



Carn Brea Parish

Draft Neighbourhood Development Plan

Consultation Autumn 2022

SUMMARY LEAFLET

WHAT IS THE DRAFT CARN BREA NEIGHBOURHOOD DEVELOPMENT PLAN?

Planning law allows parishes to write a Neighbourhood Development Plan to help control future development.

A local community team has worked on behalf of the Parish to draw up a draft Neighbourhood Development Plan, based on feedback from several community surveys.

The Plan provides a framework for planning policy in the Parish until 2030.

It aims to:

- ◆ **Increase the amount of social and affordable housing for local people.**
- ◆ **Protect our countryside, landscape, green spaces and heritage.**
- ◆ **Improve the design of new buildings.**
- ◆ **Help to tackle the climate crisis.**
- ◆ **Be environmentally, economically and socially sustainable.**

**The draft Plan has been published for consultation until
9th December 2022.**

This CONSULTATION is your chance to shape the final document

YOUR PARISH, YOUR PLAN, YOUR SAY!



Carn Brea Parish Council
Conseil Plu Carn Bre

WHAT YOU TOLD US THE PLAN SHOULD DO...

- ⇒ Make sure any new housing is in a mix of open market, rental and shared ownership housing that meets local needs, favouring the development of 'brownfield land'.
- ⇒ Support growth of the local economy.
- ⇒ Set 'development boundaries' for Four Lanes and West Tolgus.
- ⇒ Protect the landscape, countryside, and open/green spaces avoiding over-development.
- ⇒ Protect and improve wildlife corridors, enhance biodiversity, support tree planting.
- ⇒ Make sure new development is in-keeping with existing local architectural character.
- ⇒ Protect and enhance local heritage and historic sites.
- ⇒ Allow for better public transport and help tackle traffic and parking conflict.
- ⇒ Protect and support local facilities and services - improve the amount and quality of recreation spaces.
- ⇒ Help tackle the causes and impacts of climate change

WHAT WE DID IN RESPONSE...

- ✓ Examined all the existing planning and development policies in the National Framework and the Cornwall Local Plan.
- ✓ Collected and analysed detailed evidence on all the important themes...such as housing, business and jobs, heritage, access and connectivity, green spaces and recreation, community facilities and climate change.
- ✓ Commissioned a detailed Design Guide from urban designers.

From this information we developed a Vision and Objectives for future planning in the Parish, and then wrote draft planning policies to guide new development.

THE VISION FOR CARN BREA PARISH TO 2030 AND BEYOND

- ✓ *To protect the unique character and environment of Carn Brea Parish.*
- ✓ *To celebrate the history and culture of Carn Brea Parish.*
- ✓ *To enhance biodiversity, habitats and opportunities to tackle climate change.*
- ✓ *To serve the needs of the local community.*
- ✓ *To connect rural communities together.*

THE NEIGHBOURHOOD PLANNING POLICIES. This is a summary of the planning policies in the Plan that will deliver what the community is seeking.

HOUSING

The Plan estimates that about 305 more homes will be needed to meet housing needs.

Policy H1 - sets 'Development Boundaries' around the villages and Pool, to enable controlled growth through infill and 'brownfield land' development, and 'rural exception' affordable housing sites, whilst protecting the surrounding countryside. Also sets the guidelines for density, layout, parking, etc. for development inside the 'Development Boundaries'.

Policy H2 - sets the housing mix. It calls for 85% of rented homes to be 1 & 2 bedroom socially rented homes, and encourages more family homes, homes suitable for home working, special needs housing, and self-build sites. It also calls for all 'First Homes' provision to have a discount of 50% of market value in perpetuity.

Policy H3 - sets some additional guidelines for 'rural exception' affordable housing allowed by the Cornwall Local Plan, including a cumulative total of 100 homes, and self-build restrictions to local people.

Policy H4 - supports affordable housing schemes led by community groups and land trusts.

Policy H5 - sets guidelines for infill in hamlets, to ensure it is sensibly located and well designed.

Policy H6 - protects the Parish's existing housing stock

HOW CAN I FIND OUT MORE ABOUT THE DEVELOPMENT BOUNDARIES? Zoomable maps are available on the Plan website www.carnbreaparcouncil.gov.uk (select Neighbourhood Plan from the top menu) or visit one of the 'drop in' sessions where large scale maps are in the display.

BUSINESS & JOBS

Policy BE1 - safeguards existing employment sites from loss and encourages their enhancement.

Policy BE2 - sets guidelines for new business developments to ensure they are well located and designed, do not harm heritage assets or create traffic hazards, and support regeneration.

Policy BE3 - sets guidelines for the use of homes for business or home working, to ensure that they don't cause unacceptable noise, fumes, road safety, parking and other problems.

Policy BE4 - supports rural business diversification providing it is of a sensible scale, environmentally sound and does not harm farm and land management.

Policy BE5 - encourages tourism development based on the peace and tranquillity of the area, it's important industrial heritage and distinctive settlements, whilst respecting the environment.

Policy BE6 - supports and encourages well designed business signage.

NATURAL ENVIRONMENT & LANDSCAPE

Policy NE1 - Sets criteria to help design and landscape new development so that it fits in well with the local landscape.

Policy NE2 - asks development to take account of, preserve and enhance the key viewpoints or vistas from, across and within the Parish's settlements.

Policy NE3 - sets an Area of Local Landscape Value to maintain the visual separation of existing settlements, openness and landscape character along the Tolskithy valley and at West Tolgus.

Policy NE4 - identifies a 'Green Infrastructure Network' for the Parish, and requires that new development doesn't harm it and if possible, adds to it.

Policy NE5 - protects existing habitat and biodiversity and requires that new development includes a 'Biodiversity Gain Plan' to enhance the existing situation.

Policy NE6 - protects trees, Cornish Hedges and hedgerows in development.

Policy NE7 - encourages new development to avoid lighting that will harm the enjoyment of the rural night sky.

The Plan has to comply with the National Planning Policy Framework, the Cornwall Local Plan, and the Cornwall Minerals Safeguarding Development Plan Document.

BUILT ENVIRONMENT & HERITAGE

Policy D1 - supports development which fits in with the World Heritage Site.

Policy D2 - ensures that new development fits in with the local historic context and existing character and helps to reverse previous poor design.

Policy D3 - gives more precise design criteria for the historic cores of Pool, Illogan Highway, Brea Village, Carnkie and Four Lanes / Pencoys.

Policy D4 - requires that new development accord with the Cornwall and Carn Brea Design Guides, fits in the landscape, helps to prevent crime, anti-social behaviour and disorder

Policy D5 - encourages high quality architectural and urban design at Pool.

Policy D6 - supports development which aims to meet a high level of sustainable design and construction and are optimised for energy efficiency.

Policy D7 - encourages reconstruction or conversion of derelict and abandoned buildings to provide new dwellings and facilities, subject to careful guidelines.

ACCESS & CONNECTIVITY

Policy RT1 - requires new residential development to be in walking distance of public transport, have two or more parking spaces per home, and if for more than 4 dwellings, include a speed reducing layout and a pedestrian priority layout.

Policy RT2 - requires replacement parking where a garage conversion to habitable rooms requires planning permission.

Policy RT3 - supports future potential for new bus and rail links.

Policy RT4 - sets guidelines for development to include highspeed broadband connections and for new telephone towers to be well sited.

Policy RT5 - aims to ensure that footpaths and public rights of way are protected and new development has well designed pedestrian access.

OPEN GREEN SPACES AND RECREATION

Policy OG1 - identifies and protects local green spaces that are not otherwise protected.

Policy OG2 - identifies and protects the existing key recreation sites and sports pitches. It also sets standards for developer contributions to additional sites, and encourages the provision of additional play space for children and teenagers.

Policy OG3 - supports proposals for new allotments.

COMMUNITY FACILITIES

Policy CF1 - requires that new development should contribute to community facilities and infrastructure in accordance with the Cornwall Local Plan.

Policy CF2 - safeguards and encourages the enhancement of existing community facilities.

Policy CF3 - encourages provision of new facilities for young people.

Policy CF4 - sets criteria for new or expansion of existing schools, pre-schools and nurseries.

CLIMATE CHANGE

Policy CC1 - supports renewable energy generation that contributes to 100% renewable electricity supply by 2030.

Policy CC2 - sets guidelines for the location of energy storage batteries to ensure they are environmentally acceptable.

Policy CC3 - gives guidance on development so that it reduces rainfall runoff and protects water quality.

What happens next?

After the consultation period, the Parish Council will review the Plan in the light of the comments made and then submit it to Cornwall Council who will check it to ensure that it meets the relevant legal requirements.

An Independent Examiner will then ensure that the Plan complies with national and local planning rules.

If it does, then a Local Referendum will be organised. All those living in the Parish who have registered to vote in national and local elections will be able to take part in the Referendum.

If the Referendum says 'Yes' then the Plan will be used to help decide future planning applications and guide development in the Parish in the years to come.



HOW TO FIND OUT MORE

The full **DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN**, plus supporting documents, can be found online at: **www.carnbreaparishtcouncil.gov.uk** (select Neighbourhood Plan from the top menu). Copies of the Draft Plan and Summary Leaflet are also available for inspection at the Parish Council Office during normal opening hours [9.30am - 12.30pm] and at the ‘drop-in’ sessions.

‘Drop-in’ sessions where you can see a display about the Plan and ask questions will be taking place at the following locations and times:

Saturday 5th Nov	10am - 2pm	Treloweth Community Hall
Tuesday 8th Nov	4 - 8pm	Four Lanes United Methodist Church
Saturday 12th Nov	10am - 2pm	Four Lanes United Methodist Church
Monday 14th Nov	4 - 7pm	Carnkie Community Institute
Saturday 19th Nov	10am - 2pm	Carnkie Community Institute
Tuesday 22nd Nov	4 - 7pm	Carn Brea Village Hall
Saturday 26th Nov	10am - 2pm	Carn Brea Village Hall
Tuesday 29th Nov	4 - 8pm	Treloweth Community Hall

COMMENT ON THE DRAFT NEIGHBOURHOOD PLAN

To have a good Plan that meets our community’s needs, it is important that lots of people let us have their views on the Plan’s contents.

Please send us your comments through the ‘GoCollaborate’ portal you can find at www.carnbreaparishtcouncil.gov.uk (select Neighbourhood Plan from the top menu).

Using a smartphone? access the website via this QR code:

If you wish to send in a written comment please use the form on the back page and return by post, to the Council Offices or one of the drop in sessions.



THANK YOU!

We look forward to hearing your comments.