CF3 refers to the requirement for buildings and social spaces to meet the needs of teenagers and young adults.

Policy CF3: Facilities for Young People

Proposals for development that provide facilities such as buildings and meeting places for the benefit of young people will be supported where it is demonstrated that:

- a. the proposal is based on an up-to-date understanding of needs and demand for the proposed facility, and,
- b. there would be no unacceptable adverse impact on the amenity of nearby residential areas.

POLICY CF4 - EDUCATION & HEALTH PROVISION

3.225 As the resident population continues to grow there may be a need for local authority or private investment in education facilities in the form of local authority or private investment in schools, pre-schools and nurseries. Travel to school generates traffic flow through the town centre and along residential distributor roads at school start and finishing times, especially in the morning peak travel period.

3.226 The Pool Vision includes ambitions to create class leading skills and education opportunities in Pool, fosters a 'tech cluster' through a 'Digital Academy', and support medical training and research opportunities through a renewed community hospital.

- 3.227 Similarly, health provision may need to expand or be delivered in different more effective ways, both of which may have development implications.
- 3.228 The following policy supports more education and health provision subject to criteria to ensure that it is well conceived and minimises traffic impacts.

Policy CF4: Education and Health Provision

1. Proposals for the expansion of existing schools, pre-schools and nurseries or the development of new schools, pre-schools and nurseries will be supported where it can be demonstrated that:
 - a. Expansion would not exacerbate existing access related traffic circulation and pollution problems, or that suitable mitigation measures are being brought forward as part of the proposal.
 - b. New development would be safely accessible by pedestrians and cyclists and is well related to bus routes and/or there is adequate provision for waiting school buses to park.
 - c. The development has appropriate vehicular access and does not adversely impact upon traffic circulation, and
 - d. the development would not result in a significant loss of amenity to local residents or other adjacent uses.
2. Proposals for the regeneration and enhancement of local GP surgeries, community health and social care services (which may include development of new ways of working including use of existing services, buildings and support infrastructure) will be supported, subject to:
 - a. sufficient evidence of local public and staff engagement in the development and evaluation of options, and
 - b. sufficient evidence that proposals are based on population need and aim to enhance local services and improve the health and wellbeing of the local population, and
 - c. any expansion would not exacerbate existing access related or traffic circulation problems, or that suitable mitigation measures are being brought forward as part of the proposal, and
 - d. any new development would be safely accessible by pedestrians and cyclists and is well related to bus routes, and
 - e. the development has appropriate vehicular access and does not adversely impact upon traffic circulation, and
 - f. the development would not result in a significant loss of amenity to local residents or other adjacent uses.

CLIMATE CHANGE

3.229 The following section of the Carn Brea NDP contains policies related to climate change:

- | | |
|-----|----------------------|
| CC1 | Local Energy Storage |
| CC2 | Sustainable Drainage |

3.230 Detailed evidence supporting the climate change policies can be found by following the climate change 'Quick Links' at http://www.carnbreaparcouncil.gov.uk/Evidence_Base_43292.aspx

SUSTAINABLE ENERGY PRODUCTION

3.231 The climate crisis represents a fundamental threat to global and local well-being. This has been recognised internationally through the Kyoto and Paris Climate Conference Agreements and the United Nations Intergovernmental Panel on Climate Change (IPCC) Interim Report, 2018. The causes are excessive releases of 'greenhouse gasses', particularly carbon, through production and consumption. The effects of this present a range of local impact risks for Carn Brea Parish, including:

- Increased heat related illnesses and deaths during the summer.
- Increased illnesses and deaths related to exposure to sunlight (e.g. skin cancer, cataracts).
- Increased pathogen related diseases (e.g. Covid-19, legionella and salmonella).

- Increased health problems from a rise in local ozone levels during summer.
- More storms and resultant injuries and deaths.
- Reduced water resources and summer droughts.
- Poor water quality after heavy rain.
- Increased risk of flooding, including increased vulnerability to 1:100 year floods.
- Demands for investment in the capacity of wastewater treatment plants, sewers, and upgraded flood defences.
- Soil erosion due to flash flooding.
- Loss of species that are at the edge of their southerly distribution.
- Spread of species at the northern edge of their distribution.
- Effects cascading from these, for example harm to supply chains, higher insurance costs, increased roads maintenance costs etc.

3.232 The South-West Climate Change Centre and Property Flood Resilience exhibits at Heartlands are a further source of information on the impacts of and solutions to climate change.

3.233 In May 2019 the Committee on Climate Change recommended net zero carbon emissions by 2050 and Parliament declared a 'climate change emergency'. The UK Government has a commitment to reduce CO2 emissions by [78% on 1990 levels by 2035 and by 100% on 1990 levels by 2050](#). For the latest Climate Change Risk Assessment see [UK Climate Risk](#) and [Climate Change Committee](#).

3.234 Government advice requires that 'the planning system should support the transition to a low carbon future in a changing climate. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions... including (supporting) ...renewable and low carbon energy and associated infrastructure'. The following policy therefore aims to encourage the release of the local sustainable energy potential to help secure Cornwall's zero-carbon targets and tackle the causes of climate change, in ways that respect residential amenity, natural habitat and its species, landscape and visual impact, and the historic environment.

3.235 On 22nd January 2019 Cornwall Council resolved to declare a 'climate emergency' and to prepare a report 'to establish how Cornwall can sufficiently reduce carbon emissions through energy efficiency, low-carbon fuels and investment in renewable energy and other Council strategies, plans and contracts within a timescale which is consistent with an ambition to restrain Global Heating to 1.5° C'. This resolution was made in the context of Cornwall Council's target for Cornwall to become carbon neutral by 2030.

3.236 Cornwall Council has now adopted the Cornwall Climate Emergency DPD [CEDPD]. The Document identifies 'broad areas' that are 'suitable for wind energy' development based on a landscape sensitivity assessment, and sets relevant criteria for decision making. The entire Parish of Carn Brea is within this area. Falling within the broad areas does not mean that proposals will automatically be granted planning permission. They are essentially an 'area of search' within which the Council will consider whether turbines should be granted permission in line with local and national policy which sets out a series of technical tests (including distances from homes and heritage assets (including Scheduled Monuments and Listed Buildings)) and demonstrate the acceptability of their visual impact.

3.237 Policy RE1 of the CEDPD supports renewable energy schemes where:

- They contribute to meeting Cornwall's target of 100% renewable electricity supply by 2030; and they balance the wider environmental, social and economic benefits of renewable electricity, heat and/or fuel production and distribution.
- Will not result in significant adverse impacts on the local environment that cannot be satisfactorily mitigated.
- The current use of the land is agricultural, the use allows for the continuation of the site for some form of agricultural.
- Commercial led energy schemes with a capacity over 5mw provide an option to communities to own at least 5% of the scheme subject to viability, and
- there are appropriate plans and a mechanism in place for the removal of the technology on cessation of generation, and restoration of the site to its original use or an acceptable alternative use, and

- opportunities for co-location of energy producers with energy users, in particular heat will be supported.

3.238 Para 156 of NPPF 2021 encourages neighbourhood plans to support community-led initiatives for renewable and low carbon energy. The Government’s Energy Security Strategy of April 2022 includes plans to prioritise putting local communities in control by developing local partnerships for supportive communities who wish to host new onshore wind infrastructure in return for benefits. The CEDPD gives significant weight to community led energy schemes where evidence of community support can be demonstrated, with administrative and financial structures in place to deliver/manage the project and any income from it. Encouragement will be given to schemes to provide for a community benefit in terms of profit sharing or proportion of community ownership and delivery of local social and community benefits.

POLICY CC1 - LOCAL ENERGY STORAGE

3.239 Local energy storage is considered to be a crucial element in moves to increase the proportion of renewable and low carbon energy. When renewable sources produce insufficient power to meet demand, rather than draw from the grid, power is drawn from batteries and they progressively discharge. When the system produces more electricity than can be used, the batteries can be recharged. Such storage can help improve energy security, alleviate energy poverty, and potentially assist moves to off-grid systems and is expected to be particularly advantageous to farming as it adapts in the face of rapidly changing economic conditions. Storage could, in addition, be part of a new residential or non-residential development site, as an essential element of an energy strategy to decarbonise the new development. Carefully designed and located storage facilities can be accommodated in sensitive locations. However, as an emerging area of technology a cautious approach to their development is appropriate.

3.240 Policy CC1 is intended to encourage the provision of infrastructure to support renewable energy generation and use and set the parameters by which such proposals can be accommodated without harming various planning interests.

Policy CC1: Local Energy Storage

Proposals for renewable and low carbon energy storage developments will be supported and encouraged providing that:

- Any new buildings are designed to reflect local building vernacular and minimise visual impact on the landscape.
- They would not dominate, or prevent the understanding and appreciation of heritage assets, the layout and use of buildings is informed by a detailed Heritage Impact Assessment.
- Appropriate ecological and tree surveys are undertaken and adequate mitigation of any effects is proposed in accordance with NDP Policies NE4 to NE6.
- They would not adversely affect the amenities of local residents or users of footpaths and cycle routes in terms of noise, vibration, traffic generation, security lighting, fencing, and construction impacts – e.g. noise, vehicle movements, tree removal.
- Wherever possible, the opportunity is taken to re-use existing agricultural or industrial buildings and remedialise despoiled ground.

POLICY CC2 - SUSTAINABLE DRAINAGE

3.241 To facilitate the scale of development proposed in the Cornwall Local Plan and to ensure flood risk and water quality are appropriately managed in an area of former mineworkings the CPIR Surface Water Management Plan proposes specific methods to manage surface water drainage within the CPIR area. The aim is that the redevelopment of brownfield sites will remove surface water from the combined (foul and surface water) sewer system. This will free capacity in the foul drainage system which is required to serve the proposed development. Infiltration drainage is not the preferred drainage option in this catchment because of the presence of mine workings and contaminated land. Clean surface water entering mine systems can contribute to contaminated water from mines polluting downstream watercourses.

- 3.242 The SWMP is proposing a network of surface water leats that new development can connect to for surface water disposal. In areas where leats are not viable or available new surface water sewers will be required. The leats will link between development sites and existing watercourses and will be designed to maximise environmental and recreational benefits, while managing flood risks by providing areas for surface water storage.
- 3.243 Surface water from new development must not be routed into a combined sewer as capacity in this system is required for new foul water connections. Additional surface water in the combined drainage system can adversely affect water quality and contribute to failure of Water framework Directive objectives and negatively impact bathing water quality.
- 3.244 The whole of the Carn Brea Parish is within the CPIR Surface Water Management Plan Area, whilst Pool is in a Critical Drainage Area [CDA]. A Flood Risk Assessment will be required for all developments in the CDA, in accordance with national policy. Elsewhere a Flood Risk Assessment may also be required on a site by site basis based on locally available evidence such as photographs, witness statements, existing FRAs undertaken for developments in the area, a diary of flood events/drainage issues (which should include date, time, and location of the event, comments, details of the eyewitnesses and land-owners if known), video footage and sketches.

Policy CC2: Sustainable Drainage

A. SURFACE WATER DRAINAGE

1. All new developments, including on Previously Developed Land, must demonstrate that they will reduce current rainfall runoff rates in accordance with the current CPIR Critical Drainage Area Guidance, including:
- The draining of surface water to a watercourse, or surface water sewer.
 - Ensuring that all off-site surface water discharges from development mimics greenfield discharge rates.
 - Management of all on site surface water up to the 1 in 100 year plus climate change conditions.
2. Infiltration drainage should be avoided in the area because of the presence of mine workings, in accordance with current CPIR Critical Drainage Area Guidance. If it is proven to be unviable to drain to a watercourse or surface water sewer, draining surface water by infiltration may be permitted, subject to assessment and the inclusion of wildlife-friendly natural SuDS drainage methods and maintenance (e.g. permeable paving, use of Green Roofing, Living walls and Rain Gardens, ponds and wetlands which deliver ecological and community benefits etc).

B WATER QUALITY

Development which includes additional drainage measures to ensure that the water environment is enhanced or maintained at the highest quality will be supported. These may include:

- Robust wastewater drainage arrangements, including the use of grease traps*, separate storm water drainage, and avoiding and correcting misconnections.
- Robust wastewater treatment arrangements, such as septic tanks connected to a drainfield or reed bed designed and constructed to the current British Standard, and domestic sewage treatment plants, excluding the use of cess-pits.
- Use of rainwater harvesting ('Grey Water') and recycling for flushing toilets and garden irrigation.
- Conversion of single pipe to two pipe drainage systems in conversions & extensions.

- 3.245 The inclusion of natural SuDS is linked to the proviso about infiltration and aligns with the priorities in the Cornwall Local Flood Risk Management Strategy and policy CC4 of the draft Cornwall Climate Emergency DPD. Other approaches in the SuDS hierarchy are still possible (e.g. nature-friendly attenuation basins). The CPR Drainage Implementation Strategy provides more detailed steer on SuDS in this area – for instance ensuring any ponds and channels are lined. For further guidance please refer to the Cornwall Council Neighbourhood Planning SuDS Advice Document provided by the Council's SuDS Officer [below] and the latest version of [the CPIR Critical Drainage Area information note](#).

[Cornwall Council Sustainable Drainage Policy V1.0 \(cornwall.gov.uk\)](https://www.cornwall.gov.uk/council/policies-and-procedures/policies-and-procedures/cornwall-council-sustainable-drainage-policy-v1.0)

[CPIR CDA 2015.pdf \(cornwall.gov.uk\)](#)

[Consenting Works on Watercourses - Cornwall Council](#)

[Preliminary Flood Risk Assessment 2011 - Cornwall Council](#)

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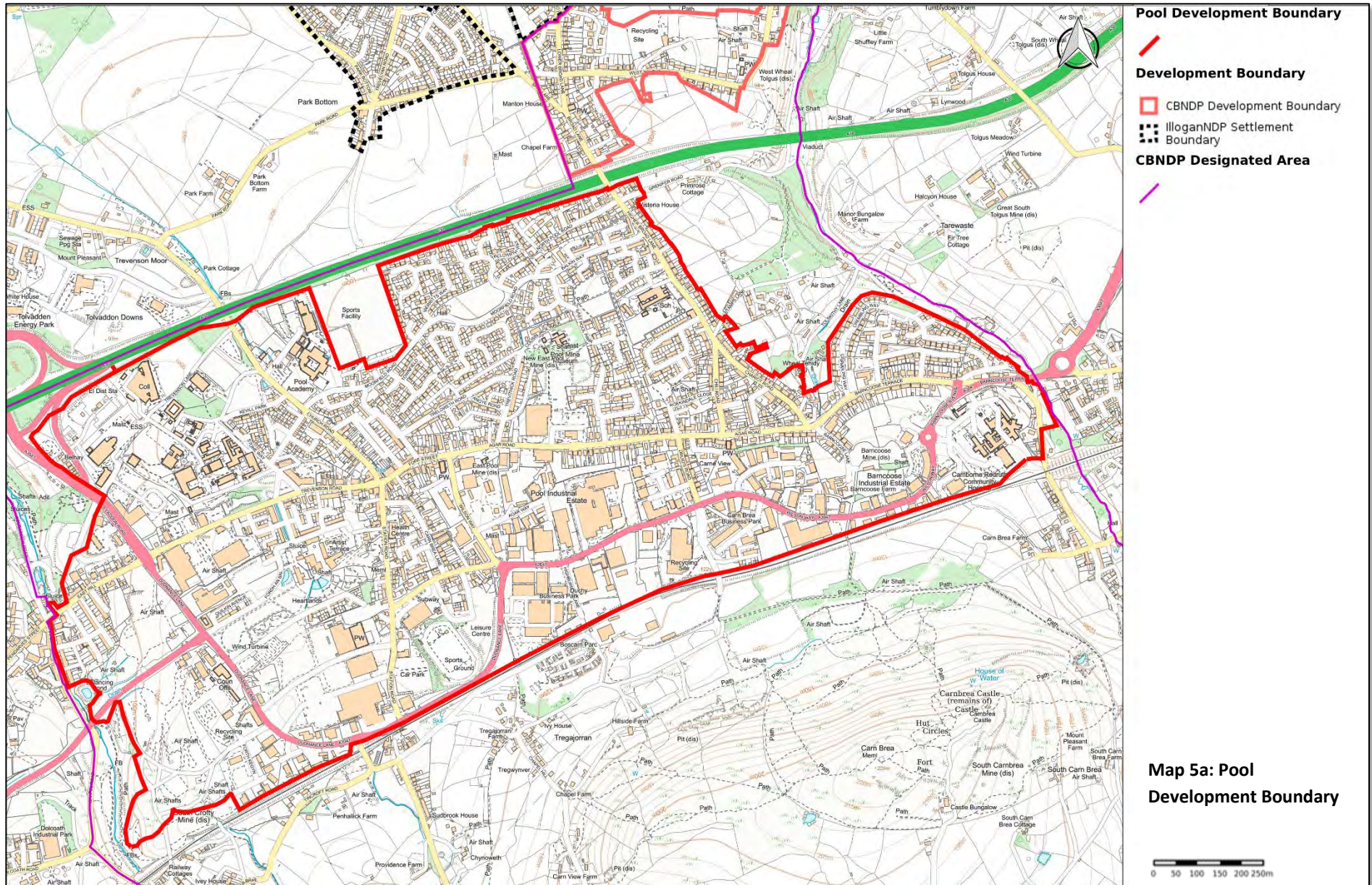
CARN BREA NEIGHBOURHOOD DEVELOPMENT PLAN

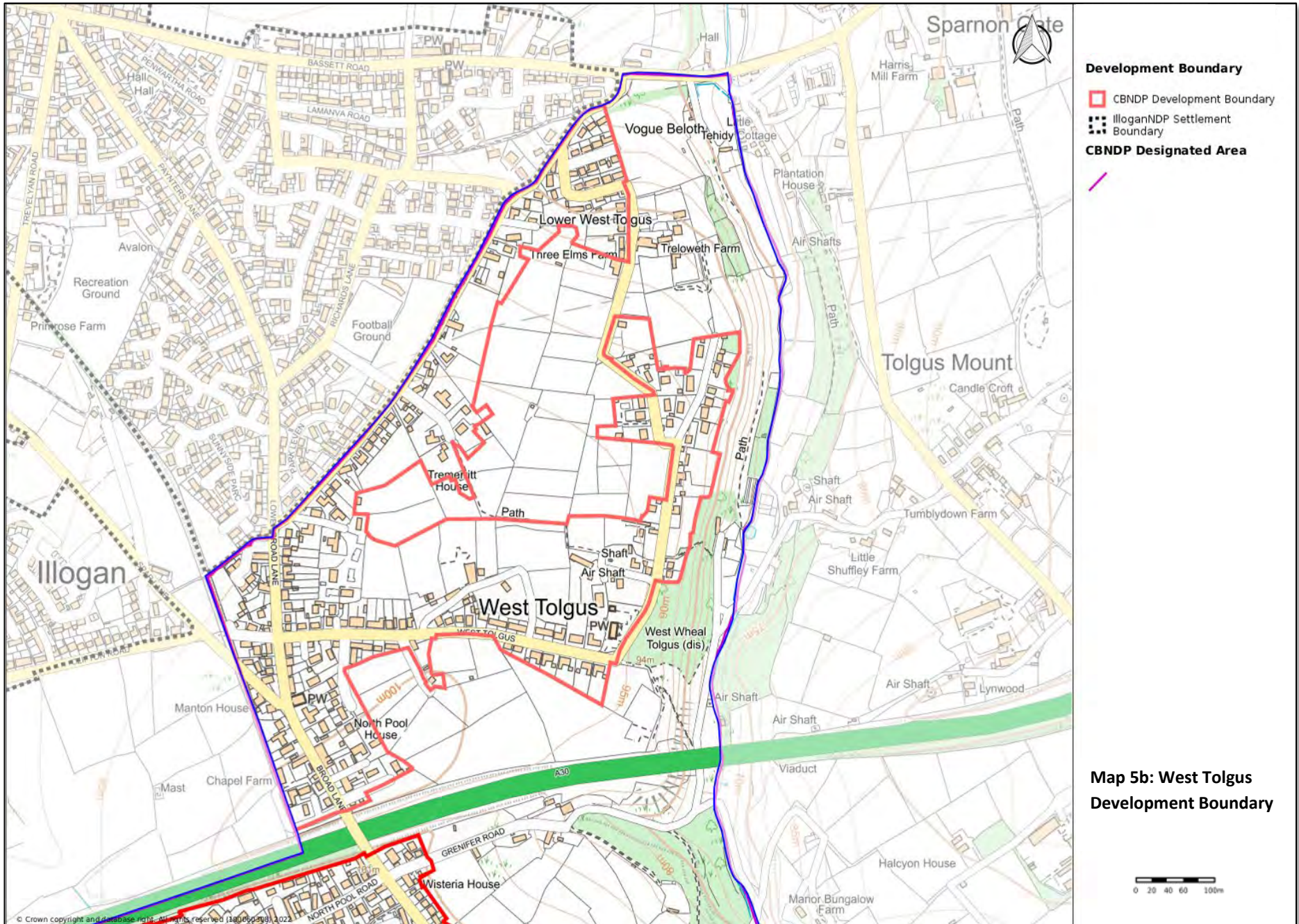
PART FOUR: PROPOSALS MAPS

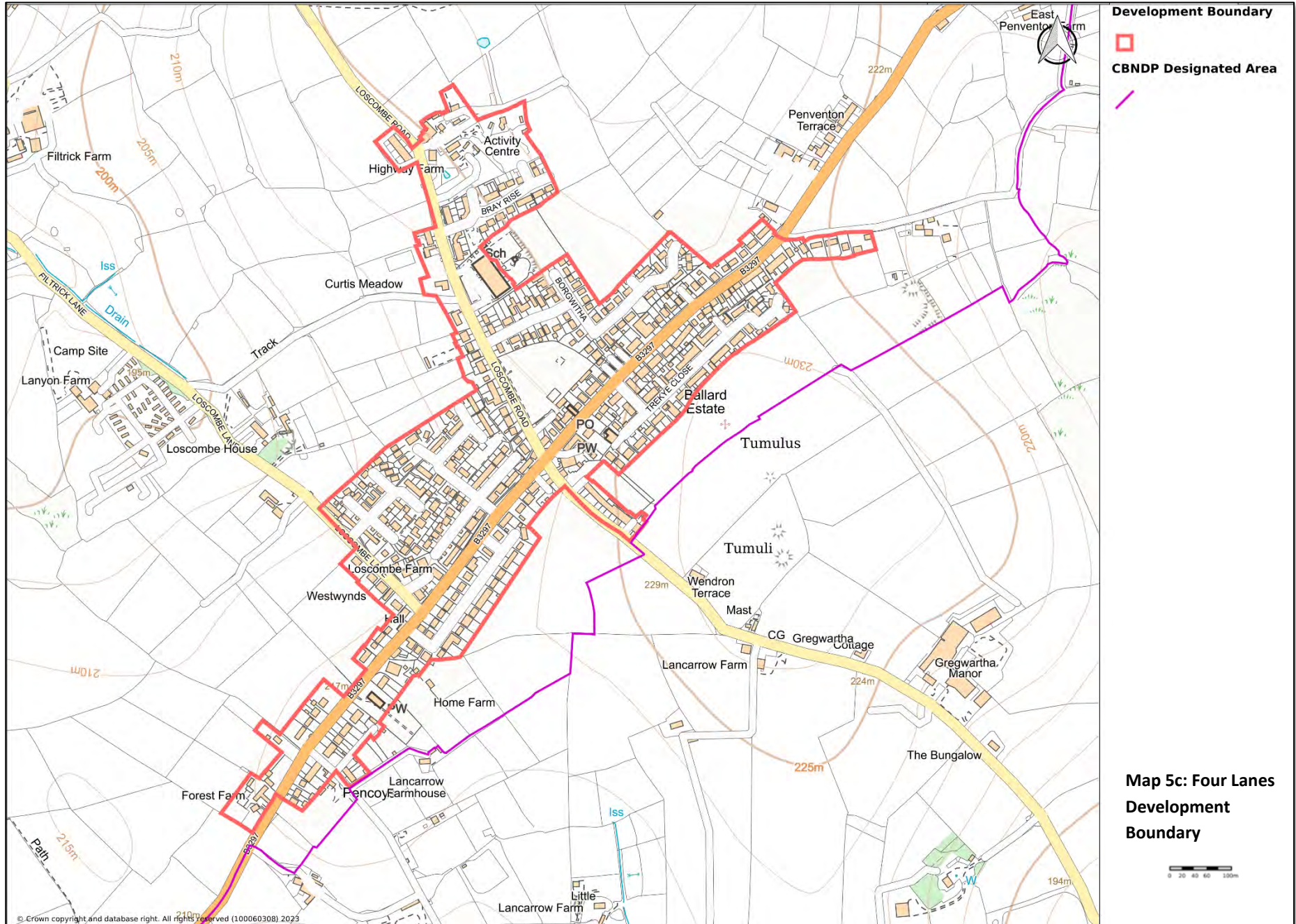
ZOOMABLE MAPS ARE AVAILABLE ON
THE NEIGHBOURHOOD PLAN WEBSITE
[OR CLICK [HERE](#)]

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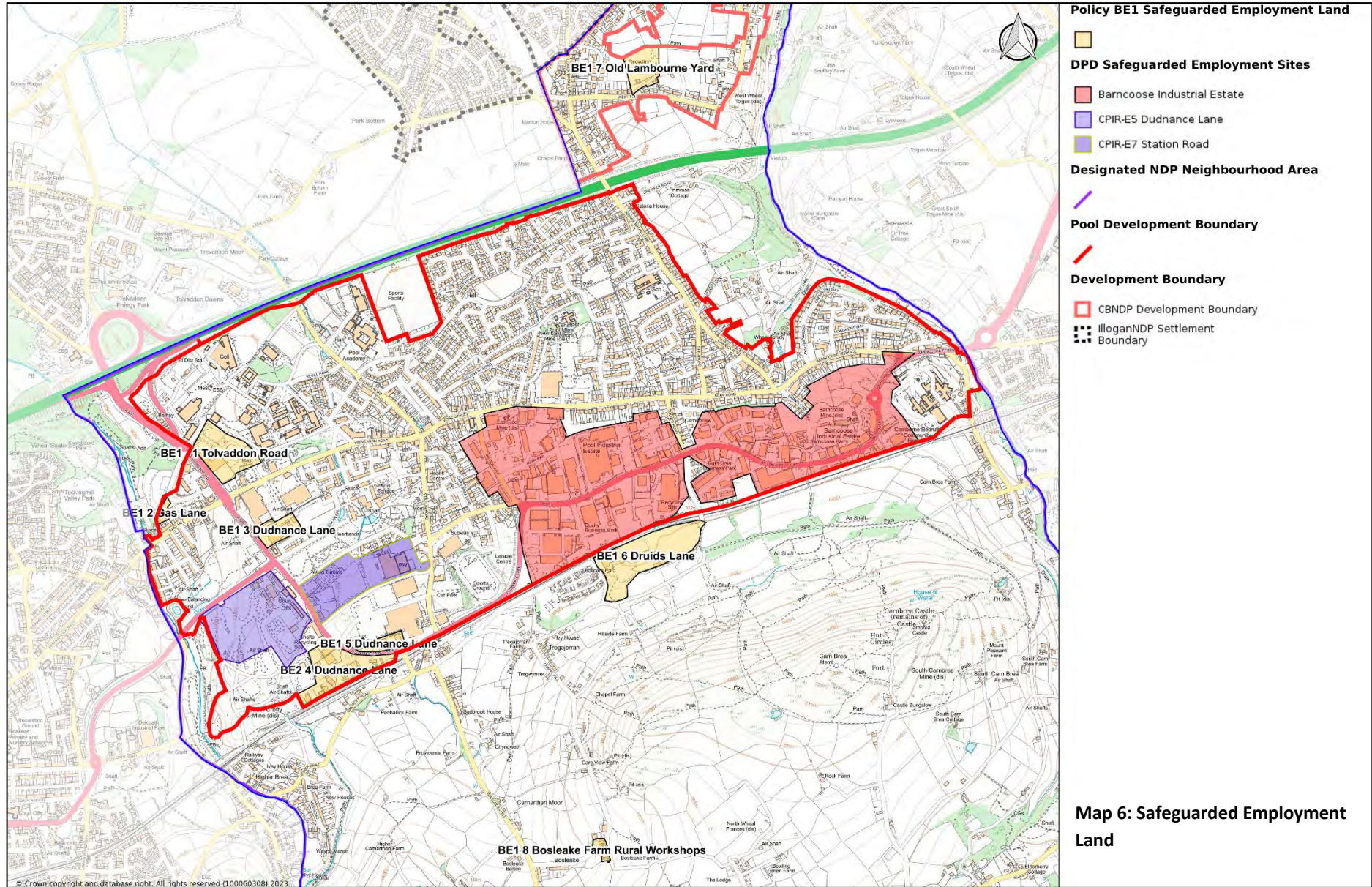
POLICY H1 – DEVELOPMENT BOUNDARIES



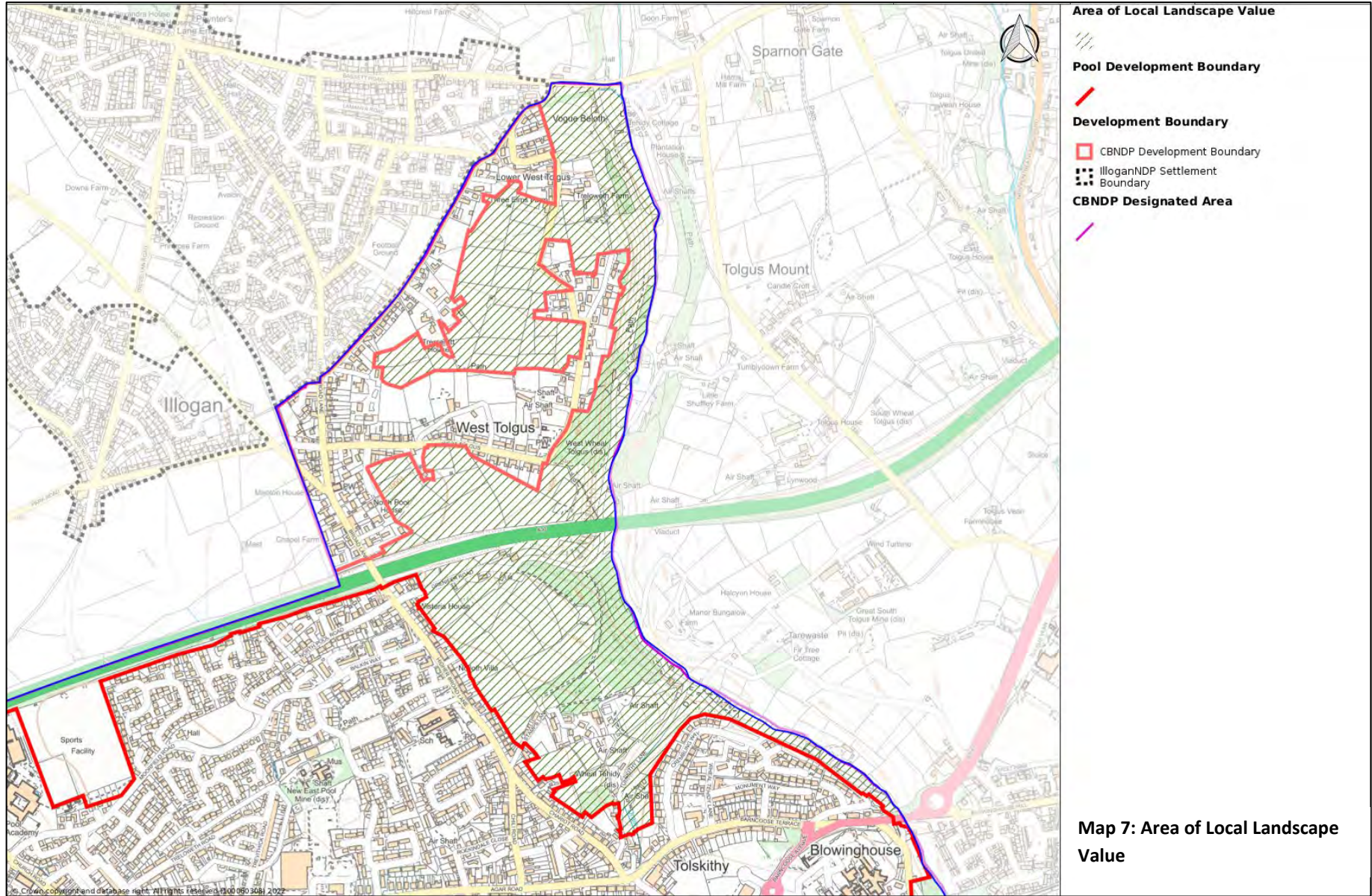




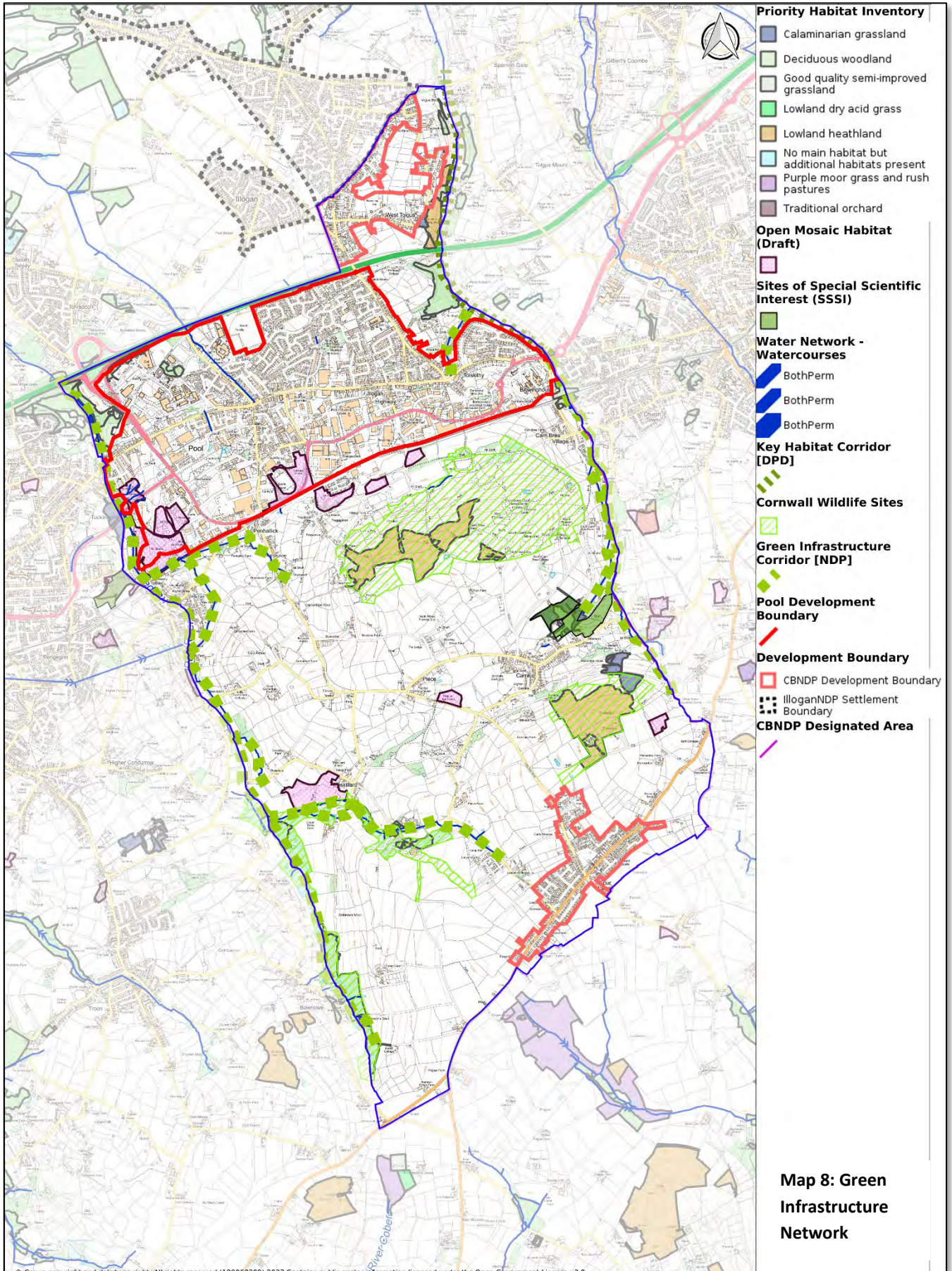
POLICY BE1 – SAFEGUARDED EMPLOYMENT LAND



POLICY NE2 – AREA OF LOCAL LANDSCAPE VALUE



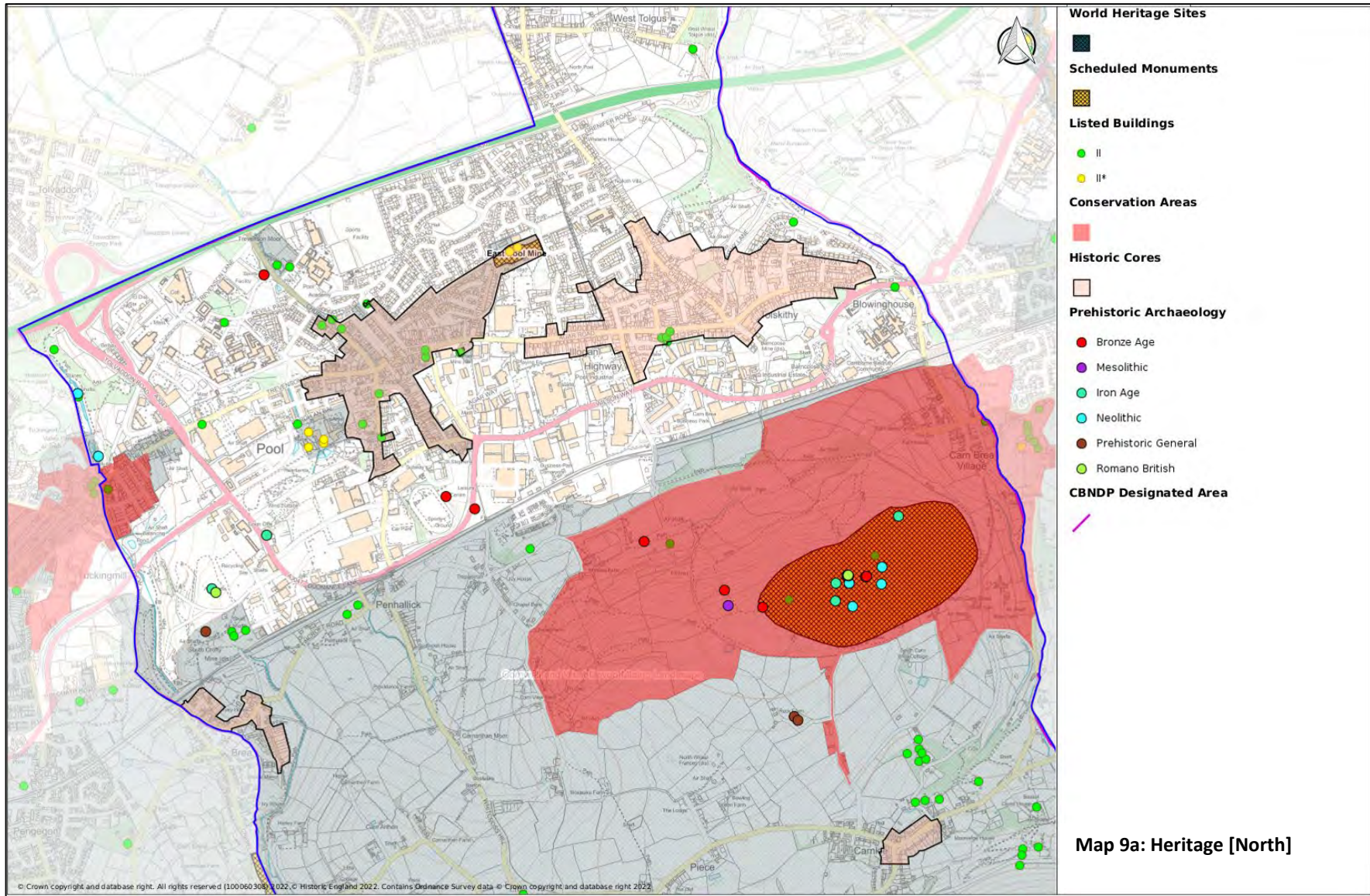
POLICY NE4 - GREEN INFRASTRUCTURE

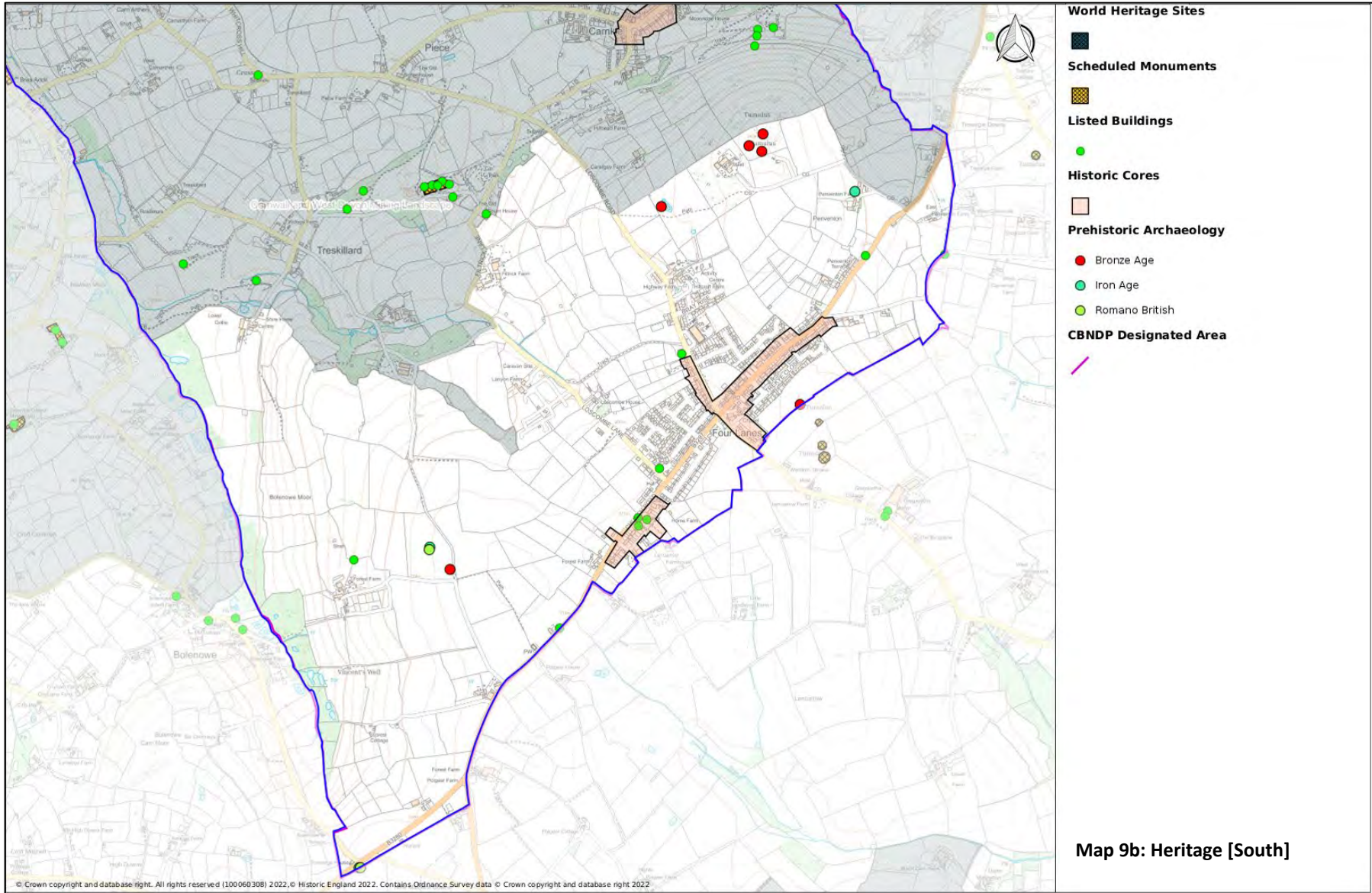


Map 8: Green Infrastructure Network

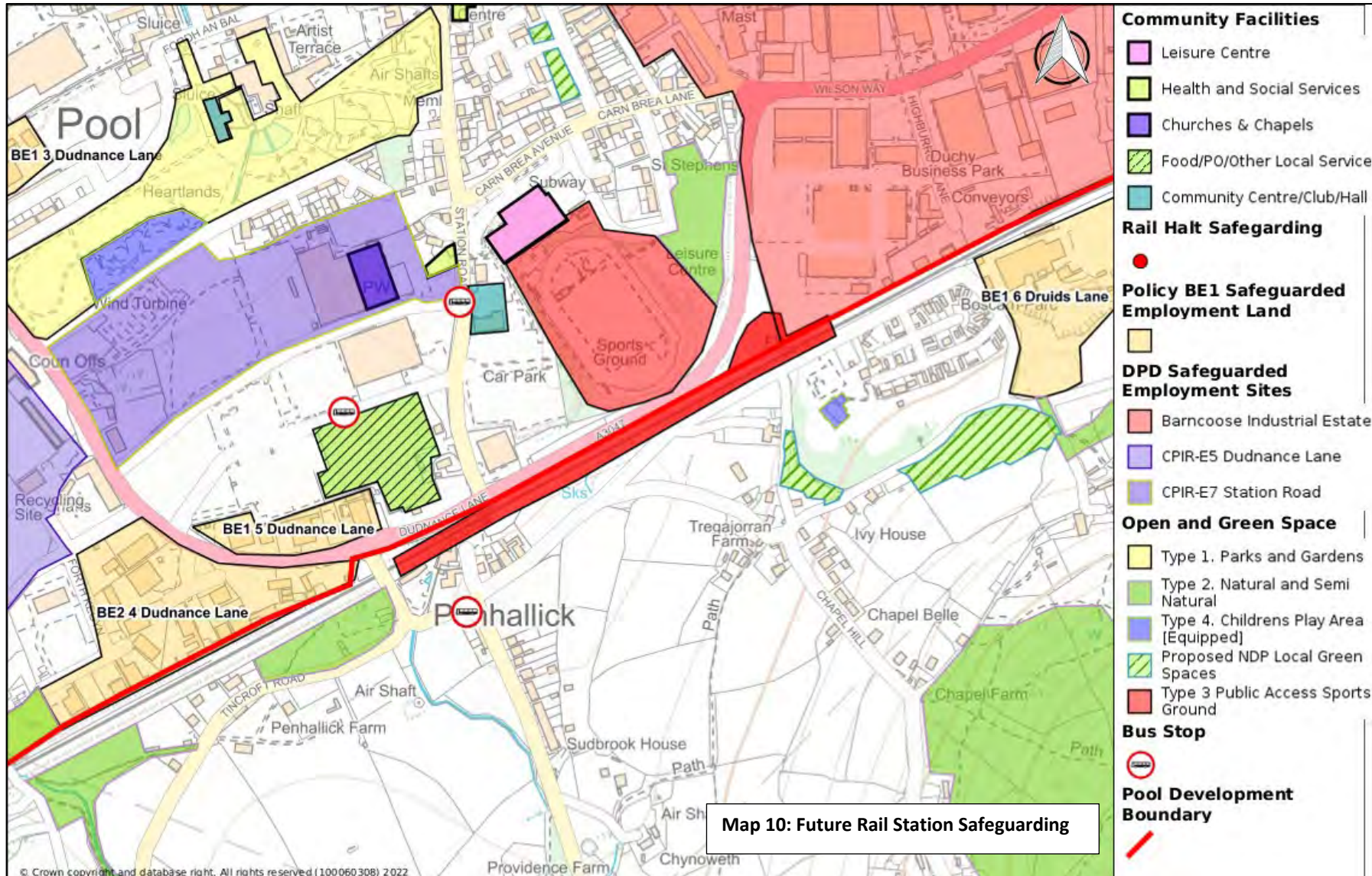
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POLICIES D1, D4 – WORLD HERITAGE SITE AND HISTORIC CORES

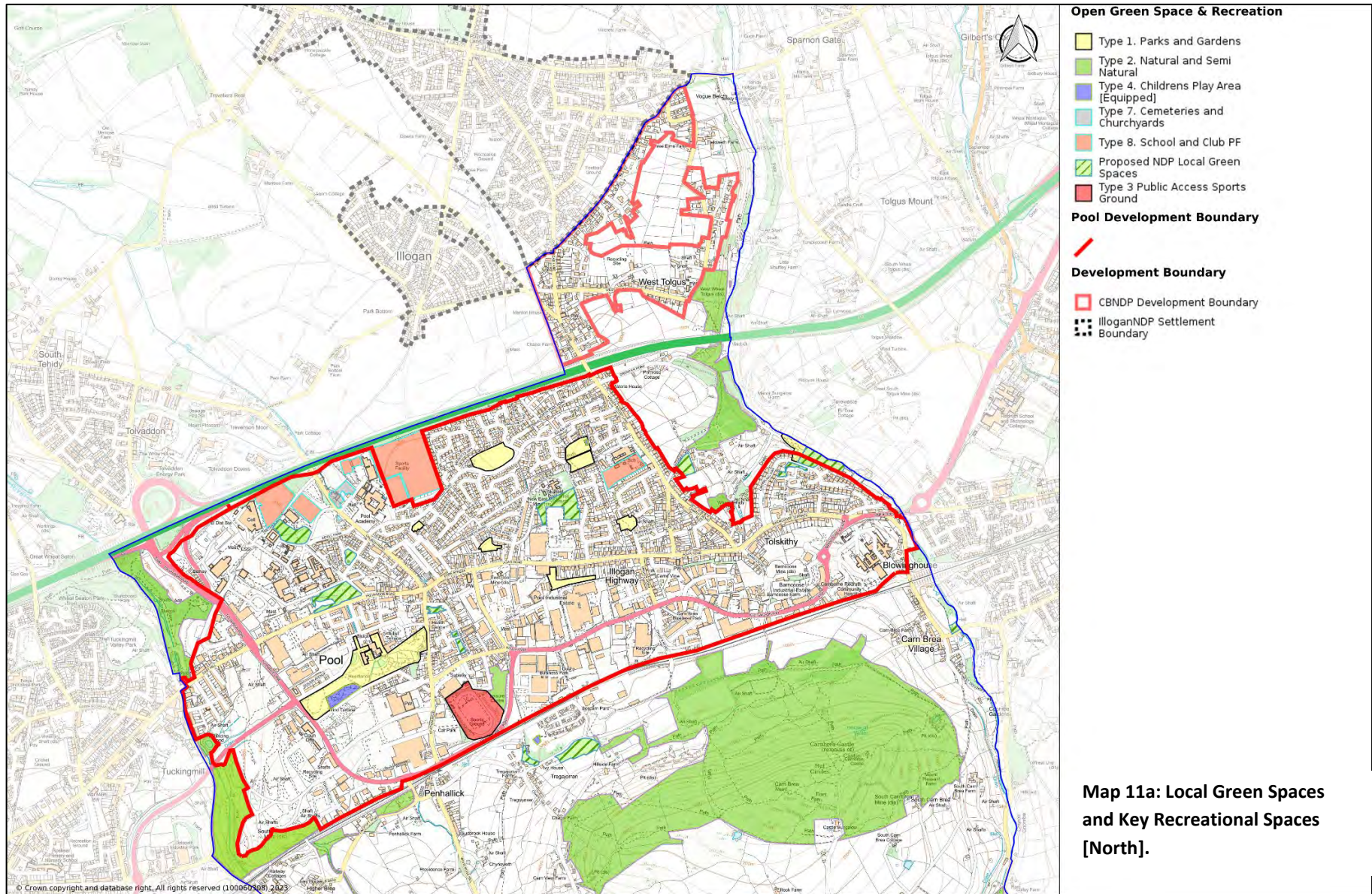


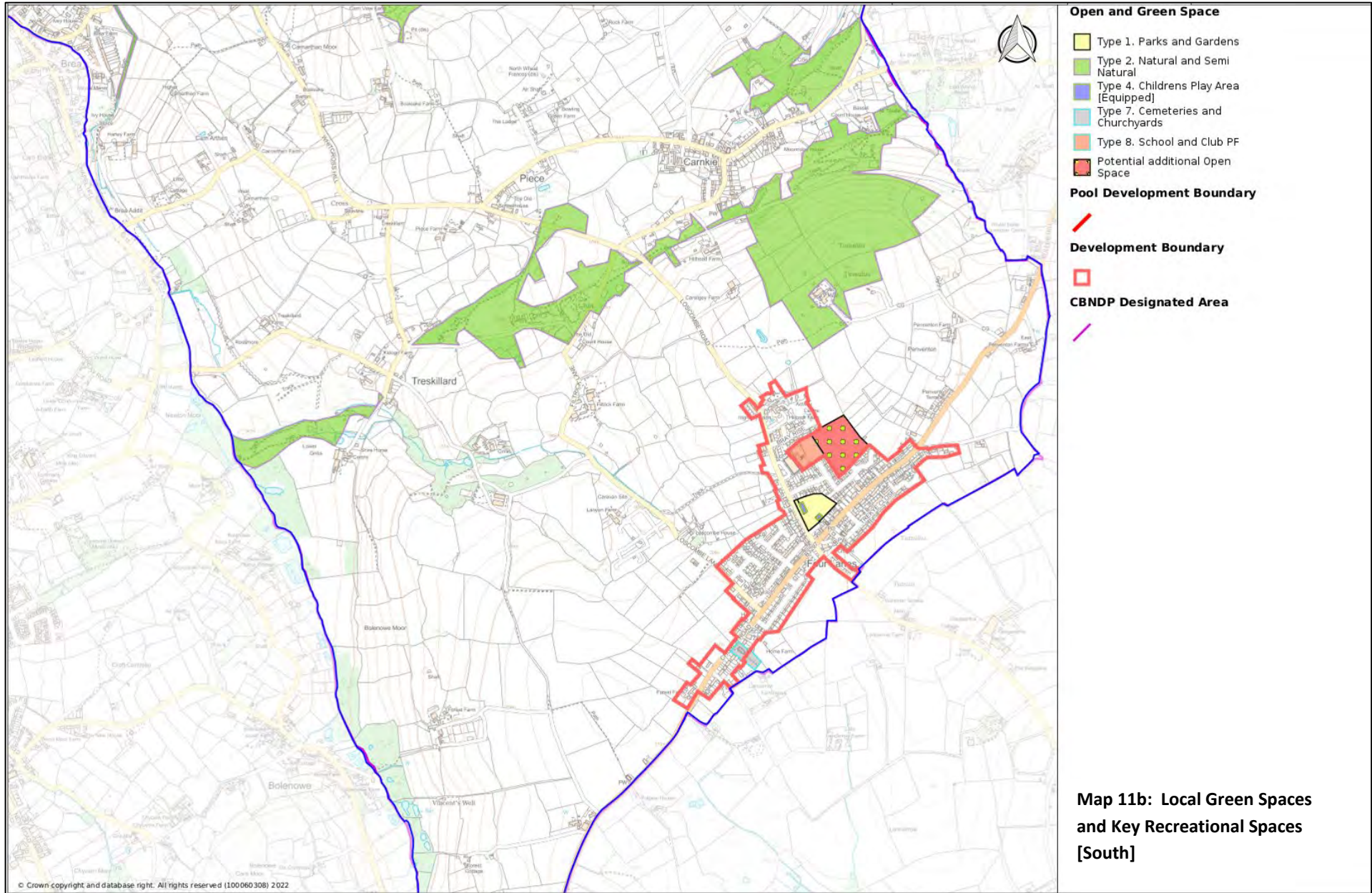


POLICY RT3 - FUTURE BUS AND RAIL

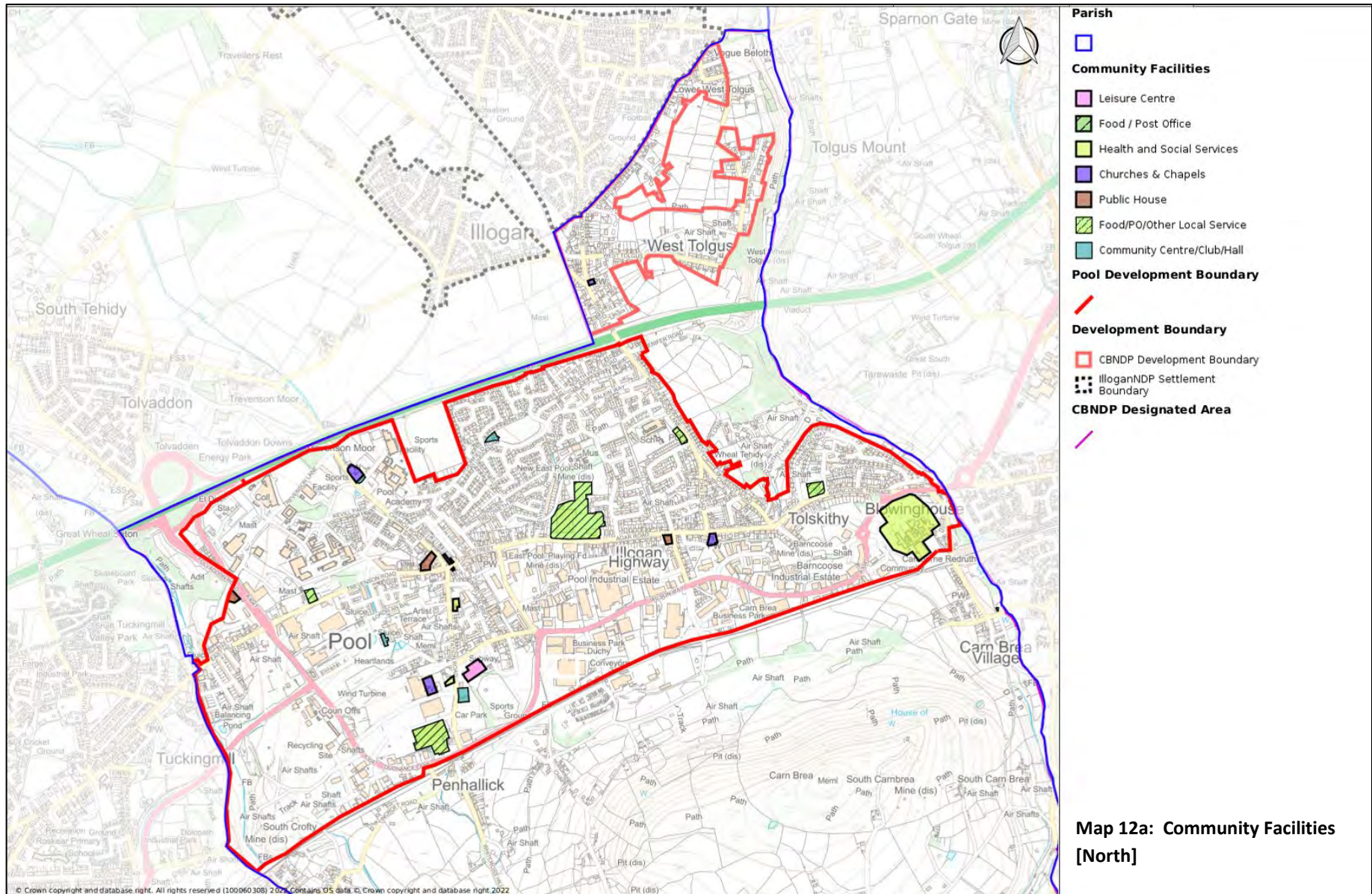


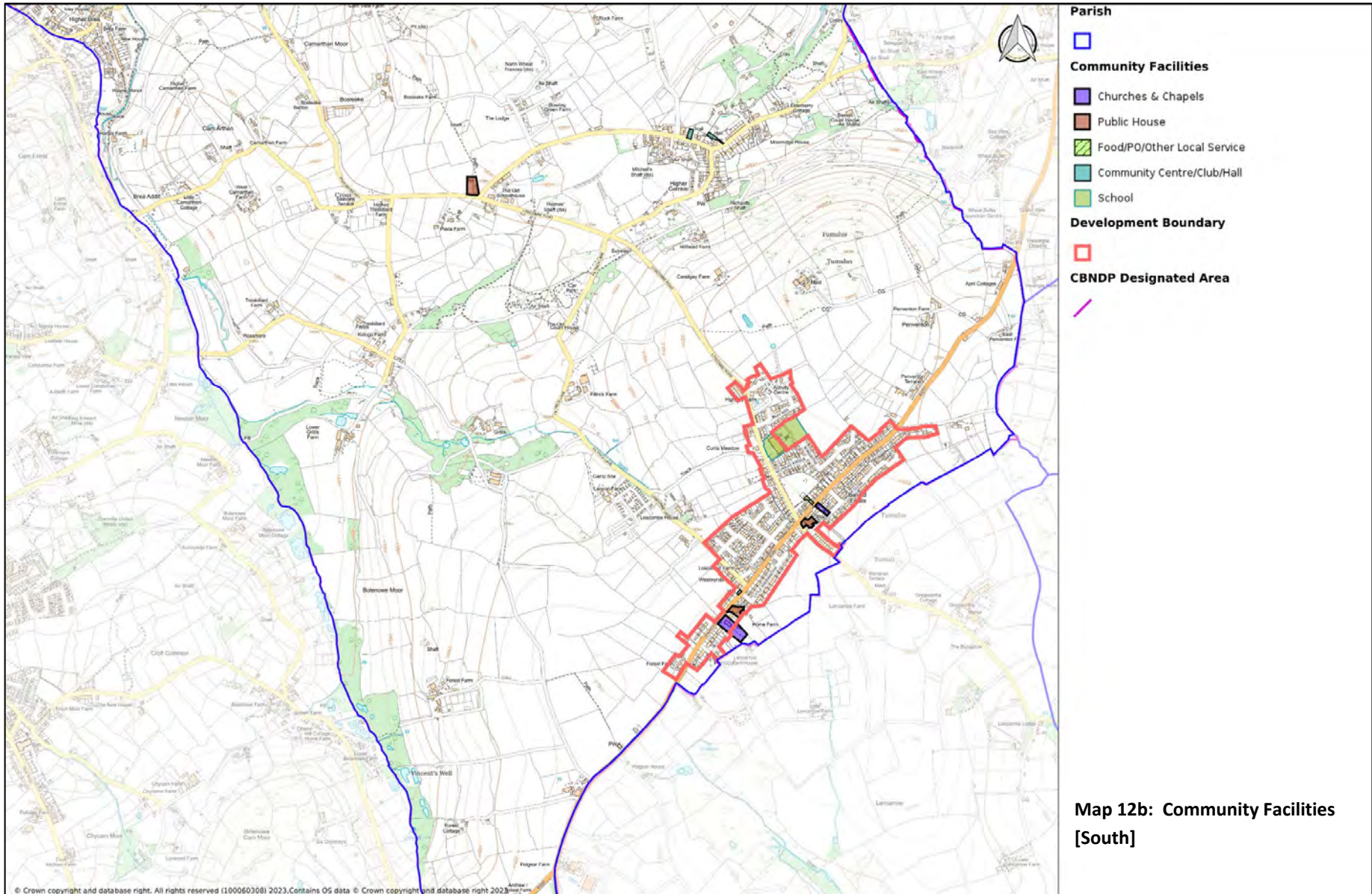
POLICY OG1 AND OG2 - LOCAL GREEN SPACES AND KEY RECREATION SPACES





POLICY CF2 - SAFEGUARDING AND ENHANCING NEIGHBOURHOOD COMMUNITY FACILITIES





5

CARN BREA NEIGHBOURHOOD DEVELOPMENT PLAN

PART FIVE: DELIVERY AND MONITORING

DELIVERY

- 5.1 The Carn Brea Neighbourhood Plan will be implemented through a combination of the local planning authority's [Cornwall Council] consideration and determination of planning applications for development in the parish.
- 5.2 Whilst Cornwall Council will be responsible for determining planning applications for development within Carn Brea Parish, in line with its Local Plan, the Site Allocations Development Plan Document and the Climate Emergency Development Plan Document, Carn Brea Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications. It will also seek to work with the authorities to monitor the progress of sites coming forward for development.

MONITORING

- 5.3 The Sustainability Appraisal of the Neighbourhood Plan sets out a number of indicators to assess whether the Plan is meeting its sustainability objectives. These will be regularly monitored by the Parish Council as a significant change in these indicators could trigger the need for a review. Similarly changes in the local planning context, such as an increase in the housing requirement, could result in the Neighbourhood Plan needing to be reviewed. In these ways, the Neighbourhood Plan will be kept relevant to the evolving needs of the community.

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**CARN BREA NEIGHBOURHOOD
DEVELOPMENT PLAN**

**PART SIX:
JARGON BUSTER**

6.1 The 'Jargon Buster' explains what the technical terms unavoidably used in this document actually mean.

Community Plan (also known as Parish Plans)

Community plans are produced through collaboration between local residents and representatives of public, voluntary and private sector organisations and businesses. Community plans seek to influence and inform public bodies, organisations and other service providers about the priorities for people in the plan area.

Cornwall Local Plan

A plan setting out the spatial vision and strategic objectives of the planning framework for Cornwall. Our Neighbourhood Plan must conform to the strategic principles and policies of the Local Plan.

Habitats Regulation Assessment

This is a requirement for strategies such as Local and Neighbourhood Plans that are likely to lead to significant effects on European sites of nature conservation importance.

Homeworking

This is defined as a householder and one or two other people working in a way which does not intrude on neighbouring properties adversely, for instance by increasing traffic, receiving large vehicles, generating noise or odours, or by working anti-social hours.

Local Planning Authority

A local planning authority is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom

Localism Act

The Localism Act 2011 includes five key measures that underpin the government's approach to decentralisation:

- Community rights
- Neighbourhood planning
- Housing
- General power of competence
- Empowering cities and other local areas

Listed Building

A building or structure listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as having special historic or architectural interest. Listing brings it under the consideration of the planning system, so that it can be protected for future generations.

Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I

Grade II* (referred to as 'two star') buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*

Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

National Planning Policy Framework (NPPF)

The NPPF sets out the planning policies for England. This was a key part of the reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up

plans and making decisions about planning applications. At the time of publication of this NDP, the current version was NPPF 2021.

Neighbourhood area

A neighbourhood area has to be formally designated for a neighbourhood plan or order to be produced

Neighbourhood Plans

New type of plans introduced by the Localism Act. They will be prepared by town/parish councils, and develop detailed planning policies for a town/parish (or part of them) in general conformity with the council's Local Plan

Planning Advisory Service

The Planning Advisory Service helps councils provide faster, fairer, more efficient and better quality planning services. See www.pas.gov.uk

Permitted development

Certain types of work can be carried out without needing to apply for planning permission. These are called "permitted development rights". Often referred to as 'PD'.

They derive from a general planning permission granted not by the local authority but by Parliament. The permitted development rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings. Similarly, commercial properties have different permitted development rights to dwellings.

Permitted development rights are more restricted in Conservation Areas, and the Area of Outstanding Natural Beauty.

'Prior approval' process.

Some proposals for 'PD' developments involving tele-communications, demolition, agriculture or forestry are subject to a process whereby details are notified to the local planning authority prior to the development taking place

Qualifying Body

This is a town or parish council authorised to act in relation to a neighbourhood area for the purposes of a neighbourhood development plan

Statutory Consultees

Statutory consultees for the purposes of neighbourhood planning are defined within the Neighbourhood Planning (General) Regulations

Steering Group

A steering group is a committee of individuals made up of community representatives who will drive forward the neighbourhood planning project on behalf of the town or parish council.

Strategic Environmental Assessment

An assessment of the impact of certain plans and policies on the environment.

'Social Capital'

This refers to the network that exist between people, voluntary organisations, clubs and societies who have common values and are able to work together to make things happen in their community, for example by caring for more vulnerable people, environmental action, arts and community events. A sustainable community has strong social capital

Sui Generis

Latin phrase used to describe land uses which are literally, 'in a class of their own' and not found elsewhere in the Use Classes Order.

Sustainability Appraisal (including Environmental Appraisal)

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. (Environmental appraisal covers only environmental impacts)

Town and Country Planning Act 1990

The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales.

The Regs

The Neighbourhood Planning Regulations 2012 which set out the detailed rules for Neighbourhood Planning.

Use Classes Order

The legal definition of Planning land use classes defined under the General Development orders and various regulations:

Class E – Commercial, business and service

Use, or part use, for all or any of the following purposes:

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public;
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public: (i) financial services, (ii) professional services (other than health or medical services), or (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for:
 - i. an office to carry out any operational or administrative functions,
 - ii. the research and development of products or processes, or
 - iii. any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit

Class B2 (General industrial):

Use for the carrying on of an industrial process other than one falling within class E above.

Class B8 (Storage or distribution):

Use for storage or as a distribution centre.

Class C – hotels, hostels and dwelling houses

Class C1— Use as a hotel or as a boarding or guest house where, in each case, no significant element of care is provided

Class C2— Use for the provision of residential accommodation and care to people in need of care (other than a use within Class C3 (dwelling houses))

Use as a hospital or nursing home

Use as a residential school, college or training centre

Class C2a – Secure residential institutions Prisons, young offenders’ institutions, detention centres, secure training centres etc.

Class C3— Use as a dwellinghouse (whether or not as a sole or main residence) by:

- (a) a single person or by people to be regarded as forming a single household,
- (b) not more than six residents living together as a single household where care is provided for residents,
- (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)

Class C4—House in multiple occupation

Use of a dwelling house by not more than six residents as a HMO.

Class F.1 – Learning and non-residential institutions

Any use not including residential use:

- (a) for the provision of education,
- (b) for the display of works of art (otherwise than for sale or hire),
- (c) as a museum,
- (d) as a public library or public reading room,
- (e) as a public hall or exhibition hall,
- (f) for, or in connection with, public worship or religious instruction,
- (g) as a law court

Class F.2 – Local community

Use as:

- (a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where:
 - i. the shop’s premises cover an area not more than 280 metres square, and
 - ii. there is no other such facility within 1000 metre radius of the shop’s location,
- (b) a hall or meeting place for the principal use of the local community,
- (c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,
- (d) an indoor or outdoor swimming pool or skating rink

Sui generis – No class specified Includes:

- (a) as a theatre,
- (b) as an amusement arcade or centre, or a funfair,
- (c) as a launderette,
- (d) for the sale of fuel for motor vehicles,
- (e) for the sale or display for sale of motor vehicles,
- (f) for a taxi business or business for the hire of motor vehicles
- (g) as a scrapyards, or a yard for the storage or distribution of minerals or the breaking of motor vehicles,
- (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906,
- (i) as a hostel,
- (j) as a waste disposal installation for the incineration, chemical treatment or landfill of hazardous waste,
- (k) as a retail warehouse club being a retail club where goods are sold, or displayed for sale, only to persons who are members of that club,
- (l) as a night-club,
- (m) as a casino,
- (n) as a betting office,
- (o) as a pay day loan shop,

- (p) as a public house, wine bar, or drinking establishment,
- (q) as a drinking establishment with expanded food provision,
- (r) as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises,
- (s) as a venue for live music performance,
- (t) a cinema,
- (u) a concert hall,
- (v) a bingo hall,
- (w) a dance hall

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**CARN BREA NEIGHBOURHOOD
DEVELOPMENT PLAN**

**PART SEVEN:
ACKNOWLEDGMENTS**

Sincere thanks to everybody involved, past and present, in the production of this Neighbourhood Development Plan, including Parish councillors, local business and local organisations. Special thanks to Florence McDonald and Angela Blakeway for their support early in the Plan process.

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