

<b>Policy Area</b>	Village Character and Design
<b>Policy</b>	<b>To Conserve the Character of the Parish</b>
<b>Issue</b>	<p>The parish character is being eroded through inappropriate development</p> <p>NDP policies should ensure high quality design for all new buildings, whether new dwellings, renovations, extensions, offices and workshops. Design should respect the local vernacular while exploiting 21<sup>st</sup> century advances in construction and energy saving techniques.</p> <p>The built environment forms part of the historic environment and contributes to the sense of place and the identity of the parish.</p> <p>Some recent building has paid scant regard to the local vernacular, failed to incorporate flexible design and has ignored the potential of environmentally friendly technology.</p>
<b>Objective</b>	<p>To acknowledge St Agnes Parish vibrancy, historic environment and sense of place. To ensure that the built environment enhances the historic environment and the character of the local environment; to improve the quality of design of new homes extensions and renovations; to incorporate energy saving features; to encourage flexibility of layout so as to allow a future change of use.</p> <p>To provide opportunities for future generations to work and live in the parish whilst maintaining parish character.</p> <p>To describe our parish through Local Landscape Character Assessment and Village Character Assessment.</p> <p>To sustain the distinctive character of:</p> <ul style="list-style-type: none"> <li>• St Agnes</li> <li>• Blackwater</li> <li>• Mithian</li> <li>• Porthtowan</li> <li>• Mt Hawke</li> <li>• And the hamlets within the Parish</li> </ul>
<b>Evidence</b>	<p><b>Questionnaire and Public consultation Summer 2016</b></p> <p>From the main questionnaire:</p>

	<ul style="list-style-type: none"> <li>• Question 2- 76% felt that it was important to protect and enhance heritage and historic sites.</li> <li>• Question 12 – over 50% ranked the loss of village character as their main concern regarding the impact of new development.</li> <li>• Question 13 - 55 % considered new development should bring features that enhance village character.</li> <li>• Question 19 – 82% believed that a design guide should be prepared.</li> <li>• Question 18 -Some new build has been designed in accordance with the developers' national template with no regard to the need for quality local design/local vernacular. Responses revealed concerns about loss of village character and harm to the historic environment as a result of inappropriate development.</li> </ul> <p><b>St Agnes Village Conservation Appraisal</b></p> <p><b>St Agnes Parish Landscape Assessment – in preparation.</b></p> <p><b>Village Character Assessment</b> to be undertaken</p>
<p><b>Policy direction</b></p>	<p>All new development, including new build, extensions and refurbishments, should address the need to retain and build upon the distinctive character of the parish. New development must show regard to the distinctive features of our parish; including the mining heritage, protected landscape, St Agnes Beacon and coastline.</p> <p>Where there is no distinctive character new development should be designed to make a positive contribution to the built environment.</p> <p>To improve the quality of design and ensure regard to local vernacular. The definition of good design is: "Good design is design that is fit for purpose, sustainable, efficient, coherent, flexible, responsive to context, good looking and a clear expression of the requirements of the brief." ((CABE 2001) Quoted in the Carrick Design Guide, a document adopted by Cornwall Council.))</p>
<p><b>Policy wording</b></p>	<p><b>All development within St Agnes Parish must have regard to the principles in the St Agnes parish character statement.</b></p>

**Links to other policies**

**National Planning Policy Framework**

Guidance on housing provision includes section 7 – ‘Requiring good design’. Paragraph 58 states that policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development....
- Respond to local character and history, and reflect the identity of local surrounding and material, while not preventing or discouraging appropriate innovation...
- Are visually attractive as a result of good architecture and appropriate landscaping.

**Cornwall Local Plan**

Policies should conform to the objectives set out in the Cornwall Council Local Plan, housing policy 6 which address flexibility of design, and 7 which addresses the character of housing in the countryside. In particular policy 12: and paragraph 2.76) which are outlined below. Policy 13 sets out development standards which, for our NDP, should be met not only for new dwellings but for renovations and extensions and infills, workshops and offices.

**Paragraph 2.76**

The impact of new development on Cornwall's distinctiveness and character must be carefully managed through the design and planning processes. We expect proposals to demonstrate how local distinctiveness and the landscape character assessment process have informed and shaped the design of schemes. Buildings and places should be aesthetically pleasing and meet local needs and requirements.

**Policy 12: Design**

The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments. Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character. Development should demonstrate a design process that has clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles

**St Agnes NDP Emerging policy**

Protected landscape policy

	Landscape policy Historic Environment Policy
<b>Similar policies in other NDP's</b>	Roseland Plan village character CV1-4, sections H15 and G13 St Ives NDP policies on built environment and character St James Exeter policy D1 good quality design.
<b>Observations from responses to questionnaire and consultation events</b>	<ul style="list-style-type: none"> <li>• Any new development should pay close attention to vernacular features. Build terraces more efficient.</li> <li>• New homes should be carefully located so that landscape is protected.</li> <li>• A priority must be protecting the green areas, countryside and coast.</li> <li>• Some new build has been designed in accordance with the developers' national template with no regard to the need for quality local design/local vernacular.</li> <li>• Housing developments built to a good design and standard. It is our experience that the new developments are built to a very poor standard. The new developments quickly look run down.</li> </ul> <p><b>Blackwater:</b> New builds should have solar panels. Build homes for the community, not building industry. New houses need more parking spaces. Conversion of garages forces cars onto roads. Need to retain village character.</p> <p><b>Mithian:</b> Good modern design better than bad pastiche. Design to protect landscape.</p> <p><b>Mount Hawke:</b> New developments should be required to provide alternative energy. Traffic should be separated from pedestrians. No more development on hills.</p> <p><b>St Agnes:</b> Respect vernacular. Build terraces. Build small units, less than 3 bedrooms, for varying age groups, including smaller retirement homes. Retain the beauty and magic of St Agnes by restraining development which may deter holiday trade</p> <p><b>Porthtowan:</b> The centre of Porthtowan needs to be better landscaped, the stream edged and the hinterland made attractive for visitors</p>