

## CRITERIA FOR DECIDING WHICH SETTLEMENTS ARE SUITABLE FOR SUSTAINABLE DEVELOPMENT

Given the amount of new housing in the Parish, there currently is no housing target for the rural area of Carn Brea Parish. However, we need to show in the Plan that we have considered any future need for housing.

Guided by the supporting information used in the preparation of the Cornwall Local Plan, namely the Settlement Profiles, we considered each settlement in the rural area (south of the railway line).

We assessed each area on whether it was accessible to the following community facilities:

*School, shop, open space with play equipment, public house, place of worship, transport.*

### Our findings

Following this criteria (See tables below), Four Lanes and West Tolgus were the only places which could be considered as having the infrastructure appropriate for new housing.

We then ran a consultation with West Tolgus and Four Lanes residents, providing information about what Development Boundaries are and whether they were in favour of creating one for their village.

### West Tolgus

30 responses were received from West Tolgus. Of these, 28 responses were in favour of a development boundary and 2 against.

We have proceeded to draft a development boundary for West Tolgus and are now consulting on this draft boundary until the 18<sup>th</sup> May.

### Four Lanes

103 responses were received from Four Lanes. Of these, 96 were in favour of a development boundary and 7 against.

We have proceeded to draft a development boundary for Four Lanes and are now consulting on this draft boundary until the 18<sup>th</sup> May.

## What next?

All responses and suggestions for alterations to the development boundary will be considered one by one by the Steering Group and where appropriate, changes made. Once this process is complete, we will get back in touch with residents and land-owners to share the updated development boundary.

## Landowners

We are on a constant look out for land-owners that we can get in touch with and share our work which could affect them. If you know a landowner anywhere in the Parish, please encourage them to get in touch with us:

[cbpneighbourhoodplan@gmail.com](mailto:cbpneighbourhoodplan@gmail.com)

### 1) Tregajorran

	Tregajorran
1. School	X
2. Shop	X
3. Open space with play equipment	X
4. Public House	X
5. Place of worship	X

6. Public transport	X
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Conclusion: Tregajorran is not suitable for a development boundary and a presumption in favour of development.

## 2. Carn Brea Village

	Carn Brea Village
1. School	X
2. Shop	X
3. Open space with play equipment	X
4. Public House	X
5. Place of worship	X

6. Public transport	X
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Conclusion: Carn Brea Village is not suitable for a development boundary and a presumption in favour of development.

## 3. Carnkie

	Carnkie
1. School	X
2. Shop	X
3. Open space with play equipment	X
4. Public House	X
5. Place of worship	/

6. Public transport	42 bus Falmouth to Camborne. Three a day each way.
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Conclusion: Carnkie is not suitable for a development boundary and a presumption in favour of development.

#### 4. Piece

	Piece
1. School	X
2. Shop	X
3. Open space with play equipment	X
4. Public House	/
5. Place of worship	X
6. Public transport	42 bus Falmouth to Camborne. Three a day each way.

Conclusion: Piece is not suitable for a development boundary and a presumption in favour of development.

#### 5. Bowling Green

	Bowling Green
1. School	X
2. Shop	X
3. Open space with play equipment	X
4. Public House	/
5. Place of worship	X
6. Public transport	X

Conclusion: Bowling Green is not suitable for a development boundary and a presumption in favour of development.

## 6. Treskillard

	Treskillard
1. School	X
2. Shop	X
3. Open space with play equipment	X
4. Public House	X
5. Place of worship	X

6. Public transport	X
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Conclusion: Treskillard is not suitable for a development boundary and a presumption in favour of development.

## 7. Brea Village

	Brea Village
1. School	X
2. Shop	X
3. Open space with play equipment	X
4. Public House	X
5. Place of worship	X

6. Public transport	42 bus Falmouth to Camborne. Two services a day.
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Conclusion: Brea Village is not suitable for a development boundary and a presumption in favour of development.

## 8. Four Lanes

	Four Lanes
1. School	/
2. Shop	/
3. Open space with play equipment	/
4. Public House	/
5. Place of worship	/
6. Public transport	42 bus Falmouth to Camborne. Three a day each way. Number 34 Lizard to Redruth. Hourly service during the day and limited evening service. 2 hourly service on Sunday during the day. Number 45 from Camborne to Pool stops in Four Lanes once a day in the afternoon.

Conclusion: Considered suitable for a development boundary and limited rounding off and infil development.

See next page for West Tolgus.

## 9. West Tolgus

	West Tolgus
1. School	/
2. Shop	/
3. Open space with play equipment	X
4. Public House	X
5. Place of worship	/
6. Public transport	Number 46 – Truro, Redruth, Pool, Camborne. One bus an hour during the day. No service on Sundays. Number 47 – similar route every hour into the evening and a two hourly service on Sunday.

Conclusion: Considered suitable for a development boundary and limited rounding off and infil development.