

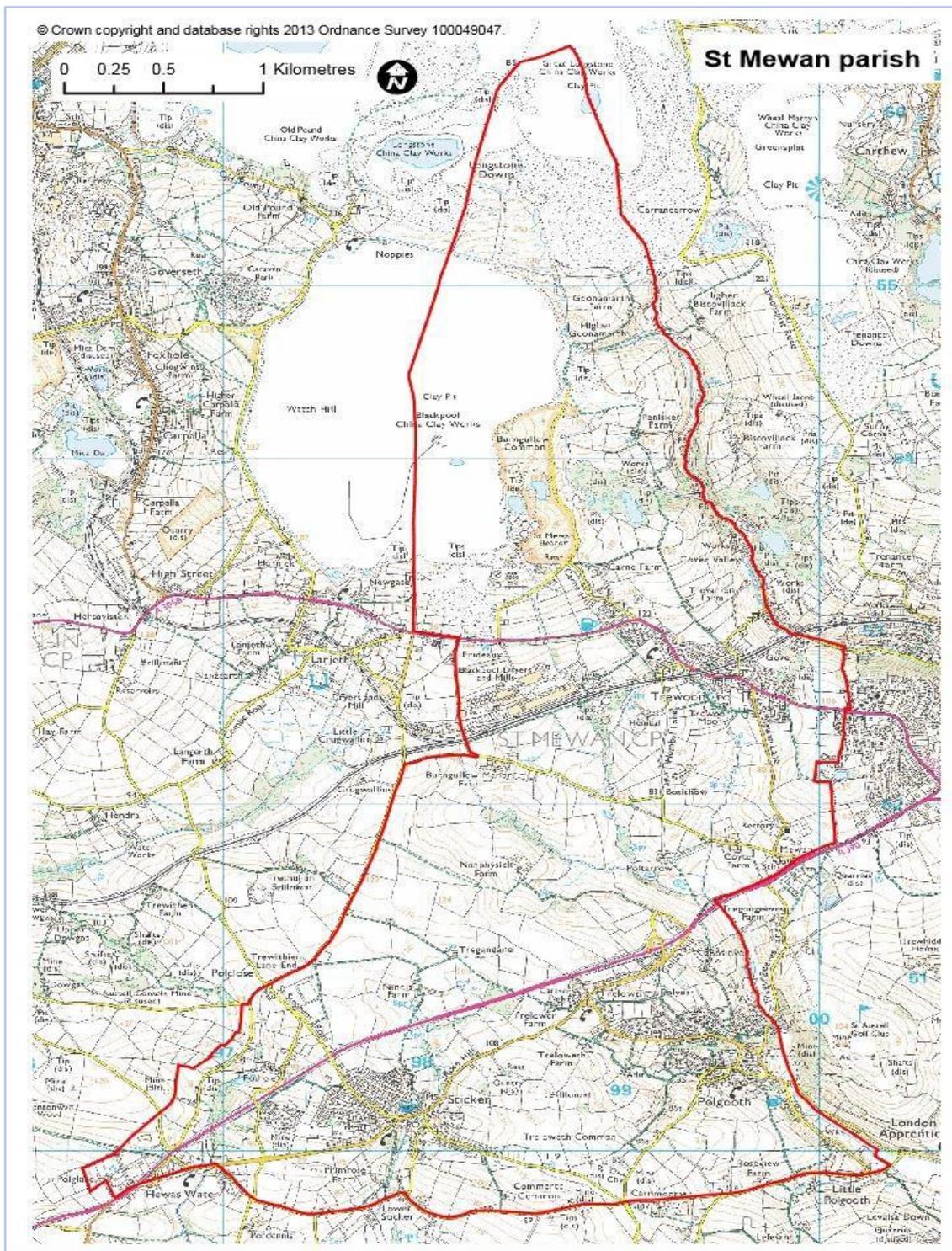
# ST MEWAN PARISH NEIGHBOURHOOD DEVELOPMENT PLAN



## 2016-2030

Written on behalf of the community of St Mewan Parish

*Version 17 – Examiner's Final - 31<sup>st</sup> January 2018*



The St Mewan Parish Neighbourhood Development Plan Area comprises of the Parish of St. Mewan as identified within the 2013 designation map.

#### DOCUMENT INFORMATION

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St Mewan Parish Neighbourhood Development Plan Steering Group

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## FOREWORD

The St Mewan Parish Neighbourhood Development Plan is a blueprint for how we, the local community, view the future of our Parish.

It describes how we want the St Mewan Parish to look and what it will be like to live here, work here and visit here over the Plan period for the next 14 years.

The most important thing about the Plan is that its roots are deeply embedded in the local community who has been involved in forming the evolving plan that we see today. It is the community's Plan in many ways; the community has helped inform the contents, helped with assessing the local environments, inputted their requirements and aspirations. A very big thank you to all those who volunteered their time to help especially the Steering Committee for keeping at it over the last 3 years. Given the complexity of the task, this is no mean achievement and one of which we should all feel proud.

The core of the Plan summarises our Vision for the future of St Mewan Parish and the main Objectives of the Plan. This is supported by the detailed planning policies, each explaining simply what we are trying to achieve. You will recognise the wording and intent. They derive directly from what you have told us over the last couple of years.

Please review the plan, we hope you enjoy it and that you feel it reflects your hopes and aspirations for the Parish over the coming decades on that basis then please promote it to people within the Parish and support its adoption when the time comes.

**John Kneller**  
**Chair, St Mewan Parish Council**  
**February 2016**

## NON – TECHNICAL SUMMARY

The Policies of the St Mewan Parish Neighbourhood Development Plan (St Mewan Parish NDP) are an important element in the decision making process for the Local Planning Authority (Cornwall Council).

Cornwall's Local Plan (CLP) focuses on strategic policies, which apply across the County whereas NDP policies focus on an additional layer of detail at local level. The NDP policies must be in general conformity with the CLP and have regard to National Policy.

These NDP policies are aimed at making sure that the opportunities that exist for local people to build and address their own housing problems are positively supported through the planning process.

The policies contained within this Neighbourhood Development Plan focus on:

- Housing Development
- Environment
- Heritage
- Economic
- Infrastructure
- Community Facilities
- Open Spaces
- Landscape

The policies also give much greater weight to the views of the community in the decision making of the Council and when the NDP is 'made' these will then be used by Planning Officers when determining planning applications. For the first time, Government has enabled Parishes to shape development in their area through NDP policies.

The aspiration of the community of St Mewan Parish is for their Neighbourhood Development Plan to be adopted as a planning policy, subject to a successful examination and local referendum. For St Mewan Parish NDP, the anticipated timeframe for this is towards the end of 2017.

### **Introduction**

This Neighbourhood Development Plan has been prepared by the community of St Mewan Parish on behalf of St Mewan Parish Council as the qualifying body.

The Localism Act 2011 provides that, planning policy developed by communities shall if passed by an independent examination and then passed by a local referendum, be adopted by the Local Planning Authority. It is intended to become part of the Statutory Planning Policy Framework and will have the same legal status as the Cornwall Local Plan or other Development Plan Documents and take precedence in decision making over non-strategic policy prepared by the Council.

The St Mewan Parish Neighbourhood Development Plan should be read as a whole and in conjunction with those other policies within the Cornwall Local Plan.

## NEIGHBOURHOOD DEVELOPMENT PLAN PROCESS

### **Consultation.**

Consultation and research has been undertaken to develop the St Mewan NDP policies and has been subjected to extensive consultation with statutory bodies, local people, and adjoining Local Parishes. As a result of those consultations and discussions with Cornwall Council, a Draft Proposal Neighbourhood Development Plan was prepared and published in April 2016. This Draft Proposal was subject to a 6-week consultation period as outlined in the Consultation Statement.

The policies in this document have also been subject to a screening for compliance with EU regulations concerning Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA). This process has involved consultations with Natural England, English Heritage and the Environment Agency.

The screening assessment reports are submitted as part of the Basic Conditions Statement.

### **Process.**

The St Mewan Parish Area has been formally designated a Neighbourhood Development Area through the Application made under the Neighbourhood Planning Regulations 2012 (Part 2 s6) dated the 9th November 2013 and approved by Cornwall Council on the 28th March 2014.

The Neighbourhood Development Plan Proposal will be submitted to Cornwall Council for publication on its website as required under s16 together with, the Consultation Statement, a map of the area, a Statement explaining how the Proposed NDP meets the Basic Conditions (the Basic Conditions Statement), and details of how, where and when any representations can be made.

Cornwall Council then provide copies of all the documents together with any representations received to an Independent Examiner who will be appointed to report on how the Plan meets the statutory requirements. The Examiner will then report and recommend.

### **Referendum.**

Once the draft NDP has been consulted upon, and any amendments made, it is formally submitted to Cornwall Council for their consideration (to ensure it fulfills relevant conditions) and to enable it to be publicised and comments collated. The comments and the Plan are then sent to an independent examiner (mutually agreed by Cornwall Council and St Mewan Parish) who will check the Plan to ensure it conforms to legislation, policies, designations and any other relevant documents. The independent examiner will then recommend if the Plan should a) continue to the referendum stage; b) require amendment before it can proceed to referendum or c) is not in conformity and therefore cannot proceed. If the Plan is successful at examination stage, Cornwall Council will then organise the referendum in order to gauge community support. The Plan will be adopted if the majority of those voting in the referendum support it.

## **POLICY OVERVIEW**

The Neighbourhood Development Plan has grown from the vision of “To maintain and enhance St Mewan Parish as a thriving and popular rural community with varied businesses and interests” into 8 objectives set out below which have consequently formed 11 planning policies which in turn form the focus of this Neighbourhood Development Plan.

**Housing:** Ensure all development is small scale, sensitive, in keeping with the character and within the boundaries of the individual villages, utilising brownfield and in-fill sites wherever possible and encouraging affordable housing for local people.

**Environment:** To protect and enhance the natural rural environment, green areas, open spaces, historical heritage and maintain separate identities of the villages.

**Heritage:** To protect the heritage of the China Clay Industry and Tin Mining operations which express the history of the current and past industries and represent part of the context for the Cornwall World Heritage site.

**Economic:** To support small-scale business growth that will provide employment and economic benefit to the area. This must be sympathetically tailored to the local environment - primarily local shops, small workshops, office space and small industrial units on brownfield sites.

**Infrastructure:** To ensure transport and road networks (including road safety, drainage, parking and footpaths) are improved and considered as part of any housing and business development.

**Community facilities:** Enhance the wellbeing of Parish residents by providing and improving community facilities and opportunities for social and leisure activities, bringing together the communications of the St Mewan Parish for community events.

**Open Spaces:** To protect St Mewan Parish’s most important “green assets” whilst improving the provision of open space and green links for the existing and expanding population.

**Landscape Character Areas:** Ensure that development respects the distinctive landscape settings.

# POLICY 1:

## HOUSING DEVELOPMENT WITHIN SETTLEMENT BOUNDARIES

### Introduction

Across the Parish of St Mewan there are four key settlements, which contribute by providing the following services and facilities:

Trewoon:

St Mewan Church, Cemetery and Church Rooms, Trinity Methodist Church, Jehovah Witness Hall, General Store, Trewoon Village Hall, Trewoon Recreation Ground, Trewoon Post Office, White Pyramid Public House, The Wagon Wheel Fish and Chip Shop, Trewoon Allotments and Crops and Bobbers Hair Stylists.

Polgooth with Trelowth:

Polgooth Methodist Chapel, Polgooth Post Office and Shop, Polgooth Village Hall, Polgooth Playing Field and Recreational Area (The Goffin), Polgooth Inn Public House, St Margaret's Park and Holiday Bungalows, Hawke Coal and Antique Shop, Village Salon Hairdressers and St Mewan Park, Trelowth used by Charlestown AFC.

Sticker:

St Mark's Church, St Mark's Church Hall, Sticker Village Hall, Higher Sticker Post Office and Stores, Hewas Inn, Salon 'K' Hair stylists, Cube Garage Motor Repairs, two Children's Playgrounds and Dog Walking Park, Scout Hut, Whirlybobs Nursery Care and Sticker AFC Pitch and Clubhouse

Hewas Water:

Andrew Toms car sales, Mays agricultural sales and Tommo's car body repairs.

### Background

Policy 2a of the Cornwall Local Plan sets out the housing allocation of 300 homes for the remainder of St Austell Community Network Area, which includes 8 parishes over the plan period (2010-2030). We understand that, 215 of this allocation have been completed and that a further 99 have planning permission. Consequently this is a Community Network Area, which can deliver the target through infill, windfall and rounding off. Despite this, housing targets are not a maximum threshold and do not reflect the households identified on the Homechoice Register.

The community of St Mewan Parish desire to plan for appropriate sustainable development within the key settlements identified above which provide a number of facilities and

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services. The starting point was to gauge how the community could achieve this and following consultation, settlement boundaries were considered the best planning tool for directing future housing development. As a result, the Restormel settlement boundaries were reviewed. There have been a number of changes in the settlements since the boundaries were first drawn in 2001 including dwellings constructed outside of the settlement boundaries, planning permissions in place and change in land use. Therefore it has been necessary to review and make changes to the boundaries of Trewoon, Polgooth with Trelowth and Sticker and a settlement boundary was created for Hewas Water.

The settlement boundaries for the villages across the Parish are simply, the dividing line, or boundary between areas of built development (the settlement) and rural development (the open countryside).

The revised settlement boundaries are considered to provide capacity for infilling and in turn, provide opportunities for appropriate sustainable development which is reflective of the housing aspirations of the Parish. This evidence is set out within the 'Evidence Base Document for St Mewan Parish'.

The Public consultations further evidenced by Parish Council minutes highlight that on road parking is a problem in the settlements, both along thoroughfares and in the side roads of the villages. A criteria for additional parking spaces has been included in this policy to alleviate on road parking and assist the emergency services whilst doing their duty.

**Purpose of policy:**

The four settlements boundaries have been drawn to indicate where there will be a presumption in favour of development.

Other than in circumstances, as permitted by other policies within this Neighbourhood Development Plan and the Cornwall Local Plan, development will not be permitted outside the defined settlement boundaries.

## **POLICY 1 - Housing development within settlement boundaries**

In the settlements of Trewoon, Polgooth with Trelowth, Sticker and Hewas Water outlined in black on Appendices 1, 2, 3 and 4, residential development including the construction, replacement and conversion schemes will be supported subject to all the following criteria being met:

- (a) proposals are designed to respect the surrounding area in terms of scale, height, materials, alignment and density;
- (b) proposals in Polgooth must respond to Section 4 'Current Character' contained within the Cornwall Industrial Settlements Initiative (CISI) report for Polgooth;
- (c) where there is a net gain of 10 or more units, 30% affordable housing provision is provided on-site or through a financial contribution;
- (d) existing boundary walls and hedges that are found to be valuable following appropriate assessment are retained on site;
- (e) where possible the provision 2 off road parking spaces for up to 2 bed units and the minimum of 3 off road parking spaces for 3+ bed units will be supported.;
- (f) development does not have a negative impact on the heritage assets identified on Appendices 1, 2, 3 and 4, and any other relevant assets;
- (g) development would not worsen flood risk to both existing and proposed properties, highway or land;
- (h) Where a tree or trees are not diseased, dying or dangerous, development would not be supported in designated Tree Preservation Areas or Orders as identified on Appendices 1, 2, 3, & 4.
- (i) Consideration of the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion.

## POLICY 2: RURAL EXCEPTION SITES.

### Introduction

Future housing growth will be mainly provided across St Mewan Parish by filling in the gaps within the four settlement boundaries of Trewoon, Polgooth with Trelowth, Sticker and Hewas Water. This, in addition to the other 7 Parish's within the Community Network Area of St Austell, will meet the housing target set by Cornwall Council within the Cornwall Local Plan.

In addition to the housing target set by Cornwall Council in the Local Plan, there is also an additional need for new housing, which is driven by the number of people in housing need. The Homechoice Register captures this information and currently identifies 100 people for St Mewan Parish as being in a housing need. The level of housing need and priority is set over 5 bands, with 'A' being the highest and 'E' being the lowest.

Cornwall Council has a policy within the Cornwall Local Plan (Policy 9) for Rural Exception Sites and it applies to Cornwall regardless of having a Neighbourhood Development Plan in place and this policy therefore applies to the Parish of St Mewan.

The policy essentially supports Rural Exception Sites where the development proposal is located adjacent and touching one of the four drawn settlement boundaries of the existing built development, where the primary purpose of the development will be to provide affordable housing to meet local needs, where the development proposal clearly relates to an affordable housing led scheme and where the open market housing does not represent more than 50% of the homes proposed, or 50% of the land take which excludes the infrastructure and services.

Furthermore, this type of development proposal would also need to conform to the relevant policies set out in the Cornwall Local Plan, guidance contained within the National Planning Policy Framework and any other relevant planning guidance at both Local and National level.

There will be, on some occasions, development proposals for Rural Exception Sites within St Mewan Parish given that there is an identified housing need. It is therefore advantageous to add specific criteria relating to the aspirations of St Mewan Parish, which will be applied by Cornwall Council whilst assessing and determining such development proposals.

## **Background**

The majority of land adjoining the existing built settlements is classified as Grade 3 agricultural land, which is beneficial for agricultural purposes. Although these areas are not covered by any statutory landscape designations they are nevertheless attractive and cherished countryside. Therefore, if any of these areas are to be given over for development, it is considered that the community should receive the maximum possible benefit in terms of their contribution towards meeting the need for affordable housing and the development must respond to the policies set out within this Neighbourhood Development Plan.

### **Purpose of policy**

This policy has been written to ensure that additional criteria are applied to the Rural Exception Sites Policy (Policy 9) of the Cornwall Local Plan. Whilst the community would prefer all development to be within the settlement boundaries, it is clear that on some occasions, there will be a need for housing development to be located outside of the boundaries for affordable housing led schemes only.

## **Policy 2 – Rural Exception Sites.**

The development of sites outside of the settlement boundaries identified in black on Appendices 1, 2, 3 and 4 may only be considered if the requirements of the Rural Exception Sites (Policy 9) of the Cornwall Local Plan have been met and:

- (a) the development proposal is for up to 20 dwellings;
- (b) where there is existing built development forming part of a drawn settlement boundary on at least one side of the development proposal;
- (c) the development proposal is for affordable housing led schemes (i.e. deliver the maximum viable amount as informed by the housing need register for the Parish of St Mewan only);
- (d) where possible provide 2 off road parking spaces for up to 2 bed units and the minimum of 3 off road parking spaces for 3+ bed units;
- (e) development will not be supported within the buffer zone between Trewoon and St Austell as shown in the St Austell Town Framework and the Trewoon Settlement Boundary Character Assessments;
- (f) development proposals adjoining Trewoon are responsive to the Settlement Boundary Character Assessment;
- (g) Development would not worsen flood risk to both existing and proposed properties, highways or land;
- (h) Where a tree or trees are not diseased, dying or dangerous, development would not be supported in designated Tree Preservation Areas or Orders as identified on Appendices 1, 2, 3 & 4.
- (i) Consideration of the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion.

## **POLICY 3: NATURAL ENVIRONMENT**

### **Introduction**

The natural environment that surrounds the key settlements of St Mewan Parish help to create the character and special identity that is valued by the Community. An importance of the environment, are the natural and semi-natural habitats designated with the County Wildlife Sites and Priority Habitat Sites and forms the focus of this policy.

### **Background**

The importance of natural and semi-natural habitats are reflected by the number of designated County Wildlife Sites (CWS) and Priority Habitat Sites (PHS) across the parish and this is captured on Appendix 5. To ensure and promote the CWS and PHS within the parish, it is important that any development across the Parish both inside and outside of the defined settlement boundaries does not have any adverse impact on the value of the CWS or PHS.

### **Purpose of policy**

The intention of this policy is to highlight the CWS and PHS to ensure that future development does not negatively impact on the natural environment of St Mewan Parish.

### **Policy 3 - Nature Conservation**

**Development proposals, which have no adverse effect on the integrity or continuity of landscape features and habitats of local and national flora and fauna as identified on Appendix 5, will be supported where the proposal complies with the provisions of Policy 23 of the Cornwall Local Plan.**

**Proposals, which incorporate conservation and, or appropriate habitat enhancement to improve biodiversity, will be supported subject to compliance with Policy 23 of the Cornwall Local Plan.**

## **POLICY 4: ENVIRONMENT - OPEN AREAS OF SIGNIFICANCE TREWOON**

### **Introduction**

As part of the Town Framework for St Austell an urban extension assessment was undertaken where all of the land surrounding the town was reviewed to identify appropriate and workable study areas (referred to as 'cells', the map showing the cells can be found in the evidence file for this plan.) for potential development. As part of the assessment, land within St Mewan Parish was included due to its proximity to St Austell.

The relevant cells are 1a, the parts of 1b and 1c that are within our Parish and Plan, 5a and 5b. As a result of the urban extension assessment for St Austell, the cells were discounted from further assessment and excluded in the St Austell Town Framework from any site allocations given the potential coalescence of urban growth from St Austell to Trewoon and vice versa. This would ensure a green space would exist between the two urban settlements.

### **Background**

The Landscape Character Area Assessment undertaken to support St Austell Town Framework, sets out that the land identified as cells 1a, and the parts of 1b and 1c that are within our Parish and Plan contained within Appendix 1 are distinguished by their landform, which comprises a hilltop, where a disused quarry is situated. The quarry has regenerated to form wild woodland and scrub and there is evidence that it is a valuable wildlife habitat. The high point forms a spectacular viewpoint with panoramic views. From the high point, the land slopes down moderately steeply to the north, west and south comprising intact agricultural land in good condition and is well maintained. With regards to cell 5a and 5b, the land is described as an area of agricultural land, currently pasture and woodland, level on higher ground to the south of the cell adjacent to the road but rolls over towards the north to slope steeply down to the Gover Stream Valley. Areas of woodland are colonised in the area of former mining activity to the west of the land. Stream corridor is wooded, with significant woodland along the valley sides to the west and east. The central northern part of the cell, amounting to approximately 1/3 of the land area is designated as an Area of Great Historic Value. Views from the south of the land are extensive with good long views from west to east including the agricultural land. There is an industrial landscape including Blackpool China Clay Works. The agricultural land is in good condition and well wooded and is likely to have a high biodiversity value.

The land located between St Austell and Trewoon is a clear boundary, which helps to define a Town and rural settlement. The land is also considered to be of landscape value for the reasons set out above. In order to keep the gap to prevent coalescence of Trewoon and St Austell, cells 1a, the parts of 1b and 1c that are within our Parish and Plan, 5a and 5b are to be designated as Local Green Space.

In addition to the Town Framework evidence, the Community of St Mewan Parish has undertaken Local Landscape Character Assessments. The findings within this assessment support that the area of land identified on Appendix 1 as ‘Open Area of Significance’ is of medium to high landscape value. For the full assessment please refer to the LLCA report in the Evidence File.

### **Purpose of Policy**

The intention this policy is to allocate land as a Local Green Space to prevent the coalescence of Trewoon and St Austell. This policy is essential in ensuring the gap is retained in accordance with policy 23 (Natural Environment) of the Cornwall Local Plan Strategic Policies 2010 -2030 and the aims and intentions of section 8 (promoting healthy communities) of the of the National Planning Policy Framework 2012.

### **Policy 4 - Environment - Open Areas of Significance Trewoon**

**Development, which visually closes the gap between Trewoon and St Austell identified on Appendix 1 will not be supported.**

## **POLICY 5: ENVIRONMENT - OPEN AREAS OF SIGNIFICANCE POLGOOTH**

### **Introduction**

An important role to the built environment and especially the four key settlement across St Mewan Parish are some of the undeveloped sites which make an important contribution to the amenity and, or the environmental quality of their immediate locality.

### **Background**

Paragraph 76 of the National Planning Policy Framework 2012 states that Local communities, through Local and Neighbourhood plans should be able to identify for special protection green areas of particular importance to them.

Paragraph 77 continues to advise that the Local Green Space designation will not be appropriate for most green areas or open space.

The designation should only be used:

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

In 2004 an assessment was undertaken for Polgooth, which was titled 'The Cornwall Industrial Settlements Initiative' (CISI). The aim of the CISI was to produce an analysis in order to obtain an overview of the history, present character and importance of Cornwall's industrial settlements which would help determine where, for example, new Conservation Areas should be designated and existing ones revised, and could provide the basis for Conservation Area Statements. In addition to the aim of the project, sixteen recommendations were made relating to historic areas, historic buildings and policy and management. As part of the recommendations for historic areas, recommendation 3 relates to the identity of Polgooth with regards to the land between Trelowth Road and the river where it was proposed to formally designate as an Open Area of Significance. This is to protect the Industrial Heritage of the earliest mine workings in the valley bottom and the views to the later and more extensive mine workings on the hillside beyond.

In response to the recommendation, this Neighbourhood Development is the right mechanism to ensure that this land is not lost to development and ensures that the environmental quality is secured and it is considered that the tests set out under paragraph 77 above have been met.

### **Purpose of policy**

This intention of this policy is to ensure that the identity of Polgooth is retained and that development does not encroach onto this land between Trelowth Road and the river.

This policy is essential in ensuring the area is retained in accordance with policy 24 (Historic Environment) of the Cornwall Local Plan Strategic Policies 2010 -2030 and the aims and intentions of Section 8 (Promoting healthy communities) of the National Planning Policy Framework 2012.

### **Policy 5 - Environment - Open Areas of Significance Polgooth**

**Proposals for development which would result in the loss of, or have an adverse effect on, the open spaces identified on Appendix 3 as “Open Areas of Significance” which contribute to the character, local amenity or environmental quality of their surroundings will not be supported.**

## POLICY 6: HERITAGE

### **Introduction**

St Mewan Parish has evolved through the tin and mineral mining heritage and without these industries; St Mewan Parish may not be the place it is today. For this reason it is essential that the heritage of this area is valued and celebrated.

### **Background**

Whilst there are a number of nationally designated assets such as: Polgooth Mine, Engine houses, Roman Camp, St Mewan Well, Churches and Chapels, there are a number of buildings / structures and features that are not nationally designated.

All nationally designated assets are included within the 'Evidence Base Document' for St Mewan Parish. The nationally designated assets are protected and have specific legislation relating to their preservation.

An important heritage asset however, is Polgooth Mine and given the current condition of the asset, it is considered of importance, which should be specifically identified as a policy within this Neighbourhood Development Plan. In addition, given the mining activity and the origin of the Parish, archaeology is of interest and therefore should be an informing factor as to whether development is suitable.

### **Purpose of policy**

The intention of this policy is to ensure that the historic core of the Parish is recognised and celebrated and where possible, enhancing an asset for its significance through development proposals.

### **Policy 6A - Polgooth Mine**

Proposals for development that would directly or indirectly affect the Grade II heritage asset of Polgooth Mine must be accompanied by an assessment which describes its significance including any contribution made by its setting and the potential harm of the proposal.

Where the proposed development would lead to substantial harm to or total loss of significance consent will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

### **Policy 6B - Archaeological Potential**

Proposals for development that would directly or indirectly affect archaeological remains of St Mewan Parish must be accompanied by an appropriate desk based assessment and where necessary a field evaluation.

## POLICY 7: ECONOMIC

### Introduction

The people of St Mewan Parish believe that this Neighbourhood Development Plan has an important role in maintaining and enhancing a healthy and inclusive community. The economic role is paramount and as such, retaining and enhancing existing businesses are in most cases supported.

### Background

There are over 70 local shops, businesses and industrial units scattered throughout the Parish of St Mewan that need to be supported in order to remain sustainable. The clay industry is still working, albeit on a smaller scale within the Parish. As a result of the industry declining there are a number of redundant buildings, hard standing areas / roads / railway lines that are available and in some instances appropriate for occupation.

### Purpose of Policy

Policy 2a of the Cornwall Local Plan sets a target for the community network area of St Austell to deliver 9,750 square metres of B1a and B1b office floor space and 12,500 square metres of other B use floor space. The target is not split into individual settlements, although it is anticipated that St Austell Town would deliver the majority of the employment target.

This policy has been written in line with Policy 2a of the Cornwall Local Plan to retain and support growth of existing local businesses and the reuse of redundant clay working buildings.

### **Policy 7A - Expanding existing employment premises**

Where planning permission is required, development proposals for the conversion of existing buildings for employment will be supported provided that the proposal does not have an adverse impact on the character of the building or its surroundings and this should be established through appropriate assessment.

Where planning permission is required proposals for the expansion of established employment premises will be supported where the following criteria are met:

- (a) the scale of development is relevant to the employment needs of the locality;  
and
- (b) the proposal will not harm the residential amenity of surrounding residents.
- (c) Consideration of the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion.

### **Policy 7B - Redundant Clay Processing buildings**

Using previously developed clay processing buildings for employment uses relating to light industrial uses will be supported provided that:

- (a) the change of use respects the building's high environmental or historic value,
- (b) the use is appropriate to its location; and
- (c) where no planning restrictions apply in relation to its removal.

### **Policy 7C - Hewas Water**

Where planning permission is required proposals for the redevelopment or change of use of land or buildings at Hewas Water identified in black on Appendix 4 for employment or service trade use as identified in classes A1, A2, A3, A4, A5, B1, B2 and B8 of the Town and Country Planning (use classes) Order 1987 (as amended) to non-employment uses will not be supported unless there is no reasonable prospect of the sites identified being used for the allocated employment use in the longer term. Proposals that would result in the loss of business space must:

- demonstrate there is no market demand through active and continued marketing for at least a period of 9 months; or
- result in the provision of better quality employment space allowing for mixed use; or
- be necessary to meet a clear need for community facilities; or
- be unsuitable to continue as business use due to environmental considerations.

## **POLICY 8: INFRASTRUCTURE**

### **Introduction**

St Mewan is a thriving Parish, which provides jobs, housing, services and facilities for its community. In order to strengthen the Parish whilst expanding through the provision of additional housing and jobs, the infrastructure is an important factor and must improve to facilitate future growth.

### **Background**

Through the public consultations however it was apparent that public transport was the top infrastructure priority followed by flooding and surface water disposal. In supporting the infrastructure objective, transportation, the Community Infrastructure Levy (CIL) and medical facilities are the focus of this policy, although the Infrastructure Needs Assessment sits behind and support this theme, which should be read in conjunction with this policy.

Developer contributions gained through the Community Infrastructure Levy (CIL) will be used to deliver the identified infrastructure needs to support future generations up to 2030, which is the duration of the Neighbourhood Development Plan and where this does not duplicate or conflict with Section 106 pooling contributions.

### **Purpose of policy**

The intention of this policy is to recognize and alleviate the pressure from the existing infrastructure and prepare for future growth through supporting identified infrastructure improvement projects.

The Public Rights of Way identified on Appendix 5, represent the linkages of the Parish and it is important that these are used to support sustainable modes of transport.

**Policy 8A - Trewoon Transportation**

Development proposals for the alleviation of traffic problems through Trewoon will be supported

**Policy 8B- Medical Facilities**

Proposals for medical facilities including Doctors, Dentists, or Opticians will be supported within the settlement boundaries identified in black on Appendices 1, 2, 3 and 4 for Trewoon, Polgooth with Trelowth, Sticker and Hewas Water.

**Policy 8C - Public Rights of Way**

Proposals for the improvement of the existing Public Rights of Way as identified on Appendix 5, or creation of new public rights of way will be supported.

## **POLICY 9: COMMUNITY FACILITIES**

### **Introduction**

Community facilities are important to the people who live across the Parish and help to create a happy place to live. This has been recognised within this objective, which seeks to enhance the wellbeing of Parish residents. This is to be achieved through the provision and improvement of community facilities for social and leisure activities.

### **Background**

Through the public consultation undertaken it was apparent that the community facilities within the Parish are highly valued as a source of community cohesion and strength. Village and Church halls with their varied activities are well used.

In Sticker there is an active Beaver, Cub and Scout group, which involves over 48 young people with many coming from outside of the Parish of St Mewan also Whirlybobs Playgroup. Sticker AFC and St Mewan Park (home to Charlestown AFC) all encourage local involvement. Trewoon Allotments are constantly in use and have a waiting list.

### **Purpose of policy**

The fundamental reason and intention for the policy is to recognise and safeguard the valued community facilities on offer within the Parish and identify where there are areas of deficiency and improvement is required. This in turn will help to contribute to a vibrant cohesive community.

### **Policy 9A- Extending community buildings**

Proposals to extend or improve community buildings identified on Appendices 1, 2 and 3 as 'Continued community uses' will be permitted providing that:

- (a) the scale and design of the buildings are in keeping with the character of the settlement;
- (b) the proposal continues to support the use of a community facility;
- (c) the proposal is not likely to result in noise and disturbance which would detrimentally affect the amenity of nearby residential properties; and
- (d) they do not cause traffic or road safety problems.

### **Policy 9B - Community buildings to a non-community use**

The change of use or redevelopment of a community building identified on Appendices 1, 2 and 3, as "Community Buildings" to a non-community use will only be permitted where the community facility is:

- (a) incorporated or replaced i.e. of the same quality and quantity or better provision within the new development; or
- (b) relocated to a more appropriate building or to a location which improves its accessibility to potential users; or
- (c) is no longer required because there are easily accessible alternatives in the locality which can offer the same facilities

### **Policy 9C- Blackpool Quarry Area**

Development proposals relating to established brown field Clay sites will be supported where the development brings accessible leisure and recreation uses.

## POLICY 10: OPEN SPACES

### Introduction

Open space provision within St Mewan Parish is important through providing a range of sports, activities and interests.

### Background

Over 87% of the Parishioners that responded to the consultation questionnaire, and in addition the children at St Mewan Primary School agreed that green areas and play areas are important to the community; however there is a clear aspiration and desire to improve and provide more open spaces, which is in line with the supporting Infrastructure Needs Assessment forming part of this Neighbourhood Development Plan.

There are active football clubs and playing facilities in Sticker and Trelowth, which may in the future need developing to ensure that the football clubs are viable. Playgrounds are particularly valued, which was revealed as part of the survey competition done with St Mewan School children.

The Consultations confirmed the importance of the various types of open spaces to the community but there was very little comment regarding inadequate provision. It is proposed that a detailed open spaces review will be completed ready for the review of this Neighbourhood Plan in 2030.

### Purpose of policy

The designation of 'Local Green Space' is a power that Neighbourhood Development Plans have as set out within Section 8 (Promoting healthy communities) of the National Planning Policy Framework 2012 and a power that the community wish to embark on. The villages have several open spaces that have been used by the community for many years and there is strong support to protect these areas from development and this policy has been written to designate these open spaces as Local Green Space.

### **Policy 10 - Open spaces**

The following open spaces (identified in Appendices 1, 2 and 3) are designated as Local Green Spaces in accordance with paragraph 77 of the National Planning Policy Framework:

- Polgooth Playing Field and Recreational Area
- The Goffin
- Sticker Upper Playing Field and adjacent dog field
- Sticker Football Club
- Sticker Lower Playing Field
- St Mewan Park
- Trelowth, used by Charlestown Football Club and Trewoon Recreation Ground

Development proposals affecting these designated spaces will only be supported where:

- (a) the development would enhance the use of the playing field by providing play or sports equipment; or
- (b) the development would provide a building with community facilities such as a clubhouse or changing rooms, subject to the scale, siting and design of the proposal; and
- (c) it can be shown that the area of open space affected is surplus to requirements; or
- (d) the loss resulting from the development would be replaced by equivalent or better provision in a suitable location.

## **POLICY 11: LANDSCAPE CHARACTER AREAS**

### **Introduction**

A Landscape Character Assessment (LCA) has been undertaken for Trewoon, which has identified, described and classified what is distinctive about the land surrounding this settlement.

### **Background**

The landscape character of the Parish is rich and diverse, is highly valued and represents a core component of the attractive way of life for its residents and visitors.

Landscape is about the relationship between people and place and it was considered crucial to understand what makes up the character of Parish landscapes.

Since the summer of 2015 local residents have developed a landscape evidence base through fieldwork and desk based assessments to identify the elements and features, which make up the local character of the St. Mewan Parish.

The conclusions of this work are provided within the Evidence File, LLCA Report.

Policy 23 of the Cornwall Local Plan, requires that development proposals should sustain local distinctiveness and character and also protect and enhance Cornwall's natural environment. The policy continues to state that development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and un-designated landscape. Development must take into account and respect the sensitivity and capacity of the landscape asset.

### **Purpose of policy**

The purpose of this landscape policy is to ensure that the location and style of all new development in the Parish responds appropriately to the landscape character of the area as identified through the St Mewan Parish Local Landscape Character Assessment to ensure that the key elements and features of St. Mewan Parish's landscape character are maintained and enhanced for future generations to appreciate and enjoy.

### **Policy 11 - Landscape Character Areas**

**Subject to the requirements of other policies in this plan, proposals for development will be supported where they have demonstrated that they respond to local character and reflect the identity of the local surroundings based on the St Mewan Parish Local Landscape Character Assessment and using Cornwall Council's 'judging landscapes sensitivity and capacity - a development management toolkit'.**

**Development which will detract from or have an adverse impact on characteristics that have been identified by the community and are shown in the St Mewan Parish Local Landscape Character Assessment (found within the Evidence Report) as important to the character of the local area, will not be supported.**