

# St Agnes Neighbourhood Development Plan



## Settlement Boundaries

### **Consultation Event Wheal Rose To be held at Etherington's Meeting Room on 25<sup>th</sup> January from 11.00am to 6.00pm**

An important part of preparing the Neighbourhood Development Plan for St Agnes Parish has been reviewing the settlement boundaries prepared by Carrick District Council in 1998. We have reviewed and amended these boundaries and consulted with the local community through questionnaires and consultation events. The results of these questionnaires clearly evidenced that the majority of the respondents agreed that settlement boundaries are important and that they should be updated and amended. These updates, the proposed amendments and the thinking behind them are all available on the NDP website. In particular you may wish to read the Housing Information document. We employed a Planning Consultant to help us in this process.

#### **What is a settlement boundary and why does it matter?**

Wheal Rose at present is not subject to a draft settlement boundary in the Neighbourhood Development Plan and Carrick never prepared one.

Principally a settlement boundary marks where one policy stops and another one starts. Inside the boundary is where the market-led housing can be built, often referred to as 'infill' housing development.

Outside of a settlement boundary housing development is not entirely excluded. Applications would be assessed under separate planning policies such as those relating to housing in the countryside or exception sites

Exception sites give the Parish Council and the Planning Authority greater opportunity to negotiate a higher percentage of affordable homes. This has been identified as a priority by St Agnes Parish residents.

#### **Can Wheal Rose have a settlement boundary?**

In considering this it has to be decided in principle if a settlement is suitable.

Paragraph 1.68 of the Cornwall Local Plan states: *'In smaller villages and hamlets in which 'infill' sites of one-two housing units are allowed, the settlement should have a form and shape and clearly definable boundaries, not just a low density straggle of dwellings. The settlement should be part of a network of settlements and / or be in reasonable proximity to a larger village or town with more significant community facilities, such as a primary school.'*

In our planning consultant's view Wheal Rose is such a settlement.

Furthermore, the settlement has been subject to a number of positive planning approvals and allowed appeals for new build housing development. A clear example of which is the allowed Appeal APP/D0840/W/16/3144526 where in Paragraph 6 it states

*'.....the needs to travel need to be minimised, however, this should take account of the specific context of rural areas. The appellant has argued that school bus and relatively frequent public bus services are available through the village... Therefore, in the context of a rural village, Wheal Rose would afford opportunities to meet core basic needs locally or by sustainable means. Furthermore, I note the officer's conclusion in their report on the planning application at nearby Lansdowne Park1 that it was in a sustainable location, and that the appeal site is located similarly close to services.'*

**Our Planning Consultant 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 should be drafted and is consulted upon following the criteria contained within the CLP from Paragraphs 1.65 to 1.68. The NDP steering group agreed with his recommendation.**

On the basis of our Planning Consultants recommendation and a number of submissions from Wheal Rose residents we have prepared a draft settlement boundary.

#### **How the draft boundary was prepared.**

In preparing the boundary we have used the same criteria and principles that have been used to determine the boundaries of other settlements in the Parish.

As follows:

1. The character and built form of the settlement should be reflected and respected.
2. Isolated or sporadic development, free standing, individual or groups of dwellings, farm buildings or other structures detached or peripheral to the main built area of the settlement will be excluded.
3. Where development is in close proximity to the edge of the built up area of the village, but the development is different in character, in that it forms part of the open countryside it will be excluded.
4. Holiday/tourism development will be excluded.
5. Sports complexes that are not located within the built up area of settlements will be excluded.
6. Barn conversions will normally be excluded unless they lie within the built up area of the settlement.
7. Schools, village halls and play facilities where they are adjacent to the

- existing built up area will be included.
8. Boundaries should follow clearly defined features e.g. field boundaries, roads, streams, walls, fences etc.
  9. Commitments for built development on the edge of a settlement will be considered.
  10. Commercial and industrial properties have been excluded.
  11. Boundaries should generally follow the curtilage of dwellings within settlements except where; (i) large gardens or other open areas, would be inappropriately drawn into the built-up area, or (ii) the curtilage is separate to the dwelling, or (iii) that part of the curtilage or open area has the capacity to significantly and inappropriately extend the built form of the settlement.

### **What next?**

We need to know what you think. Whether you think a settlement boundary for Wheal Rose is a good idea or not and whether we have got the draft boundary right.

There is lots more technical information on the NDP web site and the results from the questionnaires and consultation events. In particular if you wish to read about settlement boundaries and planning definitions have a look at the Housing information document. ([www.stagnesndp.org](http://www.stagnesndp.org) under Settlement Boundaries)

### **How to make your views known**

Please consider the draft settlement boundary and complete the questionnaire.

If you wish to discuss the draft proposed settlement and any other aspect of the Neighbourhood Development Plan before completing the questionnaire we will at Etherington's meeting room on the 25<sup>th</sup> January from 11.00 until 6.00pm. We would be very pleased to see you and you can leave the form with us.

If you wish to complete the questions on line you can find it and the supporting information on the NDP web site. If you have any questions you can contact us through the web site. The survey will remain open until 31<sup>st</sup> January.

The web site address is: **[www.stagnesndp.org](http://www.stagnesndp.org)**

If you wish to complete the questions at home on paper you can post them back to us via the Parish Rooms in St Agnes.

For attn. of:  
St Agnes NDP  
C/O  
The Parish Rooms, 17 Vicarage Rd, St Agnes. TR5 0TL

We look forward to either meeting you or hearing from you.

Cheryl Marriott, Chair, St Agnes Parish Neighbourhood Development Plan