

St Levans Church, Higher Porthpean



Duporth Beach



Hallane Cove, Trenarren



Charlestown Harbour

ST AUSTELL BAY PARISH NEIGHBOURHOOD PLAN: 2019-2030

MAY 2021

**Serving our community – preserving our heritage
Serva agan kemeneth - gwitha agan ertach**

Prepared by St Austell Bay Parish NP Strategic Group October 2020

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Photographers: George Taylor, David Hastilow, Stephen Lay, Julie Larter, Jen Thomas, Trudy Reynolds, Sue Osbrink and Barry Gamble.

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ST AUSTELL BAY NEIGHBOURHOOD PLAN

DRAFT

SECTION 1:

INTRODUCTION

This Neighbourhood Plan (NP) has been produced to define the community's vision for how St Austell Bay Parish will develop in the future. It sets out a positive approach for the villages and hamlets of Charlestown, Duporth, Higher and Lower Porthpean and Trenarren, as well as the surrounding rural areas, and seeks to maintain our distinctive communities as well as further enhance the local area.

It has been prepared to be in general conformity with the National Planning Policy Framework (NPPF) which was brought in by the Government in 2012, and with the Cornwall Local Plan (CLP) which was adopted by Cornwall Council in 2016 and sets out the main strategic planning policies for the period 2010 – 2030.

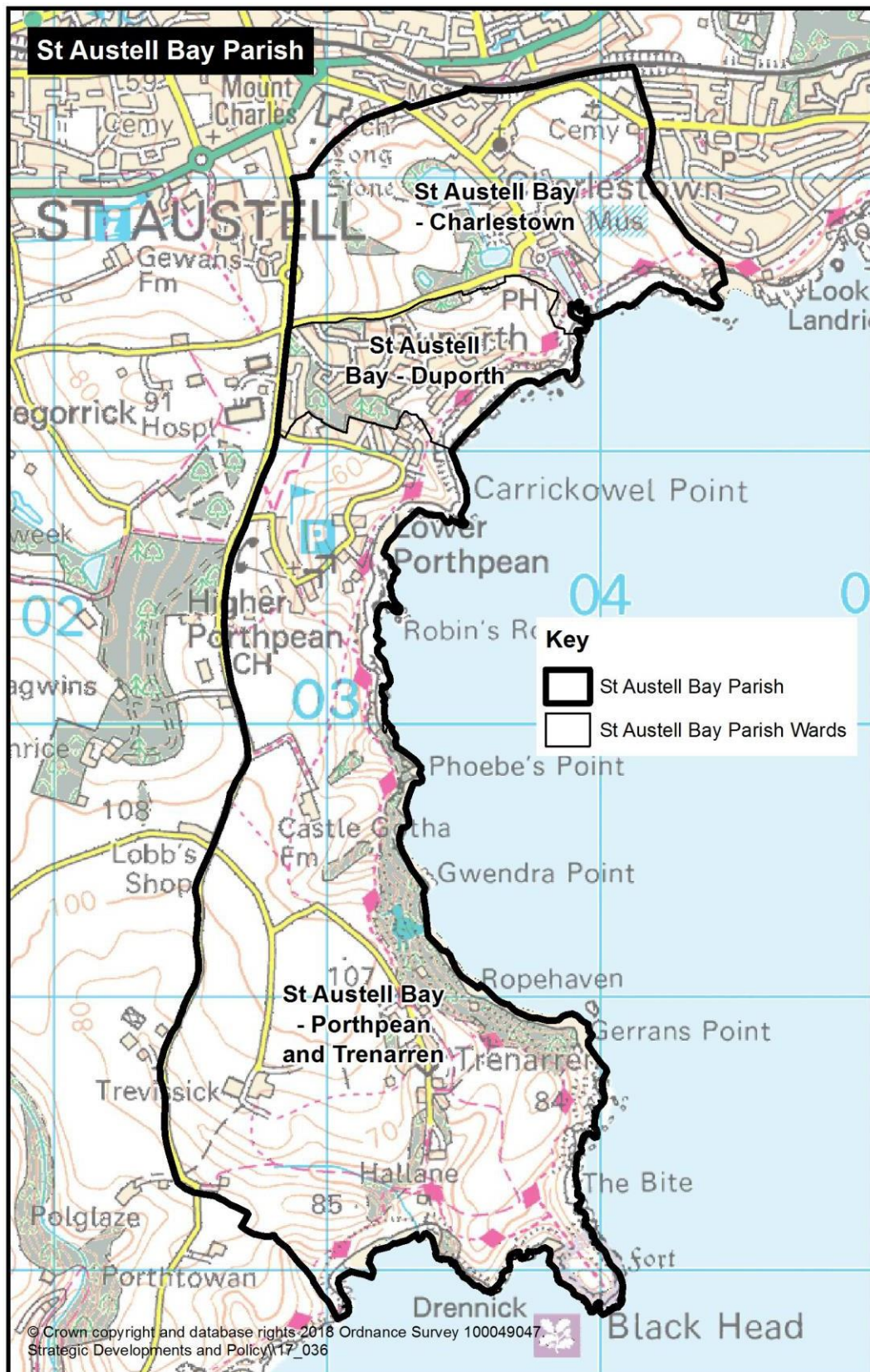
Once adopted, it will stand alongside the NPPF and the CLP in guiding development in the Parish for the period up to 2030. It will be used and acted upon by planning officers, landowners and others involved in development, and will provide an extra level of policy detail, reflecting the community's needs and aspirations.

St Austell Bay Parish NP applies to the whole parish currently covered by St Austell Bay Parish Council (as shown in Map 1). St Austell Bay Parish is situated on the south coast of Cornwall and is part of the St Austell and Mevagissey Community Network Area (CNA).



**Picture 1: View from Campdowns Cemetery showing the coastal sweep of the Parish towards Black Head.
Note the chimney of the former Lovering Clay Dry**

Map 1: Designated area



SECTION 2:

BACKGROUND: PREPARING FOR THE PLAN

In recent years the Parish of St Austell Bay has undergone significant growth, though the planning system has not always secured the type, scale and positioning of developments that residents hoped for. This has been reflected in the two Parish Plans which have been written since the Parish Council was established in 2009. Each of these was preceded by a series of consultation sessions and a questionnaire posted to all households with a freepost envelope for return. The percentage return was 26% for the 2010 - 13 plan and 32% for the 2014 - 18 plan. These results are very high for this type of questionnaire.

In October 2017, after initial research, discussion and comments from residents at its regular meeting, St Austell Bay Parish Council resolved to develop a Neighbourhood Plan. Its designation was confirmed on October 24th 2017. It is the qualifying body responsible for the Plan.

A Strategic Group (SG), consisting of representatives from the Parish Council and residents from each ward of the Parish, was set up to steer the process. It has been supported by local residents, Cornwall Council's NP team, the World Heritage Site Board and the Strategic Historic Environment Service, and has obtained funding from Locality, the Community Fund (the Big Lottery), Cllr Tom French's Community Chest, and the World Heritage Panel.

The preparation of this NP has been underpinned by extensive consultation with the local community since October 2017. This is itemised in detail in the Consultation Strategy, which will be available on the Evidence Base on www.staustellbayndp.org.uk

Key events have included:

- Creation of a dedicated website www.staustellbayndp.org.uk
- Leaflet drops to every property in the Parish about the Neighbourhood Plan and about various consultation events
- A series of consultation events ahead of the questionnaires
- A Residents' Questionnaire posted to all households in the Parish with a postage-paid return envelope; also available online (46% return)
- A Business Questionnaire posted to all businesses in the Parish with a postage-paid return envelope; also available online (59% return)
- Surveys conducted with Charlestown Primary School and Penrice Academy
- Consultation with Naturally Learning day nursery
- A monthly report back to councillors and the public at the regular meetings of the Parish Council
- Regular updates on progress posted on Parish Council noticeboards and the NP website, and sent out via local wards' information channels
- Notices in the local press and publicity on local radio stations
- Specific consultations on Housing Needs and Landscape Value.

The outcomes of the various consultations are fully reflected in the Policies contained in this Plan. Where concerns and aspirations fell outside the scope of the NP, they have been placed in the Community Actions appendix and the Parish Council will aim to address these through other channels.

The key areas highlighted by the consultations were:

- Housing
- The impact of second homes on the community
- Heritage protection
- Environmental protection and the importance of the rural landscape
- Renewable energy
- Traffic and road infrastructure
- Facilities and leisure
- Maintaining a vibrant local economy without negative impact on the World Heritage Site or local residents.

In January 2019 Cornwall Council declared a climate emergency and as a consequence, the SG decided to add climate change into the NP. Comments made during the consultation on the Landscape Value Assessment (May 2019) also justified this, as did the decision at the June 2019 Parish Council meeting that St Austell Bay Parish Council would also declare a climate emergency. This decision was fully supported by parishioners who attended the meeting to hear the guest speaker, Pat Smith, a local resident, environment campaigner and founder of Final Straw Cornwall.

In the production of this NP the SG has taken full account of the policies in the National Planning Policy Framework (NPPF) and the Cornwall Local Plan (CLP). All policies have been designed to support and complement the CLP.

Wherever possible, policies affecting more than one topic have been cross-referenced but the aim has been to avoid duplication and repetition in order to make the document user-friendly.

There has been a six-week period of public consultation on this Plan. This was completed and changes have been incorporated. It will now be submitted to Cornwall Council who will check that it meets basic conditions, and they will then carry out their own six-week consultation. Following this it will be sent to an independent examiner (mutually agreed by Cornwall Council and the St Austell Bay Parish SG) who will check the NP to ensure it conforms with legislation, policies, designations and any other relevant documents. At this stage the examiner may recommend that the NP is amended before continuing to the referendum stage.

The NP will be subject to a referendum in order to gauge community support. The NP will only be adopted by Cornwall Council if the majority of those voting in the referendum support it.

Once adopted, the Policies contained in the St Austell Bay Parish NP will have to be taken into consideration when Planning Officers determine planning applications in the Parish.

SECTION 3: NEIGHBOURHOOD PLAN SUSTAINABILITY CHECK

In order to ensure that the Plan considers environmental, social and economic issues, the St Austell Bay Parish NP SG carried out a Sustainability Check. The SG considered the vision, objectives and policies against 19 key sustainability objectives. These are:

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

The Sustainability Checklist provided a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for St Austell Bay Parish. The results of the Sustainability Check can be found in the Evidence Base at www.staustellbayndp.org.uk.



Picture 2: Hamlet of Trenarren

SECTION 4:

ST AUSTELL BAY NP – SUPPORTING DOCUMENTATION

St Austell Bay NP is supported by a variety of other documents and information which is often referred to throughout this Plan. The key supporting documents referred to throughout this NP are all found in the Evidence Base which is available to view on www.staustellbayndp.org.uk. Alternatively, hard copies of individual documents can be viewed at the Pattern Hall, Charlestown, by appointment with the Parish Clerk Julie Larter (enquiries@staustellbay-pc.gov.uk; 01726 72334). The Evidence Base has been compiled over the whole duration of the preparation of this NP. Many elements of it are referenced in more than one policy area. The main categories are as follows which include some of the key documents:

Parish Documentation:

Parish Plan 2010 - 2013 with evaluation

Parish Plan 2014 - 2018 with evaluation

OCSI Local Insight Report 2019

Charlestown Conservation Area Character Appraisal & Management Plan

Consultation Documentation:

Residents' Questionnaire 2018 and Summary of Responses

Business Questionnaire 2019 and Summary of Responses

Schools' Surveys 2018 and summaries of responses

Day Nursery report

LCCA report and LVA consultation 2019 plus summary of responses

Housing Needs Survey 2019 and summary of responses

Traffic Survey 2019 data and summary

National Documentation:

NPPF

Cornwall Council Documentation:

CLP

For ease of reference, the Evidence Base is organised into the categories above plus one for each policy area:

Housing

Design

Natural Environment and Landscape Character

Local Green Spaces and Green Buffers

Historic Environment

Renewables and Climate Change

Business and Employment

Transport and Traffic

Community Facilities

Please see individual sections of the Evidence Base for copies of documentation referenced in each policy area.

SECTION 5: THE CONTEXT OF THE PARISH



St Austell Bay was a very rural parish until the late 18th century. It is still predominantly rural, although the construction of two housing estates in Duporth and Charlestown has added over 500 houses since 2005. The electorate, which stood at 560 in 2009, rose to 1107 (November 2018), and is currently 1145 (April 2020). It is projected to increase to 1366 by October 2023.

All three of the wards, Charlestown, Duporth & Porthpean/Trenarren, border St Austell Bay, a beautiful and extensive bay which is enclosed by the Gribben Head and Black Head, and which contains stunning yet secluded beaches, some of them private. It is a beautiful locality, in many areas peaceful and private - yet with a strong sense of community, and many thriving local organisations. Central to it is the historic World Heritage Site of Charlestown, famous for its harbour and tall ships, used as a location for

many film and TV programmes, and justifiably popular with holidaymakers. Out of season this area was generally quiet and serene, but has become much busier since the most recent sale of the harbour in 2018. The new owner has said his intention is to turn it into a “world-class destination”. Other businesses in the village have strong commercial links with the Eden Project and The Lost Gardens of Heligan. The combined developments of these businesses, and the publicity they are generating, as well as the ‘Poldark factor’, are making the area extremely busy, while at the same time creating some problems for residents and the infrastructure.

To the north west of the Parish is the large town of St Austell, with its mainline railway station and the A390 trunk road. To the west lie the farmland and woodland of Pentewan Valley, while the quiet housing of Carlyon Bay borders it to the east.

The South West Coast Path runs right round the seaward boundary of the Parish and many ramblers, both local and visitors, enjoy using this while taking in the panoramic views of Cornwall’s coastline at its best. An official cycle route links Charlestown, via Duporth, with the Pentewan valley and this is popular with tourists and residents. Angling, sailing, gig rowing, golf, or simply relaxing in the best of what rural and seaside Cornwall has to offer are also much enjoyed.

Other than tourism, agriculture and aquaculture there is no major local industry although Charlestown Harbour is now generating some employment. There are many local craftspeople, and many small businesses operating from home, some online, assisted by the superfast broadband available throughout the Parish. A comparatively small number of shops and businesses are located within the Parish, the majority of these being restaurants, cafes, public houses or gift shops. However, residents are within easy reach of St Austell and four out-of-town supermarkets which cater for most needs and the county town of Truro is just 30 minutes away.

THE WARDS

Charlestown

In the middle of the 18th century West Polmear, as it was then known, was a tiny fishing hamlet of some nine inhabitants making a living from pilchards.

Towards the end of the century the mines and china clay pits around St Austell were thriving, and it became clear to the estate owner, Charles Rashleigh, that a safe, local harbour was needed. In 1791 he began construction, and within 10 years the port and much of the village had been built and named after him. In order to keep his inner harbour full at all tides, he brought water from Luxulyan by constructing a 7 mile leat and 2 holding ponds. He also built a gun battery to protect his port from the French.

The port flourished with increasing numbers of ships using the harbour. A shipbuilding yard developed, together with all the associated trades. Cellars were built for the processing of pilchards and cooperages for the casks in which they and fine clays were exported. Then early in the 1800s vast deposits of copper, to the east of St Austell, were found and mined. The ore was shipped to South Wales for smelting and cargoes of coal, timber, limestone and hemp (for rope making), came into the port.

Charles Rashleigh died in 1823 and his family relinquished control of the village to the Crowder family in 1825. By 1850 the local copper mines were in decline, and by the early 1900s the fishing industry had collapsed. Charlestown, though, continued to prosper with its handling of china clay, and in 1907 clay slurry was being piped directly to the Lovering clay dries in the village.

Competition from the railways, the decline of the Cornish clay industry with easily worked deposits being found in Brazil, together with the increasing size of ships, resulted in Charlestown ceasing export of clay in 1999.

Since 1986, when the Crowders sold the estate, the harbour has had several owners. In recent years Charlestown has been much in demand as a location for numerous film and TV productions for both English and European audiences. The 'tall ships' have often featured. This has enabled Charlestown to retain some of its vigour and identity as a 'working port'.

Charlestown is now predominantly a residential seaside settlement and tourist centre. Much has changed and a great deal has been lost over the last two centuries but much has remained unchanged, illustrated by the following extracts from the Charlestown Historical and Archaeological Assessment (1998): "It is one of the best examples of late 18th century and early 19th century harbour works in Britain ... Nowhere else in Cornwall is it possible to step so immediately into the ambience of an early 19th century working port".

In 2006 Charlestown was inscribed by UNESCO as a World Heritage Site as part of the Cornwall and West Devon Mining Landscape in recognition of its "outstanding universal value".

Duportth

The Duportth ward is based around a beautiful bay comprising two privately owned sections of beach. The larger area from the eastern end of the beach almost up to the large concrete steps is owned by a limited company whose shareholders are the residents of the Duportth Bay estate. The remainder of the beach is owned by the residents of An Arvor and Two Coves and managed by a Community Interest Company.

Duportth, originally the estate and manor house of Charles Rashleigh, formerly consisted only of the Duportth Bay private estate and a holiday park composed of more than 250 caravans and holiday chalets. The holiday park was sold in 2006 and planning permission granted for over 300 homes. Building is almost complete, and now provides a very attractive mix of properties, from single bedroom flats to five bedroom, three-storey landmark houses. An over 55s village, The Courtyard, is under construction at the time of writing. The extensive woodland area to the south-west of the development forms a natural boundary between Duportth and Porthpean, another ward of St Austell Bay Parish. Because of the anomaly in the drawing up of ward boundaries a small area of Porthpean (Ridgewood Close) is actually included in the Duportth ward, although residents naturally gravitate to their geographical neighbours.

Duportth Road, often called Brick Hill, is a very attractive, narrow, tree-lined road linking the three settlements of Charlestown, Duportth and Porthpean, which together with Trenarren make up the St Austell Bay Parish.

Porthpean and Trenarren

Porthpean means “Little Cove” in the Cornish language. There are two distinct settlements. Higher Porthpean was a mediaeval farming hamlet, formerly surrounded by strip fields. It has an old village square (the hamlet’s former ‘townplace’, a mini-common) and a lovely church, as well as several listed buildings. Porthpean Golf Club and Porthpean Outdoor Education Centre lie in, or just outside, Higher Porthpean. Lower Porthpean appears to have been a later hamlet, formerly a thriving fishing port, with fish cellars and a malthouse, the sites of which can still be seen. Now it is best known for its safe bathing beach, with café and toilets, and Porthpean Sailing Club. The two settlements thus have different and distinctive characters, which this Plan (and residents) are keen to preserve: Higher Porthpean is rural and Lower Porthpean maritime.

Trenarren is a small hamlet of about a dozen properties set in a secluded valley leading down to the coast at Hallane. At the top of the hamlet is Trenarren House (Grade 2 listed) which was completed in 1805 and is reputed to have cobbled cellars large enough to hold a cargo of brandy, run in from the beach below Black Head. It was the former home of A L Rowse CH, the poet and historian, who lived there from 1953 until his death in 1997. The former Methodist chapel was converted into a dwelling in the 1980s. The longstanding ownership by the Hext family of most of the hamlet and the surrounding land has ensured that the hamlet remains unspoilt and free from intrusive developments.

THE DEMOGRAPHY OF THE PARISH

While there is a full age range of people within the Parish, the distribution is skewed to the older generation, with many residents being retired or nearing retirement. Many are long term inhabitants who have a deep-rooted love of the area and its traditions. The predominant ethnicity is white British, although many are proud of their Cornish heritage. Further detail can be found in the OCSI Local Insight Profile which forms part of the Evidence Base of this Plan.

PARISH INFRASTRUCTURE

Please see the section on this in the Evidence Base of the Plan.



Picture 3: St Austell Bay from the minor road to Trenarren

SECTION 6: THE VISION

Every plan has an aim, and for St Austell Bay NP the aim is for the policies of the NP to help achieve a 'Vision' for our Parish by 2030. The Vision for St Austell Bay Parish is as follows:



In order to achieve this Vision a number of Objectives are set and then, in turn, in order to achieve these Objectives, a number of Policies are set out. It is these Policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figure 1.

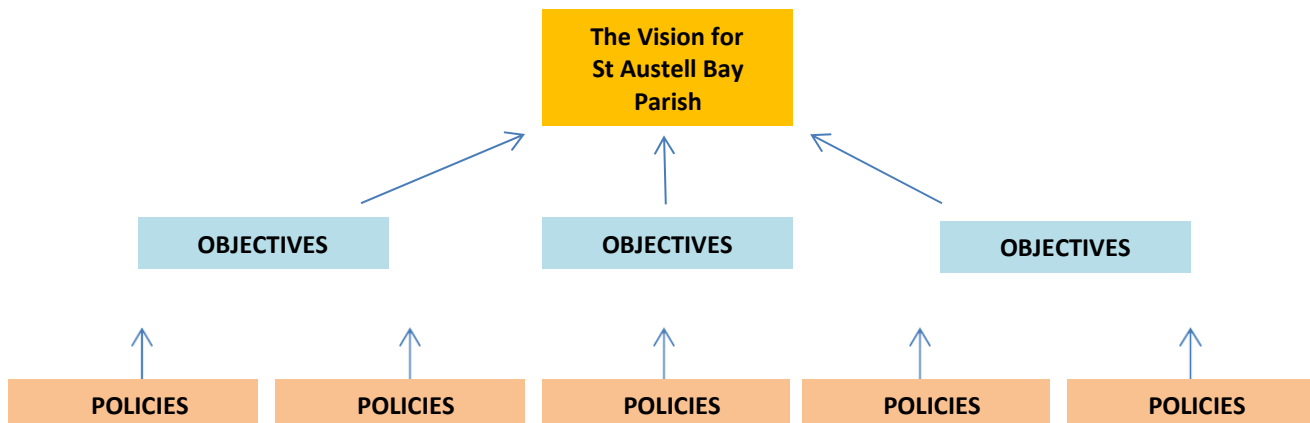


Figure 1: St Austell Bay Parish NP: Links between Vision, Objectives and Policies

SECTION 7: OBJECTIVES

The Objectives of St Austell Bay NP are as follows:

1 Housing Objectives

1. To support sustainable development of a scale and nature appropriate to the character and heritage of the Parish
2. To support the housing needs of permanent residents in the Parish.

2 Design Objective

To promote bespoke, site-specific, high quality, creative designs which reflect the architectural diversity of St Austell Bay Parish.

3 Natural Environment and Landscape Character Objectives

1. To conserve and enhance St Austell Bay Parish's unique natural beauty and landscape character, protecting its coastline, habitats, woodlands, open spaces and rights of way from inappropriate development.
2. To support and encourage new environmental growth where appropriate by the creation of space and conditions for more abundant, productive and healthier habitats, species and natural systems.

4 Local Green Spaces and Green Buffers Objectives

1. To ensure that the existing local green spaces in the Parish, much valued by residents, are protected from inappropriate development and maintained for their current or a related community use
2. To ensure the green buffers continue to protect the World Heritage Site and Conservation Area of Charlestown within its current setting without encroachment by development while also benefitting biodiversity.

5 Historic Environment Objective

To ensure that all members of the community are able to be involved in safeguarding and enhancing the special character and local distinctiveness of the Parish's historic environment and heritage for the benefit of present and future generations.

6 Renewables and Climate Change Objectives

1. To promote appropriate renewable and low carbon energy production, to increase energy efficiency and to minimise resource consumption through a range of technologies which are sensitive to the landscape character of St Austell Bay Parish
2. To act responsibly and proactively to the challenges posed by climate change, including minimising flood risk and reducing problems arising from coastal erosion.

7 Business and Employment Objectives

1. To ensure that commercial premises are retained and new businesses encouraged in order to protect, maintain and create employment
2. To support economic growth and employment whilst safeguarding the unique historical character and natural rural environment of the Parish
3. To encourage sustainable tourism and agriculture.

8 Transport and Traffic Objectives

1. To ensure that the parking facilities in Charlestown available to residents, businesses and visitors are not reduced by any new developments
2. To minimise traffic density and pollution in Charlestown by supporting appropriate new parking facilities outside the village centre providing they comply with all policies in the Plan.

9 Community Facilities Objective

To support existing and encourage new and diverse community facilities accessible to residents and visitors of all ages and abilities.



Picture 4: Porthpean Beach and Carrickowel Point

SECTION 8: THE POLICIES

1 HOUSING (H)

INTRODUCTION

Since 2005, there has been extensive building within the Parish, with the establishment of two sizeable housing developments, one in Duporth (on the site of the old holiday camp) and the other in Charlestown (on the site of the former foundry). As a result, the number of households within the Parish has increased by 500. The two new estates also contain social housing (for rent, either affordable rent or social rent) and affordable housing (some shared ownership).

There have also been very considerable housing developments immediately adjacent to the Parish similar to those surrounding the majority of Cornish towns. These are viewed by many to be over-development of Cornwall, to the detriment of its character and resulting in an increasing burden on its infrastructure.

The electorate of the Parish, which stood at 560 in 2009, has risen to 1145 (April 2020) and is projected to increase to 1366 by October 2023.

Through the following Policies, the Parish will aim to meet local housing needs and support sustainable development of a scale and nature appropriate to the character and needs of the permanent residents of our local community.

St AUSTELL BAY PARISH HOUSING STATEMENT

NP Housing Requirement

St Austell Bay Parish has made 299 commitments and completions since 2010 and there is **no** specific housing target for the Parish. The Community Network Area (CNA) as a whole is exceeding the housing target (including in the rural areas) and our approach of small scale growth through infill, rounding off and previously developed land (as well as affordable housing to meet identified local need) is in conformity with the CLP.

Table One

St Austell Bay Housing Commitments and Completions

2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Completions 2010 - 2018
n/a	52	64	25	83	1	21	48	5	299

Cornwall's Local Plan apportions 3200 dwellings to be delivered in St Austell Town and in the rural area of St Austell and Mevagissey CNA. Figures supplied by CC are presented in Table 2, which shows the whole Community Network Area and highlights the fact that St Austell Bay Parish needs to deliver **no** new dwellings between 2018 and 2030, because it is in general conformity with the Local Plan.

However, the Parish will look to focus upon meeting local needs and supporting sustainable development which will be of a scale and nature appropriate to the character and needs of the local community and permissions.

Table Two

St Austell and Mevagissey Community Network Area (to March 2019)

	Targets	Completions	Permissions	Completions+ Permissions	Targets Exceeded by
St Austell Town	2900	1549	2071	3620	720
St Austell Bay (residual/rural)	300	320	111	431	131*
Total	3200	1869	2182	4051	
Target Exceeded					851**

*in November 2019 a further 15 housing units within Charlestown were given planning permission and are not included in these figures.

** The targets for the town and rural areas don't divide up neatly into Parishes. Part of St Austell Bay Parish falls into the rural area and part is considered to be part of the St Austell urban area.

In the Residents' Questionnaire, only 4% of respondents agreed that the Parish needed more new housing, while 50% disagreed or strongly disagreed. In addition, over 77% of respondents considered that any future development or redevelopment should not increase the current housing density.

Affordable Housing

The Housing Needs Survey commissioned by the Parish aimed to establish the need for housing, the kind of housing required, including affordable housing to meet local people's needs. Over 77% of respondents considered that new affordable housing, tailored and guaranteed to meet the long-term housing needs of local people, should be the first priority for any new housing.

In August 2019, there were nine households with a local connection to St Austell Bay Parish who were principally seeking affordable rented accommodation. The register also showed that there were 22 households seeking to buy an affordable home in the Parish. Also there were six 'hidden' households who would like affordable homes but were not registered with the council. The need for affordable rented property remains a priority in St Austell Bay Parish.

In November 2019 the Parish had a total of 57 social housing units, all situated within the new developments in Charlestown and Duporth. Nineteen of these are shared ownership and the remainder are either affordable rent or social rent. They are all occupied.

Any proposals must be developed in accordance with guidance provided in the Affordable Housing SPD and the number, type, size and tenure of dwellings should reflect clearly identified local needs as evidenced through the Cornwall Housing Register or any specific local surveys completed using an approved methodology.

Affordable dwellings will be occupied by people with a local connection in housing need in accordance with Cornwall Council's current standard definitions and housing policy.

The NPPF states, "Eligibility is determined with regard to local incomes and local house prices". The

affordability of such houses should also reflect local incomes for such homes to be truly affordable. When proposals for housing development are being considered, the provision for truly affordable housing will be of paramount importance.

While exceptions may be made where a development can be shown to be unviable without some proportion of open market homes, Policy 8 in the CLP sets out criteria for developers to contribute to affordable housing and Policy 9 has specific criteria for the allocation of homes.

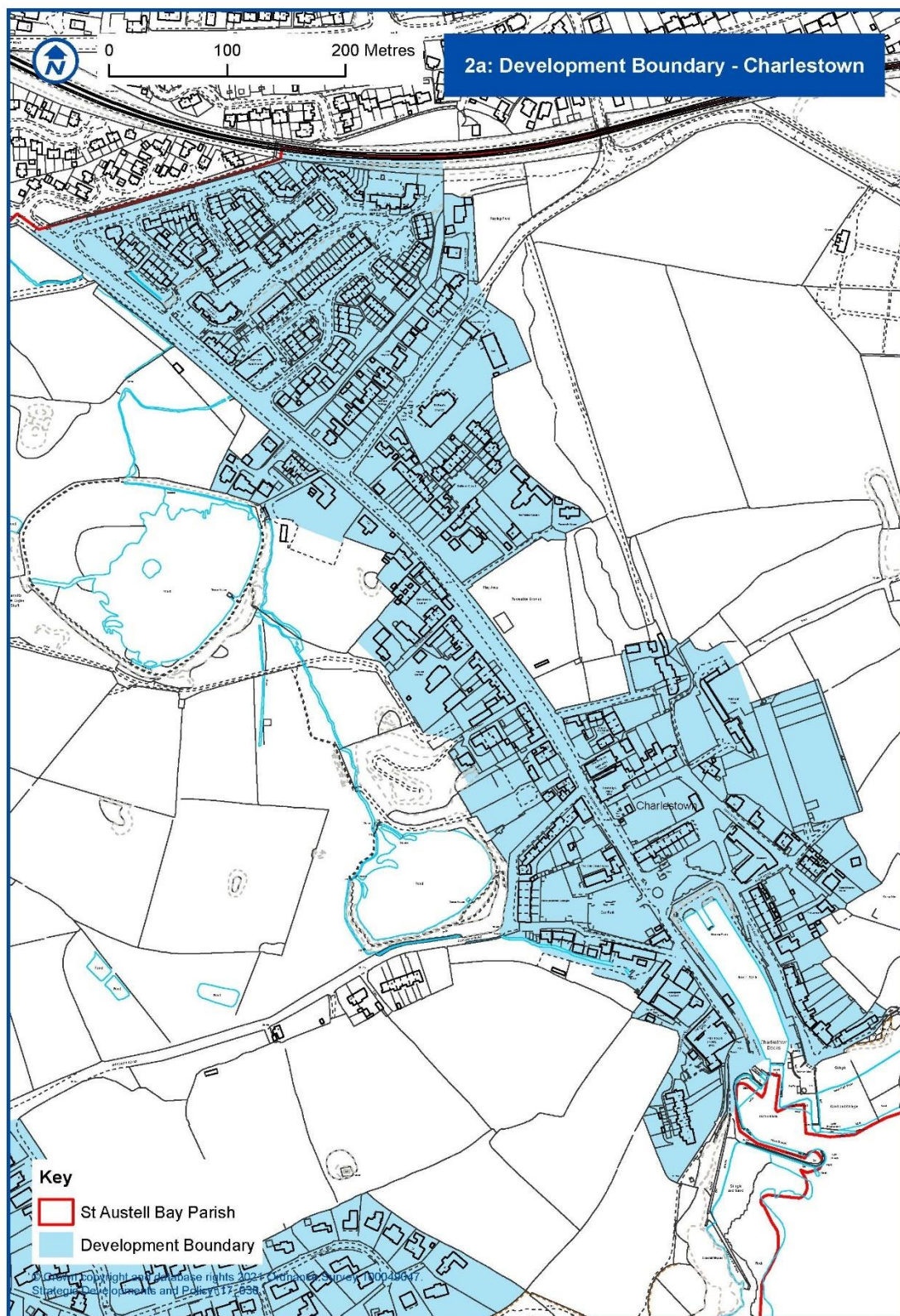
HOUSING POLICY 1 (H1): DEVELOPMENT BOUNDARIES

Development Boundaries for settlements in the Parish have been defined as shown on Maps 2, 2a, 2b and 2c. Within these boundaries, small scale, high quality new housing will be supported where it will preserve and enhance the identity of the Parish.

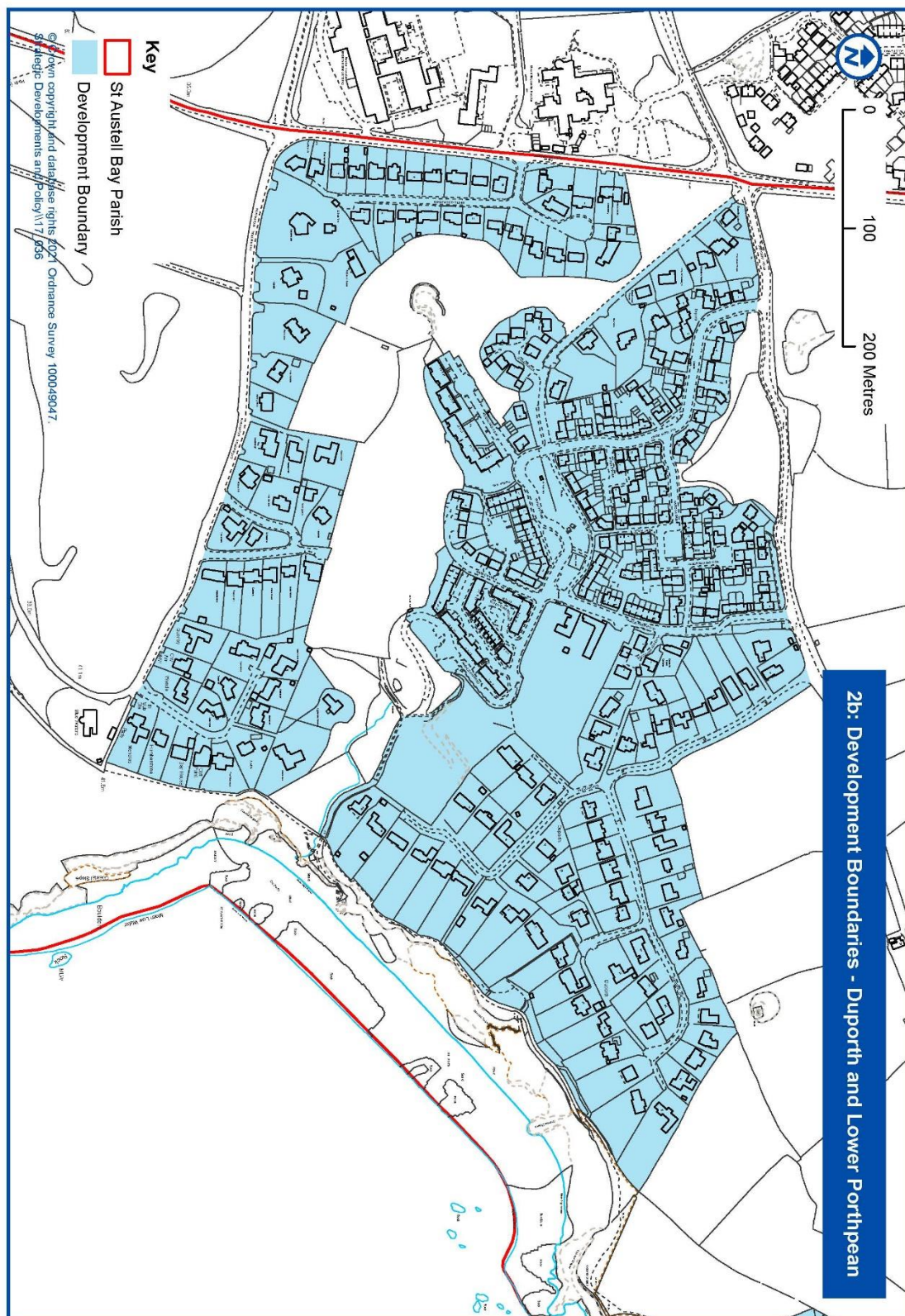
Where appropriate, all such developments must also be compatible with the conservation of the historic environment, the Outstanding Universal Value of the World Heritage Site and the scenic quality of the landscape.



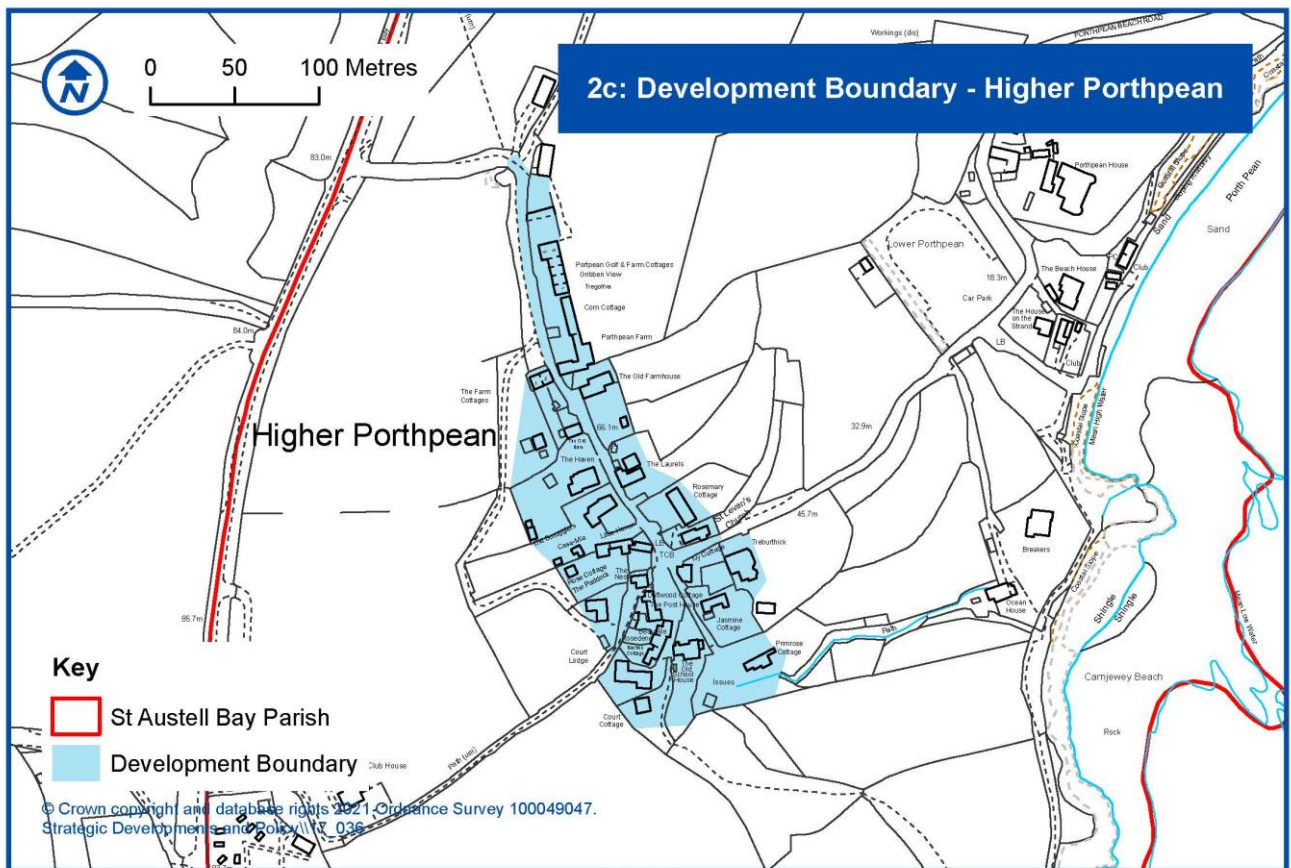
MAP 2: Development Boundaries Overview



MAP 2a: Development Boundary Charlestown



Map 2b: Development Boundaries Duporth and Lower Porthpean



Map 2c : Development Boundary Higher Porthpean

Policy Justification

The Parish has drawn Development Boundaries which identify where development could be acceptable, subject to complying with other policies in the Plan. The methodology used for determining Development Boundaries can be found in the Evidence Base. Development Boundaries seek to prevent development from gradually extending into the surrounding countryside, and seek to preserve the historic nature and settlement boundaries of Charlestown, the identities of Duporth and the upper part of Lower Porthpean and the rural settlement of Higher Porthpean. In this context the upper part of Lower Porthpean includes the area from Ridgewood Close down Porthpean Beach Road to the footpath to Carrickowel Point. (See Map 2 and 2a).

94% of the respondents to the Residents' Questionnaire agreed it was important to protect the green boundaries between wards and neighbouring settlements, giving a sense of identity to the individual communities. By creating the four Development Boundaries these aspirations are reinforced.

Within the Development Boundaries, infill and rounding off or building on previously developed land will be supported where it conforms to other policies in this Plan.

Any proposals for affordable housing developments within the Development Boundaries must be well related to, and fit into, the physical form of the landscape and be appropriate in scale, character and appearance.

Development outside the Development Boundaries of the Parish will only be permitted if it complies with Policy 7 in the CLP "Housing in the Countryside". Any such development must reflect the wishes expressed in the Residents' Questionnaire in which the high perceived value of the AONB, historic sites, coastal views and open spaces within St Austell Bay Parish were acknowledged and should be preserved for future generations.

HOUSING POLICY 2 (H2): PRINCIPAL RESIDENCE

To aid the sustainability and communities of St Austell Bay Parish, new open market housing in Charlestown and Duporth will only be supported where there is a restriction, either as a planning condition or legal agreement, to ensure its occupancy is as a Principal Residence. Primary Residence is defined as a property occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home. Owners of homes with a Principal Residence restriction will be required to keep proof that they are meeting the obligation or condition and be willing to provide this proof if required to do so by the Local Planning Authority. Proof of Principal Residence can include (but not limited to) registration on the local electoral register, attending local services including schools and having official documents such as tax assessments and bank statements registered to the address.

Policy Justification

Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home. The condition or obligation on new homes in Charlestown and Duporth will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them.

The aim of Policy H2, Principal Residence, is not simply to ensure that people who wish to live in the area as full-time residents are able to obtain housing, but crucially to safeguard the sustainability of development by reducing the proportion of dwellings that are not used as a principal residence. The purpose of this is to support a sustainable community.

This Policy is proportionate and refers only to the areas in the Parish that have the highest incidence of second homes. The number of second and holiday homes in our community exceeds 25% and this is eroding services for the permanent residents and reducing the sense of community. Within Charlestown and Duporth, the figure reaches 28% and 32% respectively, but within the remainder of the Parish, the figure is well below 12%.

These statistics on unoccupied dwellings are from Cornwall Council. They have been verified using informed local knowledge from all areas of Duporth and Charlestown and represent a composite of second homes, holiday lets and properties used as a mixture of both:

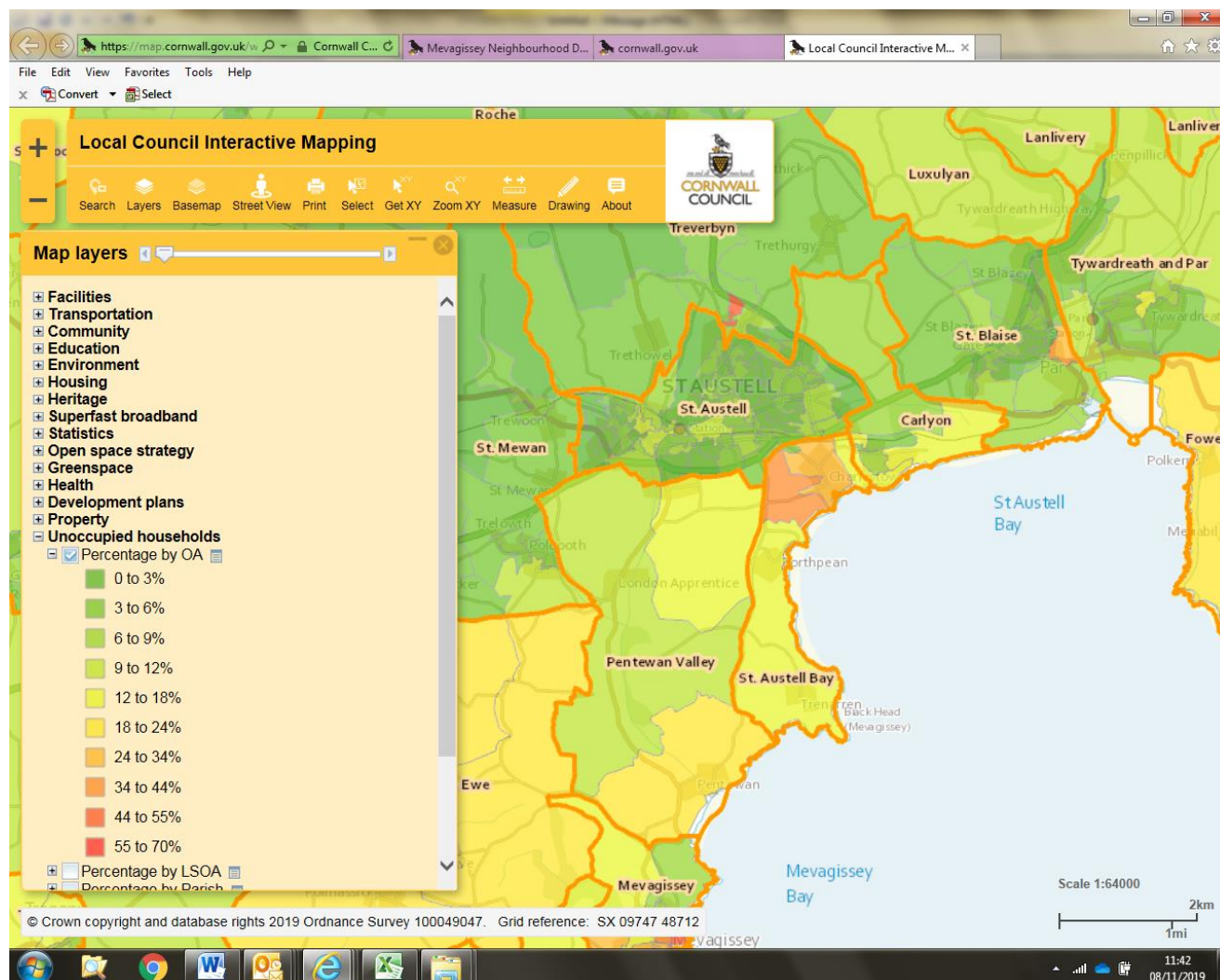


Figure 2: Cornwall Council Interactive Mapping

In the Parish's Housing Needs Survey, households were asked about restricting new homes to primary residency and 79% either agreed or strongly agreed it should be in place.

Many written comments were also made, in response to the Residents' Questionnaire, which included the belief that second homes that remained empty for long periods of time did not add value or help to maintain community facilities or services.

During the lifetime of Charlestown residents, many local businesses have closed down and in every case have been replaced either by housing which is not permanently occupied or by a business catering to the tourist trade such as arts and craft shops and restaurants as listed below:

- The permanent Post Office and General Stores downsized three times from its original large premises and has now closed down altogether, with only a two morning a week pop-up post office at the Parish office in the Pattern Hall
- A butcher's shop also downsized and then relocated before closing altogether. Its two former sites are now an art gallery and jewellery shop
- The former diving training centre is now five cottages, of which only three are permanently occupied
- The former smokehouse is now a row of six cottages with only two permanently occupied
- Barns and farm buildings in various locations in Charlestown have been converted to a total of eleven cottages, with only one permanently occupied. The rest are holiday homes or second homes
- The former garage with petrol station, repair workshop and trailer workshop is now a conversion containing seven holiday homes
- When Partech relocated, there was no take-up for the live-work units and the area known as The Merchants' Quarter is now residential with a majority being holiday lets
- Similarly, the site of the former Foundry is now wholly residential with a significant number of second or holiday homes. Original proposals were for 40% of the site to be for commercial development. In the event not even the small number of proposed live-work units proved marketable.

The high incidence of second homes, as research undertaken by other Cornish parishes shows, does have a tendency to increase house prices and make local housing unaffordable to local workers, including key workers:

Link to Mevagissey Neighbourhood Plan, Annex 8: "Second Homes and Sustainability – Prime Residence and Affordability".

<https://www.cornwall.gov.uk/media/30857509/annex-8-sec-homes-12.pdf>

Link to St Ives Area Neighbourhood Plan: Study by The University of Exeter 2014 and The Economic Social Research Council (ESRC) – "A place in the country – the cost of second homes".

http://www.exeter.ac.uk/media/universityofexeter/centreforsportleisureandtourism/pdf/londonshowcase/Jenny_Barnett.pdf

Justification in terms of Human Rights:

Article 8 The Human Rights Act 1998 requires that the restriction be justified in terms of necessity and proportionality. In the NP, evidence has been presented of the harm that excessive levels of second homes have on the social fabric of the community. It was considered that this harm will continue unabated if no such restriction is imposed to prevent the use and occupation of new homes by the second home and holiday home market and that it is therefore contrary to sustainable development.

Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or obligation. New unrestricted second homes will not be supported at any time. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when Cornwall Council requests this information.

Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).

However, this policy refers only to new housing which has to be used as the principal residence of the household living in it, but does not have the price controls that affordable housing does, or any local connection requirement.

Any proposals for specific, new-build holiday accommodation will not be permitted unless they are located within an existing holiday accommodation site.



Picture 5: Orchard Way, Duporth

Relevant Planning Policies

National Planning Policy Framework	Cornwall Local Plan: Strategic Policies
NPPF 2: Achieving sustainable development NPPF 6: Building a strong, competitive economy NPPF 9: Promoting sustainable transport NPPF 5: Delivering a sufficient supply of homes NPPF 12: Achieving well-designed places NPPF 14: Meeting the challenge of climate change, flooding and coastal change NPPF 15: Conserving and enhancing the natural environment NPPF 16: Conserving and enhancing the historic environment	Policy 1: Presumption in favour of sustainable development Policy 2: Spatial strategy and Key Targets Policy 3: Role and function of places Policy 6: Housing mix Policy 7: Housing in the Countryside Policy 8: Affordable Housing Policy 9: Rural Exception Schemes Policy 10: Managing Viability Policy 12: Design Policy 13: Development Standards Policy 21: Best use of land and existing buildings Policy 23: Natural Environment Policy 24: Historic Environment Policy 25: Green Infrastructure Policy 26: Flood risk management and coastal change Policy 27: Transport and Accessibility Policy 28: Infrastructure

Relevant Supplementary Documents:

Development Boundaries Methodology

Chief Planning Officer's Advice Note: Infill/Rounding Off

Cornwall Council - Planning Policy Guidance

Cornwall Council - Housing Supplementary Planning Document 2020

Residents' Questionnaire Summary 2020

Housing Needs Survey Results 2019

Housing Needs Update 2019

Human Rights Act 1998

Development Boundaries Methodology

<https://www.cornwall.gov.uk/media/30857509/annex-8-sec-homes-12.pdf>

http://www.exeter.ac.uk/media/universityofexeter/centreforsportleisureandtourism/pdf/londonshowcase/Jenny_Barnett.pdf

2 DESIGN (D)

INTRODUCTION

St Austell Bay Parish consists of three distinct wards which exhibit different design styles relating to their historical use and period of development.

- Charlestown is a 19th century mining-related harbour which is protected by World Heritage Status and is also a Conservation Area. The majority of properties date from the mid-19th century and sit along both sides of the unusually wide Charlestown Road and surround the harbour area at its end
- Duporth represents a more modern environment with a mixture of residential properties generally constructed during the twentieth and twenty-first centuries
- Porthpean and Trenarren have a more rural, agricultural and coastal environment, the southern end of which is included within an Area of Outstanding Natural Beauty. There are few properties, and most are in small clusters or as individual farms.

The Charlestown Conservation Area Character Appraisal and Management Plan and Charlestown Village Design Statement 1996 provide more detailed information on the types of properties and their context within the village and should be referred to in design statements for future developments within Charlestown itself.

The Local Landscape Character Assessment appended to this NP contains ward specific guidance on issues relating to design, appearance and layout of properties and their associated landscape. It is important to read the relevant sections of this assessment in order to fully understand and ensure the design is in keeping with the local style and character and is sympathetic to its surroundings. In the Residents' Questionnaire there were six questions that related specifically to the design of properties: Questions 12, 13, 16, 17, 25 and 26. Question 28 referred to signage within Charlestown Harbour, which also has a design relevance.

88% agreed that new developments and alterations should only use materials and architectural styles in keeping with the character of the area.

96% agreed that future development or redevelopment should preserve existing views, landscapes and natural open spaces.

97% supported future development on brownfield land, but fewer than 20% supported extending existing developments, infill on gardens or greenfield land use.

There was significant support for new residences to include two off-road parking spaces per property.

99% agreed that coastal views and open spaces were important aspects of the area.

99% agreed that it was important to preserve the character of Charlestown Harbour.

Over 75% agreed that the amount of signage and advertising within the World Heritage Site of Charlestown should be controlled.

There are no large development sites identified within the Parish, so most applications for development are likely to relate to re-development, alteration or extension of existing properties, or small developments on brownfield sites.

The CLP ensures that suitably constructed, redundant, disused or historic buildings can only be reused if they are considered appropriate to retain and would lead to an enhancement of the area. Such buildings must also have an existing lawful residential or non-residential use.

DESIGN POLICY 1 (D1) – CHARLESTOWN HERITAGE PRESERVATION

Development within Charlestown village will only be supported where it satisfies the requirements of the relevant World Heritage Site Management Plan Policies and Supplementary Planning Document and Conservation Area status.

This shall be demonstrated through the provision of a site-specific design statement which explains how the proposed development meets these requirements and references the key design language of the village as identified in the Charlestown Character Appraisal and Management Plan and the Charlestown Village Design Statement.

Policy Justification

A key finding of the Residents' Questionnaire showed that most respondents to Question 26 (nearly 99%) believe that it is important to preserve the character of Charlestown Harbour. The World Heritage Site status of the Harbour includes the areas approaching and immediately surrounding the harbour (dock) itself and as such all these areas should be preserved. Please also see Historic Environment Policies.

DESIGN POLICY 2 (D2) – APPEARANCE AND LOCATION

Developments in all parts of the Parish will only be supported where they:

- 1. Respect and enhance the distinctive character of the relevant area within the Parish and where applicable satisfy the requirements of the World Heritage Site, Conservation Area, AONB and the guidance within the St Austell Bay NDP Local Landscape Character Assessment January 2020;**
- 2. Conform to the principles laid out in the Cornwall Design Guide 2013 and any document updating this work, and have regard to the guidance in the Chief Planning Officer's advice note: 'Good Design in Cornwall' December 2017;**
- 3. Are constructed with scale, form and finishes in keeping with their surroundings, using, where available, local materials and traditional colours;**
- 4. Promote high quality seaside architecture, access, signage and innovative design that is inspired by and sensitive to local seascape, landscape and townscape when viewed from the land and from the sea;**
- 5. Are appropriate in scale to the location and do not seek to extend, expand or redevelop an existing property significantly beyond the scale of the existing properties within their surroundings;**
- 6. Sit sympathetically within their surroundings both from the view of nearby properties and from more distant viewpoints;**
- 7. Consider the inclusion of design features which attract wildlife, such as bee bricks, bat blocks and swift blocks, where appropriate (for example, Building with Nature Standards);**
- 8. Provide a site layout including hard and soft landscaping where appropriate, which is in keeping with neighbouring properties and its immediate locality; and**
- 9. Use eco-friendly or recycled materials where appropriate.**

Policy Justification

Residents' Questionnaire responses to questions 12, 13 and 25 support this Policy. 87.6% agreed that new development and alterations should only use materials and architectural styles in keeping with the character of the area. 96% agreed that future development or redevelopment should preserve existing views, landscapes and natural open spaces. 99% agreed that coastal views and open spaces were important aspects of the area. The Local Landscape Character Assessment Section 5 and The Cornwall Maritime Strategy also fully support this Policy.

DESIGN POLICY 3 (D3) – TRANSPORT, SECURITY, ENVIRONMENT, FLOODING

Developments in all areas of the Parish will only be supported where they:

1. Provide adequate parking which does not contribute to congestion on existing roads within the Parish. In general, this should be two off-highway spaces per residential unit and adequate off-highway spaces per commercial unit. Layouts should provide for safe use and access by vehicles and pedestrians;
2. Incorporate appropriate design features that will minimise the risk of crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion such as the "Secure by Design" scheme;
3. Propose lighting necessary for safety or security that is designed to avoid nuisance or light pollution to other properties and to preserve dark sky areas;
4. Adopt the best practice surface water drainage standards, with preference being given to natural sustainable drainage systems (SuDS.) Avoid sites subject to risk of flooding identified by the Environment Agency; and
5. Ensure both hard and soft landscaping features achieve a net gain in biodiversity. Design features which achieve resilience to climate change for example by maximising solar gain and natural light will be supported.

Policy Justification

Residents' Questionnaire responses to questions 17 and 24 were clear about the need for additional parking whilst other transport related questions identified issues with congestion and traffic. Please also see Transport and Traffic Policies and the Traffic Survey results in the Evidence Base. Recent issues of crime and anti-social behaviour have been identified within Charlestown as it becomes a more popular tourist and social life destination. The design of any new developments should follow the principles of Secure by Design or similar initiatives appropriate to the development.

As all three wards are coastal, the need to consider drainage issues is paramount as flooding and increased rainfall become more prevalent. The Parish wishes to protect itself by promoting best practice drainage design. Please also see Natural Environment and Renewable Energy Policies.

DESIGN POLICY 4 (D4) - SIGNAGE

Applications for new or further signage within Charlestown will only be supported where:

1. New signage is necessary for public safety;
2. New signage replaces rather than duplicates existing signs;
3. The design is sympathetic to its surroundings in terms of scale and appearance; and
4. It does not cause a nuisance through light pollution (excessively bright or flashing), or obstruction of views of the harbour.



Picture 6: Clock Tower Court, Duporth

Policy Justification

Residents' Questionnaire responses to question 28 were clear about the need to manage the growing number and prominence of signs within the historic port of Charlestown, with over 75% of respondents wishing to do so. The WHS and Conservation Area policies also support this. Please also see Historic Environment Policy 5.

Relevant Planning Policies:

National Planning Policy Framework	Cornwall Local Plan: Strategic Policies 2010-30
NPPF 12: Achieving well-designed places NPPF 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change	Policy 12: Design Policy 13: Development standards Policy 23: Natural environment Policy 24: Historic environment Policy 26: Flood risk management and coastal Change Policy 7: Housing in the Countryside Policy 21: Best use of Land & Existing Buildings

Relevant Supplementary Documents:

Charlestown Conservation Area Character Appraisal & Management Plan 2013-18 (and successors) – currently being updated September 2020
 Charlestown Village Design Statement
 Local Landscape Character Assessment
 Residents' Questionnaire Summary 2018
 Cornwall Council Design Guide
 Chief Planning Officer's Advice Note: Good Design in Cornwall 04/12/17
 Secure by Design
 Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013-18
 Draft Cornwall Streetscape Design Guide and successors
 The Cornwall Maritime Strategy 2019 - 2023
Buildingwithnature.org.uk
 Cornwall AONB Management Plan 2016-2021 South Coast and Central

3 NATURAL ENVIRONMENT AND LANDSCAPE CHARACTER (NE)

INTRODUCTION

The key policies in the Cornwall Local Plan are 23 (Natural environment) 2 (Spatial strategy) and 24 (Historic environment).

St Austell Bay Parish is a predominately rural parish with all three wards bordering St Austell Bay, a beautiful and extensive bay which is enclosed by Gribben Head and Black Head. The South West Coast Path runs right along the seaward boundary of the Parish. There are five distinct communities; Charlestown with its historic World Heritage Site; Duporth, both 'old' and 'new'; Higher Porthpean and Lower Porthpean and the much smaller hamlet of Trenarren. All are separated by open spaces which are much cherished, as evidenced by the Residents' Questionnaire and Landscape Value Assessment.

Area of Outstanding Natural Beauty (AONB)

According to Cornwall Council, 49% of the Parish is within an Area of Outstanding Natural Beauty (AONB) (Map 3) a national statutory designation which will "conserve natural beauty, and safeguard agriculture, forestry and rural activities and the economic and social needs of the rural communities." The Parish Council is working with the staff unit of the Cornwall AONB Partnership to protect the AONB and to extend this area to include Higher Porthpean.



Map 3: AONB

Other Protected Areas

The Falmouth Bay to St Austell Bay Special Protection Area (SPA) is an internationally important site, designated for the protection of over-wintering birds. It is not part of the Plan area as it covers the Bay itself, but as such, it lies immediately adjacent to the Plan area.

The Ropehaven Cliffs (near Black Head) are managed by the Cornwall Wildlife Trust and it is important to support this coastal woodland which is the home to many bird species. Black Head is owned by the National Trust and the distinctive headland, an iconic feature of St Austell Bay, is popular with walkers and anglers.

Charlestown Conservation Area

Please see Local Green Spaces and Green Buffers Section and Historical Environment Section.

Tree Preservation Orders

There are numerous Tree Preservation Orders (TPOs) within St Austell Bay Parish. These include both individual TPOs and 'blanket' TPOs covering entire areas. (See Map 4 and 4a). The areas covered include the many mature trees which are very significant within and surrounding Charlestown, and the mixed woodland at Duporth, which was formerly part of the Rashleigh Estate. The woodland at Duporth is managed by the Duporth Community Interest Company (CIC) which is committed to protecting and enhancing the woodlands within its care. It also manages a small area of woodland above the beach gate at Duporth which although not covered within the TPO area is nonetheless safeguarded by the CIC.



Map 4: Tree Preservation Orders



Map 4a: Tree Preservation Orders

Local Landscape Character Assessment (LLCA)

St Austell Bay Parish Council commissioned a Local Landscape Character Assessment which was carried out in 2019.

In both the 2018 Residents' Questionnaire and the Community Engagement with the Local Landscape Character Assessment, respondents regarded the landscape and coastline of the Parish as being of primary importance. The Landscape Value Assessment (Section 6 of the LLCA) has identified the valued landscape attributes and will help to ensure future development will safeguard these characteristics.

Coastal Environment

Cornwall and the Isles of Scilly Shoreline Management Plan (SMP2, 2016) sets out a strategy for sustainable coastal defence from Rame Head to Hartland Point. The coastline was divided into sections and Policy Development Zones were defined.

Charlestown, Duporth and Porthpean are identified in the SMP as Management Area (MA) 07 with Trenarren being in MA 08. The summary of issues relating to MA 07 is that at specific locations lengths of the South West Coast Path will be lost.

- At Charlestown Harbour, any development may influence the behaviour and erosion pressure on adjacent beaches. There will, with sea level rise, be increased pressure and maintenance requirements on the harbour structure, impact on the historic value and use of the harbour. There may be a need to adjust the Coast Path. Recent cracks in the path between Charlestown and Duporth have closed the path until at least November 2020 and the path between Charlestown and Carlyon Bay is highly vulnerable and is being regularly monitored
- At Duporth, cliff falls may impact on gardens. There is a need to monitor cliff recession to further increase awareness of private owners as to the on-going change in the coast
- At Porthpean, there is concern that there will be increased pressure on the slipway and boat park at the southern end of the bay, as recent cliff slippages in December 2019 have shown. It is anticipated that the current alignment of defences will be unsustainable impacting on local coastal use, the boat park and potentially property boundaries.

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

Policy 23 of the CLP adds that “developments should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and undesignated landscapes.” This is borne out in our own LLCA: see Section 5, especially 5.2.15, 5.3.15, 5.4.15, 5.5.15 and 5.6.15 (Opportunities and future development considerations).

Both the Cornwall Climate Change Action Plan 2019 and the Chief Planning Officer’s Advice Note: Planning for Coastal Change, March 2020, give further guidance on the Coastal Environment. We have also taken guidance from the Cornwall Maritime Strategy 2019-2023.

The Natural Environment and Landscape Policies which follow intend to enhance St Austell Bay Parish’s unique landscape and coastline, habitats, open spaces, woodlands and rights of way and to protect them from inappropriate development.

NATURAL ENVIRONMENT POLICY 1 (NE1): NET GAIN AND BIODIVERSITY

Developments should be planned and designed to protect and enhance local wildlife species and their habitats, including those that are undesignated, demonstrating how they aim to achieve a net gain in biodiversity. Developments should consider environmental growth opportunities and wildlife at both the site-scale, linking habitats on the site to neighbouring sites, and at the scale of individual buildings where enhancements for wildlife can be designed in (for example Building with Nature standards).

Policy Justification

This is an area which is being given increasing prominence as concerns about the environment grow, so maintaining the status quo is no longer seen as acceptable.

The Parish’s Local Landscape Character Assessment and Landscape Value Assessment both contain many references to the importance of protecting and increasing the wildlife species and habitats.

Comments include “wildlife and habitat must be protected” and, regarding the green corridor from Porthpean Road to Charlestown, “wildlife uses this and must be protected.” Residents have supported the installation of a bat house and bird boxes in Duporth on the site of the over 55s village currently under development.

This Policy is supported by the latest version of Cornwall’s Environment Growth Strategy (currently 2015 – 2065), which requires a minimum of 10% Biodiversity Net Gain for major applications (10 houses +) and Cornwall Council’s Planning for Biodiversity Guide. The Chief Planning Officer’s Advice Note: Biodiversity Net Gain in Cornwall is currently in draft form.

Please also see Landscape Character Policy 1, Green Buffers Policy 1 and Design Policy 2.

NATURAL ENVIRONMENT POLICY 2 (NE2): TREES AND WOODLAND

Development proposals must retain the existing tree covered areas as detailed in Map 5. Existing trees, hedgerows and other natural features throughout the Parish must remain in situ wherever possible.

Where removal of trees is unavoidable, for example due to disease, a detailed tree appraisal, in accordance with BS5837 (Trees in relation to design, demolition and construction recommendations) and a re-planting scheme must first be agreed as part of any planning permission.

Support will be given to any community-led or private initiative which seeks to create or improve wooded areas, including in the Parish’s distinctive wooded valleys; community orchards, hedgerows, wildlife habitats or other open spaces, including street trees.

Tree selection for planting purposes must be typical of the native flora and site location and agreed with the LPA as part of any planning application.



Picture 7: An Oak Tree at Duporth



Map 5 – Trees and Woodland

Policy Justification

This Policy reflects the views of 98% of the respondents in the Residents' Questionnaire that the current woodland in the Parish should be preserved. In addition to the area covered by Tree Preservation Orders it will safeguard the tree cover throughout the rest of the Parish. Trees play such a vital role within the natural environment and in ameliorating the effects of climate change that this Policy is wholly justified. The Charlestown Conservation Area Management Plan also encourages a wider strategy to address the general management of the wider woodland setting and the replanting of indigenous fruit trees in what were the village orchards. The LLCA suggests new woods may be best placed in the steep valleys to reinforce the distinctiveness of the area.

This Policy also fully supports the Cornwall Council initiative of The Forest for Cornwall and any new trees planted in the Parish will be counted, recorded and contribute to this ambitious project.

NATURAL ENVIRONMENT POLICY 3 (NE3): COASTLINE

Any new development or redevelopment adjacent to the coast would need to:

- 1. Be consistent with the management policies in the latest version of the Cornwall and Isles of Scilly Shoreline Management Plan 2016 and where applicable provide a stability report to demonstrate how the proposal can be carried out safely;**
- 2. Identify and avoid exacerbating local erosion and flood risk issues, and;**
- 3. Ensure that key public views of and from the coast and open countryside can continue to be enjoyed.**

Policy Justification

Nearly 100% of respondents to the Residents' Questionnaire agreed that coastal views were important. SMP2 confirmed the need to review and plan for the effects of coastal erosion and sea level rises which will affect the South West Coast Path and those gardens and buildings sited most closely to the cliff edge. The LLCA emphasises the need to site development away from the coastal edge to accommodate the natural cliff erosion predicted over the next 100 years.

This Policy is also supported by the Cornwall Maritime Strategy 2019-2023 which among other objectives seeks to “strengthen the resilience of maritime communities to the social, environmental and economic impacts arising from future events and shocks, including natural hazards, climate change and socio-political change”. The Strategy also emphasises it is important that the distinctive character, value and setting of our coastal villages, beaches and harbours are understood, maintained and enhanced.

NATURAL ENVIRONMENT POLICY 4 (NE4): CHARLESTOWN HARBOUR AND LEAT SYSTEM

Proposals which would re-instate the historic, man-made leat system which worked with the natural environment to maintain the dock levels will be encouraged. Any reinstatement would need to be guided by conservation principles, to retain as much historic fabric as possible to be acceptable and to demonstrate a unified plan for the integral components of the system. Support will be given to proposals that promote the use of the pond area as a biodiverse amenity space. The existing ecology of the leat system will need to be understood to ensure that the impact of any proposal achieves an environmental gain.

Policy Justification

A seven-mile leat system existed to bring water from the Luxulyan Valley into two large reservoir ponds above the harbour. This leat system is now in disrepair. The water formerly provided a natural flushing system to sluice the harbour and was used to adjust the dock water level. If this system could be reinstated it would reduce reliance on the electric pump system which is now used, thereby reducing the carbon footprint of the harbour and also providing an improved eco system. In the Residents' Questionnaire, 99% of respondents thought it was important to preserve the character of Charlestown Harbour and the re-introduction of this system would support that wish as well as helping the natural environment.



Picture 8: Looking West from the Pier at Charlestown Harbour

LANDSCAPE POLICY 1 (L1): RESPECTING LANDSCAPE CHARACTER

Developments should be of a scale, mass and design which reflect the character of the local landscape and the setting of the locality in each of the five different settlement areas of St Austell Bay Parish. They must also be in keeping with the recommendations and principles outlined in the Local Landscape Character Assessment. Developments which have a positive impact upon the character, distinctiveness and local significance of the wider landscape will be supported providing they address all the criteria listed below (where relevant):

1. Protect natural features of nature conservation and/or amenity importance on the site (for example trees, woodlands, hedgerows, soils, streams, springs, ditches or ponds) from damage, destruction and a deterioration in quality
2. Recognise and allow for wildlife forage areas, natural corridors which link to the wider rural environment, and other green spaces which encourage, enhance, underpin and sustain the green infrastructure of the Parish and its surrounding area
3. Avoid negative impact on adjacent areas of Biodiversity Action Plan priority habitats - in particular broadleaf woodland
4. Consider suitable buffers to these important areas
5. Protect and enhance valued community spaces such as rights of way and open access areas
6. Retain expansive open views of the local coastline and countryside
7. Maintain dark skies where applicable including through a Lighting Impact Assessment where appropriate and closely manage external lighting
8. Prevent visually intrusive development on the skyline
9. Avoid the demolition of freestanding outbuildings and loss of historic features
10. Avoid intruding into the setting of any prominent building or landmark
11. Protect against the impact of insensitive developments or alterations on rural character, ensuring that buildings reflect traditional materials and styles
12. Avoid development which, through redevelopment or extension, significantly increases the footprint or volume of a property within a plot.

Policy Justification

This Policy ensures that future development is sensitive to the need to protect the special landscape of St Austell Bay Parish. Any proposals should be prepared with careful consideration of the local landscape context. The Residents' Questionnaire confirmed that 96% agreed that existing green spaces should be protected, whilst nearly 100% of the respondents agreed that open spaces were important. 94% of respondents agreed that public rights of way must be preserved. The LLCA underpins every aspect of this Policy – please see Landscape Management and Development Considerations in Sections 5.1 to 5.6 of the LLCA.

The Environmental Growth Strategy Target Outcome 10, Objective F, also justifies this policy: 'Reduction in all forms of pollution including litter, noise and light, to our air, water and soil'.

LANDSCAPE POLICY 2 (L2): MAINTAINING A SENSE OF PLACE

Development proposals must respect the five individual settlements of St Austell Bay Parish, maintaining their separate identity, their setting in the landscape and local built character and extent. Any proposals, including extensions to existing developments, must protect and retain the green spaces between communities.



Picture 9: Roe Deer in Woods between Charlestown and Duporth

Policy Justification

This Policy spells out the need to protect the landscape settings around each of the five settlements, which are such an important feature of the Parish. It is supported by 94% of the respondents to the Residents' Questionnaire, who agreed that the green boundaries between the wards and between the Parish and neighbouring town and Parishes must be protected. A recent Appeal (See Evidence Base) against a refusal to grant planning permission was dismissed on an edge of settlement proposed development at Higher Porthpean. The Inspector stated: “ ... the proposed development would, in my view, have a harmful impact on the established rural and landscape character of this part of the lane and the area generally”.

The LLCA emphasises the need to retain the natural corridors which link to the wider rural landscape, to avoid the coalescence of settlements, and to maintain dark skies and closely manage external lighting. See Landscape Management and Development Consideration in Sections 5.1 to 5.6 inclusive of this document.

The natural environment around Charlestown will be further reinforced by the Local Green Spaces and Green Buffer Policies and the Development Boundaries Policy within the Housing Section.

Relevant Planning Policies:

National Planning Policy Framework	Cornwall Local Plan
NPPF 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change NPPF 15: Conserving and Enhancing the Natural Environment NPPF 16: Conserving and Enhancing the Historic Environment	Policy 2: Spatial Strategy Policy 16: Health and Wellbeing Policy 23: Natural Environment Policy 25: Green Infrastructure

Relevant Supplementary Documents:

Cornwall AONB Management Plan 2016-2021 South Coast and Central
St Austell Bay Parish Local Landscape Character Assessment 2019 plus comments
Cornwall and the Isles of Scilly Shoreline Management Plan SMP2, 2016
Charlestown Conservation Area Character Appraisal & Management Plan 2013
Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013 – 2018
Cornwall Council Environment Growth Strategy 2015-2065
Cornwall Council Planning for Biodiversity Guide
cornwallwildlifetrust.org.uk
nationaltrust.org.uk – Guide to Heritage in Neighbourhood Plans
buildingwithnature.org.uk
Residents' Questionnaire Summary plus comments
Cornwall Climate Change Action Plan 2019
Cornwall Maritime Strategy 2019-2023
Chief Planning Officer's Advice Note: Planning for Coastal Change 2020
Chief Planning Officer's Advice Note: Biodiversity Net Gain in Cornwall 2020 (Draft and successor documents)
The Planning Inspectorate Appeal Decision APP/D0840/W19/3226497, Land east of St Levan's Church, Higher Porthpean

4 LOCAL GREEN SPACES AND GREEN BUFFERS (LGS & GB)

Policies on these two areas, which are of great importance to the Parish, are clearly linked but have different purposes. Local Green Spaces protect especially valued open spaces across the Parish, which are accessible to the public. They are often close to residential areas and therefore potentially more vulnerable, and some of them also sit within the Green Buffer zones. The Green Buffers protect the World Heritage Site of Charlestown in its historic setting and to this end prevent the coalescence of separate settlements. They are often referred to as the 'green lungs' of Charlestown, as described in Section 4 of the Charlestown Conservation Area Character Appraisal Management Plan which 'allow the village to retain its discrete identity despite the close proximity of St Austell and nearby developments'.

The Area of Outstanding Natural Beauty (AONB) designation already protects the parts of the Parish which lie within it. Areas here have not been included as Local Green Spaces as their protection is already deemed to be adequate, especially as they are in the most rural parts of the Parish.

LOCAL GREEN SPACES

Background

Paragraphs 99 and 100 of the NPPF allow local communities, through Neighbourhood Plans, to identify for special protection green areas of particular importance to them by designating land as a Local Green Space. This designation enables local communities to be able to rule out new development other than in very special circumstances.

The importance of green spaces to the community is fully reflected in this Plan through the agreement of a series of Local Green Space Designations. Our consultations via the Residents' Questionnaire and the Landscape Value Assessment showed very significant support for preserving and enhancing green spaces throughout St Austell Bay Parish.

LOCAL GREEN SPACES POLICY 1 (LGS1): DESIGNATIONS

The open spaces shown in Maps 6 and 6a-6g and listed below are designated as Local Green Spaces in accordance with paragraph 99 of the National Planning Policy Framework.

1 Campdowns Cemetery

2 Church Road Playing Field

3 The Rope Walk

4 The Regatta Field

5 Penrice School Playing Fields

6 Near Porthpean Beach

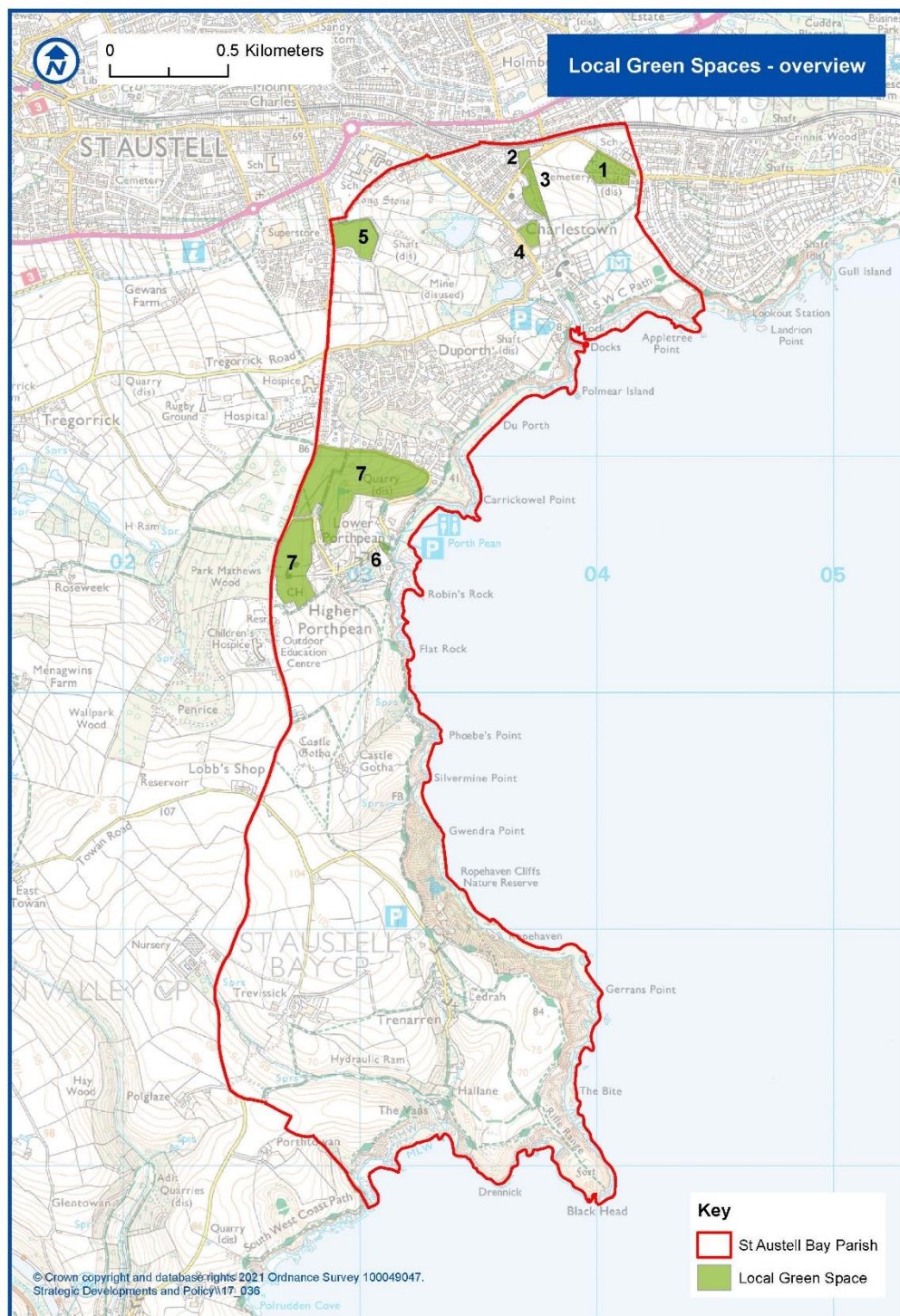
7 Porthpean Golf Course

Development proposals will only be supported where they do not diminish the open, green character of these areas or harm their character, setting, appearance, accessibility, general quality or amenity value.

Policy Justification

Map 6 highlights those green areas which have been identified as being of importance to the community for different reasons, including beauty, historic significance, recreational value, tranquillity and/or richness of its wildlife. These are areas that have been identified through an audit process and endorsed by the local community throughout our consultations. In the Residents' Questionnaire, 96% of respondents agreed we should protect the green spaces within the Parish. All sites are in close proximity to the community, are local in character and are not extensive tracts of

land. For more information please refer to the consultation statement and to the Local Green Spaces Audit in the Evidence Base.



KEY

- | | |
|-----------------------------|---------------------------------|
| 1 Campdowns Cemetery | 5 Penrice School Playing Fields |
| 2 Church Road Playing Field | 6 Near Porthpean Beach |
| 3 The Rope Walk | 7 Porthpean Golf Course |
| 4 The Regatta Field | |

Map 6 – Local Green Spaces

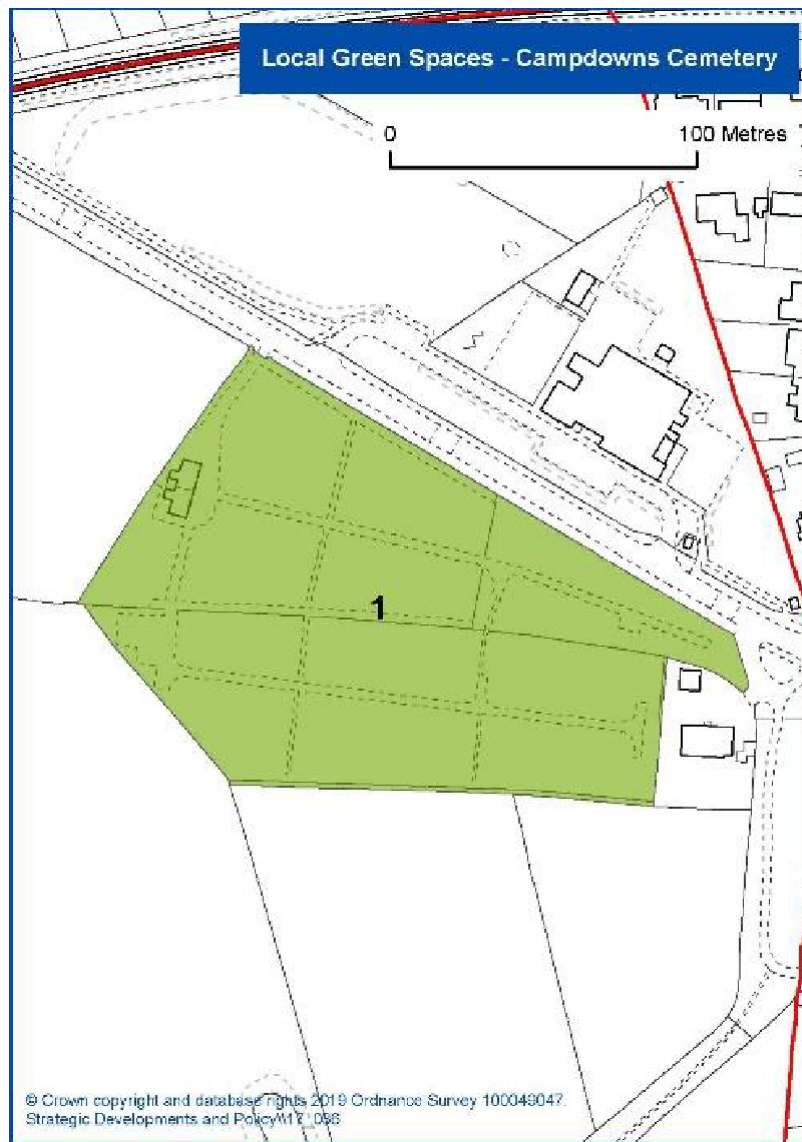


Map 6a: The Regatta Field – Site 4

Policy Justification

The Regatta Field has been a key focal point for the residents of the Parish for many years. It is located in the heart of Charlestown, within the Conservation Area, contains a children’s play area with equipment, benches and picnic tables, and a large playing field. It is well used by the community, notably but not exclusively, for the annual Charlestown Regatta. The Residents’ Questionnaire showed strong support for increased use of the Regatta Field (46%) with only a small number of respondents not in favour.

(Please see Community Facilities Policy 3)



Map 6b: Campdowns Cemetery – Site 1

Policy Justification

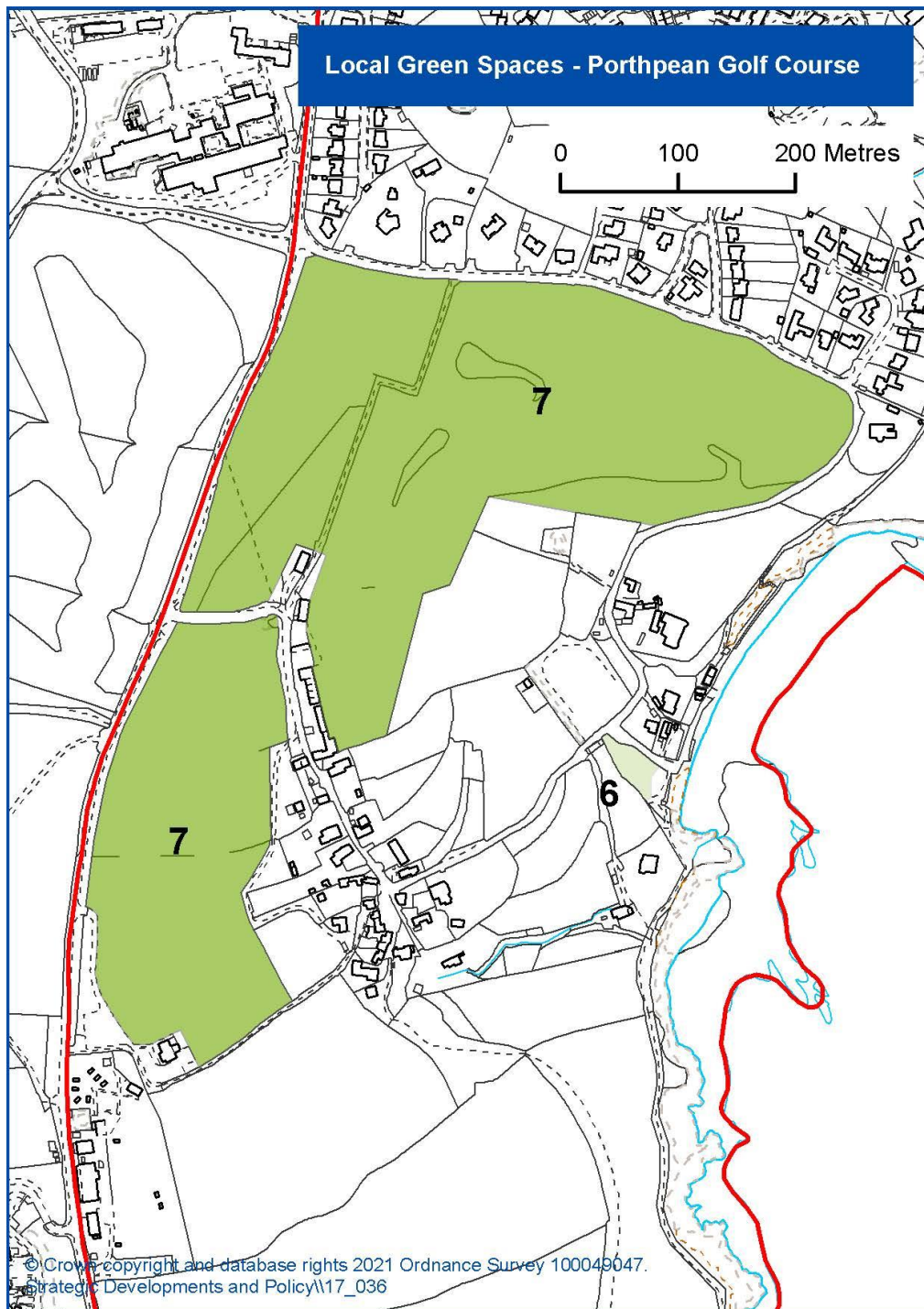
The cemetery, which also contains a chapel of rest, contains 12 Commonwealth War Graves from the First and Second World Wars and is therefore of historical importance as well as a much-valued local amenity. Situated opposite Charlestown Primary School, on the eastern boundary of the parish, it is frequently visited by relatives of those buried here. Its tranquillity and beautiful views over the sea mean it is often chosen as a final resting place. The lower part of the cemetery, leading down the hill towards the sea, gives space for continued future use.



Picture 10: Campdowns Cemetery, Charlestown



Picture 11: View from the bridle path at Porthpean



Map 6c: Porthpean Golf Course – Site 7

Policy Justification

Hole 1 and holes 10 -18 of this 18-hole golf course lie with the Parish of St Austell Bay. Footpaths and a bridleway intersect the course, which is well used by golf club members and visitors. Golfers, walkers and horse-riders all appreciate the spectacular views as well as plentiful wildlife around the course. This area also acts as an informal green separation between the two settlements of Lower and Higher Porthpean.



Map 6d: Near Porthpean Beach – Site 6

Policy Justification

This grassed area is an open community space set out with picnic benches. Users, locals and visitors alike, enjoy beautiful views across Porthpean Beach and into St Austell Bay.



Map 6e: Church Road Playing Field – Site 2

Policy Justification

An important informal recreation area which mainly serves people from Charlestown, given its position on the east of the village. It is set up for football amongst other uses. Naturally Learning day nursery also regularly use the field during the daytime.

Please also see Local Landscape Character Assessment Chapter 6 in Evidence Base.



Map 6f: Penrice School Playing Fields – Site 5

Policy Justification

These playing fields, which are on a 99-year lease as playing fields, serve the local community as well as Penrice Academy. Fully used by the school during the day, this area is also available for hire by outside organisations during evenings and weekends. In addition, their position close to a public footpath and fronting Porthpean Road make them a much-valued green space and provide a separation from the suburbs of St Austell.



Map 6g: The Rope Walk – Site 3

Policy Justification

The Rope Walk is a wooded area of historical significance as it, together with its adjacent plantation, is believed to date from the inception of Charlestown as a port. It was used for the manufacture of ropes. Its survival undeveloped makes it very rare, which is why it is listed on the Parish Council's register of locally important historical assets. It is now used daily by the local day nursery as a forest school for their older children. (Please see Local Landscape Character Assessment Chapter 6 in Evidence Base). Any developments must preserve the original historical feature.

This Policy safeguards an important educational and recreational facility for the school as well as a feature of immense historic significance.

GREEN BUFFERS (GB)

Background

The village of Charlestown is part of the Cornwall and West Devon Mining Landscape World Heritage Site. As such, it is crucial to protect the Site and its setting in a way that is consistent with the World Heritage Convention.

The photo (Picture 12) taken from the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan, shows the importance to Charlestown of its setting. Within the WHS boundaries the village contains multiple attributes of Outstanding Universal Value and the setting is designed to protect their Outstanding Universal Value and the understanding of Charlestown as a discreet 18th century industrial settlement, distinct from its older neighbouring town St Austell. “Nowhere else in Cornwall is it possible to step so immediately into the ambience of an early 19th century working port.It is one of the best examples of late 18th century and early 19th century harbour works in Britain.”



Picture 12: Aerial shot of Charlestown within its setting – 2018
Courtesy of Barry Gamble

The purpose of this Policy is to formalise and extend the Green Buffers approved in the Cornwall Site Allocations DPD in order to protect the setting of Charlestown and the World Heritage Site and avoid coalescence between settlements. Any coalescence would damage the setting of the WHS and its Outstanding Universal Value.

Two small extensions to the green buffer approved in the Site Allocations DPD have been identified through the neighbourhood planning process. The first, in response to recent building work on the outskirts of the Parish, extends the green buffer to Porthpean Road and to the edge of Duporth Road, creating a much-needed green corridor which affords a haven for wildlife, natural drainage and biodiversity as well as providing amenity value for residents. The second is a small extension at the top of Charlestown Road, which is intended to protect the top of the WHS setting (outside the WHS itself but within the Conservation Area) from inappropriate development.

GREEN BUFFERS POLICY 1 (GB1): REINFORCEMENT OF GREEN BUFFER ZONE

The Green Buffers identified in Maps 7 and 7a should be preserved to protect the setting of Charlestown and the integrity of the World Heritage Site, prevent the coalescence of Charlestown, Duporth, Carlyon Bay and St Austell as well as providing associated benefits as a wildlife corridor and to biodiversity, drainage and health and wellbeing.

Development proposals will only be supported if they do not diminish the character of these areas, are not on a ridgeline, do not break the skyline and otherwise maintain the visual separation of settlements.

Policy Justification

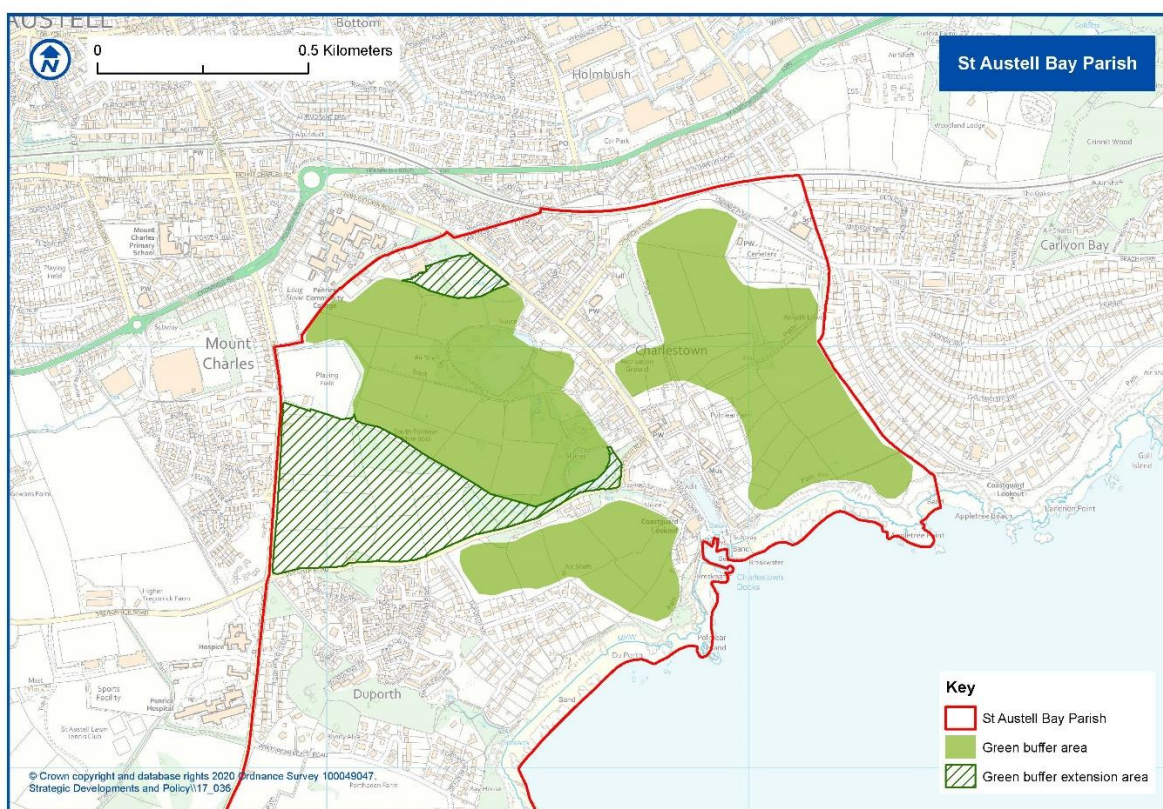
Green Buffer areas have been established around Charlestown in the Cornwall Site Allocations DPD (Cornwall Council, 2019). Maintaining the separate identities of the communities surrounding St Austell represents an important component of Cornwall Council's Green Infrastructure strategy.

These areas have also been identified as being important to the community of St Austell Bay, providing a natural separation between Charlestown and the surrounding settlements. In the Residents' Questionnaire, 94% of the respondents felt it was important to protect the green boundaries between the wards and neighbouring settlements, and 98% thought it important to preserve current woodland areas in the Parish, of which Duporth Road is a prime example. In the Landscape Value Assessment, Charlestown and its setting were clearly seen to be very valued assets. Justification from the WHS Management Plan has already been cited, and the WHS would also be opposed to ridgeline development, or any which is upslope. This would harm the historic form of Charlestown, which is both linear and for the most part low-lying.

Please see Cornwall and West Devon Mining Landscape World Heritage Site Management Plan; Residents' Questionnaire Summary and Local Landscape Character Assessment Chapter 6 and Appendix 3 – all in Evidence Base.



Map 7: Green Buffers



Map 7a: Green Buffers

Relevant Planning Policies

National Planning Policy Framework	Cornwall Local Plan: Strategic Policies 2010-30
<p>NPPF 8: Promoting healthy and safe communities</p> <p>NPPF 15: Conserving and enhancing the natural environment</p> <p>NPPF 16: Conserving and enhancing the historic environment</p>	<p>Policy 16: Health and wellbeing</p> <p>Policy 23: Natural environment</p> <p>Policy 24: Historic environment</p> <p>Policy 25: Green infrastructure</p>

Relevant Supplementary Documents:

Cornwall and the Isles of Scilly Landscape Character Study (2007): CA 39 and 40
 Local Landscape Character Assessment (2019)
 AONB Management Plan: Cornwall South Coast and Central 2016-2021
 Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013 – 2018.
nationaltrust.org.uk – Guide to Heritage in Neighbourhood Plans
 Residents' Questionnaire Summary plus Comments
 Cornwall Site Allocations DPD
 Cornwall Council: Green Infrastructure Strategy

5 HISTORIC ENVIRONMENT (HE)

INTRODUCTION

St Austell Bay Parish has a rich and varied heritage which it is vital to protect for present and future generations. There are five distinct settlements, namely, Charlestown, situated in part of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS); Duporth, part of the original Rashleigh estate with its 18th century manor house (demolished in 1988), having had a varied history including an Army Camp and more recently a holiday camp; Higher Porthpean, formerly part of the Cobbold-Sawle family estate with several listed buildings, surrounded by remains of a medieval strip field system; Lower Porthpean, a former fishing hamlet; through to the hamlet of Trenarren, part of the Hext family estate, together with its nearby Iron Age Promontory Hill Fort at Black Head.

Heritage Assets - Charlestown

Charlestown is unrivalled as a late 18th century industrial settlement. It is unique not only as a purpose-built defended port, but also, as promoted by the World Heritage Site Management Plan, “the best-preserved china clay and copper ore port of its period, anywhere in the world”. This global significance is reflected in its inclusion in the Cornwall and West Devon Mining Landscape World Heritage Site (please see Map 8) which confers on Charlestown the status of an “extraordinary place of the highest significance” which is internationally recognised to be of Outstanding Universal Value.



Picture 13: Black Head, near Trenarren, from the South West Coast Path



Map 8: World Heritage Site

In addition to the exceptional survival of buildings in Charlestown there are preserved open ore and coal yards, alleyways, lanes, historic surfaces, boundaries and street furniture. As a consequence, the Charlestown Historical and Archaeological Assessment (1998) states: “nowhere else in Cornwall is it possible to step so immediately into the ambience of an early 19th century working port.”

So many aspects of the built environment single out Charlestown as a special case; its port and harbour significant for its early date, form, use and survival; the leat system and ponds used since the late 18th century to maintain harbour levels and sluice the harbour; the lock gates; the remains of the Lovering Clay Dry with its linhay and tunnel to the harbour; cask banks; the substantially unaltered late 18th and early 19th century cottages and houses; the unusually wide main street and side streets of workers’ cottages; the unusual survival of ancillary domestic structures such as earth closets and washhouses; the rich variety of industrial structures and the architectural quality of the public buildings. It is for all these reasons that Charlestown has also been declared a Conservation Area (please see Map 9) which covers a slightly different area from the WHS.

In view of Charlestown’s survival as such a complete historic settlement it is important that any one part is not altered to the detriment of the others. The overall historic character is greater than the sum of its individual parts, each complementing and enhancing the others.

Any planning proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value of Charlestown and its setting should be wholly exceptional. The Cornwall and West Devon Mining Landscape WHS Supplementary Planning Document (SPD) explains that the level of “harm” to a heritage asset is a critical part of planning decisions. Barnwell vs Northamptonshire District Council states “great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.” Due to Charlestown’s status within a WHS, and therefore having internationally important assets, the SPD confirms “where harm can be identified, very significant weight must be given to its conservation, regardless of the degree of harm envisioned.”



Picture 14: View West from Landrion Point



Map 9: Charlestown Conservation Area

Heritage Assets – Scheduled Monuments

There are 2 Scheduled Monuments within the Parish; Black Head, the Iron Age Promontory Hill Fort near Trenarren which is owned by the National Trust and includes a Rifle Range built in the 1880s, later modified during 1907 and the 1970s (now disused), and Castle Gotha, near Porthpean, an Iron Age oval enclosure with earlier pre-enclosure Bronze Age activity, including cropmarks of pre-historic enclosures to the North and North West.

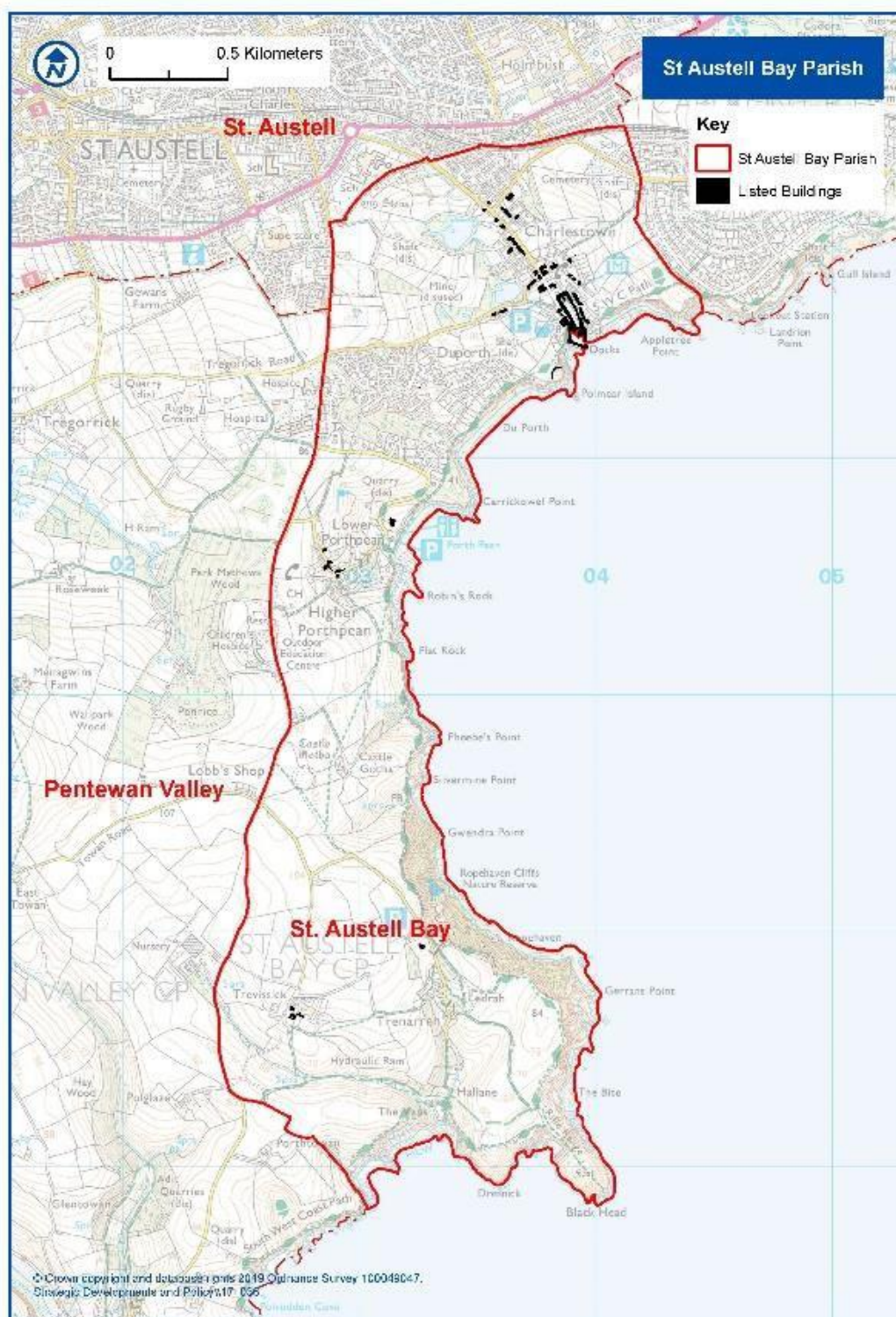
A further Scheduled Monument, the Long Stone, is just outside the Parish boundary but has significance for and impacts on Mill Lane and the northern edge of the Parish. (Please see Map 10).



Map 10: Scheduled Monuments

Heritage Assets – Listed Buildings

There are 67 Listed Buildings/Structures within the Parish, including two Grade 2* listings in Charlestown: the Harbour, Piers and Quays including the Inner Basin, and the Wesleyan Chapel. The Listed Buildings can be found across all five settlements, confirming the rich variety and importance of the Parish's historic environment (please see Map 11). The Listed Buildings are detailed in Appendix 1.



Map 11: Listed Buildings

Heritage Assets – Locally Important Heritage Assets

St Austell Bay Parish also has a further 25 locally important heritage assets, also known as non-designated assets. These were identified through the Neighbourhood Plan process and are considered important to preserve. They add value to the character and distinctiveness of the Parish (please see Map 12). These assets are detailed in Appendix 2.

In addition to these named assets the Parish also has more extensive heritage assets spread throughout the Parish, such as the important character of medieval field systems that make up most of the farmland of the Parish, particularly around Higher Porthpean and Trenarren; the Cornish hedges, including a fine example of “Jack and Jill” construction near Trevissick Farm; the patterns of tracks and lanes, particularly running down to the several coves and beaches and the various stone (usually granite) stiles, steps, kissing gates, gate-posts and boundary markers.

In many cases the importance of these assets extends beyond the locality to national and even international significance.



Map 12: Locally Important Heritage Assets

Whilst the St Austell Bay Neighbourhood Plan fully endorses the relevant NPPF and CLP Planning Policies and Guidance, the Historic Environment Policies seek to add value to these by implementing the aspirations of the local community to preserve and enhance the Heritage Assets and the local heritage features and to protect them from inappropriate development.

HISTORIC ENVIRONMENT POLICY 1 (HE1): SENSE OF PLACE

Development proposals will be supported:

- 1. Where they retain the historic settlement boundaries;**
- 2. Where they preserve or enhance the historic character and appearance of the settlements;**
- 3. Where they respect the historic landscape character and setting of the area; and**
- 4. Where they respect the setting of any significant building or important landmark within the landscape.**

Any proposal will be subject to a suitable heritage assessment, including any necessary archaeological survey, so that the impact of the proposal is clearly understood and any appropriate mitigation agreed.

Policy Justification

94% of the respondents to the Residents' Questionnaire agreed it was important to protect the green boundaries between wards and neighbouring settlements, giving a sense of identity to the five individual communities. The Green Buffer Policy, based on the Cornwall Site Allocations Development Plan Document 2019, aims to preserve the setting of Charlestown within the World Heritage Site (further details in the Natural Environment and Landscape Character Section).

Numerous comments from the Local Landscape Character Assessment consultations stressed the importance of the varied character of the individual settlements.

The Local Landscape Character Assessment for St Austell Bay 2019 and the Cornwall Historic Landscape Character Assessment 1994 both stress the importance of the historic features across the landscape of the Parish from the medieval field systems; the hedges and the trees on them; the sinuous lanes and tracks that run through them, many hollowed out by centuries of use; through to the steep sided wooded valleys. All these contribute to the sense of place which must be preserved.

Two decisions by the Planning Inspectorate in 2019 rejected proposed developments in the Parish on the outskirts of Higher Porthpean thereby reinforcing the boundaries of this historic settlement. APP/D0840/W/19/3223380 stated "the proposed development would not have an acceptable relationship with the settlement."

APP/D0840/W/19/3226497 further stated "the proposed development is not suitably located" and would harm "the transition from the established built form of the hamlet to the countryside."

The Policy aims to recognise, protect and sustain the distinctive, separate, historic settlements within the historic landscape character of the Parish. Please also see Natural Environment and Landscape Character: Landscape Character Policy 1.

HISTORIC ENVIRONMENT POLICY 2 (HE2): CHARLESTOWN HARBOUR AREA

Any development affecting Charlestown Harbour (Grade 2* listed) and its setting will be required to conserve, and where possible, enhance the heritage, conservation and amenity value of the area in terms of high quality, sympathetic design and appropriate scale of the development.

Development proposals which complement and are compatible with the purpose for which the harbour was built, will be supported.

Promotion of educational activities and schemes which provide additional interpretation of the historical significance of the World Heritage Site will be supported.

A Heritage Statement or Heritage Impact Assessment will be required for any temporary structures that require planning consent within the World Heritage Site.

Within the curtilage of the Grade 2* listed harbour a development proposal will only be supported if it is of a size, mass, and is constructed of materials appropriate to its setting and maintains the authentic character of the historic port.

Policy Justification

Preservation of Charlestown and its harbour, which is a Grade 2* structure, within the WHS, is supported by 98.2% of the respondents to the Residents' Questionnaire. Only a third of the responses agreed that more tourist attractions should be developed within Charlestown. Concerns have been raised since 2018 about the over-commercialisation, particularly of the Harbour area, and the plethora of licensed premises within the village. Many comments have been made about the danger of Charlestown becoming a 'theme park'.

The purpose of this Policy is to ensure any development proposals maintain a vibrancy within the community but not at the expense of harming the crucial attributes of the historic port. It seeks a clear commitment to protect Charlestown from insensitive development.

HISTORIC ENVIRONMENT POLICY 3 (HE3): LOCALLY IMPORTANT HERITAGE ASSETS

The protection, conservation, and enhancement of the Parish's non-designated heritage assets, listed in Appendix 2, will be required wherever possible. Other historic features of local significance will also be protected wherever possible.

Any proposals which will impact directly or indirectly on these locally important heritage assets and their settings will only be considered on the basis of the scale of harm or loss, a sound justification by realisation of substantial public benefits having been provided, and on the significance of the heritage asset. Applicants will be required to submit an appropriate level of information to enable the significance of the asset to be determined, the impact of the development proposal to be understood and, if necessary, the appropriate mitigation to be agreed.

Any development of a local heritage asset is encouraged to retain access to it, and if possible improve access. Discreetly sited interpretation material and activities which promote the understanding of these assets will be supported.

Policy Justification

The communities of St Austell Bay Parish rate the importance of protecting its historic environment highly. There was strong support, at the Landscape Value Assessment drop-in sessions, for the protection of some of the lesser known features within the WHS and Charlestown Conservation Area as well as important buildings and structures in the rest of the Parish.

This Policy will list and formalise the various buildings and structures across the Parish on the Cornwall and Isles of Scilly Historic Environment Record (CSHER), thereby giving them and their settings additional protection through inclusion in the Neighbourhood Plan. (Please see listing in Appendix 2). It will also give added protection to the various historic features within the wider landscape of the Parish and supplement the sites already listed in the CSHER.

Both the Charlestown Conservation Area Character Appraisal and Management Plan (CCAC &MP) 2020 and the Cornish Ports and Harbours Project 2017 support developing opportunities to appreciate and understand the unique history of Charlestown, by working with local groups or volunteers and the Parish Council to provide audit work, village trails, leaflets, interpretation boards etc. Such activities should involve groups throughout the Parish, including the AONB, Cornwall Wildlife Trust and the National Trust, to promote the Parish's heritage assets. The installation of an interpretation board at Trenarren in September 2020 is an example of what can be achieved.

HISTORIC ENVIRONMENT POLICY 4 (HE4): HISTORIC BUILDINGS

- 1. Proposals which would result in considerable improvements to the energy efficiency, carbon emissions and/or general use, suitability, condition and longevity of existing buildings will be supported in line with Cornwall Council's "Improving Energy Efficiency in Historic Buildings"**
- 2. Replacements and repairs should revert to traditional styles and as far as possible to traditional materials unless any harm or loss is outweighed by significant gains.**

Policy Justification

Whilst there is total support for the safeguards in protecting the fabric of historic buildings within the WHS and Charlestown Conservation Area, the Parish Council also wants to promote the need to adapt and up-grade buildings to mitigate climate change and to support improvements in energy efficiency throughout the Parish. Cornwall Council's "Improving Energy Efficiency in Historic Buildings" 2018 gives guidance on improving such efficiency and how to manage and sustain the historic character of the buildings involved. (Please see Evidence Base.)

This Policy aims to protect the integrity of historic assets from poorly designed retrofitting and ill-informed adaptations and changes of use which could damage the authenticity, character and setting of any historic building.

Please also see Renewable Energy and Climate Change Policy 3 and Design Policy 3.

HISTORIC ENVIRONMENT POLICY 5 (HE5): SIGNAGE

- 1. New signs will only be permitted where they respect the architectural integrity and features of the building and the character of the locality**
- 2. Business signage should be sympathetic to the architectural integrity of the building and the character of the area**
- 3. Signs should also be proportionate in both size and number with special regard given to such matters as scale, materials, colour and detailed design**
- 4. New signage proposals should be of a scale, form, materials and number that reduces visual clutter within the streetscape and takes opportunities to group signage together in order to reduce the proliferation of signs within the Plan area.**

Policy Justification

Over 75% of the responses in the Residents' Questionnaire supported a restriction on the amount of signage within Charlestown. The Charlestown Conservation Area Character Appraisal stipulates that business signage should be sympathetic to the character of the building and the area. Over recent months the proliferation of new businesses in Charlestown, vying for custom, has increased both the number and size of signs to the detriment of this historic port.

The intention of this Policy is to try to ensure that signs do not detract from the historic environment and are sympathetic to the location whilst promoting businesses and directions in a positive manner.

Please also see Design Policy 4.

Relevant Planning Policies

National Planning Policy Framework	Cornwall Local Plan: Strategic Policies 2010-30
NPPF 16: Conserving and Enhancing the Historic Environment.	Policy 24: Historic Environment Policy 2: Spatial Strategy



Picture 15: Sunken Lane near Trenarren

Relevant Supplementary Documents

Cornwall Site Allocations Development Plan Document (Cornwall Council 2019)
nationaltrust.org.uk – Guide to Heritage in Neighbourhood Plans
World Heritage Site Management Plan
Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document.
The Charlestown Conservation Area Character Appraisal and Management Plan 2013 CCACA&MP and any successors - updated version currently under construction (September 2020)
Charlestown Conservation Area Article 4 (2) Direction
Ancient Monuments and Archaeological Areas Act 1979
Planning (Listed Buildings and Conservation Areas) Act 1990
Charlestown Historical and Archaeological Assessment 1998
Land at Duporth, St Austell Bay, Appraisal and Limited Historical Visual Impact Assessment 2016.
Local Landscape Character Assessment for St Austell Bay 2019
Cornwall Council Historic Environment Service 2018; Improving Energy Efficiency in Historic Cornish Buildings
Residents' Questionnaire results
Barnwell vs Northamptonshire District Council and others 2014, case no. C1/2013/0843
The Planning Inspectorate Appeal Decision APP/00840/W/19/3226497: Land East of St Levan's Church, Higher Porthpean
The Planning Inspectorate Appeal Decision APP/D0840/W/19/3223380: Land at Beach Road, Porthpean
Cornwall and Isles of Scilly Historic Environment Record (CSHER)
Cornwall Historic Landscape Characterisation (HLC) 1994
The Cornish Ports and Harbours Project (Charlestown) 2017
Historic England – historicengland.org.uk

6 RENEWABLE ENERGY AND CLIMATE CHANGE (RE)

INTRODUCTION

The UK is committed to achieving at least 20% of our energy consumption by renewable and low cost carbon sources by 2020 and reducing carbon emissions by 80% by 2050. Here in Cornwall, the Council has adopted a Climate Change Emergency Action Plan (2019) which aims to make the county carbon neutral by 2030. It is also currently working on a Climate Change Development Plan Document (DPD).

Wide ranging actions are required to increase the use and supply of renewable and low carbon energy, to make all buildings as energy efficient as possible and to limit further damaging emissions whilst protecting and enhancing our natural environment.

In 2019, alongside the UK Parliament and Cornwall Council, St Austell Bay Parish Council declared a Climate Change Emergency. Increasing storminess and prolonged periods of heavy rainfall are already having an impact on our coastal villages with excess run-off causing flooding to drains, gardens and even some properties. Global warming is not only producing more weather extremes but also rises in sea levels which are resulting in more severe coastal flooding and coastal erosion. This has already affected the South West Coast Path which runs along the edge of the Parish, causing it to be re-routed in a number of places, and will ultimately affect both coastal gardens and properties.

With these two factors in mind and in order to gauge local opinion, the Residents' Questionnaire asked for specific responses to wind turbines, commercial and domestic solar energy and energy from the sea as well as general comments on renewable energy.

1. Wind energy

Over 67% of the respondents in the Residents' Questionnaire did not support any wind turbines and over 51% agreed there should be restrictions on building them.

The Cornwall Local Plan does not identify areas for wind energy development and instead leaves Neighbourhood Plans to determine 'areas of search' for wind energy development should they wish to do so.

The Cornwall Renewable Energy Planning Advice 2016 includes a landscape sensitivity assessment for each Landscape Character Area across Cornwall. There are 2 Landscape Character Areas within St Austell Bay Parish (CA40: Gerrans, Veryan and Mevagissey Bay and CA39: St Austell Bay and Luxulyan Valley). Both Landscape Character Areas have a moderate to high sensitivity for both wind and solar energy development and are particularly sensitive in relation to the historic landscape character and scenic quality (including the AONB).

Taking into consideration the landscape sensitivity and lack of support for wind turbines in the Parish, the St Austell Bay Neighbourhood Plan will not allocate an 'area of search' for wind turbines.

Although St Austell Bay itself is outside the remit of the Neighbourhood Plan, any plans for off-shore wind turbines would impact on the coastal setting of the World Heritage Site, Area of Outstanding Natural Beauty and the Marine Special Protected Area which includes St Austell Bay. Any project for off-shore wind turbines would therefore need to be critically examined taking these factors into account.

2. Solar Energy

Over 70% of respondents did not want commercial solar fields anywhere in the Parish. Whilst only 29% of respondents thought domestic solar panels were acceptable anywhere, over 53% thought solar roof panels were acceptable. Comments included support for solar tiles particularly on any new build and on public buildings.

3. Other Renewable Energy Sources

There was over 70% support for exploring potential energy from St Austell Bay. Whilst St Austell Bay itself is outside the remit of the Neighbourhood Plan it could be a potential source of renewable energy. As usable technologies develop for tidal and/or wave energy it will be a source of renewable energy which will be encouraged. It is envisaged that the siting of any “on-shore” power distribution facilities relating to this would be outside the Parish with Par Docks probably being the most feasible option. The effect of any development within the bay will need to be fully researched to ensure there would be no harmful impact on existing fishing, aquaculture and recreational activities.

The importance of promoting other renewable energy sources within the Parish, particularly within any new development, is supported by comments made in the Renewable Energy section in the Residents' Questionnaire such as “Invest in the latest and least intrusive forms (of renewable energy)” and the need to be “Forward thinking for the future of the next generation”.

RENEWABLE ENERGY AND CLIMATE CHANGE POLICY 1 (RE1): SOLAR ENERGY

In accordance with the Cornwall Renewable Energy Planning Advice landscape sensitivity assessment for the Parish, small solar installations of an appropriate scale to their location will be supported providing all of the following criteria are met:

- 1. They do not have an overbearing effect on nearby habitations**
- 2. They avoid or adequately mitigate noise, glint and glare**
- 3. The use of appropriate low visual impact solar tiles, solar slates or other similarly unobtrusive materials is considered.**

Within the World Heritage Site and Charlestown Conservation Area an installation will only be supported if the positioning avoids compromising the Outstanding Universal Value of the World Heritage Site and character of the historic environment.

Policy Justification

This Policy builds on the Cornwall Renewable Energy Planning Advice (Cornwall Council, 2016) landscape sensitivity assessment and on the feedback from the Residents' Questionnaire, which both indicate that smaller scale solar installations are most appropriate for St Austell Bay. It will allow modest proposals for solar installations which do not have an adverse impact on the local area.

RENEWABLE ENERGY AND CLIMATE CHANGE POLICY 2 (RE2): OTHER RENEWABLE ENERGY

Support will be given to development proposals which can utilise renewable energy technologies such as heat pumps, micro-hydro, biomass, anaerobic digestion, district heating, or geothermal energy providing they are of a scale and design that do not have an unacceptable cumulative impact on the landscape.

Policy Justification

The Cornwall Local Plan and the Cornwall Renewable Energy Planning Advice 2016 set out a commitment to increase the proportion of energy produced from low-carbon technologies. The Residents' Questionnaire showed there was 70% support for exploring potential energy from the sea and positive feedback on other alternative energy sources with an overriding proviso that “views are not compromised”.

The Policy aims to support the development of alternative renewable energy technologies other than wind and solar and to encourage a positive strategy to increase the supply of renewable and low carbon energy.

RENEWABLE ENERGY AND CLIMATE CHANGE POLICY 3 (RE3): ENERGY EFFICIENCY AND CARBON REDUCTION

The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes:

1. Siting and orientation to optimise passive solar gain
2. The use of high quality, thermally efficient building materials
3. The installation of energy efficiency measures such as loft and wall insulation and double glazing
4. New buildings should conform to best practice standards such as the BRE Group accreditations of Home Quality Mark for new homes and BREEAM for commercial buildings/infrastructure
5. Any new development aiming to maximise the benefits of modern low-carbon technologies and to use appropriate low visual impact or other unobtrusive materials
6. Designing any alterations to existing buildings with energy reduction in mind and in compliance with sustainable design and construction standards
7. The incorporation of facilities for charging low emission vehicles
8. Ensuring space is available for the storage of recycling, composting and refuse bins.

Policy Justification

The declarations of a Climate Emergency by the UK Parliament, Cornwall Council and St Austell Bay Parish Council have put energy use and consumption at the forefront of decision making. The comments from the Residents' Questionnaire and subsequent consultations, together with Local Action Groups, show there is a strong ethos within our community for green issues such as beach cleans, litter picks, plastic-free initiatives, recycling, tree planting etc.

This wide-ranging Policy emphasises the importance of putting sustainability at the heart of any new proposals. Feedback from the community shows that all new development in St Austell Bay Parish should promote high standards of energy efficiency, should include renewable energy provision and should facilitate recycling opportunities for all homes and businesses.

Please also see Design Policy 3 and Historic Environment Policy 4.

RENEWABLE ENERGY AND CLIMATE CHANGE POLICY 4 (RE4): FLOOD RISK

Proposals for developments will be required to adopt best practice in sustainable drainage systems (SuDS) to:

1. Avoid raw sewage discharge into the sea
2. Avoid excessive surface water run off
3. Reduce the overall level of flood risk on the site and the surrounding area.

Preference should be given to natural SuDs such as swales, raingardens, ponds and wetlands rather than solutions such as attenuation tanks in order to maximise benefits to the sense of place, recreation and biodiversity.

Schemes which can utilise grey water waste for the irrigation of public green spaces will be encouraged.

Policy Justification

Surface water run-off has caused flooding issues across the Parish particularly affecting the unclassified roads and low-lying coastal properties and gardens. There have also been issues affecting the mains drainage system in Charlestown where there is an emergency/storm overflow pumping station which discharges into the sea off Polmear Island. There is a desire to improve the resilience of our neighbourhood to the increased risk of flooding, brought about by climate change, by alleviating additional surface water run-off and localised flooding through incorporating sustainable design features.

The Flood Risk Policy is consistent with Objective D of Cornwall Local Flood Risk Management Strategy: Local planning and regeneration enables sustainable development that integrates and delivers Flood Risk Management and coastal change solution.

Any improvement in the drainage systems will also improve the bathing water quality in St Austell Bay. The beaches at Charlestown, Duporth and Porthpean are designated bathing water sites where water quality is assessed by the Environment Agency. Analysis by the Environment Agency acknowledges the risk of heavy rain falling on pavements and roads which often flows into the drainage systems ending up in local rivers and ultimately the sea, adversely affecting bathing quality in the area.

Please also see Natural Environment Policies 2 and 3.

Relevant Planning Policies:

National Planning Policy Framework	Cornwall Local Plan: Strategic Policies 2010-30
NPPF 14: Meeting the challenge of climate change, flooding and coastal change.	Policy 14: Renewable and low carbon energy. Policy 15: Safeguarding renewable energy Policy 26: Flood risk management and coastal change.

Relevant Supplementary Documents:

Cornwall Climate Change Action Plan, 2019
Cornwall Renewable Energy Planning Advice, 2016
Cornwall Local Flood Risk Management Strategy, 2014
Environment Agency Bathing Water Profiles
Residents' Questionnaire Summary plus Comments
Centre for Sustainable Energy; cse.org.uk
Parish Council Minutes June and July 2019
Polmear Post – Issue 13
The BRE Group website – bregroup.com

7 BUSINESS AND EMPLOYMENT (BE)

INTRODUCTION

This section of the NP has been prepared with reference to the Cornwall Local Plan Strategic Policy No 5.

There is one large employer within the Parish, but as in many Cornish villages there is a variety of small and medium enterprises (SMEs). These relate primarily to the tourism, leisure and craft sectors and businesses that support those sectors, such as shops, holiday lets, restaurants and cafes, with 'Professional and Financial Services' also well represented.

Amongst the larger employers there is a significant proportion of part-time and seasonal part-time employment, some 60% in those employing between 11 and 50 employees.

The major employer within the Parish is St Austell Brewery, which owns a number of hostelries and accommodation, primarily within Charlestown. Another significant employer within the Parish is the Charlestown Harbour Company, which owns Charlestown Harbour and its environs, located within the World Heritage Site and Conservation Area. They also operate and maintain square-rigged ships which are used for film and TV work. The harbour and environs have proved to be a major asset in attracting film and TV companies to the area, which has had a beneficial impact on local businesses.

In order to ensure that views on business development and employment creation were as meaningful as possible, the SG, in addition to the Residents' Questionnaire, undertook a separate Business Questionnaire. The key findings of the Business Questionnaire are shown in the Evidence Base.

Question 18 of the Residents' Questionnaire sought views on what improvements could be made to help local employment. The responses to that question recognised that tourism was the major employer in the Parish, with the seasonal nature of such work, often at the minimum wage, meaning that local people often struggled financially. Residents were in favour of any efforts to promote Charlestown as an all-year-round destination but not at the price of undermining its historic charm.

It was also recognised in the Questionnaire that widening the employment opportunities could benefit the residents of the Parish by providing higher paid, more permanent employment. Suggestions from residents included:

- encouraging technology companies to relocate to the Parish
- new business ventures to locate in the Parish
- developing training schemes for local people
- creating a business network to promote the Parish
- promoting low carbon/zero carbon water sports.

BUSINESS & EMPLOYMENT POLICY 1 (BE1): DEVELOPMENT OF EMPLOYMENT LAND

Employment related development within existing settlements will be encouraged:

1. Where it utilises existing commercial buildings
2. On brownfield or previously developed sites.

Proposals must complement and be compatible with the unique historical character of the area and must not negatively impact upon the living environment of any occupants of surrounding residences. Support will also be given to those proposals that build upon or enhance the traditional businesses and crafts in the Parish, such as wooden ship repair and boatbuilding, and traditional crafts such as cooperage, blacksmithing and carpentry.

Policy Justification

The Residents' Questionnaire confirmed that, whilst residents were keen to boost local employment opportunities, this should not be undertaken to the detriment of the local environment.

BUSINESS & EMPLOYMENT POLICY 2 (BE2): PROTECTION OF EXISTING COMMERCIAL PROPERTIES

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

1. It can be demonstrated that the use of the premises for the existing or another commercial usage is no longer viable; or
2. The proposed alternative use would provide equal or greater benefits for the local economy and community than its current use
3. Any significant features of the building which reflect its industrial heritage are retained.

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

Policy Justification

Whilst the NP seeks to ensure that existing commercial properties are protected from any change of use to non-commercial activities, the Business Questionnaire shows an equal split in answer to the question "Should existing business sites/buildings be protected from change of use to non-business uses?"

Yes 36.84%

No 36.84%

Don't Know 26.32%.

However, there was strong feedback in the Business Questionnaire that any land allocated for business use should be brownfield sites (61% of responses) or existing buildings allocated for business use (100% of responses). Also, the lack of brownfield sites for any future employment creation within the Parish means that existing commercial properties should be protected from change of use in order to retain business and employment opportunities. This Policy also aligns with Policy 5 of the Cornwall Local Plan.

BUSINESS AND EMPLOYMENT POLICY 3 (BE3): EMPLOYMENT LAND IN RURAL AREAS

Proposals for business premises of an appropriate scale will be supported on local farms and in smaller rural communities, where an overriding need to be in that location can be identified, (such as farm diversification) and the buildings do not impact adversely on the natural, scenic environment of the area as described in the St Austell Bay NDP Local Landscape Character Assessment.

Proposals should ensure:

1. Existing buildings are reused where possible;
2. New buildings are sensitively sited within or adjacent to existing farm buildings, unless it is operationally necessary for them to be sited elsewhere;
3. New buildings reflect the design and scale of existing buildings and respect landscape features; and
4. New buildings do not impact adversely on the living environment of any residential premises.

Policy Justification

St Austell Bay Parish contains a substantial rural area which includes farms which are integral to the fabric of the area. This Policy seeks to ensure that sustainable initiatives which allow farmers to diversify can be supported through the Planning System.

BUSINESS AND EMPLOYMENT POLICY 4 (BE4): HOME WORKING

Proposals that encourage and support home working such as the conversion of existing residential buildings to home offices or workshops will be supported, provided that they do not negatively impact upon the living environment of the occupants of surrounding residences.

Policy Justification

There was a strong, positive response in the Business Questionnaire to the question “Should the NDP promote policies to support working from home?” with 52.6% in favour and only 15.8% not in favour. In the Residents’ Questionnaire, there was 54.8% support for additional offices and 73.3% support for additional workshop units within the Parish.

BUSINESS AND EMPLOYMENT POLICY 5 (BE5): MOBILE PHONE RECEPTION

Proposals for the improvement of mobile phone reception, including additional mobile phone masts, will be supported provided that they are well-hidden and do not negatively impact upon the unique historical character and/or rural landscape of the area nor upon the living environment of any residents.

Policy Justification

In the Business Questionnaire, 52.6% of respondents said that policies should support working from home and only 15.8 % disagreed. Improved mobile phone reception was repeatedly cited as being needed to encourage business to locate to the Parish. In the Residents’ Questionnaire, 64% of responses either agreed or strongly agreed that mobile phone masts are acceptable where needed to boost the signal in the Parish. 73% said that mobile phone masts are acceptable when well hidden.

BUSINESS AND EMPLOYMENT POLICY 6 (BE6): STORAGE AND WORKSHOP SPACE

Support will be given to proposals that will increase the available storage space and workshop space for businesses in the developed area of Charlestown provided those proposals do not impact upon the unique historical character and/or rural landscape of the area nor upon the living environment of any residents.

Policy Justification

In the Business Questionnaire, several Charlestown businesses expressed a need for up to 100 square metres of additional storage space and a need was expressed for up to 400 square metres of industrial/workshop space in order to allow those businesses to grow in the future. In the Residents' Questionnaire, there was strong support for workshop space (73%).

Relevant Planning Policies

National Planning Policy Framework	Cornwall Local Plan
NPPF 6: Building a strong, competitive economy	Policy 5: Business and Tourism

Relevant Supplementary Documents:

Charlestown Conservation Area Character Appraisal and Management Plan 2013

Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013-2018

Business and Residents' Questionnaires and Results plus Comments

Local Landscape Character Assessment

Historic England – Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse.

Historic England – The Adaptive Reuse of Traditional Farm Buildings

Cornwall Historic Farmsteads Guidance – Cornwall Farmstead Assessment Framework

8 TRANSPORT AND TRAFFIC (T)

INTRODUCTION

A Neighbourhood Plan sets out the local Policies for use when assessing new Planning Applications. This section of the Policies therefore relates only to those aspects of Transport and Traffic that would be considered during the assessment of a Planning Application in St Austell Bay Parish.

St Austell Bay Parish is a predominantly rural area with little traffic and sparse population except for Charlestown and Duporth. The Duporth estates have no through roads, therefore Charlestown is the focus of this section.

Charlestown is a popular tourist destination for day trips and also has a number of pubs and restaurants frequented by both holidaymakers and local people from the surrounding areas at all times of the year.

The main village roads (Church Road, Charlestown Road and Duporth Road) are often busy with local traffic, especially at peak times such as school start and finish times. In order to quantify the extent of this traffic, a Traffic Survey was carried out (please see Evidence Base.) The Traffic Survey has indicated significant peaks in traffic flow at local school start and end times which support this statement.

The Traffic Survey carried out also indicates that much of the traffic on the section of Charlestown Road between Church Road and Duporth Road is through traffic which enters and leaves the village on those side roads rather than from the higher section of Charlestown Road. It is likely that much of this traffic uses the village as a means of avoiding heavy traffic on the main A390 through Holmbush. The traffic survey also shows that over 50% of traffic entering and leaving Charlestown via the higher section of Charlestown Road, from the A390, flows along Church Road. This again indicates that the village is used as a means of avoiding traffic elsewhere.

There are car parks in Charlestown and on-street parking is available. At busy times, the car park is heavily used as are all the on-street parking areas on Charlestown Road, Church Road and Duporth Road. The Residents' Questionnaire indicated that this causes a problem for those residents who do not have any or sufficient off-street parking at their homes. During busy tourist seasons, local residents struggle to park near their homes.

TRANSPORT AND TRAFFIC POLICY 1 (T1): OFF-STREET PARKING

New developments for housing must provide adequate off-street parking. At least two off-street car parking spaces must be provided for each dwelling unless special circumstances justify otherwise.

Policy Justification

Survey feedback from local residents indicates that there are problems with parking associated with the new developments in and near Charlestown (Foundry Parc) and Duporth (Two Coves and An Arvor). Parking problems in Foundry Parc, in particular, put pressure on on-street parking in adjacent roads (Charlestown Road and Church Road). Further new homes must not exacerbate the problem.

TRANSPORT AND TRAFFIC POLICY 2 (T2): ADDITIONAL SEASONAL PARKING

Any developments which provide or facilitate additional seasonal off-street public parking on the outskirts of Charlestown will be supported and encouraged as long as proposals are in keeping with other Policies in this Plan.

Policy Justification

The Residents' Questionnaire indicated that 52% of residents support a seasonal off-street parking scheme. Residents also indicated that the local roads are inadequate for the traffic volumes, particularly within Charlestown, so additional parking on the outskirts would both reduce traffic density and alleviate pressure on parking within the village.

TRANSPORT AND TRAFFIC POLICY 3 (T3): ON-STREET PARKING

Any new developments must not reduce the traffic-calming effect or overall quantity of the on-street parking in Charlestown.

Policy Justification

The Traffic Survey indicated that a high percentage of traffic within Charlestown is through traffic, entering and leaving the village via Church Road and Duporth Road. The Traffic Survey also indicated that the majority of vehicles on these routes travel within the speed limit. The World Heritage Site status of Charlestown restricts the use of traditional traffic calming measures (line marking and traffic islands) so the on-street parking makes up for this by restricting clear width and creating pinch points that require cars to stop or slow to pass. Any reduction of on-street parking will decrease this traffic calming effect and make it easier for vehicles to exceed speed limits thus increasing the danger to pedestrians and other vehicles. Also, the Business Questionnaire carried out indicated that the lack of parking in Charlestown causes problems for businesses so further parking restrictions would exacerbate the problems.

Relevant Planning Policies

National Planning Policy Framework	Cornwall Local Plan: Strategic Policies 2010-30
NPPF 9: Promoting Sustainable Transport	Policy 27: Transport and Accessibility

Relevant Supplementary Documents:

Residents' Questionnaire and results plus Comments

Business Questionnaire and results plus Comments

Traffic Survey, Data and Analysis

9 COMMUNITY FACILITIES (CF)

St Austell Bay Neighbourhood Plan fully supports Cornwall Local Plan Policy 4.

St Austell Bay Parish is fortunate to have a wide and diverse range of community facilities and amenities for all age groups. These facilities include recreational clubs, schools, churches, village halls, formal and informal recreational spaces and beaches. There are public toilets in Charlestown and Porthpean. There are defibrillators in Charlestown, Duporth Bay and Higher Porthpean. The Residents' Questionnaire confirmed that existing facilities should be maintained and improved; hence within the Plan period it is expected that the emphasis will be upon retaining and enhancing existing facilities.

COMMUNITY FACILITIES POLICY 1 (CF1): ESSENTIAL SERVICES

Development proposals should retain, promote and enhance essential community facilities and services, such as the Post Office, delicatessen and The Pattern Hall etc. Proposals will be supported where they do not create unacceptable noise, litter or other disturbance. The loss of community assets, key services and facilities including through the change of use from commercial to residential will be resisted unless replacements of better value are provided at an agreed location.

Policy Justification

A key finding of the Residents' Questionnaire showed that the majority of respondents (up to 80%) would use additional Post Office facilities, a village store, greengrocer and a farmers' market. Any new facilities or services should not cause parking and traffic problems – please see Policy 3 of the Transport and Traffic section. Any such development or changes of use should not adversely affect the natural environment and heritage assets.

COMMUNITY FACILITIES POLICY 2 (CF2): ACCESSIBILITY

Development proposals for new or existing community facilities, including pubs, restaurants, cafes, hairdressers and shops, both indoors and outdoors, will be considered favourably where plans are included to improve accessibility for everyone including those who consider themselves to be disabled or have limited mobility.

Policy Justification

The Residents' Questionnaire sought opinion on facilities for disabled people within the Parish. Comments from people who identified themselves as disabled included the need for easier access to beaches, more ramps into shops and restaurants and hearing loops in restaurants. The intention is to improve the health and wellbeing of all residents in the Parish regardless of age or ability.

COMMUNITY FACILITIES POLICY 3 (CF3): THE REGATTA FIELD

Proposals to enhance and maximise the use of the Regatta Field will be favourably considered providing there is no resultant negative impact on the Local Green Space or on nearby residents' enjoyment of their living space.

Policy Justification

46% of respondents to the Residents' Questionnaire supported increased use of the field, with only 16% against. In 2019 The Regatta Committee and Parish Council established a small working group to maintain and improve the recreational facilities for people of all ages in Charlestown and the wider Parish, with the aim of improving their health and wellbeing. The importance of the Regatta Field to local residents justified its own section in the Residents' Questionnaire.

Please also see Community Actions appendix.

Relevant Planning Policies

National Planning Policy Framework	Cornwall Local Plan: Strategic Policies 2010-30
NPPF 6: Building a strong, competitive economy NPPF 10: Supporting high quality communications NPPF 8: Promoting healthy and safe communities	Policy 4: Shopping, services and community facilities Policy 16: Health and wellbeing

Relevant Supplementary Documents:

Residents' Questionnaire Results plus Comments
'Easy Access to Historic Landscapes' – Historic England
'Easy Access to Historic Buildings' – Historic England
Parish Council Minutes – April 2019



Picture 16: Foundry Parc, Charlestown with the Pattern Hall

APPENDIX 1: St Austell Bay NP – Listed Buildings and Structures

Full information on each of the buildings and structures can be obtained by visiting the Historic England website on www.historicengland.org.uk. The numbers in brackets refer to the Listed Building references assigned by Historic England.

Charlestown: Grade 2* Listed

Wesleyan Chapel and attached Schoolrooms (1144292), Charlestown, St Austell, 1827, interior and windows c. 1900

Harbour Piers and Quays (1327290), Charlestown, 1970s. The listing includes: the inner and outer basins, dock gates, china clay cellars, china clay chutes, ore hutches, baths building and lime kiln, building at northern end of inner basin, tramway, tunnel (beach access) and the Harbourmaster's Hut (The Round House) with weathervane, including the adjoining platform which supported a flagstaff. NB Flagstaff no longer present and weathervane is in a state of disrepair.

Charlestown: Grade 2 Listed

St Paul's Church (1379464), Church Road, Charlestown, 1851

The Pier House Hotel, Harbourside Inn and attached outbuildings (1379463), Charlestown Road, Charlestown, 1792

Rashleigh Arms Hotel (1144291), Charlestown Road, Charlestown, early 19th century

T'Gallants (1144290), 6 Charlestown Road, Charlestown, early 19th century house (former Coastguard Station)

Polmear Farmhouse (1218862), 32 Quay Road, Charlestown, late 18th century farmstead

Chimney at Lovering's China Clay Dry (1456664), Charlestown 1907/08

The Old Weighbridge (1379461), Charlestown Road, Charlestown

Former Granary (1212495), Charlestown Road, Charlestown, early 19th century

Former gun shed and attached lime kilns and saw pit (1212577), Charlestown Road, Charlestown

The Boatshed (1379460), Charlestown Road, Charlestown

Former Warehouse and net loft (1379459), Charlestown Road, Charlestown

Former Smithy with Victorian letterbox (1446714), right of 167 Charlestown Road, Charlestown

The Gun Battery (Crinnis Cliff) (1289512), Charlestown. A semi-circular, crenellated walled enclosure containing the foundations of military structures. The rear wall is insubstantial and served no defensive purpose. It was probably constructed for decorative purposes when viewed from the Rashleigh estate at Duporth.

Quay Road, Nos 2 (1144297), 3 & 4 (1218854), 5 (1144298), 6 (1291775), 7 (1327312), 8 & 8a (1218857), 9 (1144299), 10 (1327313), 12-17 (1291738), 23 & 24 (1379467), 25 (1144300), 27 (1379468) 33 – 35 (1379470)

Duporth Road, No 2 & 6 (1379465), 31 – 36 (1380158), 37 & 38 (1291772)

Charlestown Road, (odds) Nos 21 (1218829), 45 (1379455), 51 & 55-65 (1144328), 67 (1218836), 69 (1327291), 93-97 (1144288), 99 (1379525), 103 (1327310), 105 (1144289), 107 & 109 (1327311), 111 & 113 (1212494), 143 (1388283), 151 (1379458)

Charlestown Road, (evens) Nos 62 & 64 (1379456), 70 (1144293), 72 & 74 (1144294), 76-80 (1144295), 82 (1218846)

Church Road, No 1 (1144296)

Duporth: Grade 2 Listed

Clock Tower at Duporth, (1218850) - part of the former Duporth Farm Hotel

Porthpean: Grade 2 Listed

Porthpean House (1211864), Lower Porthpean

Church of St Levan (1246627), Higher Porthpean

Churchyard retaining wall and gateway south of St Levan's church (1246628), Higher Porthpean
The Smugglers (1211809), Higher Porthpean
Garden wall and gate piers immediately to the north east of The Smugglers (1211810), Higher Porthpean
The Laurels (1211811), Higher Porthpean
Porthpean Farmhouse (1211812), Higher Porthpean
Ivy Cottage (1379448), Higher Porthpean
Milestone at SX 028 510 (1379449), Higher Porthpean

Trenarren: Grade 2 Listed

Trenarren House (1212097), Trenarren
Trevissick Farmhouse (1211651), Trenarren
Little Trevissick (1211653), Trenarren
Outbuilding immediately north east of Trevissick Farmhouse (1289908), Trenarren
Gateway at Trevissick Farmhouse (1288907), Trenarren

APPENDIX 2: St Austell Bay NP – Locally Important Heritage Assets

CHARLESTOWN

- 1 **Ponds, leat and sluice houses:** This flushing system for the harbour is one of the principal elements of Charlestown's industrial character. The two large ponds were used to impound water to maintain water levels within the dock and to sluice silt out of the harbour at very low tides. The leats run through the lower part of the village via tunnels and conduits before discharging into the dock and are fed by a wider system running 7 miles from the Luxulyan Valley. A system of cables and pulleys, carried on poles, which operates the sluice gate on the lower pond, still survives. The ponds have developed an ornamental quality and were historically used for boating. There is no public access today.
- 2 **The Ropewalk:** This 360 metre long and 4 metre wide straight and level track was used for spinning and twisting ropes during their manufacture. It is historically connected to the harbour where the ropes were used for shipping, and although 45 ropewalks have been recorded in the county this is one of the most complete survivals. There is no public access today.
- 3 **Cask Banks:** These are three raised areas to the north of the Grade 2* Listed Harbour in the very heart of the WHS. Wooden barrels or casks containing fine clays were stored, loaded and unloaded onto these structures by horse drawn wagons. The wall heights enclosing the banks facilitated this operation ready for the trans-shipment of the casks. NB. A request was made in June 2020 by St Austell Bay Parish Council to have these structures listed.
- 4 **The Clay Dry Linhay:** Much of the Lovering Clay Dry has been lost and plans are being submitted to develop this area for housing. An important area which should be retained within any future development is the last surviving and most southerly of the 5 deep bays of the linhay into which the finished clay was shovelled. The china clay dry is unique in that it is the only surviving dry with its linhay directly linked to a harbour via a tunnel.
- 5 **Clay Dry Tunnel:** Unusually for china clay pan kilns the Lovering Clay Dry has a tunnel with a tramway connecting the linhay directly to the china clay stores on the eastern side of the dock and to the clay stores into what is now the Shipwreck Centre.
- 6 **Ore Floors:** There were several ore floors around the village and examples can still be found at the Rashleigh Car Park, the Main Car Park and the Old Cooperage/Coal Yard. These historic cobbled surfaces and yards, some with surrounding walls, were used for storing copper ore, china stone and coal. The cobbled surfaces contain a range of geological types from around the world imported as ballast through the harbour.
- 7 **Fish Cellars:** The remains of a number of fish cellars survive. Typical features include beam sockets relating to the pressing of fish in wooden casks. Some examples are in Quay Road (now Salamander), at the bottom of Barkhouse Lane and in Duporth Road.
- 8 **Weighbridges:** There are two weighbridges. The "old" one was recorded in 1882 and was presumably used for weighing horse-drawn wagons and latterly lorries bringing china clay and other goods through the port. It is a large cast iron platform manufactured by Avery of Birmingham. The "new" weighbridge and its associated building were built in 1936. This cast weighbridge platform is embossed "To weigh 20 tons Charles Ross Ltd, Makers, Sheffield".

- 9 **Lime Kilns:** A number of lime kilns survive, such as near the Harbour entrance and at the former Charlestown Pottery. These structures were built into the slopes to allow for the top loading of lump limestone and culm. Arched openings at the base gave access to the burnt lime, which was then used to sweeten farmland and for mortar.
- 10 **Boundary Walls with granite gate piers:** These are considered to be an important element of the village landscape. Most are constructed from mortared killas and help define the streetline. Rubble boundary walls enclose front gardens, former industrial yards and former ore floors. A few domestic walls are constructed from granite blocks and many houses have granite gate piers, some with shaped caps and decorative details. (NB. As the walls are extensive throughout the village they have not been noted on Map 12).
- 11 **Cast iron railings and granite post with iron railings:** The use of cast iron railings reflect the presence of the former foundry. Many of these were removed as a contribution to the war effort in World War Two. The railings around the harbour have an unusual design of iron pintails leaded into split granite posts. Cast iron posts and rails border the leat in Duporth Road. There are also a number of distinctive, simple but decorative, wrought iron gates throughout the village reflecting its important ironwork tradition.
- 12 **Dressed granite niches:** These interesting, granite structures are found throughout the village and were built to house communal water taps.
- 13 **St Paul's Church Sunday School:** A simple yet charming building opened in 1881. It is a Reading Room, becoming a Sunday School in 1907. It is a historic place of learning and represents part of a movement by the established Church in the late nineteenth century to regain some of the ground lost to Nonconformity in the industrial settlements.
- 14 **The Waterwheel/Foundry Parc:** Part of the old workings of the Foundry, the Waterwheel was refurbished and preserved as an important reminder of this former industrial site. Also preserved is the façade of the main Foundry building and the walling to the old Pattern Store, (Hall) now housing the Parish Council offices.
- 15 **World War Two Pillbox:** One of the two WW2 pillboxes, part of the defences protecting the harbour, close to the SWCP below the Battery. It is a square structure built of cast concrete with a short flight of steps to its small entrance doorway. An opening in the exterior wall has a commanding view of the outer harbour and its approaches.
- 16 **Mill Lane:** This area includes surviving elements of a former industrial area on the edge of Charlestown. There are some outbuildings and retaining walls relating to the 1796 smelting works as well as the cornmill and leat. Fields below Mill Lane include the possible former route of the original road into Charlestown. A bronze age barrow lies below Mill Lane to the north of the driveway to The Grove.
- 17 **South Polmear Mine:** In the early to mid C19th copper mining was extensive in the area to the west of Charlestown Road towards Porthpean Road. Only the ruins of South Polmear Mine survive above ground today and are decaying rapidly. As mining pre-dates the main development of Charlestown its importance and relevance have often been overlooked. It is hoped by including the mine workings and their associated waste dumps, spoil heaps and burrows as locally important heritage assets a recognition of both their historical value and the ecosystems dependant on them will be better understood and appreciated.

DUPORTH

- 18 Holiday Chalets:** Two brick build chalets remaining from the Duporth Holiday Village which ran from 1934 to 1999.

HIGHER PORTHPEAN

- 19 Sunday School Rooms:** Built in the 1850s it ceased to function as a school in 1902. It continued as a Sunday School until the beginning of this century. Its future is uncertain but it is an important building adjoining the village square in Higher Porthpean.
- 20 Village Square, Higher Porthpean:** This is an important open space in the centre of the hamlet, which in addition to the former village school and Post office, also housed the village well and pump and was a communal area for the residents.

LOWER PORTHPEAN

- 21 Walled Garden:** Owned by the Petherick family, this is the only surviving walled garden in the Parish.
- 22 World War Two Lookout:** Near Carrickowel Point is a concrete-built observation hut built during the Second World War which was manned to report any unusual activity back to Charlestown by telephone.

TRENARREN

- 23 Monument to A L Rowse. (Near Black Head):** This granite slab was erected as a memorial to A L Rowse CH. Dr Rowse was born in St Austell to a working class family but became a distinguished historian and poet. He lived in Trenarren House from 1953 until his death in 1997. His love of Cornwall and Trenarren is well reflected on the monument; "This was the land of my content".
- 24 Fish Cellars (Hallane):** There are extensive remains of fish cellars exhibiting press holes, and other buildings at Hallane Cove which indicate a once thriving fishing community which had its own mill, which is now a holiday let.
- 25 Detached Barn at Hallane House:** Cob and stone barn with a slate hip roof believed to have been recorded in the Domesday Book.

OTHER FEATURES

- Medieval Farmland Features: particularly around Higher Porthpean and Trenarren.
- Cornish hedges: particularly "Jack and Jill" walling near Trevissick
- Farm Footpaths and tracks: extensive throughout the Parish
- Former rough enclosures/terraces: particularly above Ropehaven
- Stone stiles, steps, kissing gates and gateposts: throughout the Parish but particularly around Higher Porthpean and Trenarren

APPENDIX 3: St Austell Bay NP - Glossary and Abbreviations

Affordable Housing

Housing available at affordable rents, or affordable purchase (often including shared ownership schemes) provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing does not include low cost market housing.

AONB

Area of Outstanding Natural Beauty: The purpose of an AONB designation is to conserve and enhance the natural beauty of the designated landscape by placing it under the Countryside and Rights of Way Act 2000.

BRE Group

Building Research Establishment Group: World leaders in raising the standards of the built environment since 1921.

BREEAM

Building Research Establishment Environmental Assessment Methodology: First published in 1990 by the BRE Group, it is the world's longest established and most widely used method of assessing, rating and certifying the sustainability of buildings.

Biodiversity

Used to describe the variety and variability of life on Earth. It includes complex ecosystems and ranges from commonplace species and habitats to those considered critically endangered.

Brownfield Sites

See Previously Developed Land.

CA

Community Actions: A schedule of actions to improve the quality of life of people living and working in an area. These can cover a breadth of social and economic issues which development plans do not normally address.

CCACA&MP

Charlestown Conservation Area Character Appraisal and Management Plan: First published in 2013, the document defines the special interest, character and appearance of the Conservation Area and gives advice on its future management. The document is currently being up-dated with the first draft produced in September 2020.

CIL

Community Infrastructure Levy: A charge which can be levied by local authorities on new developments in their area. It is charged at a fixed rate per square metre of new floorspace created, and the money raised can be used to help fund a wide range of infrastructure.

CLP

Cornwall Local Plan: It provides a positive and flexible overarching planning policy framework for Cornwall. It was formally adopted in 2016 and runs to 2030.

CNA

Community Network Area: One of 19 areas defined by Cornwall Council to help identify local priorities and deliver local services.

CSHER

Cornwall and Isles of Scilly Historic Environment Record. This is the definitive record of the historic environment of Cornwall. In addition to information on the archaeological and historical sites and structures the HER also incorporates collections of photos, maps, plans and surveys, and a reference library.

Community Fund

The National Lottery Community Fund, legally named the Big Lottery Fund, is a non-departmental public body responsible for distributing funds raised by the National Lottery for “good causes”.

Community Chest

A scheme which enables Cornwall Councillors to make small, discretionary grants to local communities to fund small projects providing a defined community benefit.

DPD

Development Plan Document.

Development Boundaries

Demarcation lines which separate the built-up area of an existing settlement, within which development proposals would be acceptable (subject to complying with other policies), from the surrounding open countryside.

Forest For Cornwall

Part of Cornwall’s aim of fighting climate change, this is an ambitious tree planting project to increase the tree canopy cover by 2030 through the creation of an additional 8,000 hectares of woodland, copses, hedgerows, street trees etc.

Heritage Statement

Sometimes referred to as a Heritage Impact Assessment, it is a document that outlines the historic or archaeological significance of a building or landscape within its wider setting. It includes an outline of any proposed works, an assessment of their impact on the building or landscape and a mitigation strategy.

Housing Needs

Data collected from a survey of the Parish in 2019 providing information on the need for housing, what type of housing (including affordable housing), community support for new developments and opinions on second homes.

Infill

The filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside.

LLCA

Local Landscape Character Assessment: An assessment of the elements and features which come together to create the present landscape character of St Austell Bay Parish, finalised in January 2020 by the Cornwall Council landscape architect.

LVA

Landscape Value Assessment: Consultation events for the residents, run in May and June 2019, to review and comment on the draft LLCA and to add relevant, personal detail on the value of the landscape of St Austell Bay.

Local Insight Profile

Report of key social and economic indicators specific to St Austell Bay Parish.

Locality

National network for organisations that believe in the power of local communities to build a fairer society. It provides specialist advice, funding and resources and is supported by the Ministry of Housing, Communities and Local Government.

NP

Neighbourhood Plan: A planning policy for the designated neighbourhood area to guide future development, subject to examination in public and approval by referendum.

NPPF

National Planning Policy Framework: Published in March 2012, it sets out the Government's planning policies for England and how these are expected to be applied.

Net Gain

This is an approach to developments that aims to leave the natural environment in a measurably better state than beforehand.

OCSI

Oxford Consultants for Social Inclusion.

OUV

Outstanding Universal Value: A term used by UNESCO to achieve a WHS Listing, meaning cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity.

Previously Developed Land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

Principal Residence

New housing occupied as the residents' sole or main residence, where the occupants spend the majority of their time when not working away from home.

Rounding Off

This applies to development on land that is substantially enclosed but outside 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.

SG

Strategic Group: A group formed to steer the Plan process and to make key decisions based on analysis of public consultation.

SPA

Special Protection Area: Strictly protected sites classified under Directive 79/409 on the Conservation of Wild Birds, which protects rare and vulnerable birds and regularly occurring migratory species.

SPD

Supplementary Planning Document: Documents which add further detail to the policies in a development plan.

SWCP

South West Coast Path, part of which runs along the seaward boundary of St Austell Bay Parish.

Section 106

These agreements are negotiated between a developer and the council to make new home schemes more attractive to the communities. The funding arising from the agreement can be used for roads, infrastructure and community projects.

Social Housing

Lower cost rented housing provided by landlords registered with the social housing regulator known as a social landlord. These are often a local council or housing association.

Strategic Historic Environment Service

Part of Cornwall Council which identifies, records, enhances, conserves, presents and interprets the historic environment of Cornwall and the Isles of Scilly.

SuDS

Sustainable drainage systems: A range of techniques that manage water run-off to reduce the quantity and increase the quality of surface water that runs into sewers.

TPOs

Tree Preservation Orders: Orders made by local authorities to protect selected trees where removal would have significant impact on the environment and its enjoyment by the public. TPOs are usually made on individual trees but can be used to cover important areas of woodland, (usually referred to as blanket TPOs).

UNESCO

United Nations Educational, Scientific and Cultural Organisation.

WHS

World Heritage Site: Charlestown was designated part of the Cornwall and West Devon Mining Landscape WHS in 2006.



St Austell Bayhave your say

Baya Sen Austel.....gwrewgh leva



www.staustellbayndp.org.uk



CHARLESTOWN

DUPORTH

PORTHPEAN

TRENARREN