



## **St Agnes Parish Neighbourhood Development Plan**

### **Response to the Settlement Boundary Report prepared by James Evans**

The NDP steering group considered the report and recommendations in detail at their steering group meeting on Wednesday 13<sup>th</sup> September 2017. This report should be read in conjunction with the full settlement boundary report.

The Conclusions reached by the steering group in response to each recommendation are delineated in *italics and underlined*.

#### **BLACKWATER**

##### **Recommendation 1**

On balance my advice is that the properties at West End highlighted in light blue at Appendix B should be included within the settlement boundary due to conclusions reached at appeal.

*The steering group agreed with the recommendation above. However the relationship between West End and the main settlement needs further consideration. Therefore the Housing focus group will visit the area and report back to the steering group for final consideration.*

#### **CHIVERTON**

##### **Recommendation 2**

Chiverton is not a suitable settlement for new build housing in accordance with the policies in the CLP and does not therefore support a settlement boundary.

Agreed.

### **MOUNT HAWKE**

#### **Recommendation 3**

That the settlement boundary should be extended at Chy Glyn to follow the area highlighted in light blue at Appendix D.

Agreed

### **PORTHTOWAN**

#### **Recommendation 4**

It is recommended that the settlement boundary of Porthtowan is not extended to accommodate further land at Barn Elms.

Agreed

#### **Recommendation 5**

It is suggested that Echo Corner is included within the settlement boundary of Porthtowan, as highlighted in yellow at Appendix E.

Agreed

#### **Recommendation 6**

It is recommended that the settlement boundary is not extended to the south along Mile Hill, with one possible exception as described below.

Agreed

#### **Recommendation 7**

As there is no intervening gap other than the highway, it is suggested that Trelyn (as highlighted in green at Appendix E) is included in the settlement boundary, and thus it is extended round this single property.

Agreed.

#### **Recommendation 8**

My recommendation is to exclude Rose Hill.

Agreed and a policy will be drafted as recommended regarding holiday use restrictions.

#### **Recommendation 9**

Exclude Seaspray from the settlement boundary.

Agreed

#### **ST AGNES**

#### **Recommendation 10**

It is recommended to not delineate a settlement boundary around the cluster of dwellings and buildings on Quay Road.

Agreed

#### **Recommendation 11**

It is recommended that the property Sea breezes and adjacent section of land as highlighted in blue at Appendix H is included in a revised draft of the settlement boundary.

Agreed

#### **TOWAN CROSS**

#### **Recommendation 12**

For the NDP group to review referenced examples and to conclude on the appropriateness or not of including the site.

*Following discussion, it was agreed by the group that Towan Cross is not a suitable location for new-build market housing. Therefore the conclusions of the Group is as follows:*

Towan Cross is not a suitable settlement for new build housing in accordance with the policies in the CLP and does not therefore support a settlement boundary.

#### **WHEAL ROSE**

#### **Recommendation 13**

It is recommended that Wheal Rose is identified as a settlement where 'infill' or 'rounding off' housing development would apply and as a result a settlement

boundary is drafted and is consulted upon following the criteria contained within the CLP from Paragraphs 1.65 to 1.68.

Agreed

Cheryl Marriott

Chair of the Steering Group

St Agnes Parish Neighbourhood Development Plan