

Planning Policy Background

National Planning Policy Framework 2021.

Key messages from the NPPF include-

- The social role of the planning system should support ‘strong vibrant and healthy communities’ with ‘accessible services and open spaces that reflect the community’s present and future needs and support its health, social and cultural well-being (Para 8).
- Planning policies should aim to achieve healthy, inclusive and safe places. They should:
 - promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other.
 - ensure that places are safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. (Para 92)
 - plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments
 - guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs
 - ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community
 - ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (Para 93)
 - consider the social, economic and environmental benefits of estate regeneration and help deliver estate regeneration to a high standard (Para 94)
 - ensure that there is a sufficient choice of school places and to take a proactive, positive and collaborative approach to bringing forward development that will widen choice in education, and resolve key planning issues before applications are submitted (Para 95)
 - promote public safety and security, reduce vulnerability, and increase resilience (Para 97)
 - provide access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities (Para 98)
 - be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (Para 98)
 - not allow existing open space, sports and recreational buildings and land, including playing fields, to be developed on unless it is surplus to requirements; or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use (Para 99)

- protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users (Para 100)
- Consider designating Local Green Spaces of particular importance to local communities (Para 101)

Cornwall Local Plan.

Key messages from the Cornwall Local Plan include:

- Community facilities should, wherever possible, be retained and new ones supported (Policy 4)
- Loss will only be acceptable where the proposal shows there is no need for the facility or service, it is not viable; or adequate facilities or services exist, or the service can be re-provided in accessible locations (Policy 4)
- The CLP (Policy 16) aims to improve the health and wellbeing of Cornwall's communities, residents, workers and visitors, by:
 - requiring that development should protect, and alleviate risk to people and the environment from unsafe, unhealthy and polluted environments by avoiding or mitigating against harmful impacts and health risks;
 - not causing increased risk to human health from air pollution or exceeding EU standards;
 - maximising the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities and providing or enhancing active travel networks that support and encourage walking, riding and cycling;
 - encouraging provision for growing local food in private gardens which are large enough to accommodate vegetable growing or greenhouses or through the provision of allotments; and
 - providing flexible community open spaces that can be adapted to the health needs of the community and encourage social interaction.
- Developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development (policy 28)
- The CLP also reflects the NPPF requirements that the needs of the local community are met, including through affordable housing provision.

Other plans and studies

The South West Rural Mobility Strategy - The South West Rural Mobility Strategy aims to level up rural communities through improvements to connectivity, such as enhanced digital connections supporting e-commerce and online services enabling more to be done without the need to travel; supporting more local services where people need them; integrated rural hubs; and networks of settlements which work together, sharing facilities, services and resources.

Baseline

Community facilities are vital to maintaining a happy, cohesive and socially inclusive community and crucial to its social and physical well-being. Carn Brea Parish has a variety of community facilities dispersed across

the town and villages to help meet the day to day needs of the community. However, these vary in their viability and range, whilst hamlets have little or no supportive social infrastructure.

Type	Facility	Location
Food/Post Office/Other		
	Co-op, Broad Lane	Pool
	Premier Express Post Office	Four Lanes
	Spar shop	Pool
	Knitcraft shop	Pool
	Tesco	Pool
	Morrisons	Pool
	Maynes Garage & Londis	Illogan Highway
	Farmfoods	Pool
Community Halls etc		
	Carn Brea Village Hall.	Carn Brea Village
	Trevenson Church Hall.	Pool
	Methodist Church Hall	Four lanes
	Pencoys Hall	Four Lanes
	Guinness Community Hall,	Pool
	Treloweth Community Hall,	Pool
	Carnkie Community Institute.	Carnkie
	Carnkie Capel / Village Hall	Carnkie
	Heartlands Community Hall	Pool
	Four Lanes & Pencoys Institute	Four Lanes
	Heathcoat Club	Pool
Churches and Chapels		
	Trevenson Church	Pool
	Grapevine	Pool
	United Methodist Church,	Four Lanes
	St Andrews Church	Four Lanes
	Emmanuel Full Gospel Church	Pool
	Illogan Highway Methodist Church	Pool
	Light and Life Free Methodist Chapel	Pool

	Carnkie Chapel / Village Hall	Carnkie
	Carn Brea Village Chapel	Carn Brea Village
	Camborne Christadelphian Hall	Tuckingmill
Public Houses		
	Victoria Inn,	Four Lanes
	Sportsman's Arms,	Four Lanes
	The Countryman,	Piece
	Railway Inn	Pool
	The Plume Of Feathers	Pool
	Copper Coast	Pool
Health & Social Services		
	Pool Health Centre	Pool
	Brook	Pool
Schools.		
	Treloweth Community Primary School	Higher Broad Lane, Illogan Highway
	The Happy Days Nursery and Pre-school	Higher Broad Lane, Illogan Highway
	Pencoys Primary School	Four Lanes.
	The learning Tree preschool.	Chapel Terrace, Illogan Highway
	Pool Academy Secondary School	Pool
	Ace Schools Multi-Academy Trust	Pool

Access to Health Care.

Camborne Redruth Community Hospital, Barncoose. A small general hospital which includes MIU, Primary Care Centre, Outpatients Clinics, Community Treatment and Assessment Wards, and at Longreach House acute psychiatric and rehabilitation wards].

Pool Health Centre, Station Road. A GP Practice with a pharmacy attached, part of the Carn To Coast group of medical practices.

GPs outside the Parish are also likely to be used by local residents, including the Harris Memorial Surgery at Illogan, Manor Surgery at Redruth, and Veor Surgery, Camborne.

Brook, Pool. Offering a wide range of confidential services including STI testing, treatment, contraception (including long-acting and emergency), pregnancy testing, and specialist young people's services. They also offer postal STI testing and treatment through their digital partner, SH:24.

Kernow Building, Wilson Way, Pool, provides access to Child and Adolescent Mental Health services.

Treliske and Duchy Hospitals are readily accessible by road. Treliske has an A&E department, offering quick transfer by air ambulance in cases of emergency.

Availability of Funding for Community Initiatives

Carn Brea Parish Council Grants- a contribution made by Carn Brea Parish Council to voluntary groups, charitable and community organisations towards a specific project or activity which is not directly controlled or administered by the Council to improve the wellbeing of residents of the parish of Carn Brea. The Parish Council consider grant applications in January, April, July and October at the Full Council meeting which is held on the third Thursday of the month and exceptionally at other times of the year at the Chairman and Clerks discretion.

Community Infrastructure Levy – the CIL is a planning charge which allows planning authorities to charge a fixed rate per square metre of development to fund infrastructure which addresses the cumulative impact of development. Unlike s106 agreements, payment of CIL is not negotiable. The rates charged in Cornwall are set out in the CIL Charging Schedule¹ and subsequently published Annual CIL Rate Summary documents which can be found at www.cornwall.gov.uk/cil.

When setting the CIL rates to charge development, it was determined that it was not viable for development in housing value zone 5 areas [such as Carn Brea] to pay a CIL in addition to other developer contributions. This meant that the local councils in those areas would not receive a Neighbourhood CIL payment. However, to ensure those areas did not miss out on this extra income, Members of Cornwall Council agreed to make a Neighbourhood CIL style payment to those areas from the Strategic CIL pot.

Cornwall Council: Cornwall Climate and Nature Fund - supports projects and activities that will help Cornwall tackle and respond to climate change and promote nature recovery with grants up to £5000 linked to Crowdfunded projects.

Forest for Cornwall Fund - supports community-based projects that help to increase the canopy cover, the wildlife and environment of Cornwall.

Town and Parish Council and Community Groups Cornwall - for local councils and communities that are developing their own local climate emergency response. We want to help local councils and community groups get started on mapping their carbon footprint or prepare to put their plans into action.

Carbon Neutral Cornwall Fund- provides vital funding to projects or ideas that are helping tackle climate change through reducing carbon production; the removal of carbon from the atmosphere; environmental activity that is not tree planting; or increasing community resilience.

Cornwall Council: Community Chest Fund - Supporting activities that enrich local communities.

Community Initiatives and Groupings

Pool Community Action Group – a local action group operating through Facebook to organise social events, litter picking and other social/environmental actions.

West Tolgus Residents Association - A local action group whose aim is to protect and preserve their rural community.

CPIR Community Network Panel - A group of mainly councillors whose main interest is to protect and preserve the integrity of the area.

Carn Brea Leisure Centre Trust - Carn Brea Leisure Centre Trust is an independent Charitable Trust providing sports and leisure facilities at the Carn Brea Leisure Centre. It was established in 2000 to take on the facility from Kerrier DC. Its charitable aims are to provide facilities, activities and events for recreation, sport and other leisure-time occupation in the interests of social welfare, to promote good health and wellbeing and to improve the conditions of life for those who live, work, study in or visit Camborne Pool and Redruth and the surrounding geographical area. It has 6 trustees including local people.

Community Assets.

Carn Brea Leisure Centre - A vital community asset run by a charity, offering a swimming pool used by over a thousand children per week, running track, racquet sport courts, a gym and adjacent land.

Heartlands - A community asset funded, in the main, by the National Lottery for the benefit of all. It includes large open spaces for leisure and recreational use including a Diaspora garden, a mining museum, a cafe, shops and rooms for hire.

Recreation spaces and sports pitches.

Open green spaces, recreation and leisure sites are also community facilities that contribute to community well-being. Details are given in the [Open Space and Recreation Study](#).

Local Green Spaces.

In Carn Brea Parish there are areas which are of local significance and particular importance to the local community which can be identified and protected. Details are given in the [Local Green Spaces Study](#).

Water and sewage

Most dwellings in the more densely developed parts of the Parish settlements rely on public water supplies. However, some properties in the more rural areas of the parish rely on borehole and wells as they cannot easily connect to the mains supply and a private supply is their only option for water. The private water supplies team within Cornwall Council's Public Protection Dept., manages the quality of private water supplies in Cornwall, ensuring the water is safe and enabling the Council to meet its legal responsibilities on water quality.

Many of the dwellings in the settlements are connected to the public sewer system, but a number rely on private 'package' treatment works, septic tanks, cess pits and soakaways for foul drainage. Modernisation of the latter through development is necessary to ensure that the water environment is protected and improved.

Development Infrastructure

In Carn Brea Parish, infrastructure contributions may be necessary to cover:

- a. Provision of affordable housing
- b. Adequate vehicular access and transport links
- c. The provision of additional capacity at schools
- d. Open space, including an open space delivery plan outlining phasing, detailed design specifications, maintenance requirements & estimated costs and how these will be sustained in the long term, in accordance with the standards set out in Figure 16 above
- e. Additional service capacity in local health care facilities
- f. Mitigation for the impacts of development on nature conservation sites

- g. Biodiversity net gain
- h. Sewage treatment
- i. Water supply
- j. Other examples include mitigation for impacts on high street vitality, flood mitigation, social infrastructure and community facilities or other issues that may be required on a site by site basis.

Related Community Engagement Feedback

When asked what people like most about Carn Brea Parish, people valued the variety of shops and services available, and the connectivity with a wider range of services. Community spirit was also praised.

When asked what peoples biggest concerns are, many respondents felt that local infrastructure was not adequate to support much more development.

When asked what facilities people would like to see more development and investment into most popular was healthcare, then green spaces and facilities for young people. Mentions were also made of schools, nurseries and childcare, improved parking, better leisure opportunities.

Respondents were clearly concerned about the adequacy of services to meet the needs of the growing population, with 87% saying there should be more dentists, 88% saying there should be more GPs, and 95% said facilities should be made available for setting up youth clubs and social events. The need for school expansion was recognised, with people saying that they should include improved vehicle drop off/collection points [82%], pedestrian access [47%], and bike sheds [47%] amongst other things. There was also concern about a gradual decline in and centralisation of community facilities, which has resulted in residents having to travel further to access facilities. There is further concern about the impact that any growth will have on the capacity of facilities.

Key issues and implications for the NDP

Key Issues and Implications from the evidence base	
Theme	Key Issues and what they mean for our Neighbourhood Development Plan
Community Services	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ support ‘strong vibrant and healthy communities’ with ‘accessible services and open spaces that reflect the community’s present and future needs and support its health, social and cultural well-being. ○ promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other. ○ ensure that places are safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.
 - ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable and retained for the benefit of the community.
 - plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
- The Parish's community has a good level of community cohesion and funding is available to support community-based initiatives from several community funding sources. Its stock of community facilities is however limited, and ongoing maintenance and improvement is a typical issue for such facilities.
 - These facilities could be identified so that they clearly gain the benefit of protection under Cornwall Local Plan Policy 4.4.
 - There are also several recreational and other 'green spaces' around the Parish which contribute local well-being and also to its character and heritage and are worthy of protection.
 - Equipped provision for children is good for XXXXX but less so for the other settlements. Provision for teenagers is poor. Ideally playspace should be available at each settlement, and the equipment at XXXXXX supplemented.
 - Although excellent and active Church and Primary School facilities and services are available locally residents have to travel out of the Parish for many key services and amenities, including health services and secondary schooling.
 - The existing community and recreational facilities are obviously highly valued by the community.

Implication for the Neighbourhood Development Plan

- **There should be an NDP policy to build on CLP Policy 4 [Shopping, Services and Community Facilities] for the safeguarding of existing facilities and to build on their viability and sustainability, possibly identifying them as a focus for CIL funding.**
- **A clear aim that development must be appropriate for the ability of infrastructure to support it should be included.**
- **Policies to support provision of facilities for young people and new education and health facilities should be included.**

Key Objectives for the Neighbourhood Development Plan

- **To ensure that development of services and facilities takes place in a timely manner alongside any future development.**
- **To protect and support the enhancement of high quality, accessible and affordable community facilities to meet the changing needs of all parts of the local community.**
- **To support the provision of buildings and social spaces to meet the needs of teenagers and young adults.**
- **To support more education and health provision subject to criteria to ensure that it is well conceived and minimises traffic impacts and pollution, particularly around school entrances where possible.**