

Policy Area	Housing
Policy	Preparation of new settlement boundaries for each village – Mithian, Blackwater, Mount Hawke, St. Agnes and Porthtowan
Issue	The current settlement boundaries created by Carrick District Council in 1998 no longer have weight, significance or relevance due to the number of planning permissions granted outside the boundary since its designation. There is therefore a policy gap.
Objective	To prepare new settlement boundaries for: <ul style="list-style-type: none"> • St Agnes • Mithian • Porthtowan • Mt Hawke • Blackwater
Evidence	<p>Questionnaire and consultation events</p> <p><i>Question 16 - Settlement boundaries around our villages could be used in the NDP to help contain new development. Information will be displayed at our public consultation events (see page 1) and we will ask for your detailed feedback. Do you think the NDP steering group should consider settlement boundaries?</i></p> <p>67% of respondents supported the further consideration of developing settlement boundaries. 26% didn't know.</p> <p>Plans of settlements</p> <ul style="list-style-type: none"> • St Agnes • Mithian • Porthtowan • Mt Hawke • Blackwater <p>Assessment and mapping of the built up area, showing existing development and sites with planning permission for housing demonstrated that a significant number of permissions over 0.1ha have been granted outside the 1998 settlement boundary.</p>

	<p>St Agnes Parish Local Landscape Character Assessment (LLCA)</p> <p>The preparation of the St Agnes Local Landscape Character Assessment was undertaken by volunteers during the spring and summer of 2016. This provided the opportunity for the St Agnes Parish landscape to be assessed and described, in order to provide a clear understanding of what characteristics make up the distinctive landscape. The St Agnes Parish Local Landscape Assessment report is available on stagnesndp.org. Chapter 3 and appendix ... provides the LLCA for the parish and its wards. Management and planning guidelines are provided in order to assist the assessment of future development in the parish.</p>
<p>Policy direction</p>	<p>The purpose of a settlement boundary is to assist the creation of viable and sustainable communities which meet their needs and aspirations.</p> <p>St Agnes Parish Neighbourhood Development Plan area forms part of the St Agnes and Perranporth Community Network Area (CNA) in the Cornwall Local Plan. The emerging plan makes a provision of 1,100 dwellings for St Agnes and Perranporth CNA in the period from 2010 up to 2030. During this plan period 495 dwellings have already been constructed and planning permission that have been granted, but not started, on 503 dwellings. It has also been anticipated for the St Agnes parish that the level of windfall from 2010 – 2030 is expected to be 225 dwellings, based on previous windfall delivery.</p> <p>Based on the above St Agnes Parish will meet and exceed the required provision.</p> <p>The advice of Cornwall Council is that in St Agnes Parish the remaining housing requirement is likely to be delivered through windfall development, without the specific need for allocations.</p> <p>A settlement boundary will assist the creation of a clear and transparent policy framework for the location of future development within the villages.</p>
<p>Policy wording</p>	<p>This plan establishes new settlement boundaries for the villages of:</p> <ul style="list-style-type: none"> • St Agnes • Mithian • Porthtowan

	<ul style="list-style-type: none"> • Mount Hawke and • Blackwater. <p>(Development boundaries are identified on maps A to E)</p> <p>Development within these boundaries will be supported where such development is in conformity with other policies in this plan.</p>
<p>Links to other policies</p>	<p>National Planning Policy Framework Guidance on housing provision includes section 6 – ‘Delivering a wide choice of high quality homes’. Paragraph 55 states that “To promote sustainable development, housing should be located where it will enhance and maintain the vitality of rural communities.”</p> <p>Cornwall Local Plan Paragraph 2.32 states that: The Plan seeks to address the needs of rural areas, looking in particular at shared solutions to the provision of services and facilities locally as well as options for improving access to larger centres. It is important that these rural areas can continue to thrive both economically and socially. The focus for rural settlements is to meet local need while reflecting and respecting the character of settlements. Neighbourhood Plans may, if they feel it appropriate, look to identify specific settlement boundaries consistent with this approach.</p> <p>Emerging St Agnes Parish Neighbourhood Development Plan Affordable housing policy Permanent residence policy</p>
<p>Similar policies in other NDP's</p>	<p>Roseland section H 15.3 policy GP3</p>
<p>Observations from responses to questionnaire and consultation events</p>	<p>Blackwater: Settlement boundaries would help ensure ‘sensible’ development takes place.</p> <p>Mithian: New homes should be carefully located so landscape is protected.</p> <p>Mt Hawke: Enlarging settlement boundaries would be good – proviso not too much encroachment of green space A settlement boundary could protect areas of beauty etc.</p>

Porthtowan: The boundary needs to be moved west of Chapel Hill to include Chapel Meadows and Forthvean Crescent and all of Forth Vean Road. By splitting the village into blocks has destroyed the village centre and sense of belonging.

St Agnes: Settlement boundaries – The existing settlement boundaries should be retained as far as possible. Don't follow Carrick's housing allocation DPD and "neaten up the edges" (where would that stop...). We don't want the village to become a sprawl.

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