

ST STEPHEN-IN-BRANNEL NDP DEVELOPMENT BOUNDARY ASSESSMENT LOG

DRAFT JUNE 2023

ST STEPHEN-IN BRANNEL PARISH NDP STEERING GROUP



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1. HOUSING REQUIREMENTS FOR ST STEPHEN IN BRANNEL PARISH

- 1.1 Boosting housing supply is a government priority. Housing targets for local authority areas are set through the Local Plan process. The Cornwall Local Plan: Strategic Policies document sets out, in Policy 2a, the key housing targets which are to be met as a minimum through the course of the plan period (2010-2030). These are presented as targets specific to our main towns and for wider Community Network Areas (CNAs). The housing figures set by the Local Plan take account of a reasonable provision, based on viability, of affordable housing and economic growth as well as other policy constraints such as landscape, the adequacy of supporting infrastructure and service provision. Local Plan Policy 3: Role and Function of Places describes how these targets will be delivered. Outside the main towns this will be through infill, rounding off, use of previously developed land, and 'Rural exception' affordable housing.
- 1.2 A legal requirement on NDPs is that they must be in 'general conformity' with the Local Plan and must show how they will meet or exceed the housing target for their NDP area. Cornwall Council say that the housing target and the strategy the NDP adopts to deliver it should be clearly explained within the Housing section of an NDP. 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.
- 1.3 In Policy 2a Cornwall's Local Plan apportions 2700 dwellings to be delivered in the parishes that make up the China Clay CNA. Some 900 of these are at the Eco-Communities scheme at West Carclaze and Baal, outside the Parish. The remaining 1800 are to be shared out amongst the Parishes in the CNA.. However, the Local Plan also noted that past rates of housing growth have been high in this area compared to the rest of Cornwall so its strategy seeks to acknowledge these past high rates of growth and set an approach that helps deliver a sustainable balance of market and affordable housing in the area.
- 1.4 Monitoring data supplied by Cornwall Council is that by April 2021 some 1343 dwellings had been completed in the CNA, and there were planning permissions for a further 1609 dwellings. Within the Parish alone 203 dwellings were completed, of which 85 were affordable homes and 118 open market. These figures mean that the Local Plan target has already been met. Therefore in purely numerical terms, St Stephen in Brannel Parish needs to deliver no further new dwellings between 2021 and 2030, to be considered in general conformity with the Local Plan housing target.
- 1.5 Working from this baseline Local Plan housing target, Cornwall Council have advised that it's necessary to consider whether the St Stephen in Brannel Parish community would benefit from planning for a greater number of homes based on local circumstances.
- 1.6 Factors considered included:
- a) Do the results from NDP Community Surveys and HomeChoice register justify additional housing development beyond the CLP Housing Apportionment?
 - b) Does Housing market information justify additional housing development beyond the CLP Housing Apportionment?
 - c) Would additional houses (and population) help sustain local services and facilities?
 - d) Would developer investment have benefits in terms of other infrastructure provision?
 - e) Does the need for housing for older people justify additional housing development beyond the CLP Housing Apportionment?
 - f) Does a proliferation of 2nd Homes justify additional housing development beyond the CLP Housing Apportionment?
 - g) Are there other matters which could justify additional housing development beyond the CLP Housing Apportionment?
- 1.7 In light of this issues analysis it was concluded that the Neighbourhood Plan should not seek to provide a higher level of housing development than is already planned for in the Local Plan housing apportionments. However it should address the need for some market flexibility and encourage the provision of rural affordable housing.**

2. DELIVERING THE ST STEPHEN-IN BRANNEL PARISH HOUSING REQUIREMENT

- 2.1 In considering policy options to address the housing needs the Steering group recognised that in the range of consultation events carried out in the preparation of the NDP there was a strong desire for the unique character of the Parish, its natural environment and its villages to be conserved and little appetite amongst the community for the Plan to allocate sites which would deliver significant additional levels of housing in the Neighbourhood Plan area.
- 2.2 It was also recognised that the NDP strategy to deliver the housing needs should be entirely consistent with the Cornwall Local Plan policy framework and provide for developments that are of a scale and nature appropriate to the character and natural environment of the Parish. Different options to achieve this strategy have been considered [see evidence base hyperlink] to select an approach that is considered to be the most appropriate to these objectives.
- 2.3 The strategy adopted is not to allocate specific sites for development, but instead to support the continuing level of new infill, some limited rounding-off in suitable locations, 'brownfield land' development, and affordable housing led 'exception' sites to come forward, by drawing up 'Development Boundaries' that allow for a realistic and sustainable level of growth that's accords with Local Plan policies. Rounding off opportunities have been identified in the Development Boundary Assessment Log, using a figure of 25 dwellings per hectare. For exception sites, the production rate of affordable homes from 2014 to 2021 has been rolled forward to 2030. Also estimated is the number of PPs likely to result from positive Preapp opinions.
- 2.4 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.
- 2.5 Taking these factors into account, the assessed expected potential for additional housing in the Parish is for up to 255 additional dwellings may occur from the application of existing Cornwall Local Plan and NPPF policies. Note that this level of development is likely to occur whether or not a Neighbourhood Development Plan is adopted.

3. METHODOLOGY

3.1 Drawing development boundaries is not just a matter of drawing a line around existing development. A development boundary depicts where the boundary will be in 2030, and so must take into account any unimplemented planning permissions on the existing settlement edge, and also the requirements for new development to meet local needs. It must also reflect national and Cornwall Local Planning Authority requirements to take into account infilling and rounding off opportunities, the rules on the development of ‘brownfield land’, and also the influence of planning case law on boundary issues. As important planning decisions will turn on the precise locations of development boundaries, the process of drawing them up must be robust, consistent and defensible.

3.2 Therefore a methodology and rationale has been adopted to examine:

- (1) which settlements in the Parish should be considered as being appropriate to have a development boundary, and
- (2) assess in detail where the development boundaries should be drawn. It is also important that for future reference the reasons behind the choices made for the route of each boundary are carefully logged, with maps and photographs where appropriate.

3.3 The rationale guiding the review and drawing up of development boundaries for inclusion within the Neighbourhood Development Plan is given at Appendix A to this report.

4. STEP 1. CONSIDERATION OF WHICH SETTLEMENTS ARE APPROPRIATE FOR DEVELOPMENT BOUNDARIES

4.1 **Overview** The CLP defines a settlement as having, ‘a form and shape and clearly definable boundaries, not just a low-density straggle of dwellings.’ (para 1.68) **Neighbourhood plans can indicate where the settlements are in their parish and show that they are considered appropriate for smaller scale, organic growth of open market housing by defining a development boundary in their NDP. Therefore to have a development boundary a settlement should have some basic services, or be in reasonable and safe walking distance.**

4.2 St Stephen’s parish occupies a broad, relatively sheltered basin between higher moorland; it is well watered and fertile with a landscape and settlement pattern that was well-established by the medieval period. Post medieval industry radically influenced the later evolution of settlement pattern. The northern higher ground, standing on granite, was the location for the 18th century emergence of the surface worked china clay industry of the Hensbarrow district - whereas the southern half of the parish was primary influenced by deep mining in the 19th century. The southern villages and hamlets remained generally dispersed and small scale, set in a predominantly agricultural landscape, whereas the northern villages and hamlets became dominated to their east and west by the heavy land and plant requirements of china clay extraction and processing. They became sinuous and linear ‘island settlements’ as a consequence, whilst growing rapidly through an inflow of population as the ever-larger pits and tips began to destroy outlying and scattered cottages and hamlets, and the big companies re-located key workers close to the main works.

4.3 Today the northern corner of St Stephen’s has a sense of being a place slightly apart – standing on the higher ground amongst a strange and dramatic landscape of working and overgrown tips, active or abandoned processing plants, tree-clad engine houses and piercing blue ponds and mica dams in an historic landscape of great character and significance in its own right. On the other hand, the southern half of the parish, off the granite, is much more agricultural and traditionally ‘Cornish’ in character, with a scatter of small villages and Hamlets around the parish churchtown of St Stephens.

4.4 The three northern villages have through their development process acquired a range of community facilities, and perform a service centre role for their immediate area, but some of these services are now centralised elsewhere as a result of modern service delivery changes, and local employment in china clay industry has diminished. They are also limited by physical landscape, historic environment and some access constraints. Together these factors limit the amount of development that they could sustainably accommodate to meet local needs for housing and to help support existing services and facilities.

4.5 To the south, St Stephens has a good range of facilities and therefore meets local needs for some services and facilities, both for itself and nearby villages and hamlets, and whilst there are some access constraints there appear to be some land availability opportunities, and a moderate amount of new development here could be sustainable. Other villages are very small scale and lack facilities, although Lanjeth and High Street as a cluster located between St Stephen and St Austell have good travel to work transport links and might be appropriate locations for very small scale new developments.

4.6 **Settlement Hierarchy.** The Cornwall Council Local Plan background paper on ‘Settlements: Hierarchy and Settlement Categories 2014’* says that, in general terms the higher the category a settlement falls into the more new development it could be allocated.

- Categories A and B are the larger towns where a significant proportion of the adopted housing growth target can be allocated as they are the settlements that contain the highest level of facilities, the majority of employment opportunities etc.
- Category C are small town and villages that meet local needs for some services and facilities
- Category D are smaller settlements that perform an important role in their local area (i.e. as rural service centres).
- Category E are small settlements that include a primary school and a general store
- Category F include travel to work bus services and a general store or hall/pub.
- The smallest settlements and hamlets are either Category O or unclassified.

4.7 Category ‘C’, ‘D’ and some ‘E’ settlements are all important to their local areas and could be allocated an appropriate level of growth to meet local needs for housing and to help support existing services and facilities. Some Category ‘E’ and Category ‘F’ settlements provide good travel to work transport links to nearby larger settlements and contain some community facilities, and could therefore be considered as appropriate locations for development including affordable housing exception sites. Note that a group of smaller settlements may act as a ‘cluster’ where development may offer opportunities for improved facilities, public transport, walking and cycling routes etc.

4.8 Using the Cornwall Council Local Plan background paper on ‘Settlements: Hierarchy and Settlement Categories 2014’* the following checklists have been devised.

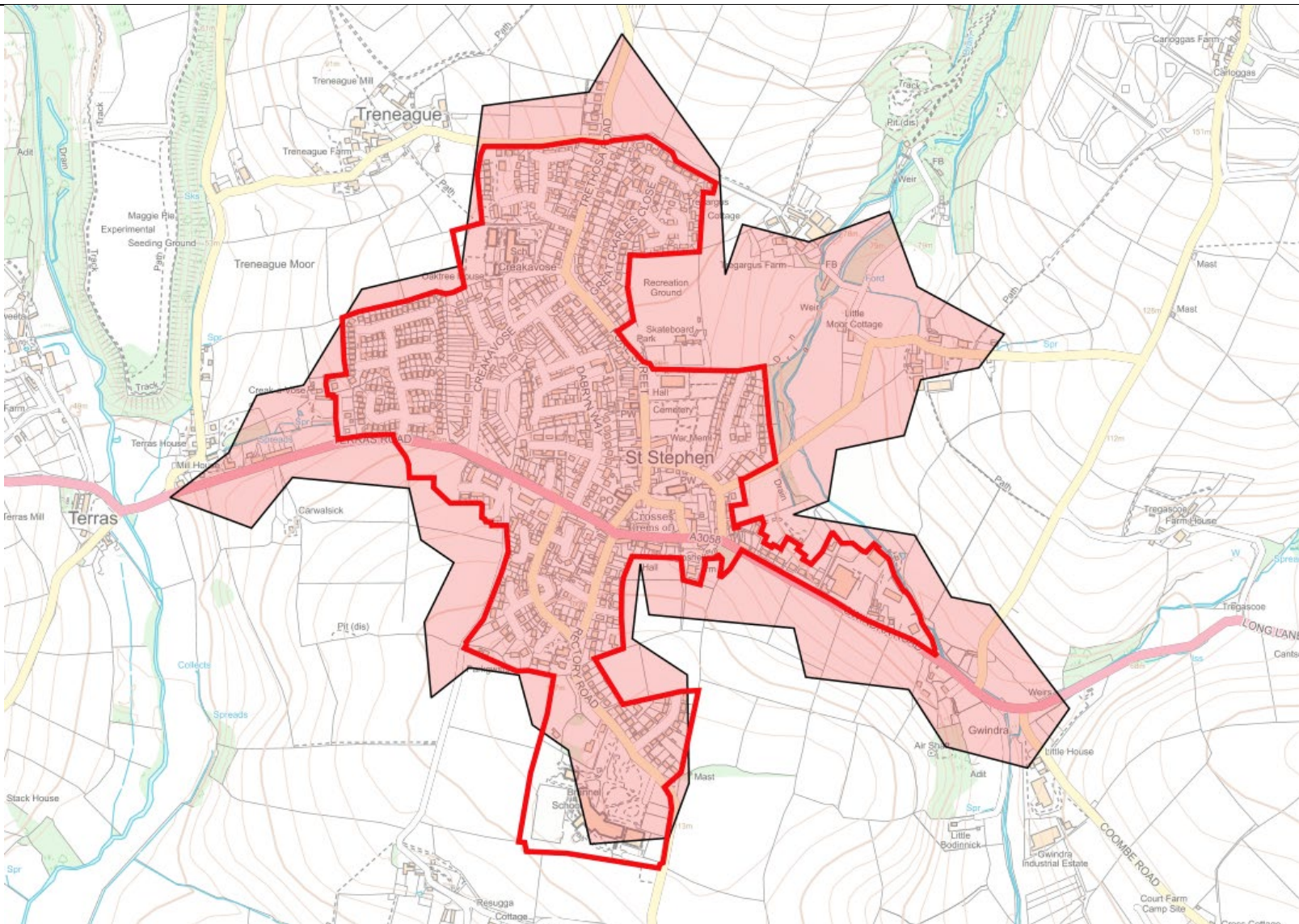
*<https://docplayer.net/12504544-Settlements-hierarchy-and-settlement-categories-core-strategy-evidence-base-background-paper-planning-future-cornwall.html>

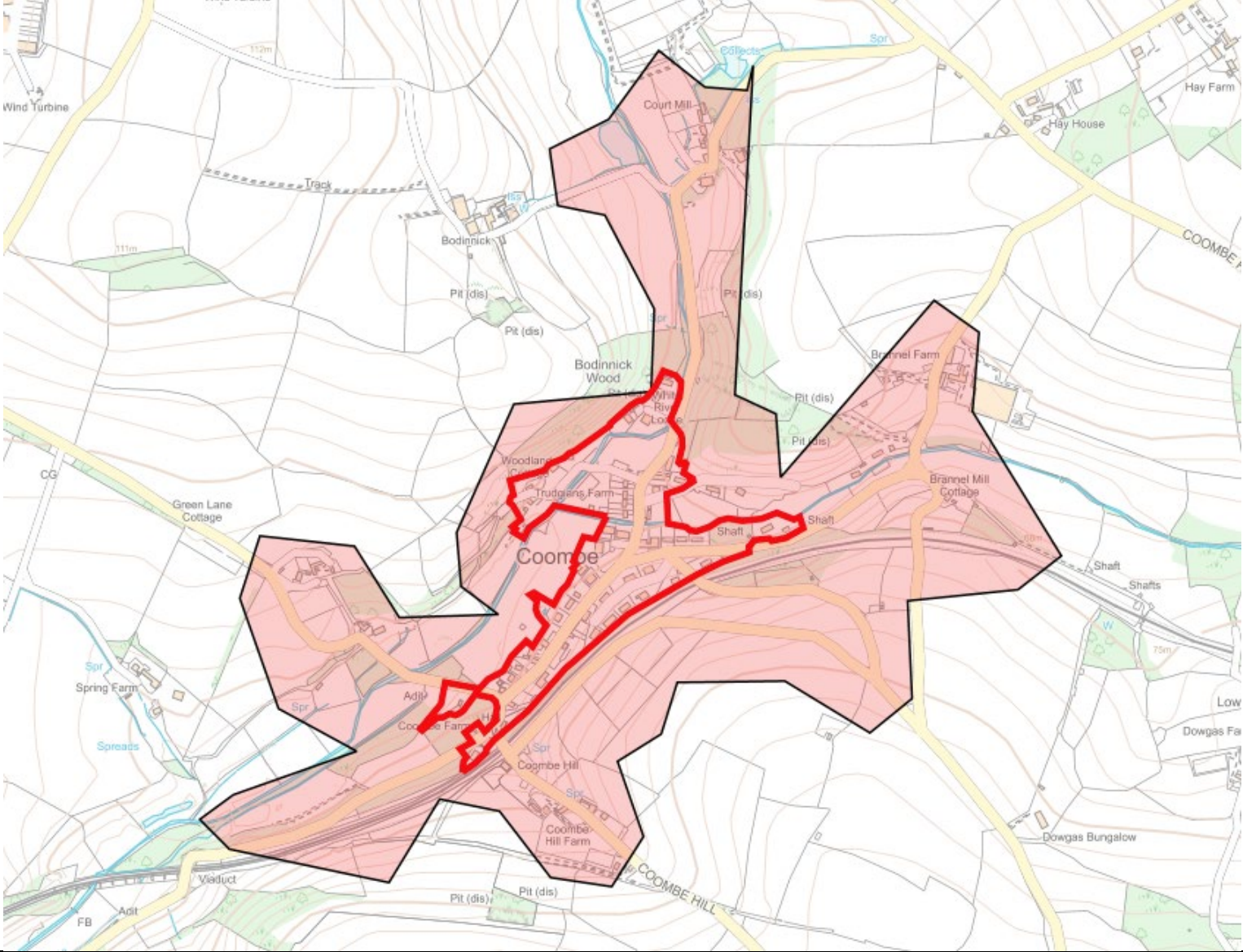
4.9 **The Twenty Minute Neighbourhood.** The Department for Transport ‘Manual for Streets’ refers to ‘walkable neighbourhoods’ which are typically characterised by having a range of facilities within 10 minutes’ (up to about 800 m) walking distance of residential areas which residents may access comfortably on foot. Sustrans advocate ‘The 20 - Minute Neighbourhood’, which should include, to meet most of peoples everyday needs by a short, convenient and pleasant 20-minute return walk i.e., a 10 minutes there, and 10 minutes back:

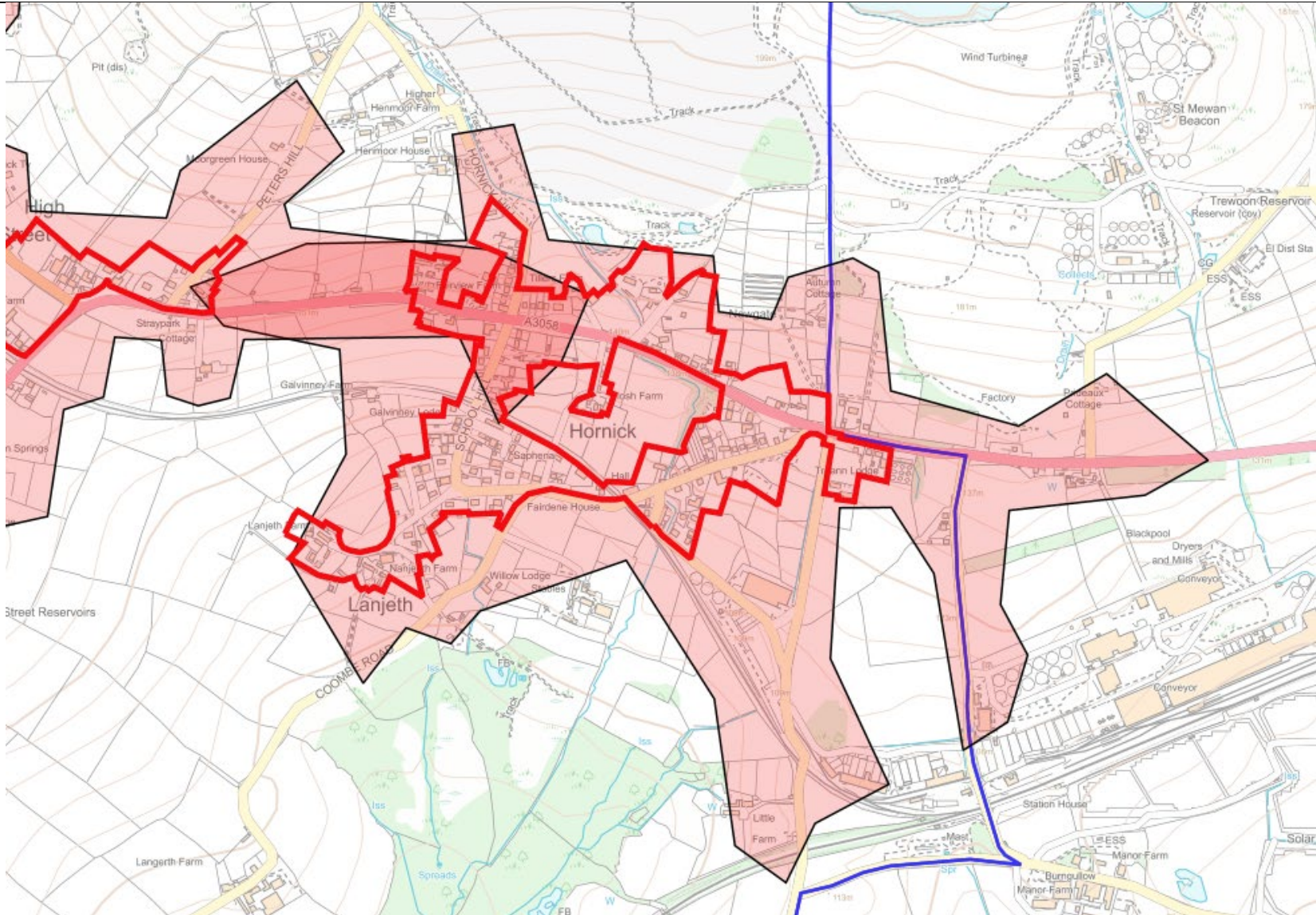
- Food retailers and supermarkets
- Education, including early years, primary school and nearby secondary schools
- Health services, such as a pharmacy, GP and dentist
- Financial services, such as post office or bank
- Employment and jobs either within the neighbourhood or nearby
- Public open space, such as parks and recreation grounds
- Entertainment, such as leisure, culture and entertainment facilities.
- Public transport, including access to a regular bus, tram or train service

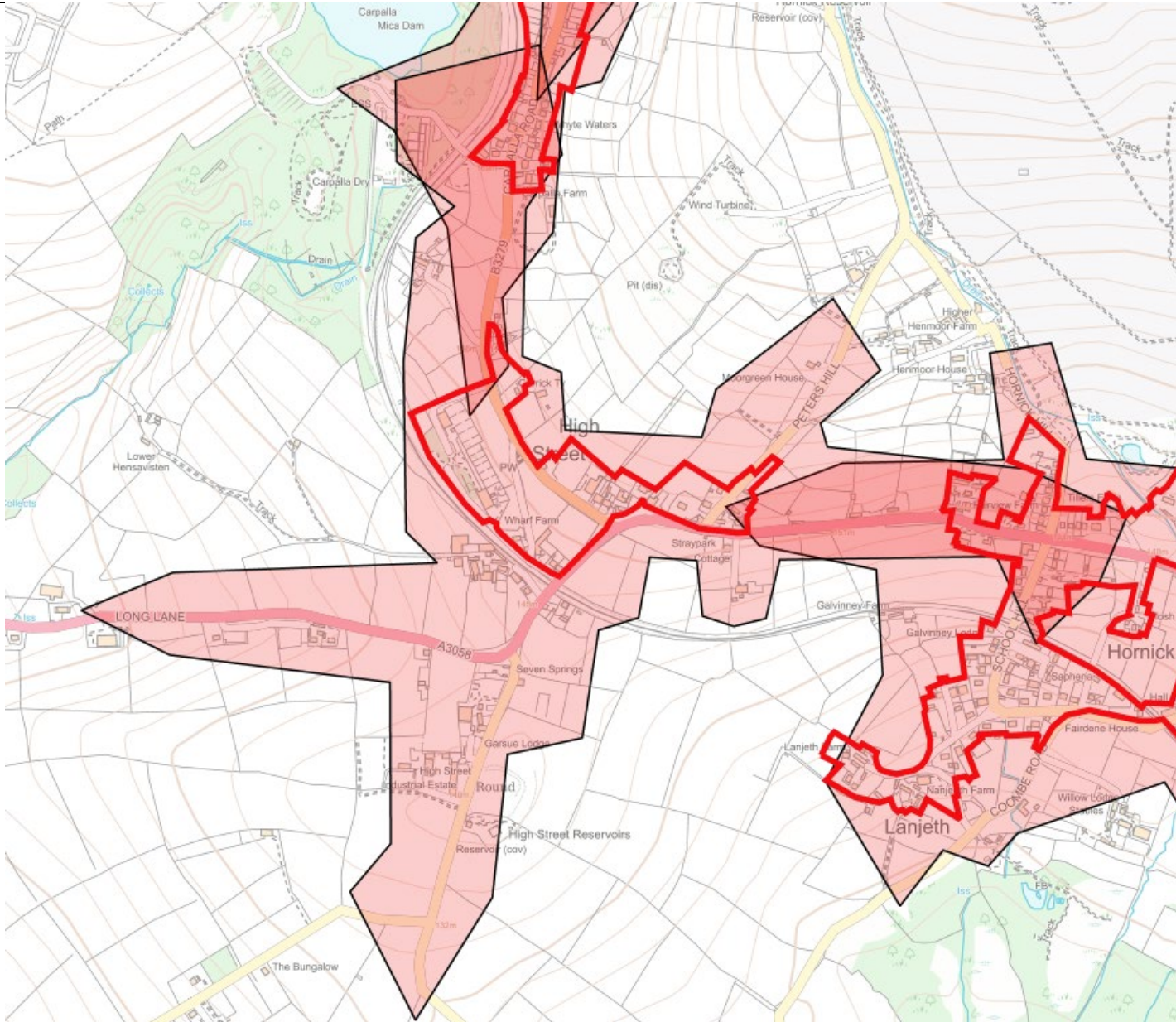
4.10 Obviously in a rural and hilly area there can be no hard rule on this, but by drawing walking time distances [otherwise known as Isochrones]from the centre of villages, it is possible to assist in deciding whether a settlement is s sustainable location for development. In the following analysis an algorithm based on a 5 kph [3.1 mph] average walking speed has been used to define a 10 minute isochrone for the settlements examined.

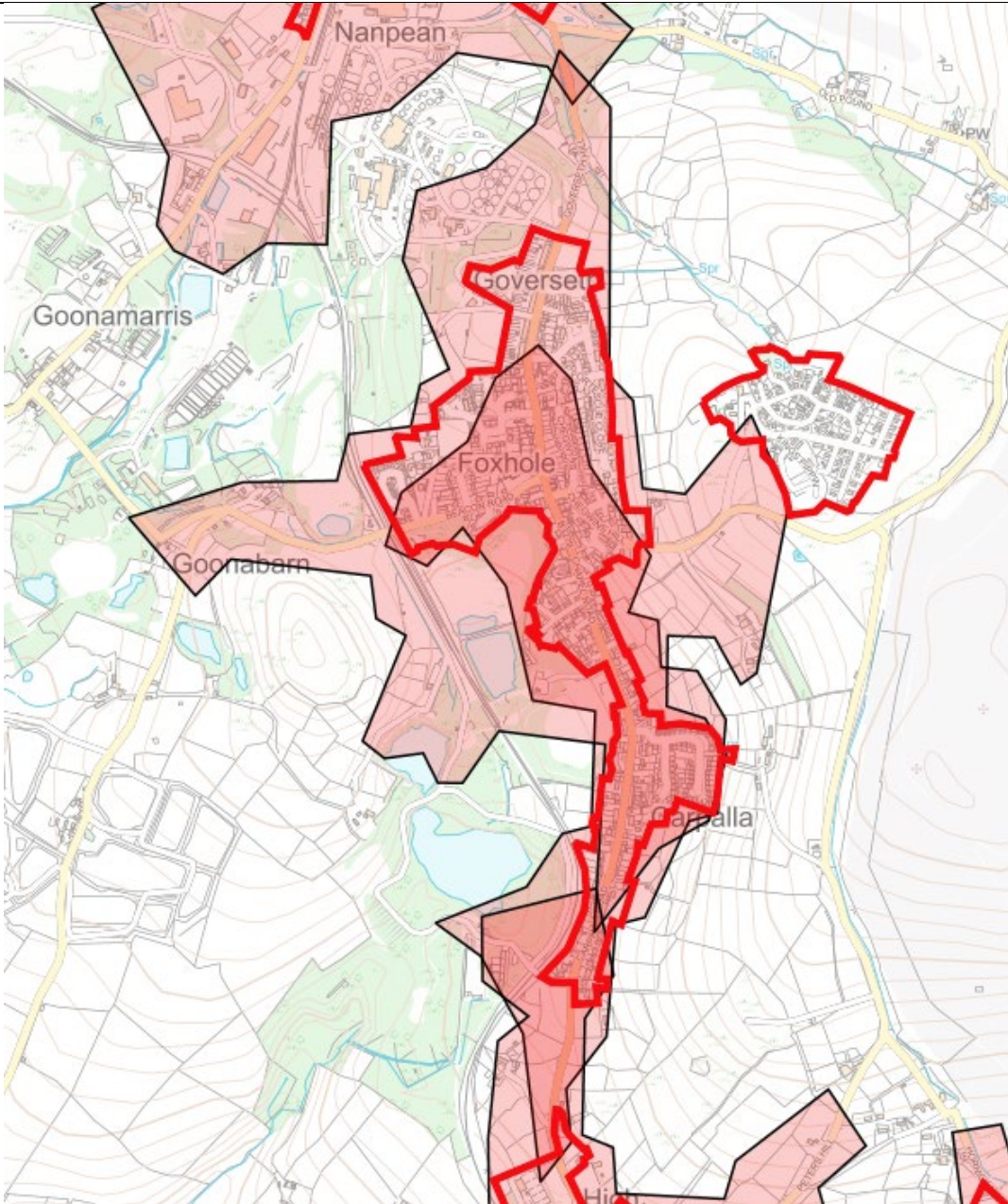
Settlement Name: TREVISCOE		Services Present x ✓	
Settlements Hierarchy Category:		F	
1. General Shop/Post Office/Filling Station		x	
2. Open space with play equipment		✓	
3. Formal sports area/playing pitch		✓	
4. Public House/Social Club		x	
5. Village hall or other community gathering place		✓	
6. Local employment (eg workshops, factories, small offices).		✓	
7. Good broadband connection		✓	
8. Place of worship		x	
9. Travel to work/school public transport within reasonable walking distance		✓	
10. Primary School		x	
11. Doctors Surgery		x	
12. Other services [eg Bank/building society].		x	
13. Twenty Minute Neighbourhood Walking Isochrone			

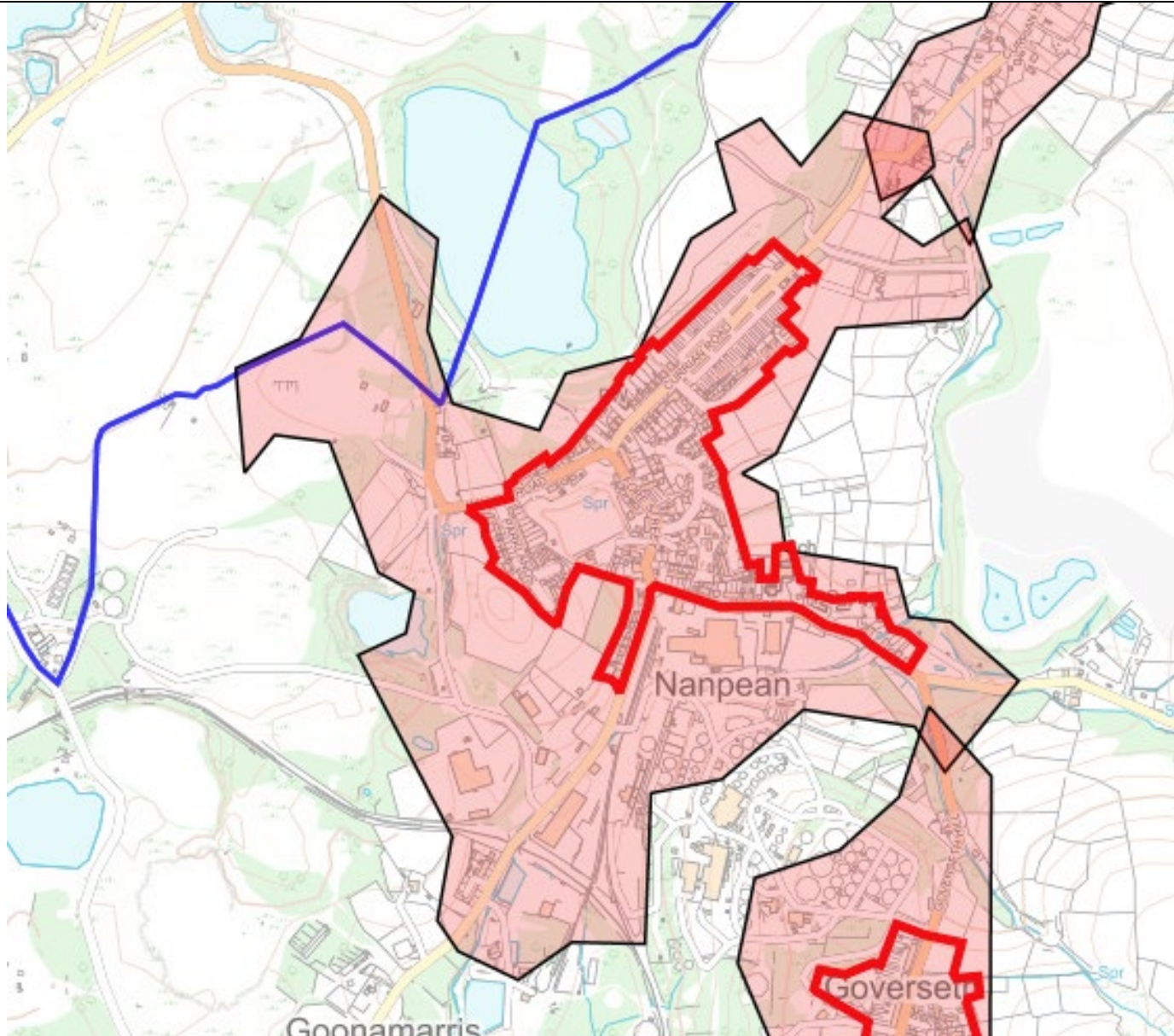
Settlement Name: ST STEPHEN		Services Present	
		x	✓
Settlements Hierarchy Category:		C	
1. General Shop/Post Office/Filling Station		✓	
2. Open space with play equipment		✓	
3. Formal sports area/playing pitch		✓	
4. Public House/Social Club		✓	
5. Village hall or other community gathering place		✓	
6. Local employment (eg workshops, factories, small offices).		✓	
7. Good broadband connection		✓	
8. Place of worship		✓	
9. Travel to work/school public transport within reasonable walking distance		✓	
10. Primary School		✓	
11. Doctors Surgery		✓	
12. Other services [eg Bank/building society].		x	
13. Twenty Minute Neighbourhood Walking Isochrone			
CONCLUSION:	St Stephen has a good range of facilities and therefore meets local needs for some services and facilities. It is also important to nearby settlements. It has a historic core but otherwise few natural and historic environment constraints. It could be allocated an appropriate [moderate] level of growth to meet local needs for housing and to help support existing services and facilities. It is considered that a Development Boundary is justified.		

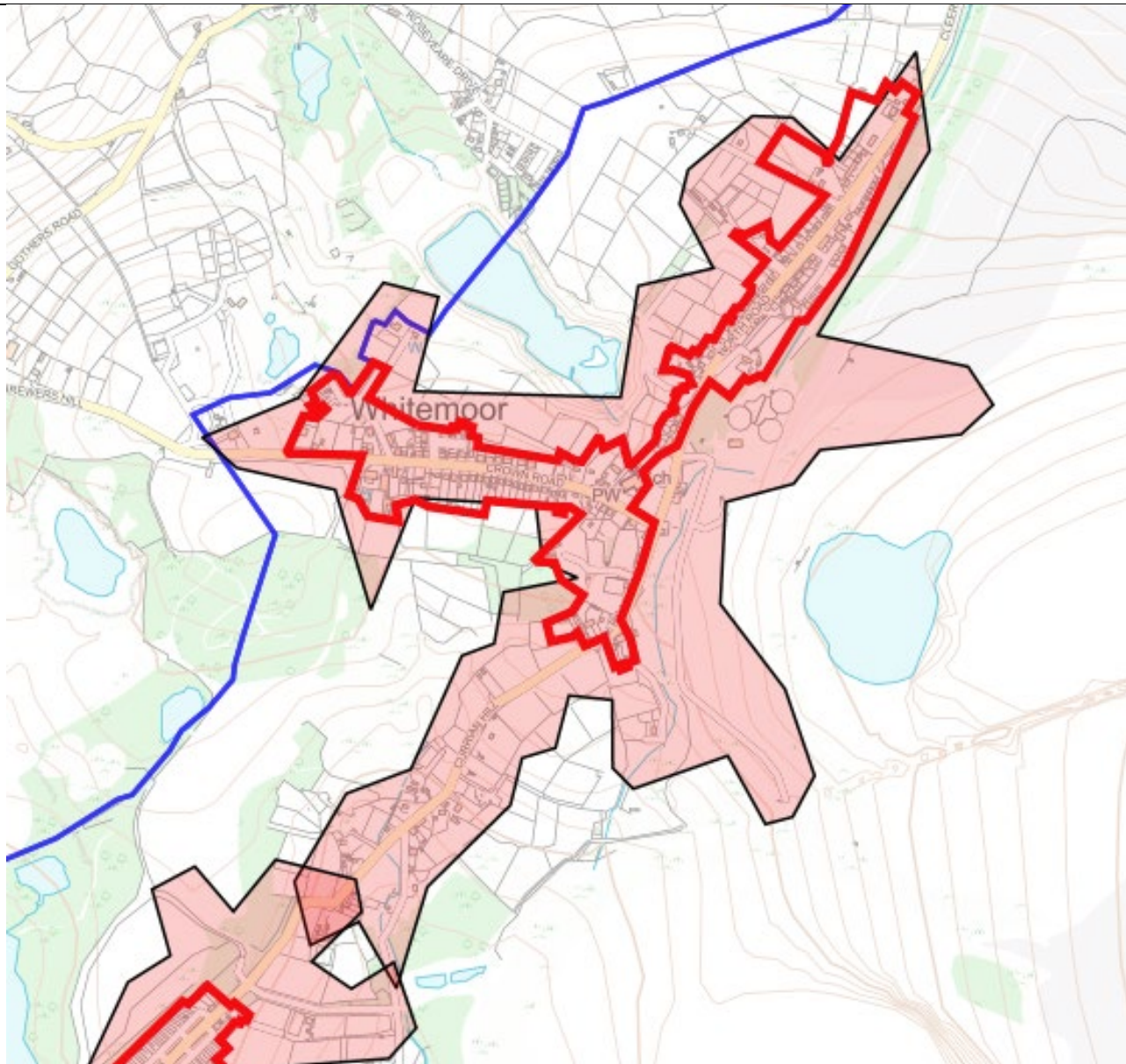
Settlement Name: COOMBE		Services Present x ✓	
Settlements Hierarchy Category:		0	
1. General Shop/Post Office/Filling Station		x	
2. Open space with play equipment		✓	
3. Formal sports area/playing pitch		✓	
4. Public House/Social Club		x	
5. Village hall or other community gathering place		✓	
6. Local employment (eg workshops, factories, small offices).		x	
7. Good broadband connection		✓	
8. Place of worship		x	
9. Travel to work/school public transport within reasonable walking distance		x	
10. Primary School		x	
11. Doctors Surgery		x	
12. Other services [eg Bank/building society].		x	
13. Twenty Minute Neighbourhood Walking Isochrone			
CONCLUSION:		<p>Coombe is a small, very attractive village located within the valley of the Gwindra Stream. It has some limited facilities, but other services must be travelled to by car, laying some 2.8 km from centre of St Stephen and 3.9km from the A3058 in the St Austell direction, via roads with poor vertical and horizontal alignment. Some opportunities for small scale infill or brownfield land development may be possible, so a Development Boundary is justified.</p>	

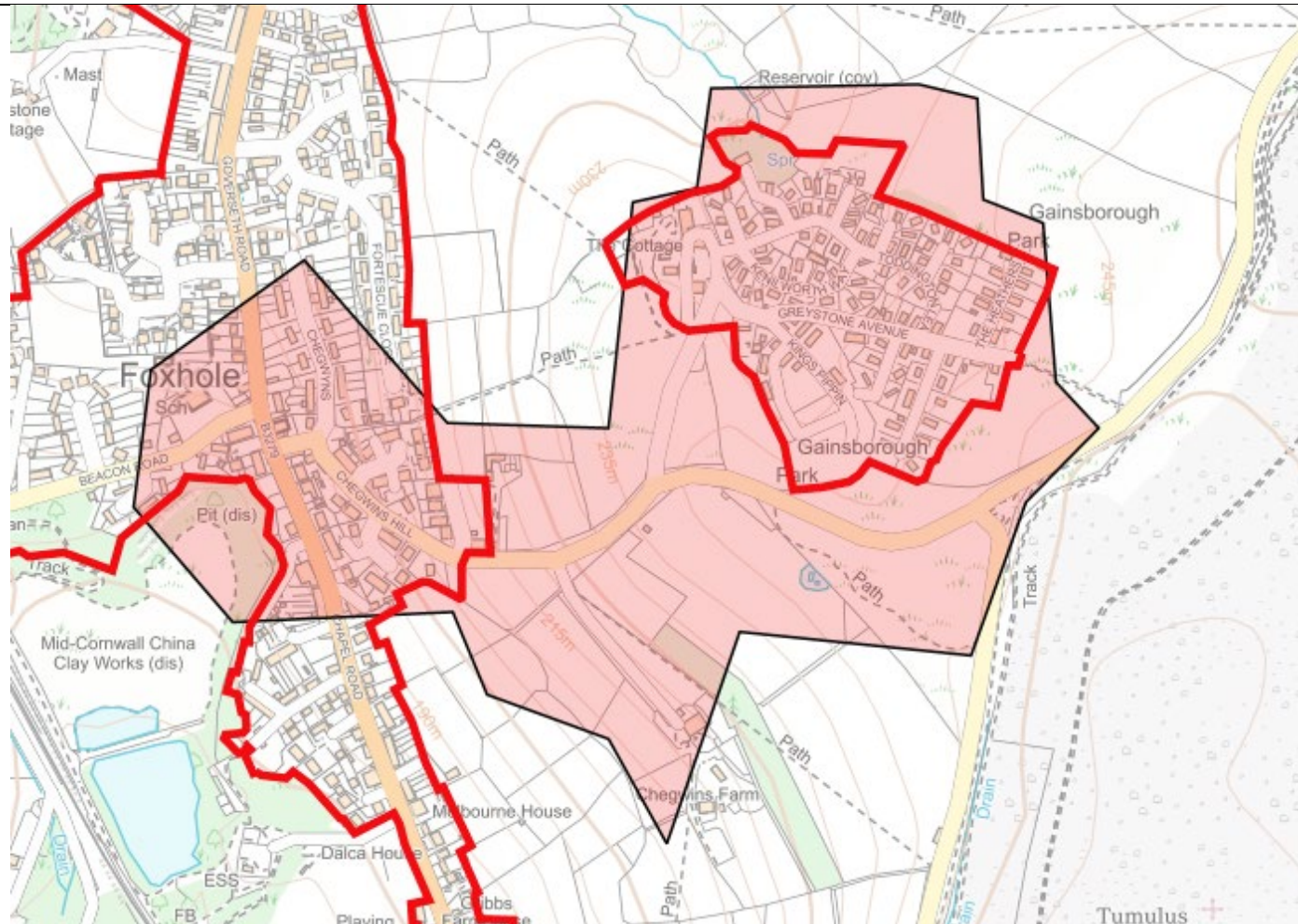
Settlement Name: LANJETH (and HORNICK)		Services Present	
		x	✓
Settlements Hierarchy Category:		U	
1. General Shop/Post Office/Filling Station		x	
2. Open space with play equipment		✓	
3. Formal sports area/playing pitch		✓	
4. Public House/Social Club		x	
5. Village hall or other community gathering place		✓	
6. Local employment (eg workshops, factories, small offices).		✓	
7. Good broadband connection		✓	
8. Place of worship		x	
9. Travel to work/school public transport within reasonable walking distance		✓	
10. Primary School		x	
11. Doctors Surgery		x	
12. Other services [eg Bank/building society].		x	
13. Twenty Minute Neighbourhood Walking Isochrone			
CONCLUSION:	This settlement is comprised of two linear arms of development [Lanjeth and Hornick] which have become linked via a cross roads to their south, both of which are divided E- W by the A3058 and the Mineral Railway. Being located on the A3058 the settlement has main road links to St Stephen and St Austell and a good bus service, so can access the nearby urban area for services and is therefore popular as a place to live. However the only services available locally are open space/play area, a playing pitch and a village hall. Its pattern has a tight core but a looser form to its edges, including a an area of open land effectively enclosed by development on all sides, which has encouraged development interest. Given its accessibility it has potential as a location for small scale sustainable development and a development boundary is justified. Lanjeth and nearby High Street could be considered as a cluster for Planning purposes.		

Settlement Name: HIGH STREET		Services Present x ✓	
Settlements Hierarchy Category:		U	
1. General Shop/Post Office/Filling Station		x	
2. Open space with play equipment		x	
3. Formal sports area/playing pitch		x	
4. Public House/Social Club		x	
5. Village hall or other community gathering place		x	
6. Local employment (eg workshops, factories, small offices).		✓	
7. Good broadband connection		✓	
8. Place of worship		x	
9. Travel to work/school public transport within reasonable walking distance		✓	
10. Primary School		x	
11. Doctors Surgery		x	
12. Other services [eg Bank/building society].		x	
13. Twenty Minute Neighbourhood Walking Isochrone			
CONCLUSION:	Located about 400m west of Lanjeth, High Street is much smaller and has a looser pattern of settlement, with some small gaps between properties that may offer development opportunities. Although it lacks services, it is located on the A3058 so has main road links to St Stephen and St Austell and a good bus service, so can access the nearby urban area for services. It is also not far from Foxhole and its range of village facilities. There are several employment sites in close proximity. Given these factors it has potential as a location for some small scale sustainable development, possibly as a cluster with nearby High Street, and a development boundary is justified.		

Settlement Name: FOXHOLE		Services Present x ✓	
Settlements Hierarchy Category:		D	
1. General Shop/Post Office/Filling Station		✓	
2. Open space with play equipment		✓	
3. Formal sports area/playing pitch		✓	
4. Public House/Social Club		✓	
5. Village hall or other community gathering place		✓	
6. Local employment (eg workshops, factories, small offices).		✓	
7. Good broadband connection		✓	
8. Place of worship		x	
9. Travel to work/school public transport within reasonable walking distance		✓	
10. Primary School		✓	
11. Doctors Surgery		✓	
12. Other services [eg Bank/building society].		x	
13. Twenty Minute Neighbourhood Walking Isochrone			
CONCLUSION:	Foxhole is an elongated ribbon ‘island settlement’ located in a narrow valley amongst china clay workings, from which it owes its origin, which has to a large extent dictated the form of its expansion over time. The village has an historic centre at the cross-roads formed by the B3279 [Chapel Hill] and Beacon Road/Chegwins Hill, around which development has occurred in depth. Running south of this the village has extended as a ribbon some 900 m in length, taking in a number of small hamlets, with a single depth of development along either side for most of this, apart from at Hillside Meadows. The village has a reasonably good range of services and performs an important role in its local area as rural service centre. Although the village is a suitable sustainable location for some development, its form, the topography and the proximity of china clay workings restrict its potential to small areas. A village development boundary will assist in ensuring that the village develops at an appropriate small-scale.		

Settlement Name: NANPEAN		Services Present	
		x	✓
Settlements Hierarchy Category:		D	
1. General Shop/Post Office/Filling Station		✓	
2. Open space with play equipment		✓	
3. Formal sports area/playing pitch		✓	
4. Public House/Social Club		✓	
5. Village hall or other community gathering place		✓	
6. Local employment (eg workshops, factories, small offices).		✓	
7. Good broadband connection		✓	
8. Place of worship		✓	
9. Travel to work/school public transport within reasonable walking distance		✓	
10. Primary School		✓	
11. Doctors Surgery		x	
12. Other services [eg Bank/building society].		x	
13. Twenty Minute Neighbourhood Walking Isochrone			
CONCLUSION:	Nanpean is located further north along the B3279, and similar to Foxhole has a developed historic core from which a linear finger of development has emerged, in this case running north east along Currian Road, through the distinctive early 20 th C china clay industry housing. The village has a reasonably good range of services and performs an important role in its local area as rural service centre. Although the village is a suitable sustainable location for development, its form, the topography and the proximity of china clay workings restrict its potential to small areas. A village development boundary will assist in ensuring that the village develops at an appropriate small-scale.		

Settlement Name: WHITEMOOR		Services Present x ✓	
Settlements Hierarchy Category:		E	
1. General Shop/Post Office/Filling Station		x	
2. Open space with play equipment		✓	
3. Formal sports area/playing pitch		✓	
4. Public House/Social Club		x	
5. Village hall or other community gathering place		✓	
6. Local employment (eg workshops, factories, small offices).		✓	
7. Good broadband connection		✓	
8. Place of worship		✓	
9. Travel to work/school public transport within reasonable walking distance		✓	
10. Primary School		x	
11. Doctors Surgery		x	
12. Other services [eg Bank/building society].		x	
13. Twenty Minute Neighbourhood Walking Isochrone			
CONCLUSION:	This settlement continues the liner developments that have occurred along the B3279, sitting alongside the highest points of the Hensbarrow china clay district, straddling the northern and southern watersheds. It has no clearly discernable centre, the local services being distributed along the village’s two linear arms of development [Crown Road and North Road]. To its east are extensive and high clay workings, to the west of North Road and the north of Crown Road the land drops away sharply beyond the surrounding clay-tips and lake, whilst to the south the valley of the Gwindra Stream creates an incised landscape. The limited local services are supplemented by those available at Nanpean to the south and St Dennis, some 1.5km to the west. Although the settlement pattern and topography are limiting factors, the village is a suitable and sustainable location for small scale development. A village development boundary will assist in ensuring that the village develops at an appropriate small-scale.		

Settlement Name: GAINSBOROUGH PARK		Services Present x ✓	
Settlements Hierarchy Category:		U	
1. General Shop/Post Office/Filling Station		✓	
2. Open space with play equipment		✓	
3. Formal sports area/playing pitch		x	
4. Public House/Social Club		x	
5. Village hall or other community gathering place		✓	
6. Local employment (eg workshops, factories, small offices).		x	
7. Good broadband connection		✓	
8. Place of worship		x	
9. Travel to work/school public transport within reasonable walking distance		x	
10. Primary School		x	
11. Doctors Surgery		x	
12. Other services [eg Bank/building society].		x	
13. Twenty Minute Neighbourhood Walking Isochrone			
CONCLUSION:	Gainsborough Park is a park-home site with some limited services of its own, located 400m by a footpath to Foxhole village centre. As a site of semi-permanent accommodation, located close to Foxhole and its services, it is considered that it has some merit in sustainability terms. However, as the area is within a Minerals Safeguarding Area, and close to operational locations, such a designation would imply the steralisation of the mineral resource, and be contrary to the Minerals Safeguarding Development Plan Document.		

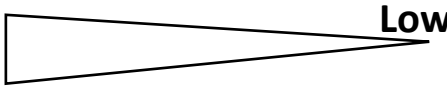

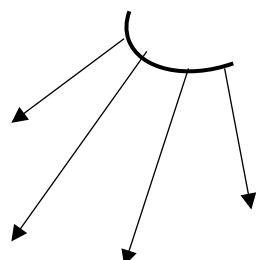

4.11 **CONCLUSIONS.** From the above analysis it is recommended that Development Boundaries be proposed for the following settlements:

- Treviscoe
- St Stephen
- Coombe
- Lanjeth
- High Street
- Foxhole
- Nanpean
- Whitemoor

5. STEP 2: ASSESSMENT OF SETTLEMENT BOUNDARIES OF SELECTED SETTLEMENTS TO DEFINE A DEVELOPMENT BOUNDARY

5.1 In the following analysis, an assessment of each section of the settlement boundary is carried out, and a proposed boundary identified. In doing so the methodology given in appendix A is followed, based on best practice advice, and taking into account any known planning and ownership constraints. The analysis references an assessment of existing boundary strength and the local topography, as depicted in the illustrations preceding each analysis sheet. The planning history of the all land on the settlement edges has also been investigated to guide the analysis, using the Cornwall Council Online Planning Register.

Legend.

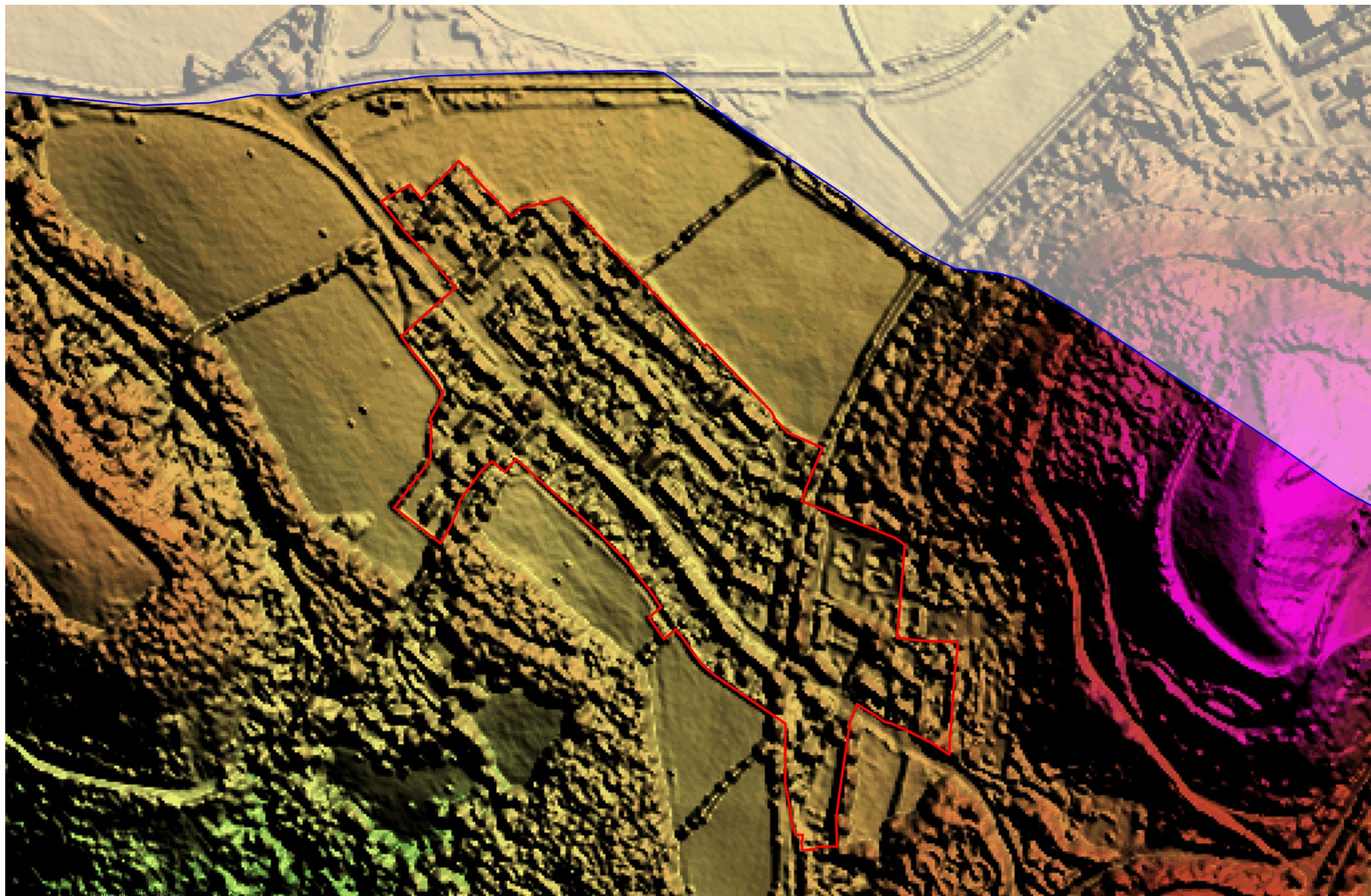
Direction of slope	Substantial Boundaries [Tree, Hedgerow Line, Road, Stream/River]	
High  Low		
Vista	Weaker Boundaries [Fence, low hedgerow, mound]	
		

5.2 **Cornwall Minerals Safeguarding Local Plan 2018 [CMSLP]** The CMSLP is relevant to the Parish in view of its extensive china clay workings, reserves and process plant. The CMSLP safeguards the area of mineral resources from sterilisation plus, in the case of china clay, a 250m buffer zone. In St Stephen in Brannel Parish most of the land north of the A3087, and some to its south in the Lanjeth area, is within a Mineral Safeguarding Area [MSA].

5.3 In Policy MS1 the CMSLP says that Planning permission for non-mineral development will not be permitted within an MSA if the proposed development would conflict with mineral related use of the site or infrastructure; or the mineral resource or infrastructure is of current or potential economic value, or has value for heritage uses. Nor will permission be granted if the mineral resource cannot be extracted prior to the development taking place; or if the mineral resource or infrastructure would be subject to unacceptable detrimental effects. Permission will also not be granted for a non-mineral use if the proposed development would suffer unacceptable adverse impacts as a result of the mineral operations. Permission may however be granted if there is an overriding strategic need for the non-mineral development that outweighs the need to safeguard the minerals or the non-mineral development is likely to only have a negligible sterilising impact on the mineral resource.

5.4 Thus the CMSLP is a significant constraint to be considered in development decisions in the Parish, and a factor that the NDP must take into account when drawing up Development Boundaries. The NDP cannot, by law, override or change any aspect of the CMSLP.





	<p>also should also therefore be included within the development boundary. Further to the E, adjoining, is Treviscoe Farmhouse and associated barns and land. In accordance with the adopted methodology [item ‘p’], this land should be excluded. The spoil heap to the N and E is identified as Open Mosaic Habitat and much of it is included on the Priority Habitat Inventory.</p> <p>South of the High street in this area are 4 dwellings of which 3 are recent [The Broadway], and a vehicle repair centre, all in close proximity, which relate to the community centre and adjacent dwellings. These should be included in the Development Boundary. To the E of them is an area of vacant land which has a history of planning refusals for one or two dwellings [C2/92/00364 and C2/01/01079] primarily for access visibility reasons, and to the S of this is an area of parking, associated with the vehicle repair business [PA12/08534]. . Given the subsequent approval of the garage business, and the pair of semis alongside, it seems unlikely that a proposal to develop the vacant land could now reasonably be refused, so it is suggested that the land be included within the Development Boundary as an infill opportunity for 2 dwellings. E of this area the village playing field and play area, which in accordance with the methodology [item ‘n’] should be excluded.</p> <p>SE of Treviscoe farm are 5 dwellings, comprising a pair of semis and a parkhome, loosely clustered around a former mineral heap, to the south of which are settlement tanks and the Treviscoe China Clay Works. To their north is a very large former china clay heap which dominate the village. These dwellings are effectively separate to the main village, and surrounded by current and past china clay industry areas, and should be excluded from the Development Boundary.</p>
D - E	<p>In this stretch of the settlement edge the boundary to the W of The Broadway is formed very clearly by the railway line, and then the rear garden/field boundaries of properties fronting High Street. From 25 to 61 High Street the boundary is formed by the trackway leading up to the SWW pumping station. Two dwellings [Victamany and Percy Vie] project in depth beyond this, accessed along Barton Lane. To the S of these separated by a field and a longitudinal woodland, is Barton Mill, which includes 3 dwellings, of which two are conversions of agricultural buildings. These are not visually part of the village and to wrap the Development Boundary around these would create a developme pressure on the land r/o 25 to 61 High Street, and also to the SW of Victamany. `the ‘Barton’ place-name also suggests that this area may be of historic environment value. Several areas of land in the vicinity of this boundary are prone to surface water flooding.</p>
E - A	<p>This short stretch includes a rough field with a road frontage, crossed by a track leading to a narrow area of ground behind 69 to 77 High Street, although it appears to be in different ownership. The field has a good boundary to its NW but to the SE is less well defined. It presents a very marginal opportunity for rounding off without extending the village further to the NW, which could accommodate up to 5 dwellings in a similar density to the properties to its S along High Street, which is not considered a good case for inclusion in the development boundary.</p>
Historic Environment	<p>Originally an early medieval settlement, mentioned in the Domesday Book, the fields around Treviscoe include, in addition to post medieval and modern enclosed land to the east, examples of medieval farmland to the west and north, all squeezed between the enclosing areas of disused clay workings and active plant which have hidden any other evidence of the early history of the settlement. There are no designated historic assets present. However the workings are of some historic interest from an industrial heritage angle, as they include early china clay workings dating from before 1807. The plant site has grown to be a major site. The village is characterised by the typical single depth rather plain terraces and semis of China Clay country, but includes an attractive Edwardian Wesleyan Chapel and Sunday School and here and there some interesting detailing. Some infill has occurred with rather standard modern designs. Behind the terrace on the north a modern long cul-de-sac has been inserted, which in parts is heavily dominated by tarmac. It is important that any new infill or rounding off should be locally distinctive and designed to complement rather than detract from the urban form, by being informed by and consistent with the scale and character of the surrounding area and the streetscape, its historic street-lines and established/traditional building line practice, and the setting of the unlisted heritage assets.</p>
Landscape	<p>Although none of the surrounding landscape is designated as being of any special quality, the village enjoys an interesting backdrop, with vistas to be had of the higher ground to the south west and east, all of which is much altered by china clay working, but which nevertheless is an everyday reminder that the village is set in amongst an important and historic industrial landscape. Any new developments should seek to make the best of such views.</p>
Comment & Conclusions	<p>Treviscoe includes some community facilities, and is considered to be a sustainable location for small scale development. [Note that several sites around the village were the subject of planning applications and appeals in the past for residential use, all refused as the settlement was not considered to be a sustainable location for development of the size proposed due to lack of services and remoteness]. However there appear to be some infill opportunities of a modest scale which the proposed boundary can accommodate, subject to the constraints noted above.</p>

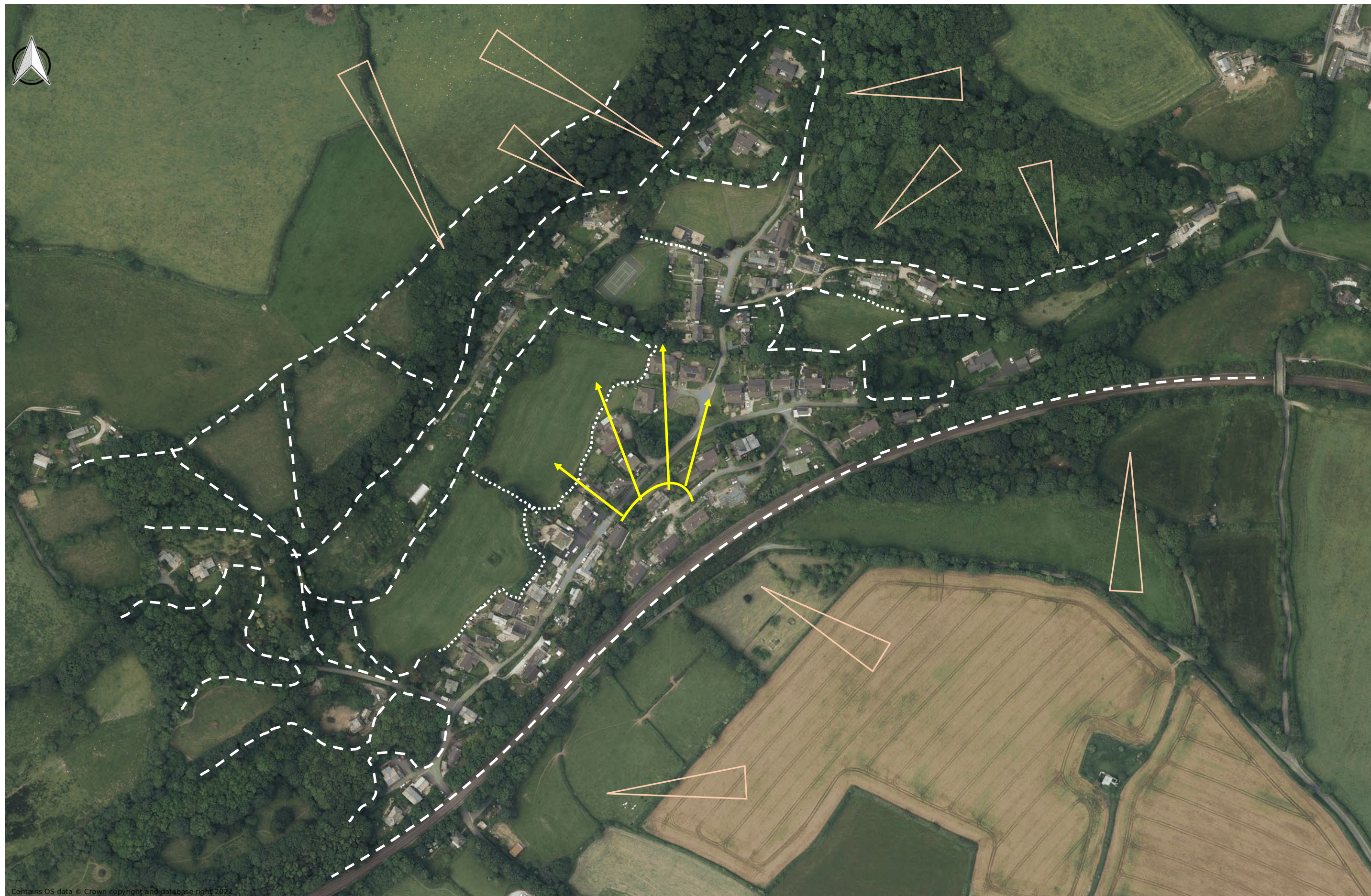


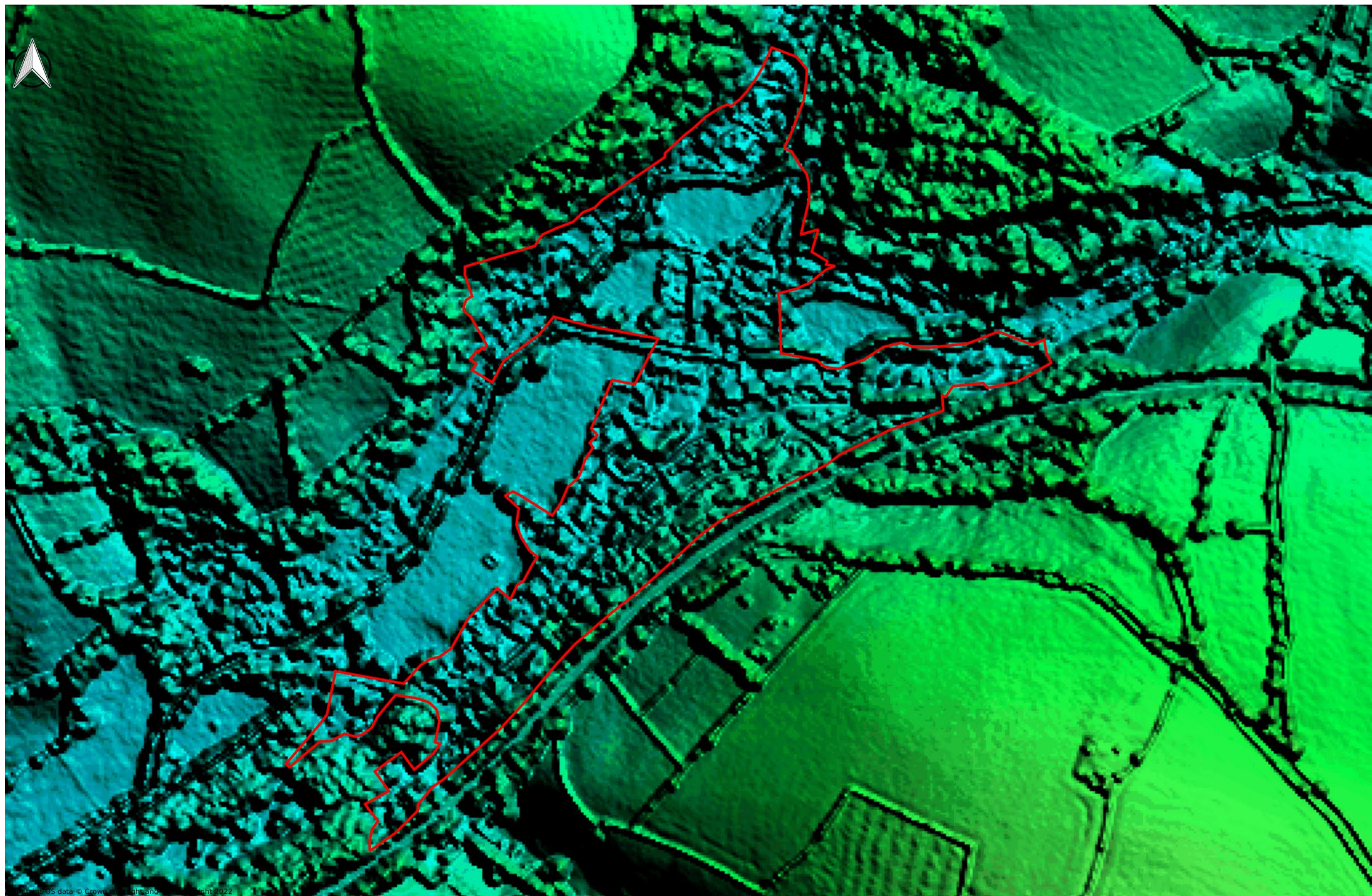


SETTLEMENT NAME:	ST STEPHEN
BOUNDARY SECTION.	CONSIDERATIONS
	<div><p>The map displays the village of St Stephen with a red boundary line indicating the development area. Various planning statuses are marked: 'Withdrawn app. For Residential' (purple hatched area), 'Refused PPs' (red dots), 'Positive pre-app for rural exception housing' (orange hatched area), and 'Potential infill opportunity' (green hatched area). Large blue arrows indicate the 'Possible direction of growth for rural exception housing'. Labels A through K mark specific points along the boundary. Surrounding features include Treneague Moor, Tregargus Farm, and the River Tavy.</p></div> <p>A - B</p> <p>The N boundary of the village is formed by Treneague Road, which is a lane bounded on both sides by a strong and mature Cornish Hedge and hedgerow, separating the village effectively from the rising ground to the north. Moving from point A eastwards towards Tregargus it crosses Trethosa Road midway. To the S of the lane is a recent estate development [Lower Meadows and Kernick Close] and a slightly older estate older development [Great Charles Close and subsidiary culs-de-sac]. N of the cross-road is a single depth ribbon of 5 1930's bungalows, which project into the countryside. Site to both the W and E of this ribbon have been the subject of unsuccessful planning proposals. In view of this, and taking into account the methodology, it is proposed that the bungalows be excluded from the development boundary.</p>

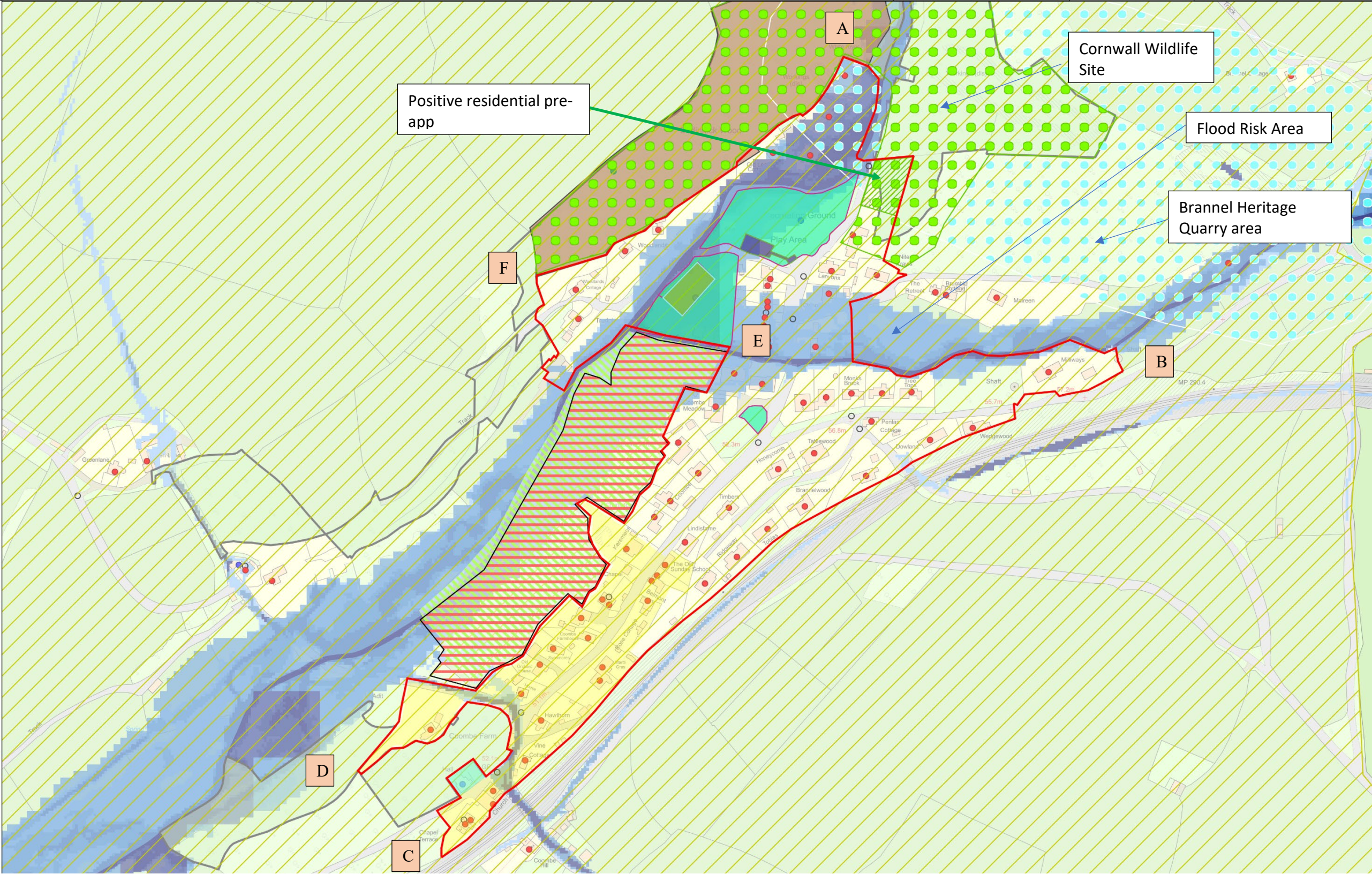
B - C	This section of the E boundary faces land which drops down to the Gwindra Stream valley, to which there is no adequate vehicular access available. The boundary formed by the rear gardens of Tregargus View and Homewater Close is clear, in the form of a hedgerow. Below this boundary, the Recreation Ground, Skatepark, Tennis Courts, Bowling Green , their pavilions, and the Play are, are excluded from the development boundary as per the methodology.
C - D	Below the recreation area the proposed boundary recognises that the Social Club and the Cemetery are enclosed by the development on Churchtown Meadows. Most of the N facing element of the boundary is formed by a distinct hedgerow line. To the E of Churchtown Meadows the boundary is very strong, formed by a small linear woodland leading down to the valley bottom of Gwindra Stream, which is also in Flood Zone 3.
D - E	From point E to F there is a 'bight' of open green land between Trevear Road and the Hawkins Motors site which might be perceived as a 'rounding-off' opportunity. Whilst the N boundary to it, formed by Trevear Road, is a strong one formed by significant hedgerows, the existing development to the W of this land has a patchy, rather weak boundary, being breached by two small accessways that lead to an employment site and an area of rough paddock which includes some temporary buildings. The land slopes gently into the Gwindra Stream Valley, along which is a distinct linear woodland and hedgerow. This could form an alternative boundary, enclosing the 'bight'. However the existing accessways are very tight and it is doubtful that an access from the very narrow Trevear Road could be practical. No alternative without demolition of existing properties seems to be available. Single plot infill between 47 and 49 Gwindra Road might be possible.
E - F	Further along Gwindra Road are the premises of Hawkins Motors, which should be included in the development boundary [item 'b']. No extension N or E of this site is possible due to the Flood Zone 3 status of the Gwindra Stream valley. To the S the boundary is a strong one, formed by the Gwindra Road, beyond which lay agricultural fields rising to the S.
F - G	From Egloshellens Farm to Carkeek's Close there is a further 'bight' of land, this time of farmed agricultural land comprising 5 small fields. There are no significant natural or historic environment constraints. This relatively flat land could also be perceived as a 'rounding-off' opportunity, although rather large in scale. Unlike section D – E, this land has potentially adequate vehicular access points via Carkeek's Close, Lois Lane, and Egloshellens Farm. It also has a possible alternative boundary to the E, formed by a hedgerow field boundary. This would be a very sustainable location for affordable development, being in very easy reach on foot to the village centre and its facilities and to Brannel School, and main bus routes. Ideally this might be in the form of an affordable-led housing development. Rather than wrap the development boundary to close these fields, it is proposed to identify the area as a possible 'direction of growth' for affordable-led housing development under Cornwall Local Plan Policy 9.
G - H	This section of boundary encloses Brannel School. The All Weather Pitch is included as there is no clear boundary between it and the main school buildings, but the other area of playing field is excluded. Two areas of land around the Old Rectory and Rectory area were identified in the SHLAA Assessment 2016 [Site S170] for 12 dwellings to be developed 2020/21 to 2024/25. Although these sites were refused PP in the 1990s, it is now recommended that they be included within the development boundary to meet current requirements. The boundary to the W is clear and formed by a hedgerow with trees.
H - I	From the Rectory the boundary turns W and then N, following the garden/field boundaries which are clearly marked by fences and hedgerows. None of the land beyond is currently accessible.
I - J	The boundary from point I to J encloses the area of the recently developed 'rural exception' affordable housing sites, which should now be included in the boundary [item 'I'] . The boundary here is proposed to be tight behind these developments, using their garden fences, rather than following the old field boundary to the S. This would help to identify the Immediate area to the south of the housing as a possible 'direction of growth' for affordable-led housing development under Cornwall Local Plan Policy 9.
J – K	This section of the W boundary to St Stephen is defined by Terras Road [A3058], and then follows a small track leading to 38 Terras Road, enclosing that property and also Lowen-Chy, and a small area of land between that may be suitable for a single infill plot. To the W of this boundary are some former agricultural buildings which had consent for residential conversion in the past, but which has now expired. This is also the site of a medieval settlement 'Creakavose' from 1346. Beyond these are two small fields with trees and bushes surrounding and a mix of springs, spreads and collects that fall within an area prone to surface water flooding, followed by Terras, a small detached hamlet. Consideration has been given to extending the St Stephen development boundary to include Terras and allowing development between the hamlet and the village, but this would form a mostly single-depth finger of development projecting out into the Upper Fal Valley and the surrounding countryside, which would not be appropriate. A pre-app for affordable housing development in-depth behind the properties fronting Terras Road was considered in March 2023 which in response said 'it is considered the development would result in a clear, visual encroachment into open countryside, contrary to guidance for PDL, infill and rounding off development proposals as described under [CLP] Policy 3'. However it indicated that the site could be an appropriate location for a 100% Affordable Housing scheme. It is considered that the terms of this positive pre-app opinion cannot be considered as a reason to extend the development boundary to enclose Terras.
K - A	From point K northwards the boundary is formed by the strong edge of the existing residential development and the site of St Stephen Churchtown Academy, below which are several fields in pasture leading down to the Upper Fal Valley and the Maggie Pie Experimental Seeding Ground. The field W of Creakavose Park may be the site of an Iron age, Romano British Round, according to the HER, whilst a Bronze age barrow may have existed in the field to the N. There is no vehicular access available to these fields from the built up area other than from Treneague Road to the N. To the NW beyond the fields lies Treneague, a small detached hamlet. An appeal against refusal of a dwelling between Treneague and St Stephen was dismissed in 2020. [Application no. PA19/01689] https://planning.cornwall.gov.uk/online-applications/files/939D748AE7B4E231FEC58035053EAD5F/pdf/PA19_01689-DISMISSED-5157422.pdf
Historic Environment	At Stephen is an ancient settlement, dating from 1200 when it was recorded as 'Sancti Staphani', and for many generations was the centre of the local Manor and its agricultural region. Before that the area was settled, as illustrated by the many Bronze age, Iron age and Romano-British rounds and findspots in the locality. St Stephen has an historic core, essentially the old 'Churchtown' area around the 12 th Century Church of St Stephen. This core is very distinctive: tight with narrow and bending streets, with terraced and individual cottages, and the former Kings Arms pub, all of no more than two-storey form on small plots, built with the local lighter coloured granite in block and rubble, but only a few with detailing flourishes such as quoins or decorative lintels. Amongst these are four listed buildings including the Church itself (Grade I), the Queens Head pub, the former Church Room, and the Methodist Church and Sunday School (all Grade II), and the Kings Arms Field, a site which is important to the historic setting and has longstanding community use [and is consequently identified in the Local Green Spaces assessment]. The Churchyard and nearby cemetery also include 17 listed crosses and the War Memorial, and two Scheduled Ancient Monuments. It is this core that gives St Stephen its sense of place and quality, for which a 'Historic Core' designation in the NDP is proposed. Beyond the core are two arms of early 20 th century terrace and villa development of some character, running north and south. To the east and west there has been considerable estate development which has changed the scale of the settlement and introduced standard house types on plots that do not reflect the historic pattern, including an estate of bungalows [Dabryn way]. Fortunately there are some interesting public housing schemes [Creakavose] and more recent developments are of a better standard [Churchtown Meadows, McCarthy Drive]. It is important that any new infill or rounding off should be locally

	distinctive and designed to complement rather than detract from the urban form, by being informed by and consistent with the scale and character of the surrounding area and the streetscape, its historic street-lines and established/traditional building line practice, and the setting of the listed and unlisted heritage assets. Archaeological investigation of new sites will also be appropriate.
Landscape	Compared to the other villages in the Parish, St Stephen sits on relatively flat ground on a ridge between the two branches of the upper Fal to the east and west, set amongst agricultural fields. None of the surrounding landscape is designated as being of any special quality, but about 1km to the south is an Area of Great Landscape Value, whilst to the north about the same distance is the china clay district. It is the latter which serves as a backdrop to the village as it is approached from the west, and is visible in vistas from several locations within the settlement. Development opportunities should avoid encroaching towards the AGLV or becoming more obvious on the upper slopes above the settlement.
Comment & Conclusions	St Stephen has a good range of facilities which meets the need for some services and facilities for itself and nearby villages and hamlets. As noted in section 1 it could be suitable for an appropriate level of growth to meet local needs for housing and to help support existing services and facilities. However any new development should be moderate in scale and reflect the established urban form, whilst avoiding significant impact on the pleasant local landscape. Infill opportunities are very limited. This has been taken into account in proposing the development boundary illustrated above, in the context of the proposed NDP policy.





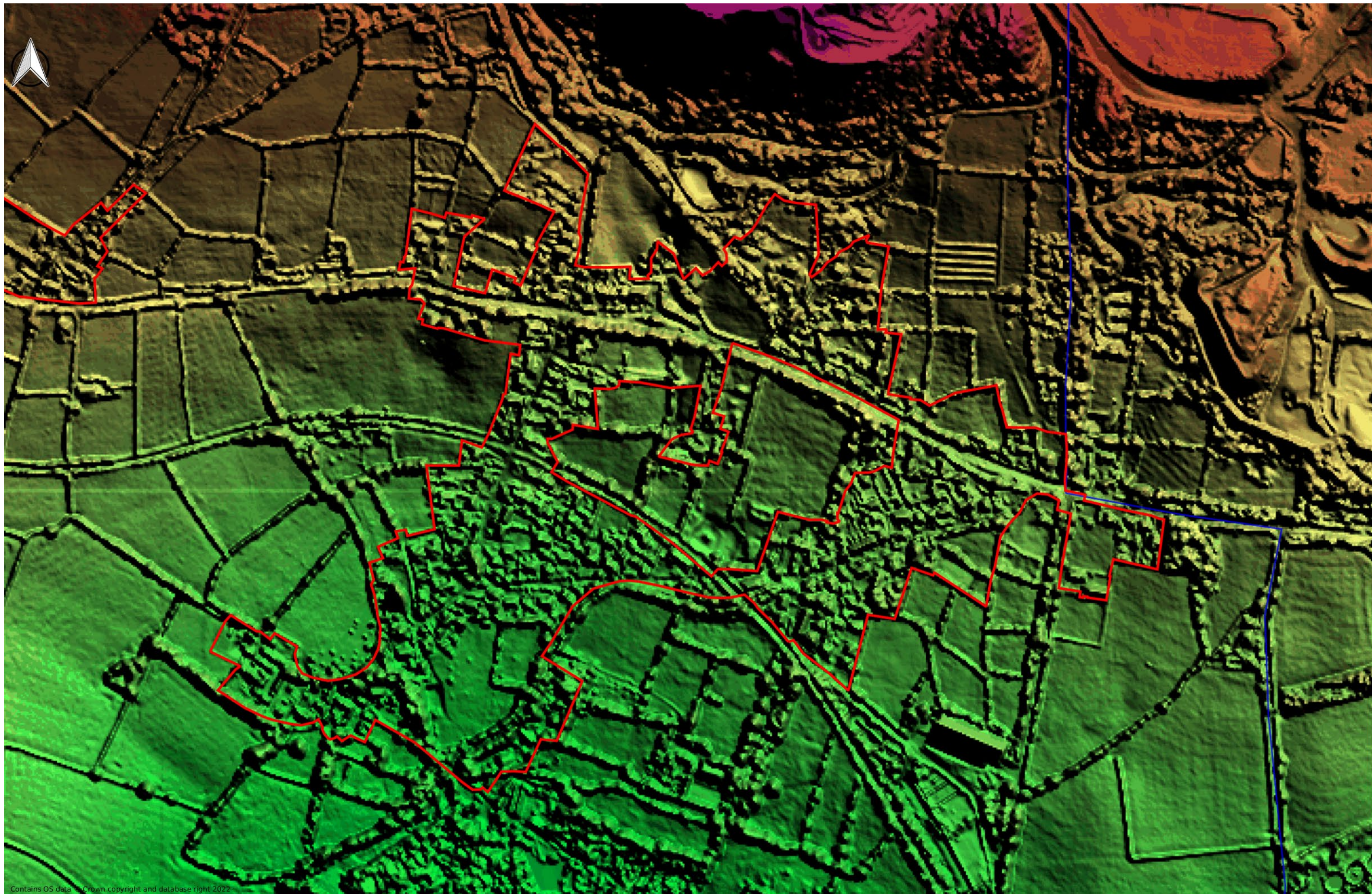
SETTLEMENT NAME:	COOMBE NOTE: The entire village in the Area of Great Landscape Value
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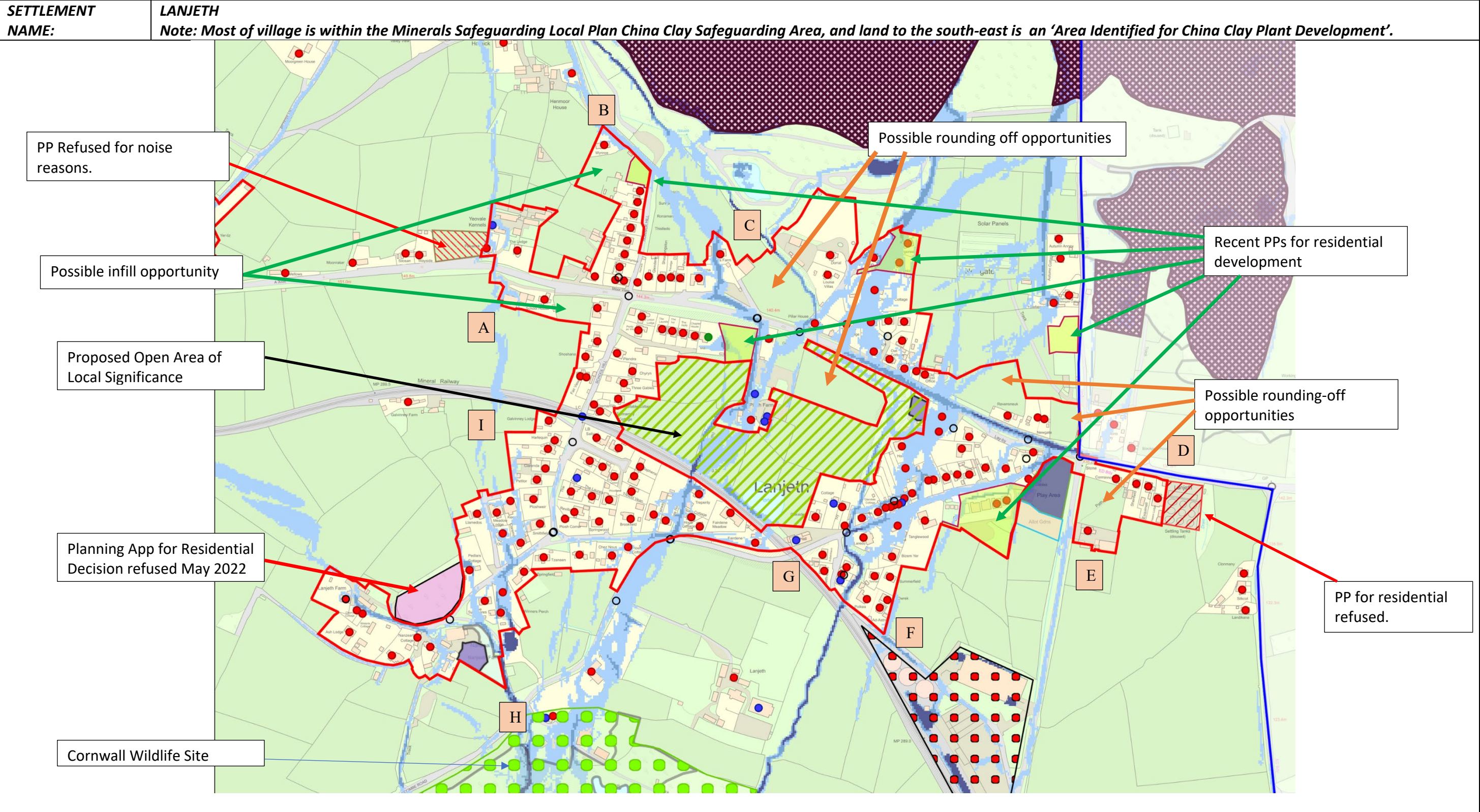


BOUNDARY SECTION.	CONSIDERATIONS
A - B	The edge of the settlement here is formed by the E part of the Bodinnick Wood, formerly a post-mediaeval iron mining site, and the valley of the Coombe Stream, both very strong and suitable for use as a development boundary. The valley bottom, including the small field N of Tree Tops, is within the flood zone shown in the CC Strategic Flood Risk Assessment and therefore not included as a rounding off. The finger of low density development above that area, formed by the 3 dwellings projecting into the countryside running just above the valley [The Retreat, Bramble Cottage and Malreen) are also excluded. Land adjoining Whisperings is included as it is subject to positive pe-app for a single dwelling.

B - C	Boundary B to C is extremely strong, formed by the railway mainline, and is adopted as the development boundary. The elongated straggle of four dwellings on Coombe Hill are excluded as they are beyond this boundary and clearly detached from the main built-up area by it.
C - D	At the SW end of the village a ‘bight’ of green land is formed by the Chapel, Chapel Terrace, and Coombe Farm. Although in plan view this looks like a good rounding-off location, this part of the village is one of great character, contributed to by the tall trees growing in the ‘bight’ area, which forms a strong edge to the village. The development boundary has therefore been drawn to exclude this land.
D - E	Section D to E settlement edge is formed by the rear and side garden boundaries of the properties running along the main street, beyond which a linear field falls away gently to the Gwindra Stream. About half the field is within the flooding area. Although the land was identified in the SHLAA as a housing site, it is far too large to be regarded as a sustainable development in the context of this small village. The development boundary is therefore drawn along the rear gardens of the residential development, and to its E by the edge of the recreation area formed by the Stream. This area has Local Green Space potential.
E - F	In this area the settlement edge extends W to accommodate Trudgians Farm, beyond which lies land associated with the Farm. This area is accessed by a narrow lane and bridge. Rather than extend the development boundary around the known boundary of the farm, it is drawn tight around the outbuildings and excludes the extend field/garden running along the N bank of the Stream.
F - A	The settlement edge is then formed by the S boundary of Bodinnick Wood, which is a Cornwall Wildlife Site and of historic environment value. This forms a very strong development boundary.
Historic Environment	Coombe is surrounded by Iron Age and Romano British sites, judging by field names and crop marks. The landscape to the north and the south west is medieval, although much of the area to the west and south of the railway line is post medieval and modern enclosure. The village itself is small and very attractive with a character that has in part been formed by its historic role, being a site of post-medieval [19th C] mineral mining, mostly for iron but also for other materials associated with deep mineralisation. The nearby Brannel Quarry is identified as a ‘Heritage quarry’ in the Cornwall Minerals Safeguarding Local Plan. There are several examples of characterful buildings built to serve the needs of the community linked with this activity, particularly at the W end of the village, including 2 chapels, 2 Sunday schools, a board school and blacksmiths, which provide important clues for vernacular design, and for which a ‘Historic Core’ designation in the NDP is proposed. It is important that any new infill or rounding off should be locally distinctive and designed to complement rather than detract from the village form, by being informed by and consistent with the scale and character of the surrounding area and the streetscape, its historic street-lines and established/traditional building line practice, and the setting of the listed and unlisted heritage assets. Archaeological investigation of new sites will also be appropriate.
Landscape	The entire village is within the Area of Great Landscape Value and any development should take account of Cornwall Local Plan policy 23, i.e. it should be of an appropriate scale, mass and design that recognises and respects landscape character, takes into account and respect the sensitivity and capacity of the landscape, considering cumulative impact and the tranquillity in areas that are relatively undisturbed. This must be taken into account in drawing up development boundaries.
Comment & Conclusions	The village is constrained by the flood plain of the Gwindra Stream, but the stream also contributes to the peaceful atmosphere, which has attracted some good quality low intensity residential development in the recent past which complement the older development pleasantly. The potential for development is limited by both its relative remoteness from services and by the need to ensure that the existing distinctive character is not harmed. Therefore a quite tight development boundary is justified.



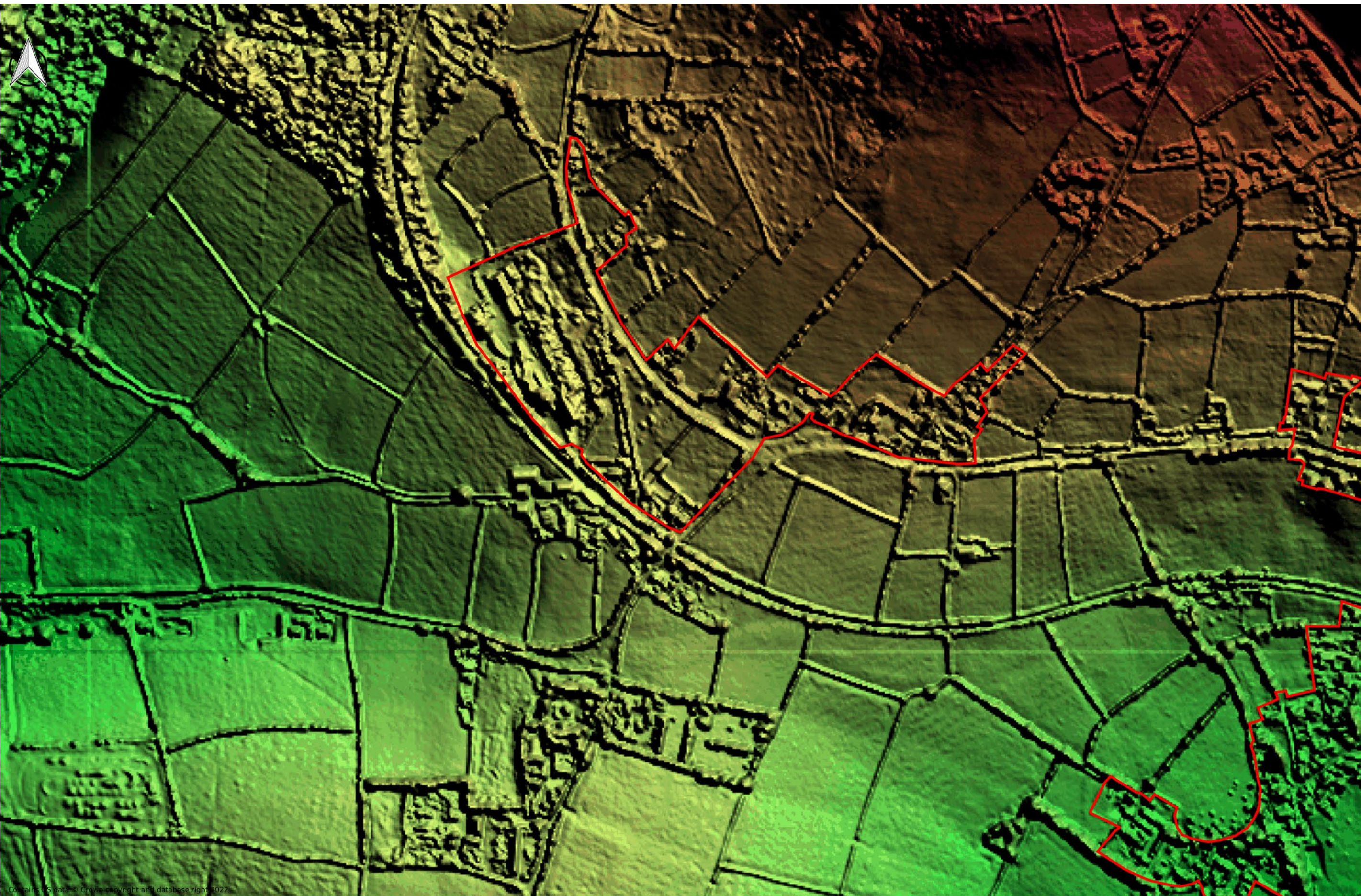


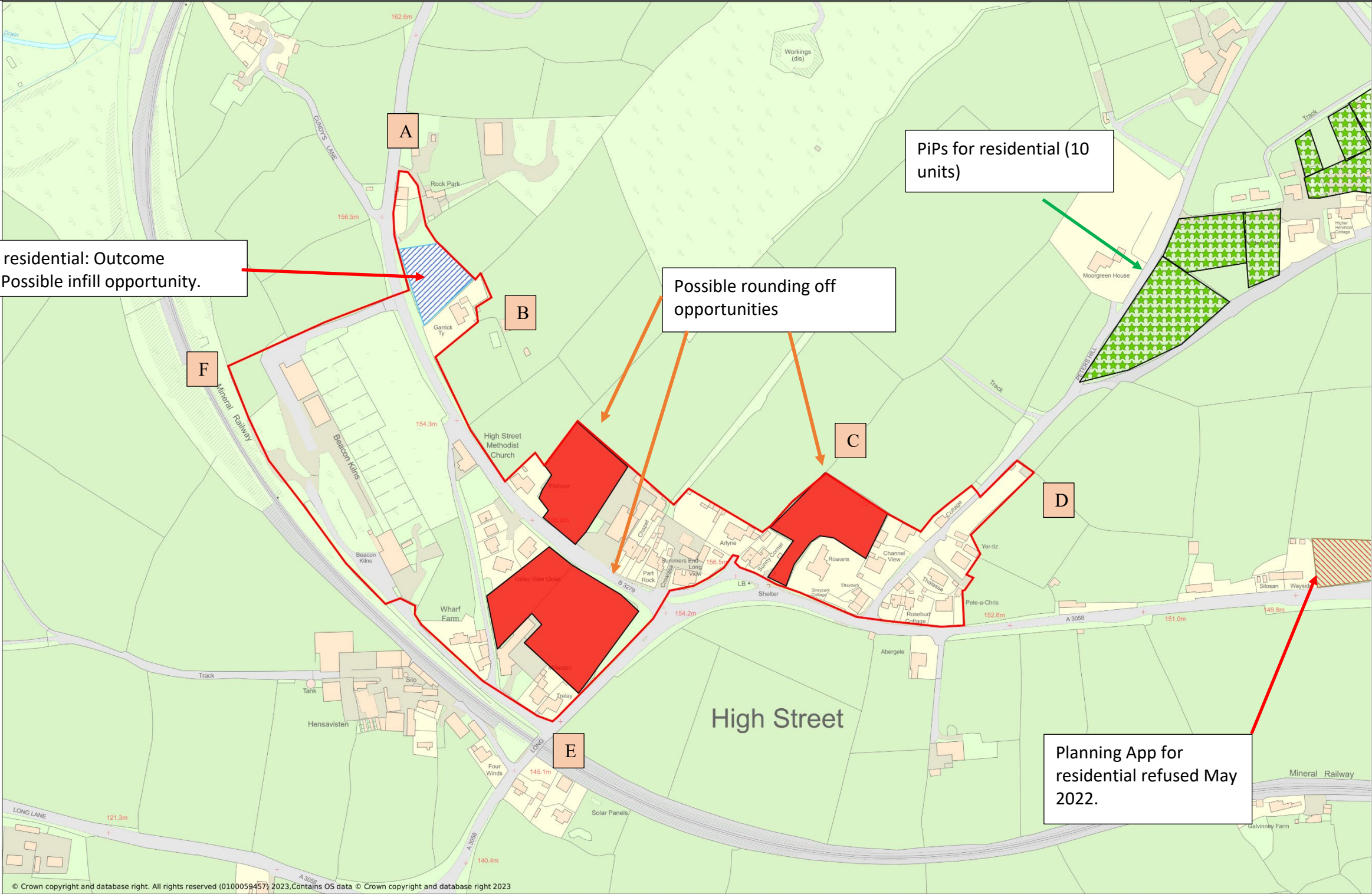


	existing edge, but where there are gaps bounded by development on three sides, there are convenient boundaries to the north that offer up small infill or rounding off opportunities that are included.
D - E	This edge runs south and east flush with the Parish boundary. Just beyond ‘Treanlodge’ is a site of former settling tanks, which has a history of refusals for development. It is technically not ‘brownfield land’ and is now part of the garden of the adjoining. However given the planning history it is proposed to exclude the site for the village development boundary. Thereafter the settlement edge encloses a small field, crossed by an unmade path, located between the ‘The Old Mill’ and ‘Corminnow’. The field may in future attract infill proposals.
E - F	Now moving westwards the edge is made up by the limit of the local play area and allotments, beyond which is a recently permitted development, and then the well-defined garden boundaries of the group of properties forming this north eastern limb of the village, running south to the railway line. In accordance with the methodology, the play area and allotments are excluded from the proposed development boundary, but the recently permitted development is included.
F - G	The railway line forms a most effective settlement edge and development boundary here.
G - H	South of the railway and moving westwards lies the main portion of the village. This settlement edge comprises a well-used lane, and then the rear garden boundaries of the properties fronting the road from School Hill to Lanjeth Farm. It is proposed that the development boundary follows these clear and distinct features.
H - I	Further west the settlement edge now follows the gardens of ‘Lanjeath Farm’, a complex of new builds and conversions forming an extension of the village. On the northern return of this edge above Lanjeath Farm is a small site which has recently been refused planning permission for residential development, because ‘...the proposed development by reason of its location outside of the clearly defined built form of Lanjeth does not represent infill, rounding-off or fall within the definition of previously developed land and would visually extend the built form into the open countryside, eroding the character and appearance of the rural setting’ [PA21/09491]. In the subsequent appeal, the Inspector agreed with these findings. Further beyond this the development boundary is proposed to follow the clearly defined residential gardens so far as the railway line.
I - A	The next section lies between the railway and the main road, and as above is made up of the clearly distinctive garden boundaries. However between ‘Old School House’ and ‘The Old School House’ is a small plot suitable for infill, subject to a satisfactory access being possible, so the proposed development boundary encloses this.
‘Central’ Lanjeth	Enclosed within the village, at its centre, is ‘Plosh Farm’, bounded to the north and east by a ‘goffin’ or tree-lined gorge, up to 20ft deep in parts, whilst to the east and west of the farm are other small open fields, in total about 4ha in area. This area is mostly open, green and of some wildlife value. Ecological studies on adjoining land suggest that badgers, hedgehog, reptiles, breeding birds, dormouse and bats may be present in the habit provided by the trees, hedgerows and grasslands present. They are is also known to be quite wet, and is partly subject to surface water flooding. It contributes significantly to the rural character of Lanjeth as perceived by residents and those passing through via the A3058. Being at the centre of the village this area has already attracted development pressures, with recent permissions for dwellings along School Hill to the west and Coombe Road to the south. It could be perceived to be a large scale ‘rounding-off’ opportunity, but its scale is such that If it were developed entirely the settlement would become much more suburbanised, with 36 to 50 dwellings at the typical local density of 15 to 20 dwellings per ha. Therefore it is proposed that a development boundary be drawn to tallow for some rounding off, and that the rest of the area be identified as being outside the development boundary as an ‘Open Area of Local Significance [OALS].
Historic Environment	Lanjeth and High Street are located in an area of formally rough ground and probable medieval commons enclosed in the 17th, 18th and 19th centuries, along with some relic medieval farmland. It is characterised by many small fields in an irregular layout. The village originates from two tiny medieval settlements., Lanjeth and Hornick, which it appears after the enclosures were supplemented by some post medieval features such as blacksmith and carpenter’s workshops, a National School, a Board School, shops, two inns, Methodist Chapel and a scatter of workers dwellings and miners smallholdings along the road from Lanjeth to Hornick, on Coombe Road which linked Coombe to St Austell, and along the St Austell – St Stephen road. Employment locally was in farming, some deep metal mining at Lanjeth Mine and nearby Coombe, and the growing china clay business. Still by the end of the 19 th century the village did not exist other than in the form of a scattered community, but in more modern times the field pattern lent itself to plotland development, growing along the road south towards the nearby Lanjeth Mine, which over time has been infilled to form the modern and unusual settlement of Lanjeth, being formed of three linear arms of development, now further divided by the main A3058 and the mineral railway line both running east-west.
Landscape	None of the surrounding landscape is designated as being of any special quality
Comment & Conclusions	With a green area at its core, Lanjeth retains a distinctive rural feel which local residents very much value. It enjoys many strong boundaries that clearly mark its extent, but some of these enclose small sites with potential for rounding off, infill and possibly rural exception affordable housing sites. Towards the south west the village gradually diminishes into the countryside as the density dwindles. The village proper is located on the main road with the service centres of St Stephen and St Austell nearby, so it is reasonable that the appropriately small-scale development opportunities might be allowed to come forward to meet both market and affordable housing needs. Providing a small scale is maintained this could be achieved without significant harm to the rural character and setting. It is proposed therefore that the development boundary be drawn up to enclose the apparent small-scale rounding-off and infill possibilities, and to preserve the ‘green heart’ in the form of an Open Area of Local Significance.

HIGH STREET

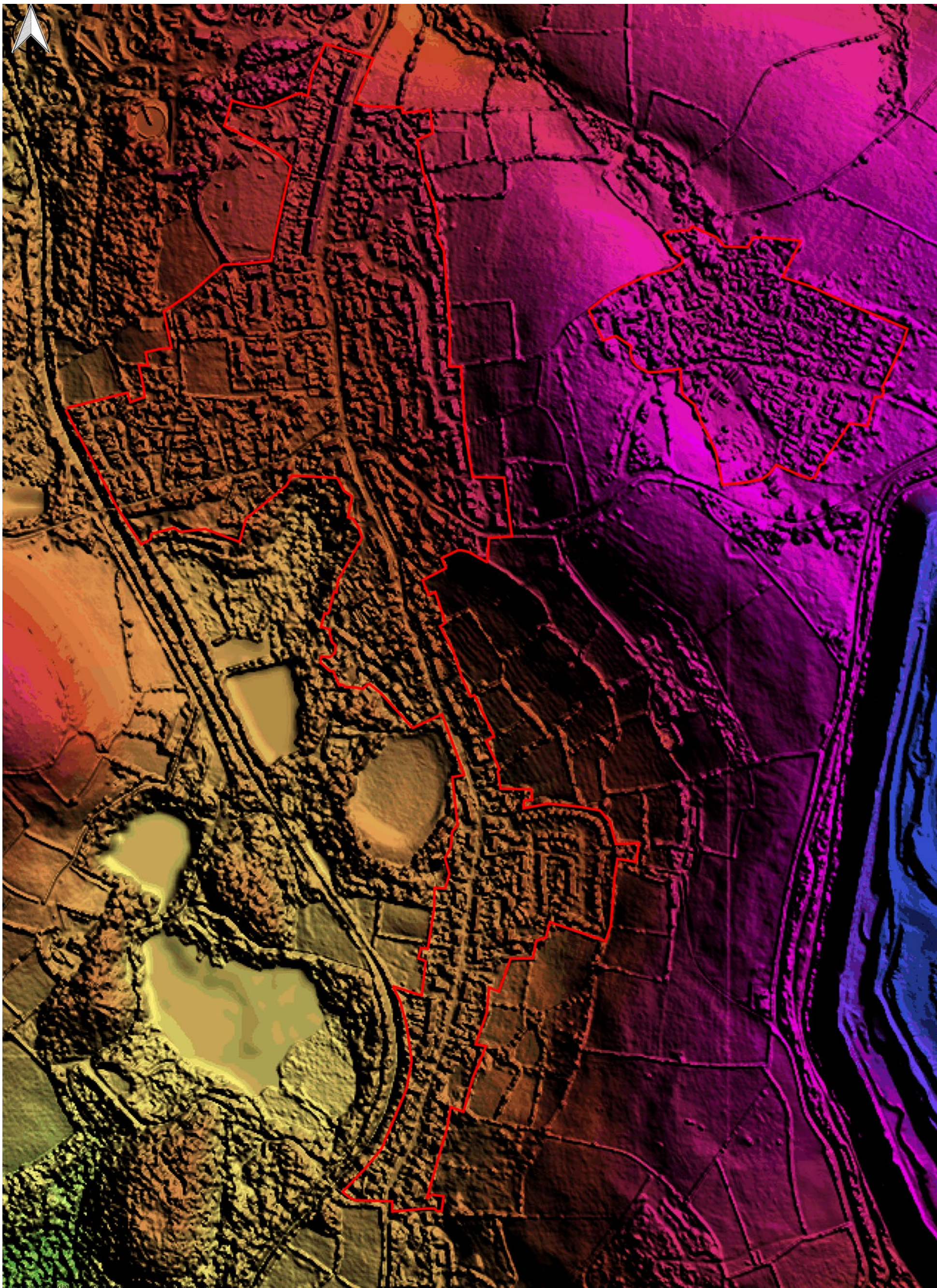


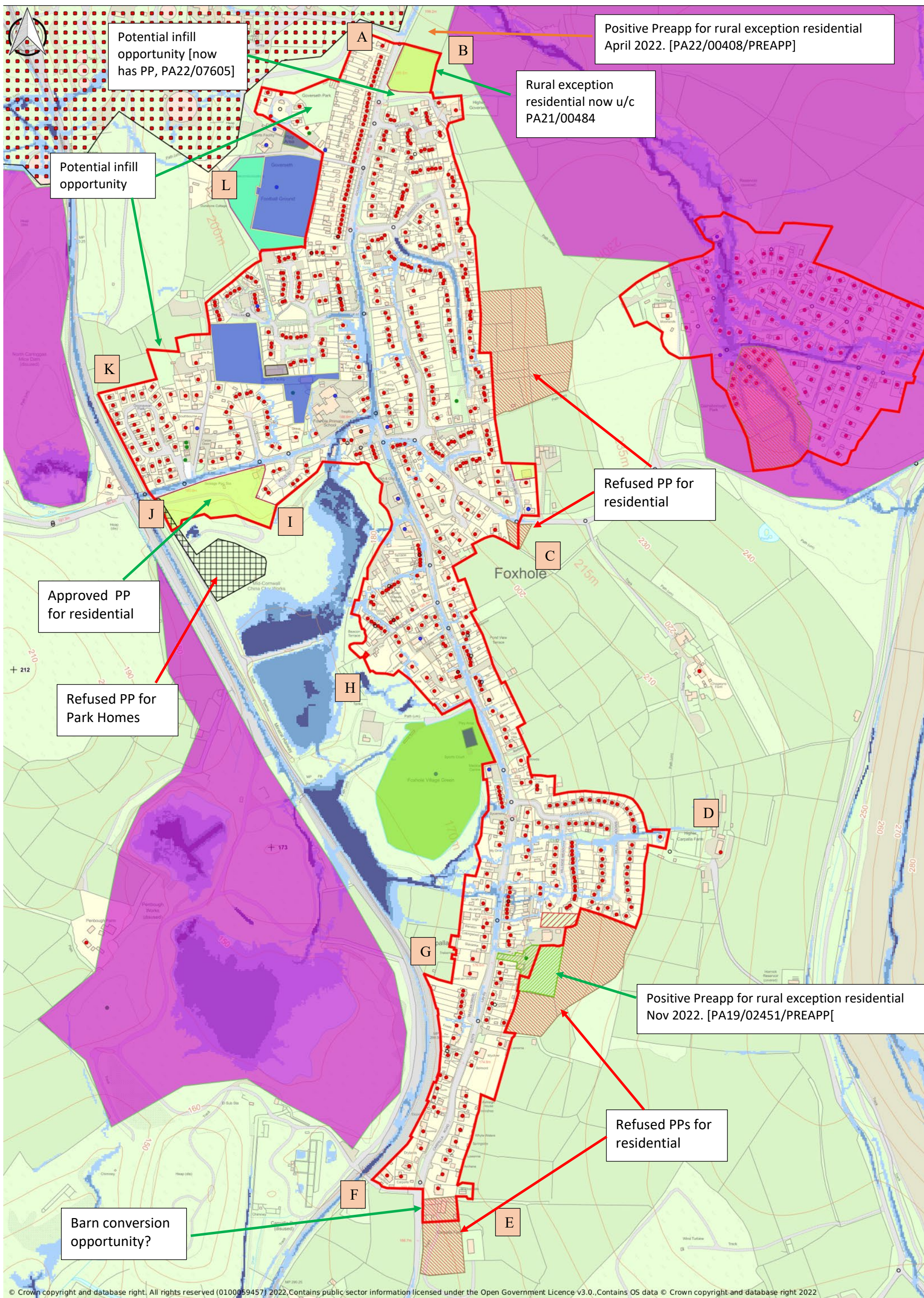


SETTLEMENT NAME:	HIGH STREET <i>Note: Most of village is within the Minerals Safeguarding Local Plan China Clay Safeguarding Area.</i>
 <p>The map illustrates the High Street settlement layout, divided into sections A through F. Section A is at the top left, near a drain and 162.6m elevation. Section B is below A, near Rock Park and Garrick Ty. Section C is a large red-shaded area in the center, labeled 'Possible rounding off opportunities'. Section D is to the right of C, near Moorgreen House. Section E is at the bottom center, near High Street and Wharf Farm. Section F is on the left, near Beacon Kins and the Mineral Railway. Annotations include: 'Preapp for residential: Outcome Unknown. Possible infill opportunity.' pointing to a blue hatched area between A and B; 'PiPs for residential (10 units)' pointing to a green hatched area near Moorgreen House; and 'Planning App for residential refused May 2022.' pointing to a red hatched area near Siloson. The map also shows various landmarks like High Street Methodist Church, Wharf Farm, and several residential streets like Valley View Close and Sunny View. Elevation points are marked throughout the area.</p>	
BOUNDARY SECTION.	CONSIDERATIONS
A - B	Along section A – B the settlement edge is clearly defined by tracks or hedgerows. Between ‘Rock Park’ and ‘Garrick Ty’ is a small field with good boundaries that has been subject to a Preapp for residential development, the outcome of which is private and unknown. Subject to satisfactory access it would make a small infill site. Moving eastwards , between ‘Garrick Ty’ and Ellohnor are two further small fields which would produce a site too big to be sustainable in the context of the ‘cluster’ of High Street and Lanjeth.
B - C	Moving further east, the settlement edge follows clear field/garden boundaries, other than on the eastern flank of FK Electrical. Between ‘Ellohnour’ and FK Electrical is a small field with reasonable boundaries to W and N, which could be suitable for 5 to 8 dwellings, similar to Valley View Close opposite. Similarly between ‘Sunny View’, ‘Rowans’ and ‘Channel View’ there is a small irregularly shaped field with reasonable boundaries that might accommodate up to 3 dwellings.

C - D	Now running south from point C the settlement edge is formed by good garden/field boundaries, beyond which are small fields and then 4 fronting the A3058. As these dwellings are strung out in a linear form with gaps between, they do not form a sufficient quantum of development to be included in the development boundary. North of High Street is the very small hamlet of Hornick, which has ecently ben subject to a number of PiPs for residential development (10 dwellings). Extending the High Stret development boundary to include these would not comply with the methodology as it would create a ribbon development with the potential to set a precedent for further development in depth that would be out of scale and character to the area.
D - E	Returning west and south, the settlement edge now follows the string boundary formed by the A3058. The dwelling ‘Abergele’ to the south of the road is excluded from the development boundary. To the west of the A3058 between the A3058, B3279 and the railway, is another small field that has potential for 6 to 11 dwellings.
E - F	Although there are residential properties and a small industrial estate south of the railway line, they are well spaced apart in small clusters and wrapping the development boundary around them would create a large area of potential development land projecting out into the countryside, of a scale that is not sustainable. Therefore the proposed development boundary follows the Mineral railway to Point F. As per the methodology, the entire grounds of West County Machinery are included in the proposed boundary.
F - A	This section is formed by the clearly marked track leading to WestCountry Machines, which edged by a hedgerow.
Historic Environment	See detail for Lanjeth
Landscape	See detail for Lanjeth
Comment & Conclusions	Although it has minimal facilities, the village is identified as having a possible role for small scale sustainable development in a cluster with Lanjeth. The opportunities offered by the small fields on the northern boundary could accommodate such a scale of development, and are therefore included within the proposed development boundary.







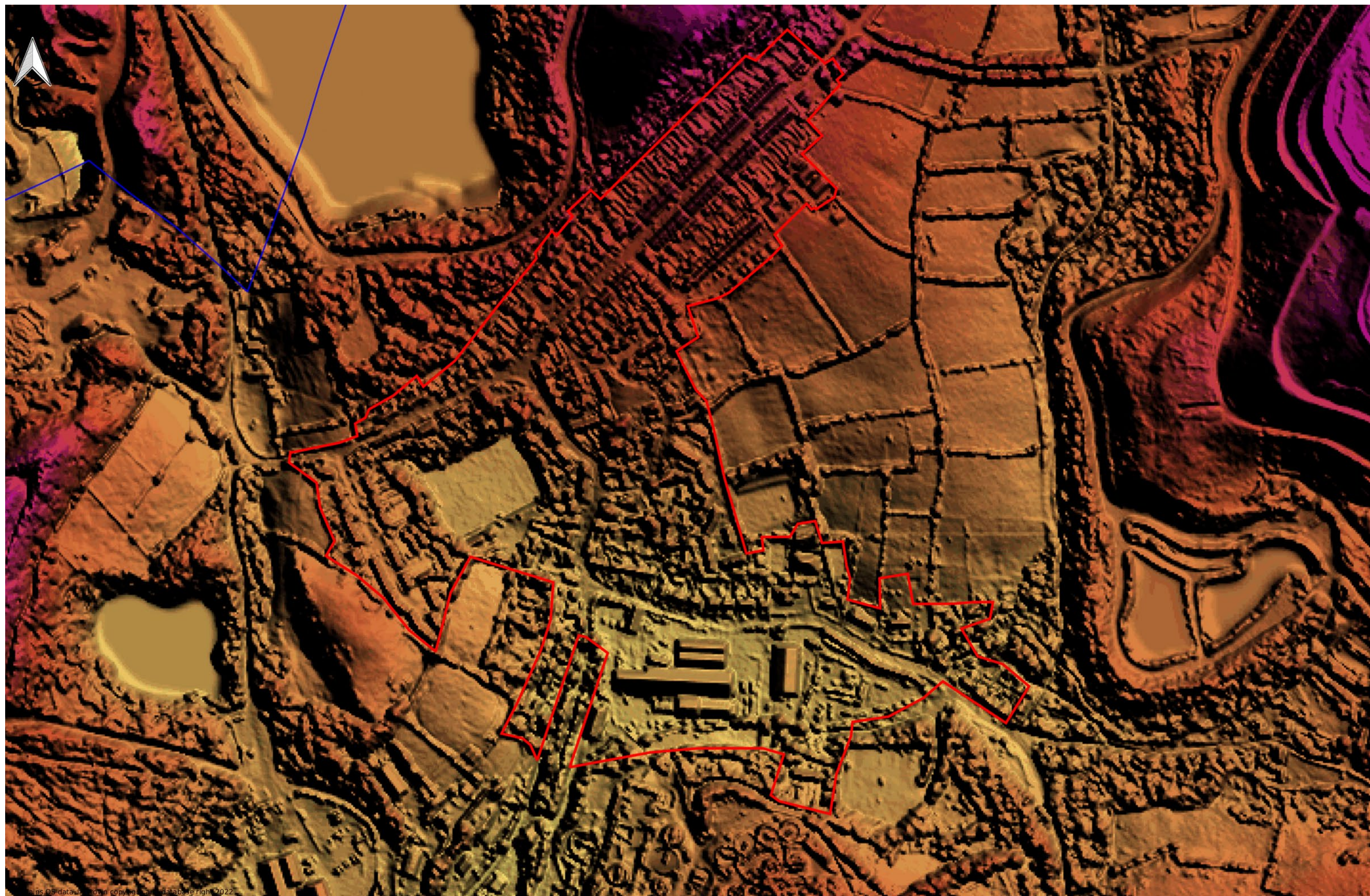
SETTLEMENT NAME:	FOXHOLE Note: Most of village is within the Minerals Safeguarding Local Plan China Clay Safeguarding Area, and other notations apply (See below).
BOUNDARY SECTION.	CONSIDERATIONS
A - B	Here the short stretch of settlement edge is formed by, to the east, the clear and distinctive boundary of the residential area with the Drinnick China Clay Works, which is identified in the Minerals Safeguarding Local Plan as an ‘Area Identified for China Clay Plant Development’. Across the Goverseth Road the settlement edge was until recently formed by a good boundary of trees and bushes. However planning permission has been given for a Rural exception housing site, which is currently under construction. Between that and the edge of existing development a small infill plot has thus been created. The proposed development boundary has been drawn to include the new development. Beyond that a Preapp for a 100% affordable rural exception scheme [PA22/00408/PREAPP] has been given a positive response. Until that development receives permission and is under construction, the site should remain outside the Development Boundary.
B - C	Along the eastern boundary of the village, the settlement edge is formed by the residential garden field boundaries, which are mostly very clear, although there are some areas where the boundary is less well defined. Beyond these, as short way to the east, is an area identified in the Minerals Safeguarding Local Plan as an ‘Area Believed to Contain China Clay Reserves’. Planning applications for residential development in depth have been refused in the past for land to the east of Fortescue Close, projecting up into the land above the village where it would dominate and approach the minerals reserve area, and off Chegwyns Hill. It is proposed that the development boundary follow the existing settlement edge and exclude the sites of the previous applications. The higher land above the village is important to the setting and character of the settlement and its historic form, and forms a clear gap, or green wedge, between it and the future minerals area and Gainsborough park home development, in recognition of which it is proposed that it be designated as an Open Area of Local Significance.
C - D	This section continues southwards along the residential garden/field boundaries which are quite clear. This includes an area of single depth development which links the Carpalla area, once a separate village, to Foxhole, opposite which is the Village Green. A modern estate, Hillside Meadows then projects up the hillside to Higher Capalla Farm. It is proposed that the development boundary follows the clear settlement edge here.
D - E	Continuing southwards, the settlement edge becomes more broken, and to the south of Hillside Meadows estate is an area of three fields which have been subject to several residential development proposals. The larger of these, which in effect would have been a cul-de-sac of 58 dwellings similar to Hillside Meadows, was refused permission in 2016, and dismissed at appeal in 2017, when the Inspector found that the site could not be considered as a sustainable location for development, that the development did not fall into the definition of ‘small’ considered appropriate for a rural exception site, and that the amount of cross-subsidy development (49%) was excessive, and amongst other things it was considered that on balance the proposal was not appropriate [PA16/08436]. Subsequently a Preapp opinion for 9 dwellings on a smaller portion of the site was supported by CC planning but only if it was for affordable housing, and could not be considered as a ‘rounding off’ [PA19/02451/PREAPP]. Therefore the development boundary should exclude the site until such time as the affordable housing scheme is commenced. Beyond that the settlement edge becomes stronger and more distinct, consisting of a single depth of development.
E - F	This short stretch of the southern boundary of Foxhole is made up of the farmstead site of Carpalla Farm, which creates a rather ragged boundary. Residential development here was refused in the past as being unsustainable and projecting into the countryside. There appears to be a derelict barn which may be capable of residential conversion, so in accordance with the methodology a smaller area of the site could be included in the development boundary. Across the main road the boundary is well defined.
F- G	Now moving northwards, the settlement edge is well defined by the railway and rear garden/field fences, and the proposed development boundary should follow these.
G - H	The next section is marked clearly by the ‘Foxhole Village Green’, which being contiguous with the open countryside is excluded from the development boundary. The land beyond this has potential as a Local Green Space along with that at H to J.
H - I	From H to I the settlement edge is very well defined by the wooded edges of the Mid Cornwall China Clay works and lake, which make an excellent development boundary. Much of this land is subject to surface water flooding.
I - J	Section I to J moving eastwards is partly made up of the same woods as referred to above, but also includes a scrubby area which has attracted development interest. Indeed PP was granted in 2017 for 22 dwellings, so the proposed development boundary should include this site (PA16/07420). To its south a site for Park Home was refused. The rest of the area [H to J] forms an attractive natural setting for the village with considerable potential for the extension of the limited recreational use [permissive footpaths]. It also has historic environment value as a setting for St Stephens Beacon SAM, and itself contributes to the local historic character of the village. The landscape and habit produced by the restoration has potential to host a wide variety of species. It therefore has potential to be a Local Green Space.
J - K	The next section of settlement edge follows the railway line, forming a very strong development boundary.
K - L	Here the settlement edge is mostly made up of the rear garden/field boundaries of varying quality, but also the eastern edge of the football ground, which being contiguous with open countryside is excluded from the development boundary. Beyond that is an area of rough ground bounded by the railway line to the west and the Goverseth Works to the north, that was formerly part of the North Carloggas China Clay Works, now outside of the minerals safeguarded deposits and development reserves. This area makes a contribution to the landscape setting of the village, and also to its historic form. It also serves as a clear gap, or green wedge, between the works and the village. In recognition of which it is proposed that it be designated as an Open Area of Local Significance. At the top of the lane running north from Bacon Road, to the west of Lane End, there appears to be an infill opportunity.
L - A	The settlement edge then wraps around Goverseth Park, beyond which is the Goverseth Clay refinery, which is land reserved as ‘Area Identified for China Clay Plant Development’. A small field to the rear of the properties at Goverseth Park is included in the Development Boundary as it and may be suitable for an infill development if access can be achieved.
Historic Environment	Foxhole has developed from what was originally five established agricultural hamlets and farmsteads [Foxhole, Drinnick, Goverseth, Chegwyns, Carpalla] as a result first of shallow tin mining, and later the massive expansion china clay extraction. The historic environment importance of the link between the latter and Foxhole is immense: nearby St Stephens Beacon is where William Cookworthy first discovered China Clay at the site of an open cast tin mine, and nearby Carloggas is the site of his first sett. To the settlement’s north and west is the large administration, depot and processing plants at Dubbers/Drinnick from which much of the industry was run and serviced throughout the 19th and 20th centuries, and the rail and tram links which served it, whilst other works and china clay pits surround the village to east and west, creating the distinctive ‘island settlement’ urban form. It was in the late Victorian period that Foxhole came into being as a recognisable industrial village, acquiring

	<p>a range of services typical of a Cornish industrial settlement. Many of the buildings from this time feature locally sourced granite and china clay stone, ‘St Stephens’ Porcelain’ particularly in the Carpalla area, and are in the form of speculative terraced housing slotted in where gaps allowed. When in the inter-war years the industry grew to be made up of limited liability companies with greater capital resources, planned company owned housing was built, particularly at Goverseth Terrace, to accommodate the increasing numbers of workers and relocations of workers from outlying cottages and hamlets lost to pit and tip developments. A modified urban form and style developed, unlike the local traditions, with uniform terraces rather than traditional rows of individually detailed cottages, and the use of mass produced materials such as brick and concrete originating as a by-product of the local mining, in addition to local stone. All of this has imparted a very distinctive historic environment and character that any new development should seek to respect and respond to, in terms of location, scale, form and materials, and which must inform the choice of development boundaries.</p>
Landscape	<p>The landscape setting is dominated by the heights of Watch Hill to the east and the former farming and moorland now mainly given over to the china clay industry. The panorama within which the village sits, contained by industrial landscapes in the country, is dramatic, interesting and attractive in some places. None of this landscape is designated as being of county or national importance, although it has great local significance in terms of its relationship with the evolution of the china clay industry, the local urban ‘island settlement’ form, and the daily experience of living in a distinctly unusual but well recognised Cornish landscape. It also has important literary links, to the works of Jack Clemo, A L Rowse and Alan Kent. For Clemo in particular the china clay landscape had symbolic importance for his mystical and religious experiences, and his words capture how the expanding clay industry impacted on nature, which, after abandonment of the works, were reclaimed by nature. Indeed the landscape between the workings and around the village is surprisingly green – overgrown rather than planted – full of bushes and trees and small green fields. The views to the west and south are far reaching. The immediate foreground is over the shallow valley to St Stephen’s Beacon. In this valley and beyond to the north are both working china clay pits [Goverseth and Treviscoe], with aquamarine pools and settling pits, long-abandoned hollows and conical dumps now covered in scrub and low trees. The more distant view is over the broad vale of St Stephen-in-Brannel - and to the south down to the sea between Mevagissey Bay and Veryan Bay. To the north and west views are contained by the higher ground and the china clay waste dumps on Watch Hill, although ancient agricultural lands and fields are still discernible in the Goverseth valley and immediately to the east of the village. The streetscape is of long rows of terraces and individual villas, interspersed with modern infill along the long central road. It is mainly quite broad, creating vistas along its length; and linking the different character areas within the village. The chapel, school and ‘cost-cutter’ give the only ‘centre’ and sense of place to the village. To the immediate north and south of Foxhole the abrupt curves, narrower road, sense of enclosure and presence of large trees and good architecture in Carpalla (especially at Higher Carpalla) create shorter, but more enticing views along the road, and the wider views are more likely to be glimpses through buildings or across the occasional open plot than the broad panoramas elsewhere. Any new development should respect and enhance this very distinctive local landscape and therefore development boundaries need to be carefully selected to achieve this aim.</p>
Comment & Conclusions	<p>Foxhole is the first of the three local ‘island settlements’ created through the relationship between the landscape, the china clay industry, and human settlement over time, resulting in a very distinctive urban form, which it is important that any new development is responsive to for historic environment and landscape reasons to ensure that the existing distinctive character is not harmed. The village has a reasonably good range of services and performs an important role in its local area as rural service centre. Although the village is a suitable sustainable location for some development, its form, the topography and the proximity of china clay workings restrict its potential to small areas. The proposed village development boundary will assist in ensuring that the village develops at an appropriate small-scale in a way that is appropriate for its interesting character.</p>

<p>Jack Clemo: The Flooded Clay-Pit</p> <p>These white crags Cup waves that rub more greedily Now half-way up the chasm; you see Doomed foliage hang like rags;</p> <p>The whole clay-belly sags.</p> <p>What scenes far Beneath those waters: chimney-pots That used to smoke; brown rusty clots Of wheels still oozing tar; Lodge doors that rot ajar.</p> <p>Those iron rails Emerge like claws cut short on the dump, Though once they bore the waggon’s thump: Now only toads and snails Creep round their loosened nails.</p> <p>Those thin tips Of massive pit-bed pillars – how They strain to scab the pool’s face now, Pressing like famished lips Which dread the cold eclipse.</p>	<p>Alan Kent: War Zone</p> <p>Bees skim past. Low level insect Tornadoes, strifing cowardling Foxgloves, then leaving delicate dribbles of nectar, left upon cracked granite. A War zone already.</p> <p>The clay advances but nature counter-attacks. Spores lined up as artillery. Seeds like Air-to-Ground missiles. Rabbits droppings, - tiny cannon balls, and every bramble thorn, a platoon hero.</p> <p>On slopes, lone sniper plants aim for targets, often wiped out in legions though by the jaws of earth-movers, steel-solid and sand’s ally. Blink twice and no longer they grow.</p> <p>Return in ten years time; See lines of stone cemeteries, Graves to unknown soldiers, tips marking spots of great campaigns. The Clay never had a hope see.</p>	<p>Alan Kent: Clay Euphemisms</p> <p>The tips are not “White pyramids” or “Cornish Alps”. They are sad words, thrown at tourists to make us feel good, to hide those scars and wounds, to give the industry a plastic surgery. But there is no need. There is beauty here enough without a pointless cover-up.</p> <p>Walk along mica splattered lanes where tall foxgloves poke purple through a white crust. Drive through a saffron sunset where ivory tips are dizzy orange lit.</p> <p>Do not ever bend your words to fit. Take the colours straight, whisky without water is it.</p> <p>The tips still grow, and conjuring with the image, your soul becomes poor. The truth is the Clayland needs no deep-mined metaphor.</p>
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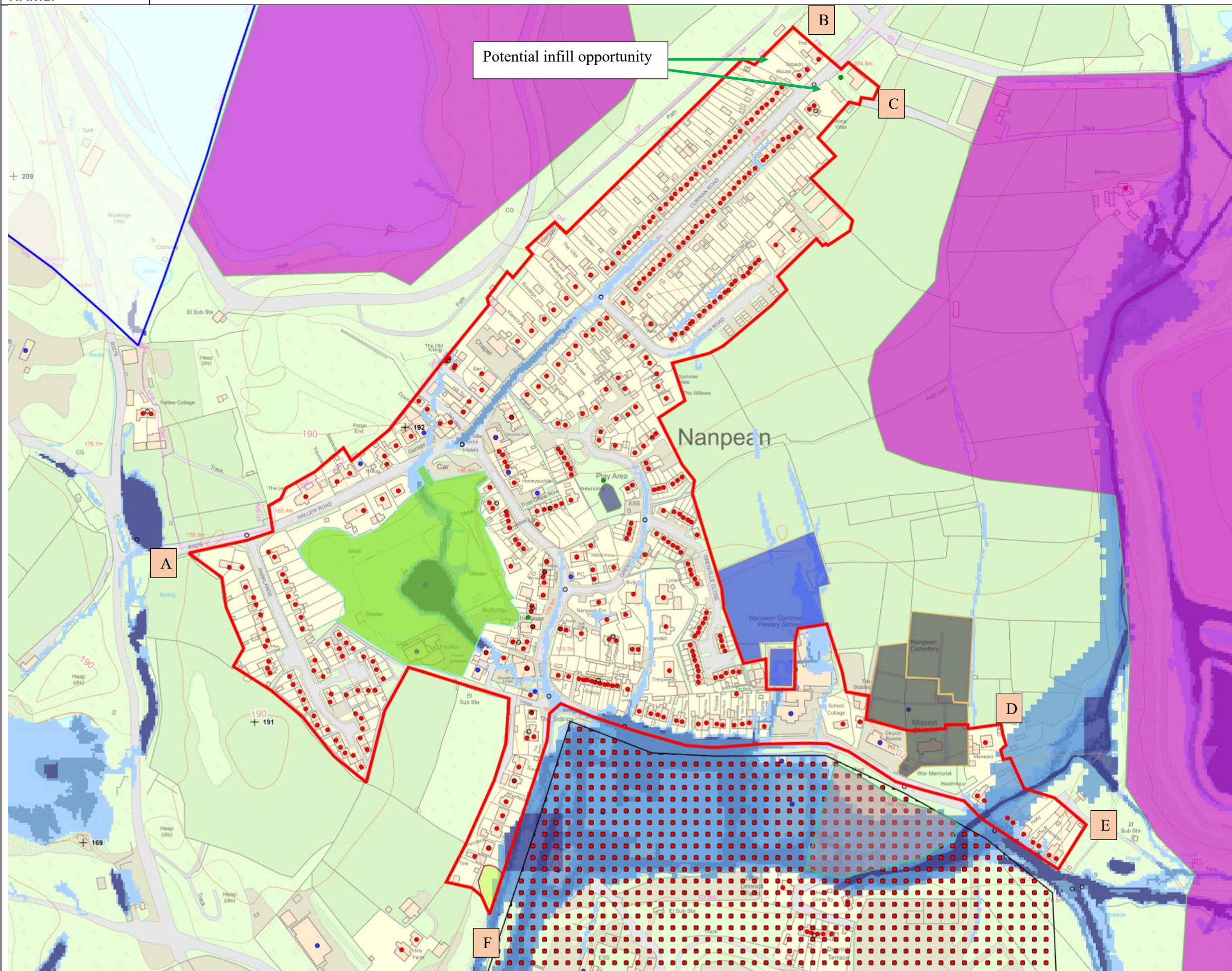
	Isoteles edges once white, now green, have signed a long-term peace treaty.	
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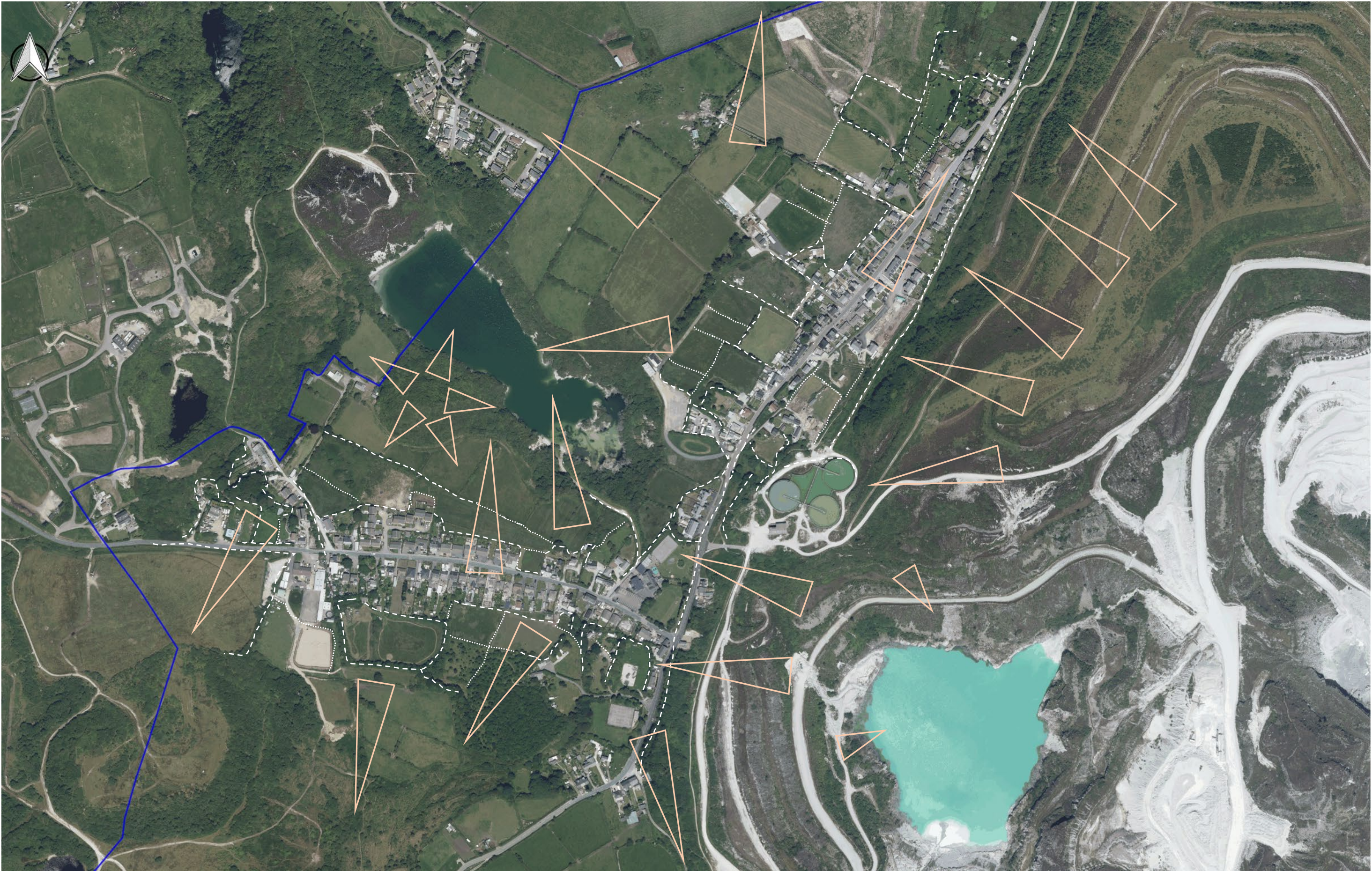


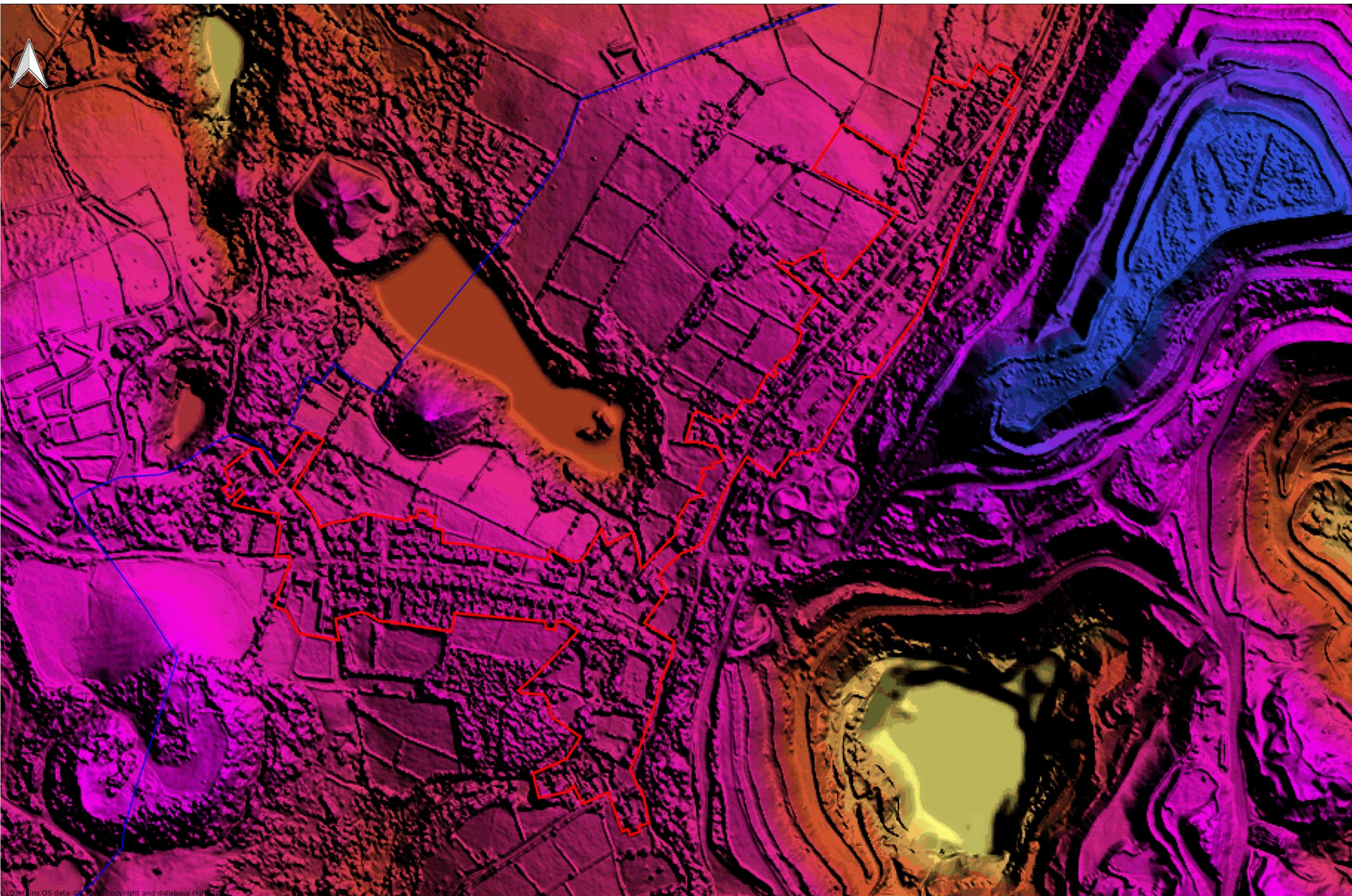
**SETTLEMENT
NAME:**

NANPEAN



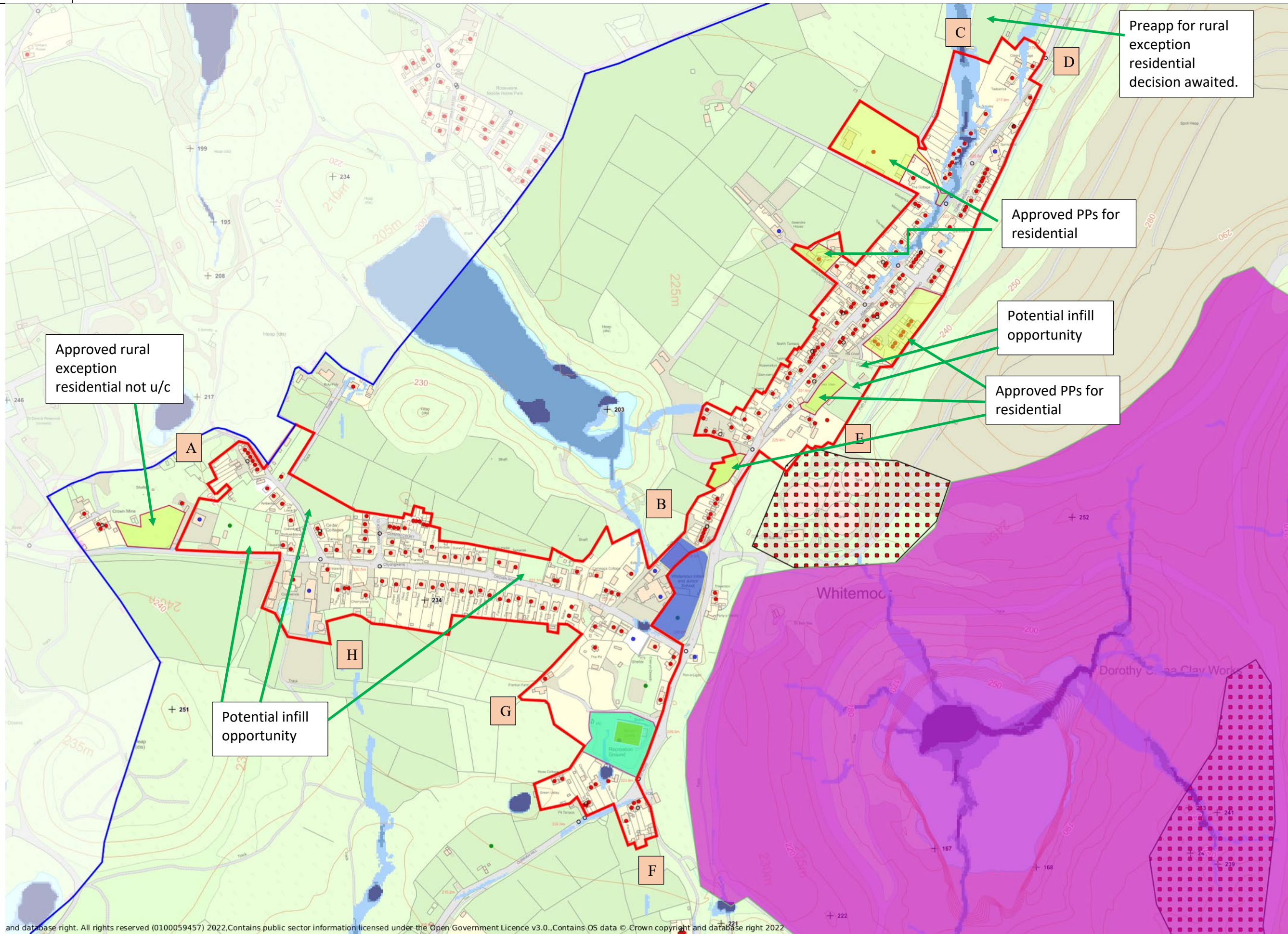
BOUNDARY SECTION.	CONSIDERATIONS
A - B	The long north-western settlement edge is formed by the clear line of the B3279 and then the clear garden/green space and woodland boundaries of the properties fronting Hallew Road. The land to the rear of these is thought to be in Imerys ownership as part of the Hendra Clay works, a large part of which is indicated in the Minerals Safeguarding Local Plan as an ‘Area Believed to Contain China Clay Reserves’. The proposed development boundary follows this clear settlement edge. The lane between 40 and 42 Currian Road offers access to a potential mall infill site.
B - C	Section B to C is the north edge of the settlement. On the west side of Currian Road the proposed development boundary follows the clearly defined garden boundary of ‘The Cottage’, beyond which lies a wooded area which makes a strong edge to the village. On the south side a similarly clear boundary existed, but a planning permission has been granted for a new dwelling ‘Shamray House’ [PA 19/06744], so the proposed boundary has been drawn to include the area of this permission, as depicted on the application forms.
C - D	The southward running settlement edge between these points is made up of mostly very strong rear garden/field boundaries that will make a good development boundary, with good hedgerows, although there are short stretches of less distinct edge at the rear of ‘Alma Villas’, whilst the edge at 21/22 Cul Rian Road is marked by the track leading to the industrial units beyond them. The sports and play space of Nanpean Community Primary is excluded as they are contiguous with open countryside. After the school the poly-tunnel area behind ‘The Stables’ is excluded, as is Nanpean Cemetery, although the immediate grounds of the St Georges Mission Church are proposed to be included. At the north end, between Shamray House and Alma Villas, is an infill opportunity for perhaps 2 dwellings.
D - E	From D to E the settlement edge is formed by more garden/field boundaries, although in the area of ‘Menears’ this is rather confused as there is what appears to be a former field now used as a small holding projecting eastwards. This field is prone to surface water flooding. The stronger edge formed by the track and hedgerows between the house and the field is proposed as the development boundary.
E - F	The next section of the settlement edge is formed by the northern part of the Drinnick Works, much of which in this area has been let to local firms, and would usually be included in the development boundary. However, as the area is identified in the Minerals Safeguarding Local Plan as an ‘Area Identified for China Clay Plant Development’ which the NDP has no powers to alter, it is proposed to exclude the area from the development limit, pending further advice from Cornwall Council.
F - A	This edge is formed by a single depth of development projecting southwards along the Goonmarris road, before returning towards Victoria Bottoms, and following the path at the edge of the playing field, excluding the wooded area and small field between the finger of development and Parklands. It is proposed that the development boundary follow this well-defined edge, before wrapping around Parklands, which also has reasonably clear edges.
Historic Environment	Nanpean shares its historic evolutionary path and its great significance with Foxhole, starting as small medieval settlement surrounded by small hamlets and farmsteads [Hallew, Drinnick, Menmundy and Currian] which have now been subsumed into the village. Similarly it benefitted from the advent of the china clay industry, and the presence of the Drinnick works immediately to the south. However unlike Foxhole, in Victorian times Nanpean developed a distinct form of ‘churchtown’ centre as a location for a range of business, community, social and civic activities. It’s form was not of long lines of terraced cottages, but there were also more substantial commercial properties, workshops, chapels and two pubs, all next to the Drinnick works. Later after WW1, the village was also the location for the development of company owned housing, resulting in the very distinctive finger of terraced housing fronting both sides of Currian Road. Although modern improvements have marred their consistency of detailed style, they remain of a clear character that is informative of the historic development of the area and its social impacts. Since then some modest new estates and infill has occurred, mostly in small estates in green fields, which has broken the tradition of roadside terraced development. Nevertheless Nanpean retains a very distinctive historic environment and character that any new development should seek to respect and respond to, in terms of location, scale, form and materials, and which must inform the choice of development boundaries.
Landscape	The old core of Nanpean is on the sloping sides of the small valley that gives it its name, with a notable height difference between the upper streets (Currian Road/Hallew Road) and the lower (St George’s Road). Thus there are good views and vistas which contribute to the village’s character, with glimpses and views out from the upper roads across the dramatic landscape visible from even the most enclosed streetscapes along Currian Road, which is itself dramatically closed at either end by views of clay tips. The visual relationship between these areas turns at the centre of the village , emphasising its sense of place. The streetscape is varied, with Fore Street climbing up towards Currian Road via the sinuous road, with good views of the key buildings of character and importance in the village. Unfortunately the engineering of the road as a through route and a lack of care for the design and maintenance of the public realm rather dominates, so that they form a barrier to pedestrian users and detracts from its attractiveness. On the other hand the small area around the junction with Hallew Road has some good design which brings out its historic character and makes good use of the Obelisk as feature, set against the background of interesting buildings and the trees above Victoria Bottoms. Above this along Currian Road the vista is long and straight, characterised by strong grey garden wall leading away up the hill, although some of these have been removed and hard-standings formed for parking. This is an area typified by mid 20th Century bungalows, many of which are pleasant and of a period, but there are some of more modern designs that jar. Beyond that Currian Road is bounded on both side by the company housing, distinctive in the repetitive rhythm of their design and imparting a strong linear character. Moving to the south of the village, St George’s Road sweeps around beyond Fore Street to reveal the Drinnicks works, which have the immediate impact of reminding us that here we are in Clay Country, an area of industry that has determined the shape, form and style of the landscape and buildings within it.
Comment & Conclusions	Nanpean is the second of the three local ‘island settlements’ created through the relationship between the landscape, the china clay industry, and human settlement over time, resulting in a very distinctive urban form, which it is important that any new development is responsive to for historic environment and landscape reasons to ensure that the existing distinctive character is not harmed. The village has a reasonably good range of services and performs an important role in its local area as rural service centre. Although the village is a suitable sustainable location for some development, its form, the topography and the proximity of china clay workings restrict its potential to small areas. The proposed village development boundary will assist in ensuring that the village develops at an appropriate small-scale in a way that is appropriate for its interesting character.





SETTLEMENT
NAME:

WHITEMOOR



BOUNDARY SECTION.	CONSIDERATIONS
A - B	This area of the settlement edge is formed by the rear garden boundaries of the properties fronting Crown Road, which are reasonably strong. The land on this boundary is typified by small fields, which does provide the opportunity for some small scale infill and rounding-off. The proposed development boundary therefore is drawn to enclose the land to the north of ‘Cedar Cottage’ and between ‘Tamarisk’ and ‘Hilltop, each capable of accommodating two dwellings.
B - C	From B to C the settlement edge follows the boundary of Whitemoor School and then the rear garden/field boundaries of development. This has been broken in two places where back land development has been permitted. The proposed development boundary encloses these sites.
C - D	This short stretch of the settlement edge is clearly marked by a hedgrow and Cleers Hill rd. Extension beyond this would be an unwarranted projection into the open countryside. A rural exception scheme for this land is currently under considerations as a preapp.
D - E	Returning southwards the settlement edge follows a track and hedgerow, which encloses an area of new estate development, before returning westwards around a site identified in the Minerals Safeguarding Local Plan as an ‘Area Identified for China Clay Plant Development’. The proposed development boundary follows this clear line. Within it are recent PPs for residential development and two small single plot infill sites .
E - F	Further south, the edge and proposed development then follows the Park Road, excluding the strip of green land between it and the land to its east, which is indicated in the Minerals Safeguarding Local Plan as an ‘Area Believed to Contain China Clay Reserves’
F - G	This area of the settlement edge is formed by the rear garden boundaries of the properties fronting Currian Hill south of the Rec, and the large garden of ‘Frenton Farm’. The proposed development boundary follows this clear line.
G - H	This area of the settlement edge is formed by the rear garden boundaries of the properties fronting Crown Road to its south. The proposed development boundary follows this clear line. The site of the former WI hall is vacant awaiting the construction of a new facility, and so is not identified as having infill potential.
H - A	This area is slightly more complicated by the fact that planning permission for 9 affordable dwellings has been granted at Crown Mine, a little distance from the existing edge of development. Therefore it is proposed that the development boundary be extended to include the garage site, with a view to extending it further once the affordable housing is under construction, to include the other properties at Crown Mine. This includes the land between the garqage site and Treenere as an infill site.
Historic Environment	As with Nanpean and Foxhole, this settlements historic evolutionary path emerges from small hamlets and farmsteads which have now been subsumed into the village, in this case with two distinct liner ‘wings’ running east-west and north south, meeting in the vicinity of the school, which dates from 1893. Although there is some evidence of prehistoric earthworks recorded nearby, the village is entirely late post medieval, with most of the structures dating from the 20th century. The settlements chief heritage value is in what it tells us about the growth of china clay communities in that century, an how that has been extended in modern times.
Landscape	Whitemoor is notable for the impact that china clay mining, the village sitting amongst extensive operational and abandoned workings in a hugely altered landscape. This in itself has a strange attraction, emphasised by fact that the village straddles the northern and southern watersheds and has a distinct remote atmosphere of its own.
Comment & Conclusions	This settlement continues the linear ‘island settlements’ that have occurred along the B3279, sitting alongside the highest points of the Hensbarrow china clay district, straddling the northern and southern watersheds. It has no clearly discernible centre, the local services being distributed along the village’s two linear arms of development [Crown Road and North Road]. To its east are extensive and high clay workings, to the west of North Road and the north of Crown Road the land drops away sharply beyond the surrounding clay-tips and lake, whilst to the south the valley of the Gwindra Stream creates an incised landscape. The limited local services are supplemented by those available at Nanpean to the south and St Dennis, some 1.5km to the west. Although the settlement pattern and topography are limiting factors, the village is a suitable and sustainable location for small scale development. The village development boundary proposed will ensure that the village develops at an appropriate small-scale.

6. ASSESSED DEVELOPMENT POTENTIAL THROUGH APPLICATION OF CORNWALL LOCAL PLAN POLICIES

6.1 The housing production potential resulting from the application of CC Local Plan policies as assessed in this document is set out in he following table:

ROUNDING OFF OPPORTUNITIES						VILLAGE INFILL OPPORTUNITIES					
Site Ref	Area Sq M	Area Ha	Dev. Site Area	Density	Density Constraints					Village	Est. Units
					15	20	25	30	35		
Lanjeth 1		2678.24	0.27	0.27	4	5	7	8	9	Treviscoe	3
Lanjeth 2		1418.99	0.14	0.14	2	3	4	4	5	St Stephen	2
Lanjeth 3		3803.05	0.38	0.38	6	8	10	11	13	Coombe	0
Lanjeth 4		4374.7	0.44	0.33	5	7	8	10	11	Lanjeth	5
Lanjeth 5		7206.88	0.72	0.54	8	11	14	16	19	High Street	2
St Stephen 1		4930.16	0.49	0.49	7	10	12	15	17	Foxhole	5
High Street 1		3330.97	0.33	0.33	3	0	0	0	0	Nanpean	3

High Street 2	6499.13	0.65	0.49	7	10	12	15	17	Whitemoor	8
High Street 3	3370.31	0.34	0.34	5	7	8	10	12	Total Infill	28
Totals	37612.4	3.8	3.3	50	66	83	99	116		
TOTAL ROUNDING-OFF =								75		
TOTAL ROUNDING-OFF AND VILLAGE INFILL =					103	103				

6.2 In addition, positive preapp outcomes for up to 24 units was identified from the CC online planning register, which are regarded as ‘pipeline’ supply. Theree were also PiPs for 10 dwellings.

POSITIVE PREAPPS		PiPs	
Village	Est. Units		
		Village	Est. Units
Coombe	1	Hornick	10
Foxhole	18		
High Street	0		
Lanjeth	0		
Nanpean St	0		
Stephen	5		
Total	24		

APPENDIX A : RATIONALE FOR ST STEPHEN IN BRANNEL SETTLEMENT DEVELOPMENT BOUNDARY ASSESSMENT

Introduction

This report sets out the rationale guiding the review and drawing up of a development boundary within the Neighbourhood Development Plan

Definitions

The terms ‘development boundary’, ‘development limit’, ‘red line’ and ‘settlement boundary’ tend to be used loosely and cause confusion. Therefore, the phrase ‘*development boundary*’ has been adopted to describe the line which defines the separation of village and countryside and beyond which more restrictive countryside planning policies apply.

Background

National Planning Policy Framework 2021

The parts of the NPPF that have a general relevance to setting boundaries around different land uses within plans are as follows:

- Para 9:
- ‘Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area’.
- Para 13:
- ‘Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies’
- Para 16d:
- Plans should ‘contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals’
- Para 23:
- ‘Broad locations for development should be indicated on a key diagram, and land-use designations and allocations identified on a policies map’.
- Para 28:
- ‘Non-strategic policies should be used by.... communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

Para 29:

- ‘...Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan....’

Para 70:

- Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69(a) suitable for housing in their area.

Para 71

- Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Para 105:

- ‘The planning system should actively manage patterns of growth in support of these [sustainable transport] objectives’.

National Planning Practice Guidance

Plan-making Chapter, Para 002:

- Where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interested parties about the nature and scale of development. Where a local plan contains both strategic and non-strategic policies, the non-strategic policies should be clearly distinguished from the strategic policies.
- The policies map should illustrate geographically the policies in the plan and be reproduced from, or based on, an Ordnance Survey map.

In summary, national policy and guidance seeks to direct most development to settlements where it can achieve the best levels of sustainability, requires the differentiation of areas for different uses such as settlements and the open countryside, and requires that development allocations should be shown on a policies map. Logically therefore settlement development boundaries may be drawn to accommodate new development where it is proposed.

Cornwall Local Plan

Relevant parts of the CLP include:

‘The role and function of places’ Chapter:

Policy 3 says that the Cornwall Site Allocations DPD or Neighbourhood Plans will manage the delivery of housing, community, cultural, leisure, retail, utility and employment provision.

Para 1.52 ‘Our towns and villages are central to our strategy. It is their role and function, not simply their size, that should determine the appropriate level of development to be planned for’.

Para 1.53 says that ‘In order to maintain and enhance these places the Plan takes an approach to growth that encourages jobs and homes, where they best deliver our strategic priorities and allows for more organic development where it supports or enables the provision of appropriate services and facilities locally’. This includes the single use of the phrase ‘organic development’ in the document, and it is no further elucidated. We can assume that the phrase encompasses an ‘adaptive planning’ approach, where Town Planning facilitates and shapes natural growth so that it is sustainable, rather than meaning the adoption of a completely unplanned approach, and that therefore the use of development boundaries remains legitimate within the CLP strategy.

Para 1.60 of the Local Plan says that the housing apportionments in Table 1 set out the level of growth expected in the Community Network Area or town noting that some of this housing will already have been built since 2010 and other sites will also have obtained planning permission but not yet have been built (commitments).

Para 1.61 and 1.62 say that in assessing how the remainder of the housing apportionment is to be met, the deliverability of those sites with planning permission during the Plan period and an allowance for windfall development that is likely to come forward during the Plan period: the residual is the level of growth that will need to be provided by allocations in either the Site Allocations Development Plan Document or Neighbourhood Plans.

Para 1.64 ...’ Development should be of a scale and nature appropriate to the character, role and needs of the local community’.

Para 1.65 ...’ ‘infilling’ is defined 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’.

Para 1.66 Large gaps in frontages, (i.e. bigger than one or two dwellings between buildings or groups of buildings) ‘can often provide the setting for the settlement, or add to the character of the area. Proposals should consider the significance or importance that larger gaps can make to settlements and ensure that this would not be significantly diminished’.

Para 1.67 Large gaps between the urban edge of a settlement and other isolated dwellings beyond the edge of the settlement ‘are not appropriate locations for infill development’....

Para 1.68 is about smaller villages and hamlets, and has some useful definitions that may help in setting a development boundary....

- Rounding off: This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the open countryside.
- Previously developed land: In principle, the use of previously developed land within or immediately adjoining the settlement will be permitted provided it is of a scale appropriate to the size and role of the settlement.
- Rural Exception sites: These are affordable housing led developments adjoining, or physically well related to, the built form of existing settlements, (they allow for a proportion of market housing where it is required to support delivery of the affordable element). The definition of these sites is set out in Policy 9 of the Local Plan.

Para 2.32 is also relevant. It says that the CLP seeks to address the needs of rural areas, looking in particular at shared solutions to the provision of services and facilities locally as well as options for improving access to larger centres. It is important that these rural areas can continue to thrive both economically and socially. The focus for rural settlements is to meet local need while reflecting and respecting the character of settlements. Neighbourhood Plans may, if they feel it appropriate, look to identify specific settlement boundaries consistent with this approach.

Para 2.33 says that open countryside is defined as the area outside of the physical boundaries of existing settlements (where they have a clear form and shape). The Plan seeks to ensure that development occurs in the most sustainable locations in order to protect the open countryside from inappropriate development

Policy 9: Rural Exceptions Sites: Development proposals on sites 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 will be supported where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance.

In summary, the Cornwall Local Plan says that the Neighbourhood Plan must plan to meet the residual growth requirements of the apportionments set out in it, and that the use of Development Boundaries is permissible. It gives some definition to the terminology which must be reflected in the setting of settlement boundaries. If a development boundary is to be used as a planning tool, it must allow for the necessary residual development to meet growth needs, as required by the Cornwall Local Plan.

Existing development boundaries

Historically, some of the settlements in Cornwall had defined development boundaries in their District or Borough Local Plans (also referred to as settlement boundaries). These would now be out of date and none are retained for planning purposes by the Cornwall Local Plan (CLP) so there are no development boundaries in place in Cornwall, unless they are defined in a neighbourhood plan. Whilst these older boundaries may be informative, they should not be the basis for the future definition of the boundaries.

Criteria for definition of the Development Boundary.

Chief Planning Officers Advice Note on Infill/Rounding Off gives pointers as to good practice in drawing up development boundaries. See: <https://www.cornwall.gov.uk/media/fxebiwus/infill-or-rounding-off-chief-planning-officer-s-advice-note.pdf>

Taking into account the forgoing analysis and the Chief Planning Officers Advice Note on Infill/Rounding Off, the following local criteria are recommended to determine the boundaries of the settlements:

1. General Rules

Reflect and respect the landscape and historic character and built form of the settlement, taking into account biodiversity and protection of wildlife habitats, important heritage features, access to facilities, services and transport links and the presence of safe walking and cycling links.

2. Defining the Boundary

Follow clearly defined features such as field boundaries, garden boundaries, roads, streams, walls, well-established fences, curtilage of properties (including residential gardens) physically linked to the built part of the settlement

Include:

- a) Gardens of properties unless particularly large and extend into the open countryside, or have significant environmental constraints (see (j) below).
- b) any existing development (residential, employment and other built uses) including Rural Exception Affordable Housing sites which have been completed or are under construction.
- c) any existing planning permissions: these could reasonably include both permissions and application sites where there has been a decision to grant PP subject to completion of a S106 and other agreements, or a positive pre-app response from the LPA, but otherwise undecided applications should not be included at this stage.
- d) traditional rural buildings which have been converted to residential use, together with their residential curtilages providing they do not project substantially into the countryside.
- e) redundant traditional agricultural buildings with potential for conversion.
- f) redundant modern agricultural buildings but only if the buildings have had a lawful use and have been redundant for at least 10 years.
- g) small gaps in otherwise continuous built frontages that do not extend the settlement into the open countryside and could provide opportunities for infill by a small number of dwellings.
- h) rounding-off opportunities at the settlement edge formed by small areas of land with at least two sides substantially enclosed by development, and where the other boundaries are clearly defined by long standing physical features that can act as a barrier to further growth (such as a road, Cornish hedge, or substantial hedgerow) and would not visually extend development into the open countryside.

Exclude:

- i) sites with unimplemented planning permissions for Rural Exception Affordable Housing.
- j) particularly large gardens which are considered to extend into the open countryside.
- k) large gardens which have significant environmental (flooding, SSSI etc), historic environment, or infrastructure constraints which mean it not likely to accommodate sustainable development.
- l) separate curtilages to dwellings (e.g. many cottages in Cornwall have detached allotments) which are clearly detached from the main body of the settlement.
- m) isolated or sporadic development, free standing, individual or groups of dwellings, farm buildings or other structures which are of a different character to or clearly detached from the main built-up area.
- n) amenity land, such as parkland, kick-about areas, school and club playing fields which are contiguous with open countryside..

- o) single depth development (ribbon development) along roads leading out of the town unless physically well related to it.
- p) working farms and nurseries with modern agricultural buildings situated alongside the existing boundary.
- q) Areas of china clay workings and plant.

3. Exceptions

There will also be occasional situations where a different approach to the above is necessary because of particular local circumstances. These should be very rare exceptions to the methodology above and only for clear planning reasons which can logically justify the exception. Any such exceptions should be carefully explained in the analysis.

4. Hamlets

The St Stephen in Brannel landscape also includes a scatter of small hamlets. It is not necessary to define development limits for these. There may be scope for very small-scale infill in such hamlets and these will continue to be judged on a case-by-case basis against Policy 3 of the Cornwall Local Plan.

5. Previously Developed Land [“PDL”]

NPPF guidance encourages the use of previously developed land¹ over other land where it is sustainably located. The inclusion within a development boundary of PDL located adjacent to settlements is therefore appropriate unless other environmental, social and economic considerations outweigh this.

6. Are China Clay Sites PDL? Care needs to be taken on this in St Stephen in Brannel Parish, as sites that have been developed for minerals extraction and are subject to restoration requirements through planning conditions or legal agreements, or where the remains of the permanent structure or fixed surface structure have blended into the landscape, are not PDL and are therefore not subject to the presumption in favour of development. **Therefore abandoned china clay workings and plant should be excluded from Development Boundaries.**

7. Are Residential Gardens PDL? Case law is that gardens within a built-up area (ie within a Development Boundary) are not to be considered as PDL so therefore there is no special NPPF encouragement to see them developed. However infill and rounding off policies will apply to them so in the interests of maintaining local character it is important that that there is also an NDP policy with criteria to ensure that development proposals are consistent with the context of their site and surroundings in terms of design, height, scale, massing, orientation, materials, established/traditional building line practice and the historic and landscape character etc.

8. What about properties with large gardens on the edge of settlements? Residential gardens outside of built-up areas in sustainable locations (ie on the outside edge of a Development Boundary) are considered to be PDL and the NPPF encouragement of development applies to them. This means they could be more likely to be developed. It is logical therefore that residential gardens, and properties with larger gardens, on the edge of the settlement should be included within Development Boundaries so that the special NPPF encouragement of development does not apply to them, and that NDP infill and rounding off policies will.

Properties with larger gardens that project into the surrounding countryside, or with significant environmental (flooding, SSSI etc), historic environment, or infrastructure constraints should be excluded as development on them will not be considered to be sustainable.

9. Accommodating New Growth

CLP requirements and NDP evidence may identify a need for additional dwellings or for example, new workshops and community facilities. Any requirements should be considered in carrying out the assessment under 2 above. If the assessment identifies infill and rounding-off opportunities the potential amount of development that could be accommodated should be estimated, and if this is insufficient to meet the CLP/NDP requirements a second round of assessment should be done, with the aim of identifying the most sustainable locations for additional development which have the potential to be allocated in the NDP.

When these are identified the viability and accessibility of the site, additional infrastructure or site remediation requirements, etc should then be examined

10. What should be treated as ‘open countryside’

The Chief Planning Officers Advice Note says that ‘Open countryside is beyond the physical boundaries of existing settlements where they have a clear form and shape and is part of an expansive area before the next settlement. The open countryside may include areas containing groups of dwellings which might not constitute a settlement, due to the lack of a clear form and shape.

Stepped Approach to Assessment

Step 1. Consideration of which settlements are appropriate for development boundaries

This step involves identifying which settlements have some potential to accommodate a sustainable level of development, based on a broad overview of the settlement pattern and history, the settlement hierarchy used by Cornwall Council, accessibility on the basis of the ‘Twenty Minute Neighbourhood’ concept, and then an more detailed assessment recoding what community facilities, transport links and other factors are available.

As a result of the assessment, those settlements considered to be sustainable locations for some development are listed.

STEP 2: ASSESSMENT OF SETTLEMENT BOUNDARIES OF SELECTED SETTLEMENTS TO DEFINE A DEVELOPMENT BOUNDARY

The listed settlements are then examined in more detail, focussing on the settlement edge through a detailed assessment of each section of existing boundary. The sections are selected mostly to reflect the ‘compass clock-face’ of each settlement’s edges, but may be subdivided where there are distinct changes in character that should be described.

¹Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. **This excludes:** land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. NPPF 2021 Glossary

The provisions of the Cornwall Minerals Safeguarding Local Plan 2018 [CMSLP], which can safeguard minerals deposits from sterilisation, are also considered and noted.

The DEFRA ‘MAGIC Map’ and the Cornwall Onlne Mapping system, and the Parish Online GOS system are used to identify and record any constraints such as Ancient Woodland, SSSI, Listed Buildings etc.

To aid assessment, the main existing boundaries, hedges, tree lines etc are logged on an aerial photograph, and a topographic map view is examined.

An overview of the landscape and historic environment of the settlement is also included.

The planning history of each parcel of land along existing boundaries is also researched, using the Cornwall Council Online Planning Register.

Each settlement analysis is logged in the following table format.

<i>BOUNDARY SECTION.</i>	<i>CONSIDERATIONS</i>
A - B	
B - C	
C - D	
D - E	
E - F	
F - G	
G - H	
H - A	
Historic Environment	
Landscape	
Comment & Conclusions	

END