

Planning Policy Background

National Planning Policy Framework 2021.

7.1 Key messages from the NPPF include-

- The social role of the planning system should 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 (Para 8).
- Planning policies should aim to achieve healthy, inclusive and safe places. They should:
 - promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other.
 - ensure that places are safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. (Para 92)
 - 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
 - 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 retained for the benefit of the community
 - ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (Para 93)
 - consider the social, economic and environmental benefits of estate regeneration and help deliver estate regeneration to a high standard (Para 94)
 - ensure that there is a sufficient choice of school places and to take a proactive, positive and collaborative approach to bringing forward development that will widen choice in education, and resolve key planning issues before applications are submitted (Para 95)
 - promote public safety and security, reduce vulnerability, and increase resilience (Para 97)
 - provide access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities (Para 98)
 - be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (Para 98)
 - not allow existing open space, sports and recreational buildings and land, including playing fields, to be developed on unless it is surplus to requirements; or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use (Para 99)
 - protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users (Para 100)
 - Consider designating Local Green Spaces of particular importance to local communities (Para 101)

Cornwall Local Plan.

7.2 Key messages from the Cornwall Local Plan include:

- Community facilities should, wherever possible, be retained and new ones supported (Policy 4)

- Loss will only be acceptable where the proposal shows there is no need for the facility or service, it is not viable; or adequate facilities or services exist, or the service can be re- provided in accessible locations (Policy 4)
- The CLP (Policy 16) aims to improve the health and wellbeing of Cornwall’s communities, residents, workers and visitors, by:
 - requiring that development should protect, and alleviate risk to people and the environment from unsafe, unhealthy and polluted environments by avoiding or mitigating against harmful impacts and health risks;
 - not causing increased risk to human health from air pollution or exceeding EU standards;
 - maximising the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities and providing or enhancing active travel networks that support and encourage walking, riding and cycling;
 - encouraging provision for growing local food in private gardens which are large enough to accommodate vegetable growing or greenhouses or through the provision of allotments; and
 - providing flexible community open spaces that can be adapted to the health needs of the community and encourage social interaction.
- Developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development (policy 28)
- The CLP also reflects the NPPF requirements that the needs of the local community are met, including through affordable housing provision.

Other plans and studies

Open Space Strategy for Larger Towns in Cornwall – Cornwall Council say that for smaller towns and settlements in rural areas not covered in the plans the Fields in Trust quantity standards (formerly National Playing Fields Association) will continue to apply. Also applicable are the and Natural England (Access to Natural Green Space Standards - ANGSS). Eventually it is planned that the methodology set out for the 16 Cornish towns can be applied and used for informing Neighbourhood Planning and eventually rolled out to all of Cornwall.

The South West Rural Mobility Strategy - The South West Rural Mobility Strategy aims to level up rural communities through improvements to connectivity, such as enhanced digital connections supporting e-commerce and online services enabling more to be done without the need to travel; supporting more local services where people need them; integrated rural hubs; and networks of settlements which work together, sharing facilities, services and resources.

Baseline

Village shops.

At St Stephen the Co-Op (inc Post Office), Phoenix Stores (Nisa), Blackie’s Express Shop and Garage provide convenience shopping and fuel. The village also has the Real Ocean Chinese Take-Away and the Shake & Squirt [Archies] Fish and Chip Take Away, the Brannel Launderette, and Daniels Hair Salon. Nearby there is a Farm Shop at Resugga Farm. An essential facility is St Stephen Pharmacy on Fore Street. At Foxhole the Premier shop provides top up shopping, and at Nanpean the Nisa Local. Nanpean also has a Chinese takeaway and the Nanpean Garage [Repair]. The village PO Store is now closed. For access to a wider range of goods (weekly food shopping, clothes, white goods, etc) residents must travel to St Austell or Truro, or the out-of-town centre at ‘Kingsley Village’ or use online services. [Source: CC Online mapping, local knowledge].

Community Halls and other facilities

Community centres and public halls give people an opportunity to socialise, learn and access key services, and are essential to community cohesion and well-being.

The Parish is quite well provided for in terms of community meeting places with locations available at all the main settlement areas. At St Stephen there is the St Stephen Community Centre, the Cricket Club Pavilion and the Brannel

Room. At Coombe the Community Hall (Trust), whilst Lanjeth & High Street have the Memorial Hall. Foxhole has a Social Club and Nanpean the Community Hall and a Social Club at Victoria Bottoms. Whitemoor has a Village Hall, and Treviscoe the Institute and Community Centre. [Source: CC Online mapping, local knowledge].

Churches.

St Stephen has the central Parish Church and its Churchtown, which has been of significance to the Parish from the early medieval period. At Nanpean is St George's, the 'Mission Church' for St Stephens Church, whilst at Nanpean is a Methodist Chapel, and also at Whitemoor. Trethosa, Treviscoe and Coombe Methodist Chapels are now closed. [Source: CC Online mapping, local knowledge].

Pubs.

Public Houses are only present at St Stephens, with the Queens Head, and the Grenville Arms, Nanpean, although drinks are available from the social clubs present in the Parish. [Source: CC Online mapping, local knowledge].

Schools.

Primary Schools in the area include: White Moor Academy, Nanpean Community Primary School, Foxhole Learning Academy, St Stephen Churchtown Academy, whilst Secondary Education is provided by Brannel School, located at St Stephen village [Source: CC Online mapping, local knowledge].

Access to Health Care. [Source: CC Online mapping, local knowledge].

Access to healthcare is reasonably good for a rural area. GP surgeries are available at the Brannel Surgery [Dispensing] at St Stephen in Brannel village, and Foxhole Medical Centre [a branch of St Austell Healthcare]. Nearby GPs are available at St Dennis, Grampound, St Austell and Summecourt. A Care Home [non-nursing] is located at Foxhole.

Minor Injury Unit is available at St Austell Community Hospital, and for major health matters at Trelick in Truro.

Community Assets.

Community assets can be identified to guide which particular properties in the Parish are regarded important and to which Cornwall Local Plan Policy 4.4 should apply, offering a degree of protection against changes of use to alternative less socially valuable uses. It is considered that the facilities identified above should be identified as community assets.

Availability of Funding for Community Initiatives

St Dennis and Nanpean Community Trust Information. The Trust has the responsibility of distributing the funds associated with the Cornwall Energy Recovery Limited (CERI). Funded by both Cornwall Council and Suez(Sita UK), the Trust receives £200,000 a year during the construction period and around £100,000 per year during the operational life of the CERC. The Trust is made up of six parish Councillors and seven local resident trustees, they have a sound working knowledge of the local community and its needs. All Trustees are voluntary members of the Trust and as such receive no remuneration from the fund whatsoever.

Nanpean playing fields were awarded a grant of £51,086 to install a new play area for the children. £3500 to local schools to buy laptops to support the pupils with remote learning from home. Nanpean school has also been successful in receiving a grant for £12540 to buy ICT equipment to support the children in their learning. St Stephen in Brannel Parish Council were awarded a grant of £729.50 to carry out repairs to air quality monitors which have been installed since CERC was constructed. This is to monitor the air quality of residents across the area of benefit. The Tregargus Trust were awarded £13430. This is to rebuild and form new footpaths through the Tregargus valley.

St Stephen In Brannel Community Benefit Fund. The Community Benefit Fund is the developer's way of saying thank you to the local community for their continuing support of the renewable energy projects within the parish. The Community Benefit Fund can be used for small scale projects that benefit those living in the Parish of St Stephen in Brannel or, at the discretion of the committee, in a neighbouring parish.

To ensure the fund has the interest of local residents at its core St Stephen in Brannel Parish Council has formed a committee to administer the fund and it will be up to the committee to approve applications and award grants. It is recommended that you read these guidelines thoroughly before completing an application. They have been designed to be used by applicants and those who want to know more about the fund. We hope they will help you decide whether your project is eligible for funding as well as guiding you through the application process.

Carloggas Community Fund. Good Energy, which owns and operates Carloggas Solar Farm, provides a Community Fund of approximately £8,300 a year for the lifetime of the solar farm to support local charitable causes. The fund is administered by the St Stephen in Brannel Parish Council and has already awarded over £30,000 since the solar farm was installed.

The aim of the Fund is to share some of the rewards of renewable energy by providing grants for community-based projects and services which benefit local residents. [Examples of projects funded include:](#) Tregargus Trust – Clearance of Tregargus Valley to create recreational open space and the siting of an education centre – £3,391, Coombe Community Trust Community Hall – New boiler and radiators – £4,070, Treviscoe Institute & Community Centre – Installation of renewable energy heating system – £7,500, Nanpean Village – Purchase and provision of a community waste bin – £367, Lanjeth & High Street Memorial Hall – New LED lighting. [Source: CC website, local knowledge].

Community Infrastructure Levy – the CIL is a planning charge which allows planning authorities to charge a fixed rate per square metre of development to fund infrastructure which addresses the cumulative impact of development. Unlike s106 agreements, payment of CIL is not negotiable. The rates charged in Cornwall are set out in the CIL [Charging Schedule](#)¹ and subsequently published [Annual CIL Rate Summary documents which can be found at \[www.cornwall.gov.uk/cil\]\(http://www.cornwall.gov.uk/cil\)](#).

When setting the CIL rates to charge development, it was determined that it was not viable for development in housing value zone 5 areas [such as St Stephen in Brannel] to pay a CIL in addition to other developer contributions. This meant that the local councils in those areas would not receive a Neighbourhood CIL payment. However, to ensure those areas did not miss out on this extra income, Members of Cornwall Council agreed to make a Neighbourhood CIL style payment to those areas from the Strategic CIL pot. In 2021/22 infrastructure payments of £5,994.82, and £6,250.75 were made.

Recreation spaces and sports pitches

A separate assessment of [key recreation spaces and sports pitches](#) is available. 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, the open space assessment was carried out which concluded that the parish is poor in quantity levels of provision of open space, although what is available is generally in fair and good condition. There is very little access to natural open space and allotments in the Parish.

Looking forward, housing development forecast for St Stephen in Brannel Parish is likely to bring some population increase that will demand additional facilities, but as most of the development will meet existing local housing needs this will not be a large requirement.

Local Green Spaces.

Where there are areas which are of local significance and particular importance to the local community they can be identified and protected. They must fulfil the requirements of the NPPF 2021 (paras 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.

A [separate assessment](#) has been carried out which identifies 4 potential Local Green Space areas. These are:

- Land adjacent to War Memorial, St Georges Road
- Former Mid Cornwall Clay works, west of Foxhole
- Coombe Fields, Coombe
- Kings Arms field, St Stephen

Development Infrastructure

In St Stephen in Brannel Parish, infrastructure contributions will be necessary to cover:

- Adequate vehicular access
- The provision of additional capacity at schools
- 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 the NDP
- Sewage treatment
- Water supply

In addition, the St Stephen in Brannel Parish Council Three Year Strategic Plan 2022-2025 includes the following initiatives that new development could contribute to as they concern matters new development could add pressures to:

- Resurfacing of St Stephen Short Stay car-park
- The extension of St Stephen Churchtown cemetery
- Maintenance/ improvement of various areas of land and buildings devolved by Cornwall Council
- Installing Speed Indicator Devices to help manage speed limits
- Installing mobile defibrillators across the parish.
- Maintenance and improvement of grass verges/ weed spraying
- Creation of a Climate Change Plan
- Extension of Air Quality Monitoring

Water and sewage

Most dwellings in the more densely developed parts of the Parish settlements rely on public water supplies. However, many properties in the more rural areas of the parish rely on borehole and wells as they cannot easily connect to the mains supply and a private supply is their only option for water. The private water supplies team within Cornwall Council's Public Protection Dept., manages the quality of private water supplies in Cornwall, ensuring the water is safe and enabling the Council to meet its legal responsibilities on water quality.

Many of the dwellings in the settlements are connected to the public sewer system, but a number rely on private 'package' treatment works, septic tanks, cess pits and soakaways for foul drainage. Modernisation of the latter through development is necessary to ensure that the water environment is protected and improved.

Related Community Engagement Feedback

More than half of respondents also selected improved access to health services and improved car parking. A clear majority of respondents (90%) agreed that there should be policies to support keeping amenities such as shops, post offices and pubs open, rather than be converted into private homes. A clear message was that the recreation and

open space facilities available for younger people is inadequate, with over 81% of those replying saying they were not good enough. Ideas for improvement suggested included more supervised activities such as youth clubs, multi-use games areas, and perhaps training such as car mechanics, cooking and home repair for later life, dance and theatre, the provision of a 'green gym', replacement of old equipment with more modern kit, a teenage 'shelter', and a better level of management and maintenance.

Key issues and implications for the NDP

In the light of the preceding data, the following provisions should be reflected in the Neighbourhood Development Plan, recognising that many service issues are unsolvable by the planning powers of the NDP as they are really about public investment availability, the service delivery and management policies of higher level bodies, and market forces. It is also apparent that the level of services is such that the potential for 'clustering' as envisaged in the SW Mobility Strategy is limited.

- Identify community assets which will be subject to Cornwall Local Plan Policy 4 and the protection that provides.
- Identify and protect key 'Local Green Spaces'.
- Identify and protect key recreational space/sports facilities and support new or enhanced facilities in particular locations.
- Support new or refurbished neighbourhood shops and facilities where they encourage sustainable access, improve viability of existing services, include open spaces, improve the public realm, increase range and availability of every day facilities within reasonable walking distance, support opportunities for 'informal gatherings'. Etc etc.
- Policy that new tourism facilities should be accessible to local community.