

Public Consultation Meeting on St Hilary Neighbourhood Plan on draft Vision, Objectives and Policies

St Hilary Parish Church Saturday 7th August 2021

Displayed on boards for the meeting and during the exhibition held in the Church from 4th to 11th August:

Draft The Vision for St Hilary Parish Page 2

Draft Objectives and Policies Pages 3-44

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Analysis of Responses to the questions on Local Landscape Character its Value and Importance Page 57

THE VISION FOR ST HILARY PARISH

Every plan has an aim and the aim is for the policies of the NDP to help achieve a 'Vision' for the St Hilary Rural Parish by 2030, with this Vision being as follows:

“In 2030 the valued elements of natural environment, tranquil landscape and heritage will continue to define St Hilary Parish.

The Parish will be richer in biodiversity, retaining its strong rural and coastal character”

1) Natural Environment

Policy Objective

To sustain and enhance the natural environment of our parish, taking opportunities to restore and reconnect habitats; growing nature through the provision of high-quality green infrastructure and enhancing the distinctive network of trees, woodlands and Cornish hedges in St Hilary Parish.

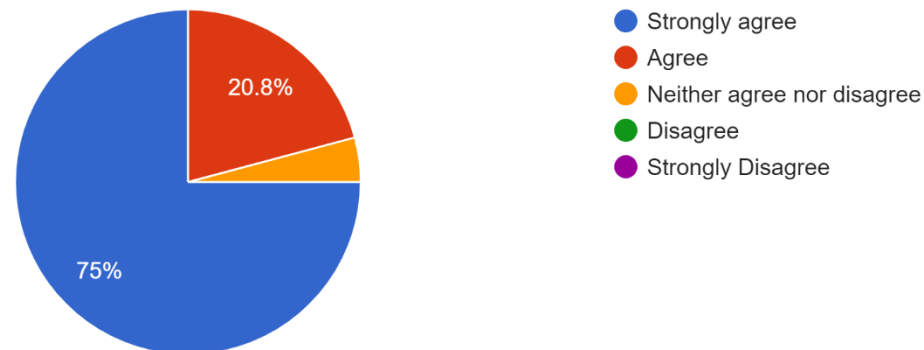
The result from the
Policy Objective Survey

95% Agree

with the Policy Objective

Q1) Natural Environment Draft Policy Objective and arising policy titles: Biodiversity; Green Infrastructure; Local Green Space Designation; Tre...Do you agree with the objective and policy titles?

96 responses



Policy 1a Trees and Woodland

Policy Justification

St Hilary is a well wooded Parish characterised by small pockets of woodland, woodland in sheltered valleys, along river corridors and atop Cornish Hedges, particularly in the 'Low-Lying Ground' Landscape Character Type as identified in the St Hilary Local Landscape Assessment.

Policy Intention

To retain the characteristic well-wooded nature of St Hilary Parish, taking opportunities to extend and link areas of woodland and increase tree cover along field boundaries, enhancing the linked network of well-treed Cornish hedges.

Policy 1a Trees and Woodland

- A. Development proposals should demonstrate, via a comprehensive landscaping plan, the inclusion, wherever possible, of native trees and Cornish hedges planted with native trees species, in any new development. Any tree lost through new development will be replaced in a way which achieves net gain of native trees. Adjusting for the time lag in achieving maturity, trees will be replaced on a three to one ratio.**
- B. Proposals must show that they do not result in the loss of irreplaceable ancient woodland or veteran trees.**

Policy 1b Biodiversity and Green Infrastructure

Policy Justification

The parish is covered by both designated and non-designated biodiversity sites which not only provide valuable and irreplaceable habitats for wildlife, but also contribute significantly to the natural landscape character of the Parish and to climate resilience. St Hilary is a rural parish containing a strong network of open green space, semi-natural and coastal habitat, connected by an extensive network of footpaths and bridleways, Cornish hedges and small river corridors.

Policy intention

This policy seeks to ensure that safeguarding and enhancing biodiversity habitats and improving connectivity through the inclusion of high-quality green infrastructure is at the forefront of any development with proposals achieving 'biodiversity net gain'.

Policy 1b Biodiversity and Green Infrastructure

- A. Proposals must demonstrate how their scheme has responded to the guidance contained within Cornwall Council's Biodiversity Supplementary Planning Document.**
- B. Proposals should include a thorough survey of the existing biodiversity, carried out by a suitably qualified ecologist.**
- C. Proposals should enhance the biodiversity and green infrastructure of the Parish through retaining and enhancing wildlife areas and green spaces and the connections between them. Development proposals should demonstrate that they:**
 - i. avoid areas which contain large or linked areas of natural and/or semi-natural habitat;**
 - ii. ensure that any areas of natural and/or semi-natural habitat are retained, and ideally linked together as part of the proposals;**
 - iii. retain, restore and re-create habitat linkages such as Cornish Hedges and ancient field systems as part of developments;**
 - iv. maximise enhancement opportunities to create, expand, buffer and link natural and/or semi-natural habitats on-site; and,**
 - vi. conserve, protect and enhance features of biological interest contained within locally designated County Wildlife Sites.**

Where any unavoidable impacts on such sites occur, these must be appropriately mitigated or compensated for;
 - vii. Ensure that any unavoidable ecological impacts should be appropriately mitigated or compensated for.**

Policy 1c Local Green Space

Policy Justification

There are several green and open spaces which are important to the community within St Hilary and used extensively by local people and visitors. In order to promote healthy communities, the NPPF provides for the designation by local communities of 'Local Green Spaces', thereby affording them special levels of protection from unwanted development while permitting improvements that will enhance their amenity value. Local Green Spaces should be demonstrably special to a local community for their recreational value, including as playing fields, or for their beauty, tranquillity, historical significance or the richness of their wildlife.

A number of open and green spaces in the parish have been identified in our consultations with residents as being special including Friendship Wood, areas in Gwallon and Plain-an-Gwarry, River Hayle and Relubbus village green, Memorial Gardens, the Halamanning, Millpool, Colenso, Greenbury and Woodstock area, Rosudgeon Common and the Recreation grounds and Prussia Cove.

The four green spaces that are demonstrably special and fit the other criteria for designation as Local Green Spaces in accordance with paragraphs 101-102 of the current NPPF are: Friendship Woods; Rosudgeon Recreation Grounds; Memorial Gardens in St Hilary and the village (known as Badcocks) Green in Relubbus.

Policy Intention

This policy intends to protect the areas delineated on Map 1c as safeguarded land as part of a Local Green Space designation.

Policy 1c Local Green Space

The following open spaces are designated as Local Green Spaces in accordance with paragraphs 101-102 of the National Planning Policy Framework of July 2021:

Rosudgeon Recreation Ground;

Friendship Woods;

Memorial Gardens in St Hilary;

Village Green in Relubbus;

and delineated on Map 1c.

Development will not be permitted within these designated spaces or on land immediately next to them, if it would harm the openness or special character of the Local Green Space or its significance and value to the local community.

2) Landscape

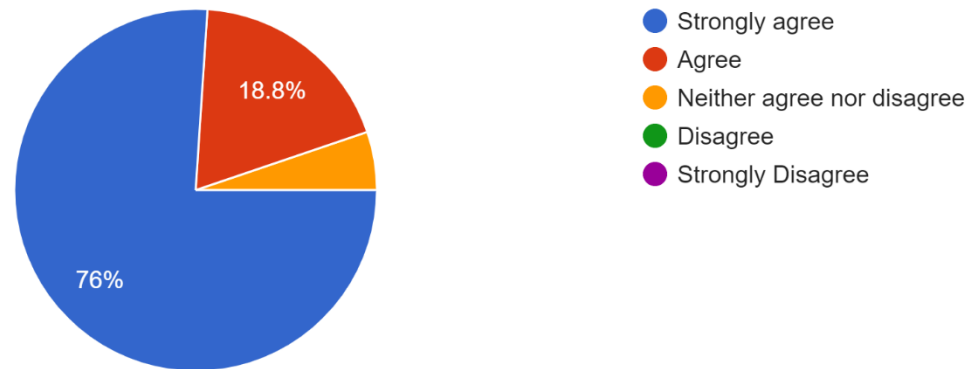
Policy Objective

To maintain and strengthen the rural landscape character and local distinctiveness of the Parish, maintaining dark night skies and our expansive rural views. Protect the special qualities of the Cornwall Area of Outstanding Natural Beauty and undeveloped coast

The result from the
Policy Objective Survey
95% Agree
with the Policy Objective

Q2) Landscape Draft Policy Objective and arising policy titles: Landscape character and local distinctiveness; AONB and undeveloped Coast; Dark...o you agree with the objective and policy titles?

96 responses



Policy 2a Landscape character

Policy Justification

The whole of the St Hilary Parish NDP area is highly valued by the community in terms of its landscape character and scenic beauty. It is amongst the most important priorities for the residents in the parish and one which underpins the policies in the plan.

As a result, the NDP group have undertaken a Local Landscape Character Assessment (LLCA) to provide a supporting evidence base to decision making that describes the components of our landscape (the document can be found in Evidence Base). This comprehensive and dedicated evidence base describes the distinctive rural and coastal landscape character of St Hilary and can be used to direct development in a way that strengthens rather than diminishes the cultural character and local distinctiveness of the Parish.

Policy Intention

The intention is to inform the design and landscaping of any new development in a way that reflects and contributes to character, as described within the Parish evidence base. Within the wider Parish, development will be required to pay special attention to the desirability of protecting and enhancing valued landscapes in accordance with Paragraph 174 of the National Planning Policy Framework July 2021 and Policy 23 of the Cornwall Local Plan.

Policy 2a Landscape character

- A. All proposals for development in the parish must demonstrate how they will protect and positively enhance the landscape character of the area by detailing how the proposals have taken account of the relevant components of the St Hilary LLCA description.**
- B. All proposals within the parish will be required to protect and enhance landscapes and demonstrate how proposals have responded to, and been informed by, the Local Landscape Character Assessment.**
- C. Proposals for any development must demonstrate that if external lighting is required it protects the night sky as far as possible.**
- D. Owing to the topography and historic industrial development of the area there are important views and vistas that contribute to the special character and quality of the countryside and coast. Development should not compromise the vistas and views shown on Map 2a and described in Appendix XX.**

Policy 2b The Cornwall Area of Outstanding Natural Beauty and Undeveloped Coast

Policy Justification

This policy helps to ensure that any development within the AONB and its setting must be informed by the evidence base and policies contained within the Cornwall AONB Management Plan 2016-2021 and subsequent 5-yearly reviews of the Management Plan thereafter which stipulates far greater consideration on planning decisions within this designated area.

Policy Intention

To conserve and enhance the natural beauty of St Hilary Parish in line with the primary statutory purpose of Areas of Outstanding Natural Beauty and consistent with the primary purposes of the AONB designation, as established by the 1949 National Parks and Access to the Countryside Act.

Policy 2b The Cornwall Area of Outstanding Natural Beauty and Undeveloped Coast

- A. All proposals for development in, or within the setting of, the Cornwall Area of Outstanding Natural Beauty will be required to conserve or enhance the landscape character and the scenic and natural beauty of the AONB. Development proposals should demonstrate how they have responded to and met policies within the National and Cornwall AONB Management Plan and accord with the supporting policy framework set out in the St Hilary NDP.**
- B. All development within, or in the setting of, the AONB will also be required to show within the design and access statement, how it has taken account of the Cornwall AONB Management Plan 2016-2021, specifically the 'Managing Development' Section of 'Policy' and Section 8 'South Coast Western' of 'Local' and subsequent reviews of the plan during the life of the NDP. See Appendix X**
- C. Development proposals in the undeveloped coast of the Parish around Prussia Cove will not be supported where they do not comply with the policy framework set out within this NDP.**

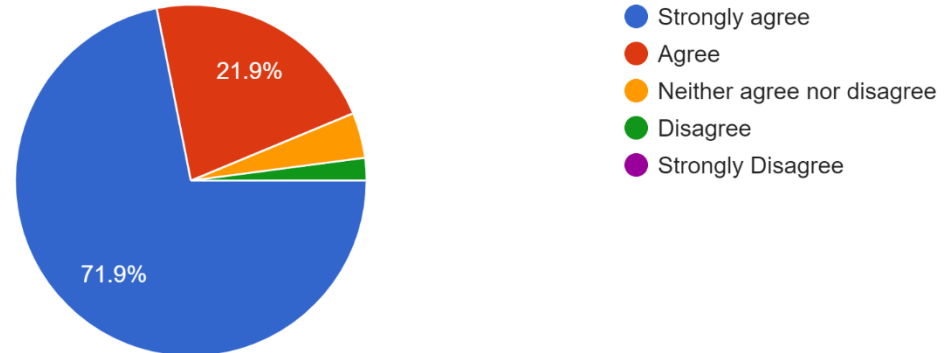
3) Heritage

Policy Objective

To conserve, enhance and restore the heritage assets, designations and historic features of St Hilary, including their setting, and to strengthen the unique and distinctive historic character of the Parish.

The result from the
Policy Objective Survey
94% Agree
with the Policy Objective
2% Disagree

Q3) Heritage Draft Policy Objective and arising policy titles: Heritage Assets; Historic Character; Conservation Areas; Cornwall and West Devon Minin...o you agree with the objective and policy titles?
96 responses



Policy 3a Historic Character

Policy Justification

St Hilary is an area rich in history and historic features. It is comprised mainly of medieval farmland, characterised by small fields with irregular boundaries of Cornish hedges.

In places, upland rough ground remains and around it are patches of larger, more rectilinear fields indicating post-medieval and modern enclosures of upland rough ground. In the 18th and 19th Centuries, the area was heavily influenced by the metal mining industry. All around the settlements and in the countryside in the parish features exist such as old smithies, former miners' sheds of corrugated iron and small stone barns, terraces of former miners' cottages and their related smallholdings along with the extant features of the mining industry, shafts, tracks and engine houses. The historic character of the area is immensely valued by the community.

Proposals should make use of the Cornwall Council four-step approach to assessing local distinctiveness.

Policy Intention

Policy 3a Historic Character

Ensure that development proposals include an appropriate investigation into the historic significance of the proposed development site and its setting and adequately assesses the impact of the development on historic character.

Development proposals must show how they've included elements within the design, siting, layout and form that demonstrate that they have considered historic character and sought to conserve and enhance character by:

- i. Conserving and enhancing elements of historic character within the design e.g., historic field pattern.**
- ii. Undertaking repair and conservation work to a heritage asset to restore character.**
- iii. Demonstrating how they have considered the St Hilary Local Landscape Character Assessment and the Cornwall 1994 Historic Landscape Character Assessment in developing proposals.**
- iv. Following the 4 steps outlined in the Cornish Distinctiveness Study, published in 2019 by Cornwall Council, in making an assessment.**

Policy 3b Heritage assets

Policy Justification

St Hilary Parish has several designated buildings and monuments which are afforded protection legally and through their designation by policies contained within the CLP and the NPPF

There are also many other non-designated assets in the parish, such as non-listed historic buildings, medieval settlements, ancient field systems and byways defined by ancient hedgerows that this policy seeks to highlight to be considered against Paragraphs 203 of the NPPF 2021 July.

A list of the non-designated heritage assets can be found under the non-designated heritage assets descriptions found within the evidence base at <http://www.sthilarypc.org.uk/>.

Policy Intention

To conserve and enhance valued and significant heritage sites, buildings, features and parks and gardens (both designated and non-designated) and their setting and ensure the rich history of St Hilary remains readable and accessible. To provide a guide as to how heritage assets should be identified, assessed and protected by the planning process.

Policy 3b Heritage assets

A. High priority must be given to the protection, preservation, access and enhancement of designated and non-designated heritage assets of archaeological, architectural and historic significance in the NDP area.

B. Ensure that all heritage assets within new development sites are adequately identified and assessed by developers as part of their application including non-designated sites recorded in the Cornwall Historic Environment Record, in accordance with requirements set out within the NPPF.

C. Development proposals must demonstrate how they can make appropriate repair and conservation works to any listed building or structure which forms part of a planning proposal.

Policy 3c Conservation Areas

Policy Justification

The Parish has two designated Conservation Areas, St Hilary and Relubbus. (see Maps 5a.2 and 5a.3)
Neither of the areas as yet have a supporting Conservation Area Appraisal or Conservation Area Management Plan.

Policy Intention

To ensure the conservation area is conserved and enhanced and that heritage assets that contribute to the strong historic character of St Hilary and Relubbus are not eroded.

Policy 3c Conservation Areas

Development proposals within or visually and otherwise affecting the setting of the Conservation Areas must pay special regard to preserving and/or enhancing its character or appearance and adhere to Policy 7a. Special regard must also be paid to the setting of the Conservation Area.

Policy 3d The Cornwall and West Devon Mining World Heritage Site

Policy Justification

This policy helps to ensure that the World Heritage Site Management Plan is afforded full weight in planning decisions and other non-designated sites of historical and archaeological importance are preserved and enhanced. The WHS Management Plan is considered to provide a valued evidence base that informs the planning process. The current WHS Management Plan section relating to the Parish can be found at Appendix (XXXXX). Area Three of the WHS covers all of the parish north of the A394 and east of the lane running from Marazion, past Plain-an-Gwarry up to Penberthy Croft.

Policy Intention

To conserve and enhance the characteristics of the Outstanding Universal Value (OUV) of the World Heritage Site within St Hilary Parish.

Policy 3d The Cornwall and West Devon Mining World Heritage Site

A. All development proposals within, or in the setting of the Tregonning and Gwinear Mining Districts with Trewavas of Area Three of the Cornwall and West Devon World Heritage Site will be required to accord with the policies contained within the World Heritage Site Management Plan and guidance set out within the WHS Supplementary Planning Document.

B. Proposals should demonstrate how they have taken account of the supporting evidence base within the WHS Supplementary Planning Document in establishing the effects of proposals on the Outstanding Universal Value of the World Heritage Site designation

Policy 3e Cornish National Minority

Policy Justification

There is a relatively high number of indigenous Cornish residents within the Parish of St Hilary, many of whose families have lived and worked in the Parish for generations. In the 2011 Census, St Hilary parish was the second highest parish recording identification as Cornish by its residents. Cornish language and culture are an essential part of life and a vital connection to Cornish ancestry and Cornish heritage. In 2014 the Cornish people were acknowledged by the UK Government as a National Minority under the Council of Europe's Framework Convention for the Protection of National Minorities which requires Government departments and Public Bodies to consider the right of the Cornish when formulating national and local policy.

Policy Intention

Section 1.16 of the Cornwall Local Plan says, 'The announcement, in 2014, of the formal recognition of the Cornish as a national minority reinforces the distinctive cultural identity and character of Cornwall. The designation also brings with it responsibilities under the Framework Convention for the Protection of National Minorities [FCNM]'. The intention of this Policy is to meet these responsibilities within the remit of the Neighbourhood Plan.

Policy 3e Cornish National Minority

A. To engage with and utilise all the relevant Articles in the Framework Convention relating to planning matters to ensure that Cornish identity can be strengthened, enhanced and celebrated through the planning process and to ensure that the people who are Cornish by origin living within St Hilary Parish are not adversely impacted by the decision-making process e.g. affordable housing proposals must be able to demonstrate through an Equality Impact Assessment and monitoring that they are compliant with Article 16 of the FCNM.

B. Elements of development proposals which seek to enhance and strengthen Cornish culture and language will be supported, for example the introduction of the Cornish language that reflects the history of the Parish into infrastructure, street and house names.

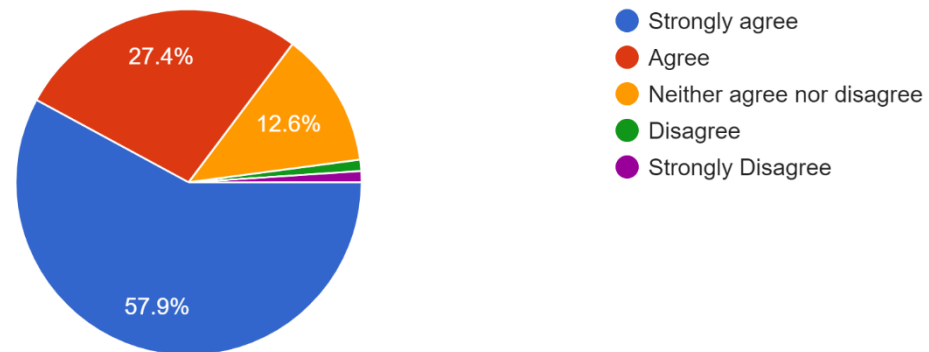
4) Climate Change

Policy Objective

To ensure that St Hilary can meet the future challenges of climate change with a focus on natural climate resilience, low carbon energy efficiency and the small-scale delivery of renewable energy solutions that respect the sensitive landscapes of the Parish.

The result from the
Policy Objective Survey
85% Agree
with the Policy Objective
2% Disagree

Q4) Climate Change Draft Policy Objective and arising policy titles: Natural Resources and Climate Resilience; Energy Efficiency; Renewable Energy. Do you agree with the objective and policy titles?
95 responses



Policy 4a Renewable energy

Policy Justification

St Hilary Parish recognises the serious issue of climate change and seeks to balance the need for providing renewable energy with other environmental policies within the NDP.

There is opportunity to secure gains for the climate via the provision of domestic solar and ground source heat which can be accommodated within the sensitive rural landscapes of the Parish

Policy Intention

To contribute towards low carbon energy within the Parish in ways which are compatible with sensitive rural landscapes and the Cornwall Area of Outstanding Natural Beauty

Policy 4a Renewable energy

Small scale domestic renewable energy such as solar panels and ground source heat pumps will be supported within settlements, on homes outside settlement and within agricultural holdings, where it can be demonstrated that proposals are of low visual and landscape impact and not in conflict with other policies within this plan.

Policy 4b Energy efficiency

Policy Justification

The issue of energy efficiency in rural housing is critical in addressing the issue of low carbon. St Hilary has many old, stone-built properties that are not energy efficient and hard to heat. In some cases, this can result in fuel poverty.

Policy Intention

To ensure that development within St Hilary is as energy efficient and easy to heat as possible and that design solutions to energy efficiency are compatible within the sensitive rural landscapes of the parish. To achieve warmer homes that are cheaper to heat.

Policy 4b Energy efficiency

A. The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. Alterations to existing buildings requiring planning permission must be designed with energy reduction in mind and comply with sustainable design and construction standards.

Development proposals should demonstrate that they have considered:

- i. Siting and orientation to optimise passive solar gain where this can be shown to be of low landscape and visual impact.**
- ii. The use of high quality, thermally efficient building materials.**
- iii. Installation of energy efficiency measures such as loft and wall insulation and double glazing.**

B. Non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard 'excellent'.

C. The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is achieved with the full engagement and permissions of relevant organisations.

Policy 4c Natural resources and climate resilience

Policy Justification

Much of St Hilary parish is on low lying or sloping ground identified by the St Hilary Local Landscape Assessment. The undulating rural landscape is drained the River Hayle which flows north to the sea at Hayle and the streams which flow southward down the low lying valley from Tregilliowe and Truthwall to the sea at Marazion. Both these water corridors and their functional floodplains fall within Flood Zones 3a and 3b (see map x), as mapped by the Environment Agency. As such, St Hilary experiences regular flooding which has been exacerbated in recent years by the increased storminess due to flash floods and increased development in the catchment areas not all of which lies within the parish. The issue is compounded by the fact that much of the parish is not connected to mains drainage, therefore good water management is imperative to avoid pollution incidents. The area of coastline within St Hilary Parish is at risk of erosion and the likelihood of severe coastal erosion is increased because of climate change.

Policy Intention

To enhance the performance of our natural resources and green infrastructure within the parish to cope with heavy rainfall and alleviate flooding, increasing climate change resilience and reducing flood and water pollution risks. To ensure that our coastline can be resilient to climate change effects, whilst maintaining safe public access and enjoyment.

Policy 4c Natural resources and climate resilience

A. Proposals should make use of Sustainable Urban Drainage principles and be able to demonstrate the following:

- i. How they will reduce as far as possible the use of hard, engineered drainage systems**
- ii. How they intend to manage water at or near the surface and maximise infiltration into the ground, and**
- iii. How they will use drainage solutions to deliver ecological and community benefits.**
- iv. How they have maximised the use of “natural” SuDS features including infiltration, swales, storage basins, ponds and wetlands.**
- v. How they have considered water efficiency, for example by incorporating rainwater harvesting technology alongside other SuDS features.**
- vi. How they have considered tree planting, street trees, rain gardens and green roofs.**

B. Development proposals must include a drainage strategy to show how they have included adequate drainage that can cope with a 1 in 100 year flooding event. A Flood Risk Assessment (FRA) is required for development sites which are located in flood zones 3a and 3b or any other area of known flood risk and/or drainage issues.

C. Any proposed new development adjacent to the coast should demonstrate consistency with the Cornwall & Isles of Scilly Shoreline Management Plan (SMP2, 2011, the review of 2016 and any further updates).

i. Proposals to undertake minor works to improve sea defences and strengthen or stabilise cliff faces will be supported where it can be demonstrated that the works are consistent with the management approach in the relevant Shoreline Management Plan and there will be no material adverse impact on the environment and the ability of biodiversity to adapt to the changing coastline is safeguarded and where it is needed to maintain public access to Prussia Cove. A detailed schedule of works, including materials to be used, must be submitted to Cornwall Council and agreed prior to works commencing.

ii. Proposals for major works to stabilise or strengthen cliff faces will not be supported.

iii. Proposals to stabilise or strengthen cliff faces will be supported where such work is necessary to ensure that existing safe public access to Prussia Cove is maintained but only where it has been demonstrated that the existing access arrangements are suitably located in a sustainable location and constructed in a way that in itself does not exacerbate cliff erosion.

D. In the Low Lying Land and Open Valley slopes:

i. Proposals for development that avoid or minimise any increase in the area of hard, impermeable surfaces would be supported;

ii. Proposals would be supported for Natural Flood Management (WFM) schemes through Working with Natural Processes (WWNP) to reduce flood involving implementing measures that help to protect, restore and emulate the natural functions of catchments, floodplains and rivers.

5) Housing

Policy Objective

To end piecemeal development and consolidate existing areas of settlement within the Parish through the small-scale delivery of affordable housing for local need. To maintain community vibrancy, facilities and affordability by limiting second home ownership.

Policy Objective Survey

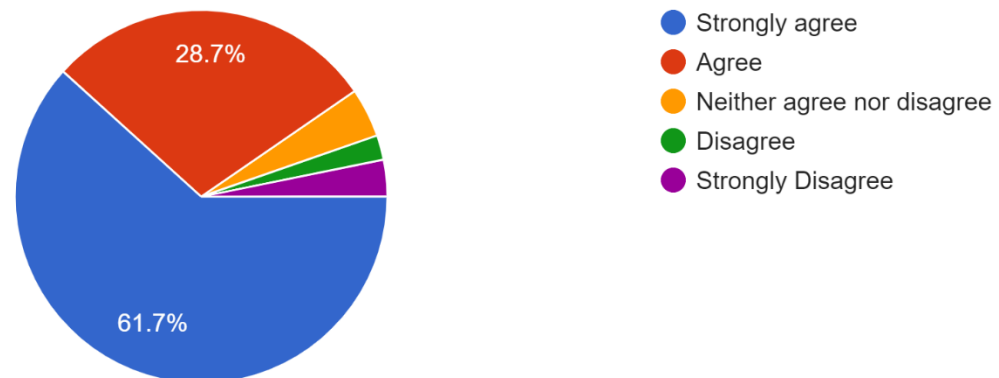
90% Agree

with the Policy Objective

5% Disagree

Q5) Housing Draft Policy Objective and arising policy titles: Settlements; Affordable Housing; Primary Residency. Do you agree with the objective and policy titles?

94 responses



Policy 5a Settlement boundaries

Policy Justification

The production of this plan enables St Hilary to define boundaries for the main areas of settlement. Settlements are distinguished through clearly defined physical features and current land availability which solely relates to land included within the parish boundary as it was prior to 2021 so including part of Gears Lane. The curtilages of dwellings are included unless functionally separate from the dwelling or where the land has the capacity to significantly extend the built form of the settlement and as such would result in ribbon development or coalescence. Free standing, individual or groups of dwellings, farm buildings or other structures detached or peripheral to the main built area of the settlement are excluded. The settlement boundaries will include limited opportunities for development compliant with other policies in this plan through infill, in accordance with paragraph 1.68 of the Local Plan which explains that *'Neighbourhood plans can provide detailed definition on which settlements are appropriate for infill and boundaries to which the policy will operate.'* Any new development outside a settlement boundary will be defined as an exception site (see Policy 5b).

The Cornwall Local Plan explains that *'development would be expected to focus upon meeting local need and supporting the sustainability of smaller communities'* and that *'Development should be of a scale and nature appropriate to the character, role and needs of the local community.'* This policy is intended to provide guidance in this respect.

The Cornwall Local Plan Housing Implementation Strategy 2021 shows that the minimum housing target for the West Penwith CNA Rural areas which includes the Parish, as highlighted in the Cornwall Local Plan, is already well ahead of the target of 1,000 new dwellings for period 2010-2030 with 750 new dwellings already completed and planning permission already approved for a further 429 new dwellings.

The parish has contributed to meeting the minimum target set for the West Penwith CNA with 21 new dwellings completed since 2010 with extant planning permission already granted for a further 23 new dwellings in the parish.

Policy Intention

To define and provide clarity on the existing core settlements within St Hilary Parish. To provide a clear, non-piecemeal approach to growth of housing development within the Parish that seeks to consolidate existing areas of settlement and limit further development creep around the Parish.

Policy 5a Settlement boundaries

This plan establishes new settlement boundaries for the coherent villages and hamlets within the Parish and where the settlement edge of villages that have their core in adjacent parishes has extended into the Parish.

Settlement boundaries have been defined for the following seven areas of settlement (see Maps)

5a.1 St Hilary

5a.2 St Hilary Church town

5a.3 Relubbus (part within St Hilary Parish boundary)

5a.4 Plain-an- Gwarry

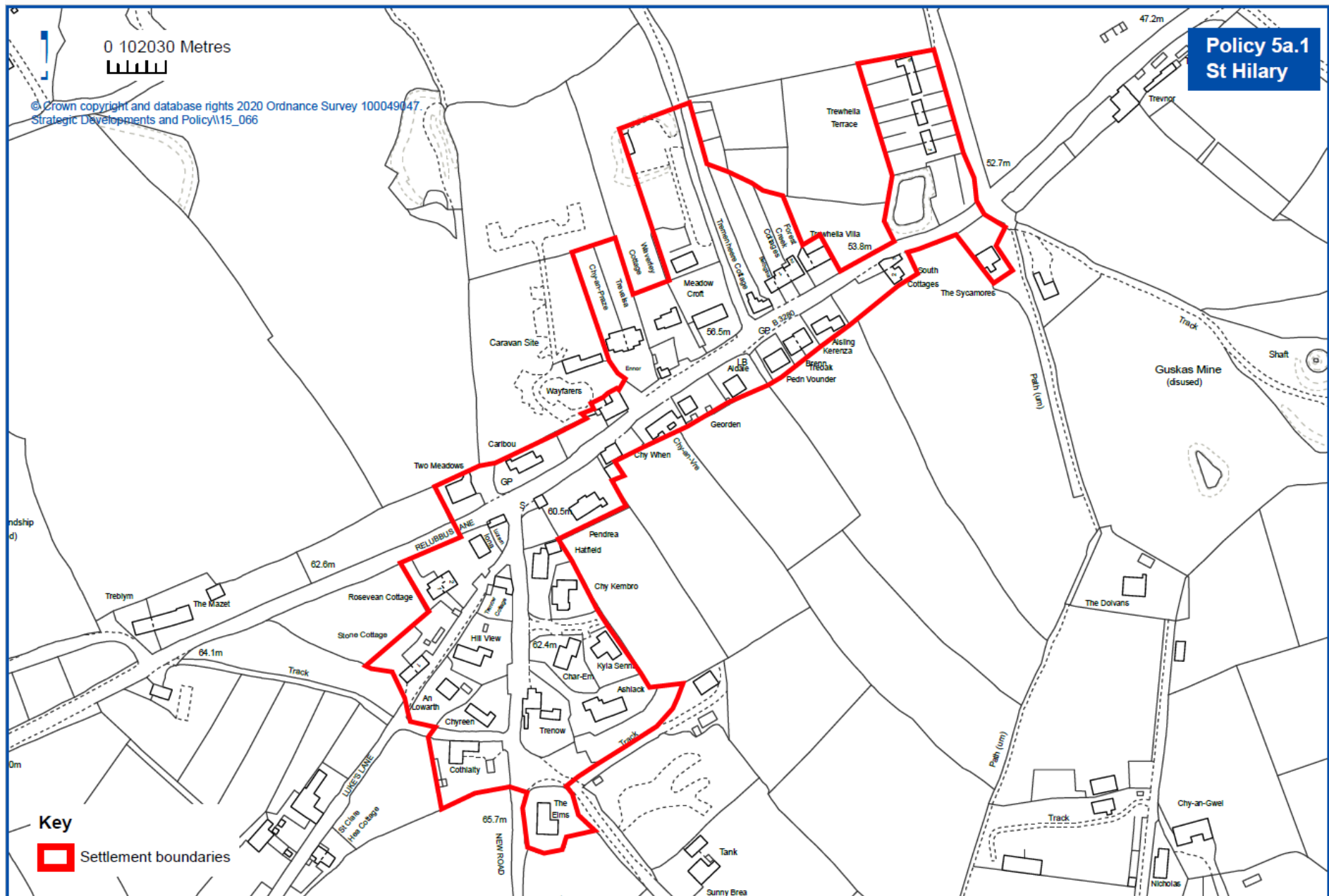
5a.5 Rosudgeon (part within St Hilary Parish boundary)

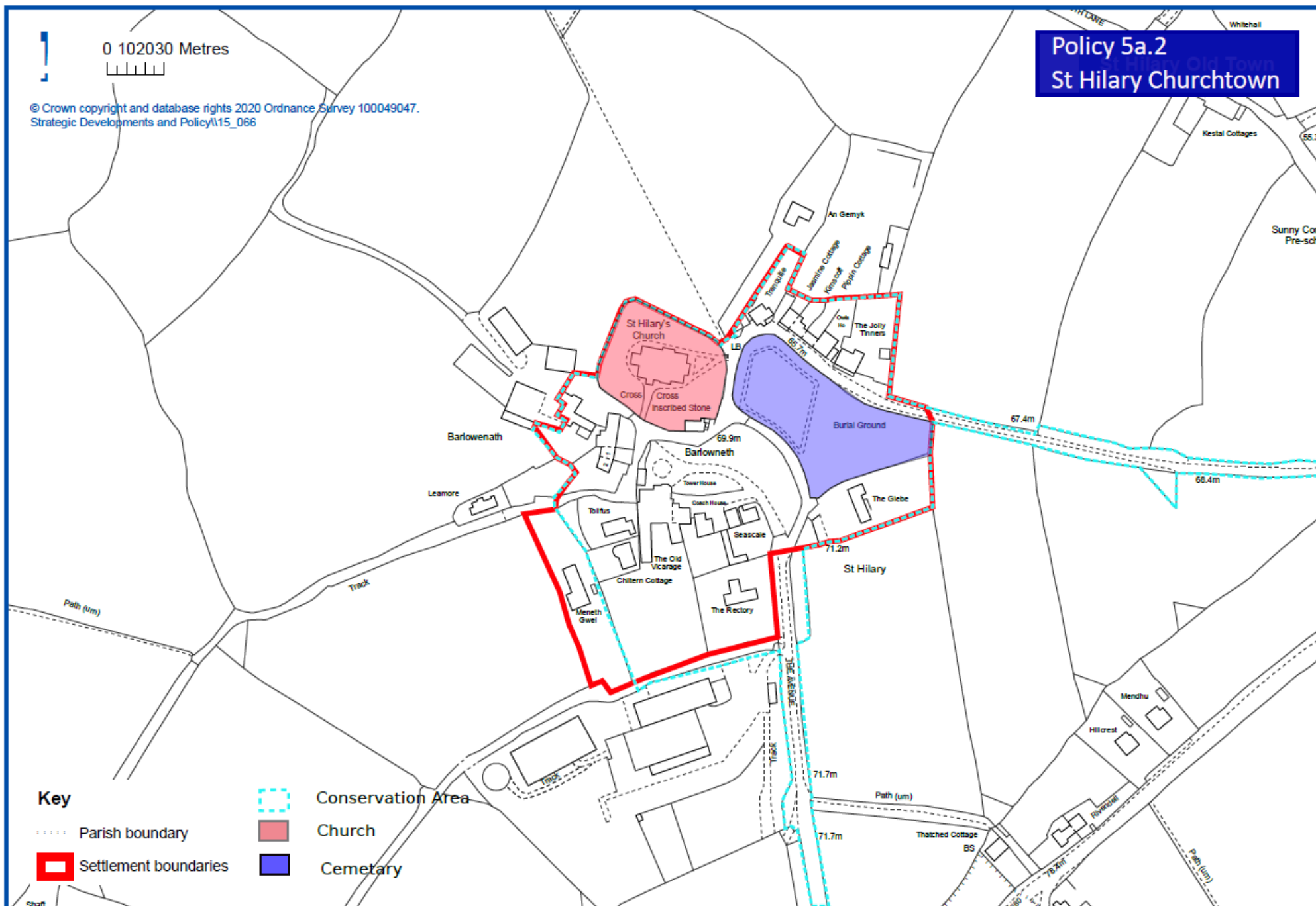
5a.6 Gwallon (part within St Hilary Parish boundary)

5a.7 Gears Lane (part within the Designated Area for the St Hilary NDP)

Infill development and redevelopment of sites within the settlement boundaries of small developments of one or two dwellings will be supported where proposals conform with the rest of the relevant policies within this plan.

Development outside the settlement boundaries will be defined as a Rural Exception Site. (see Policy 5b)



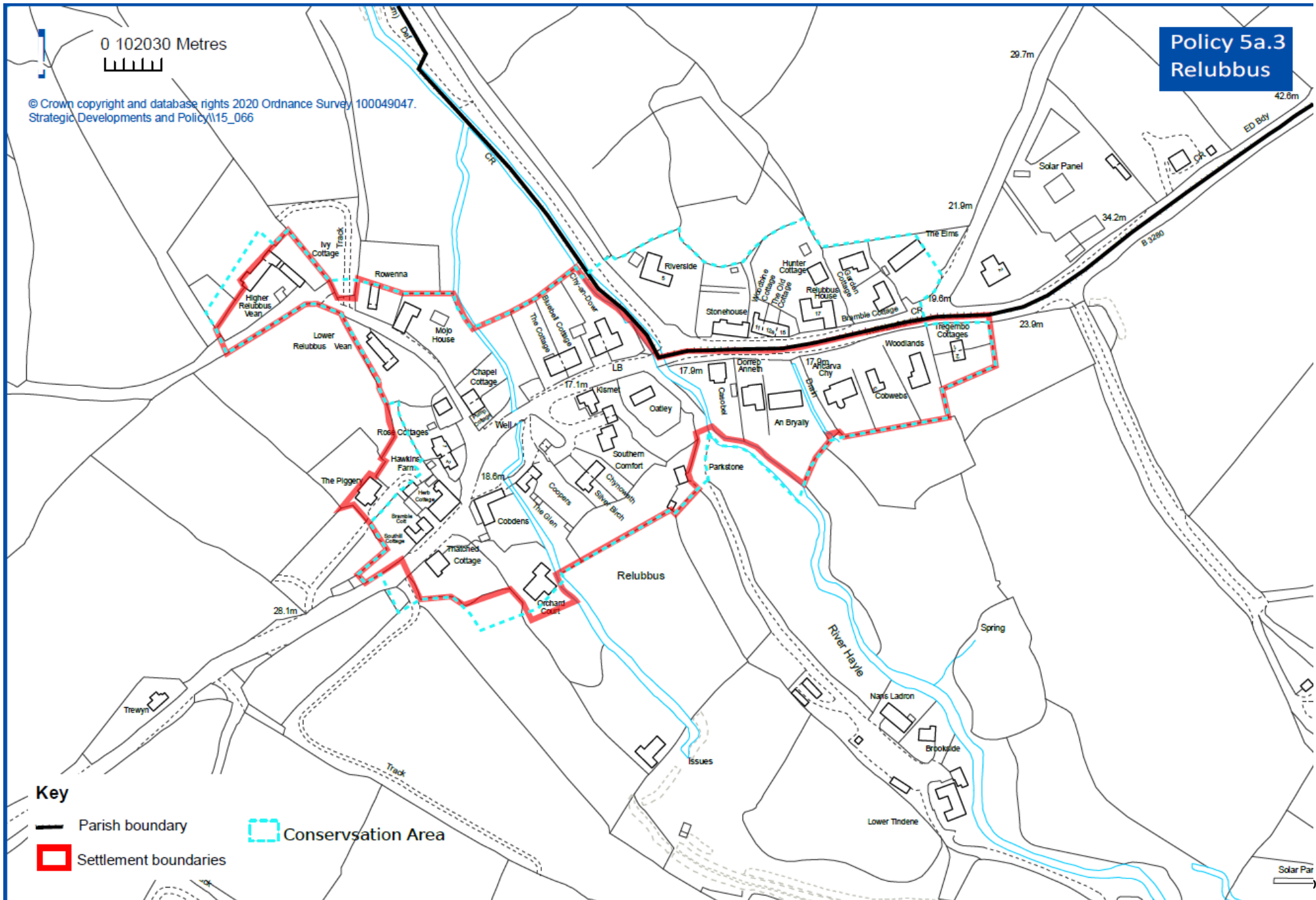


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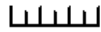


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Strategic Developments and Policy\15_066

Policy 5a.3 Relubbus

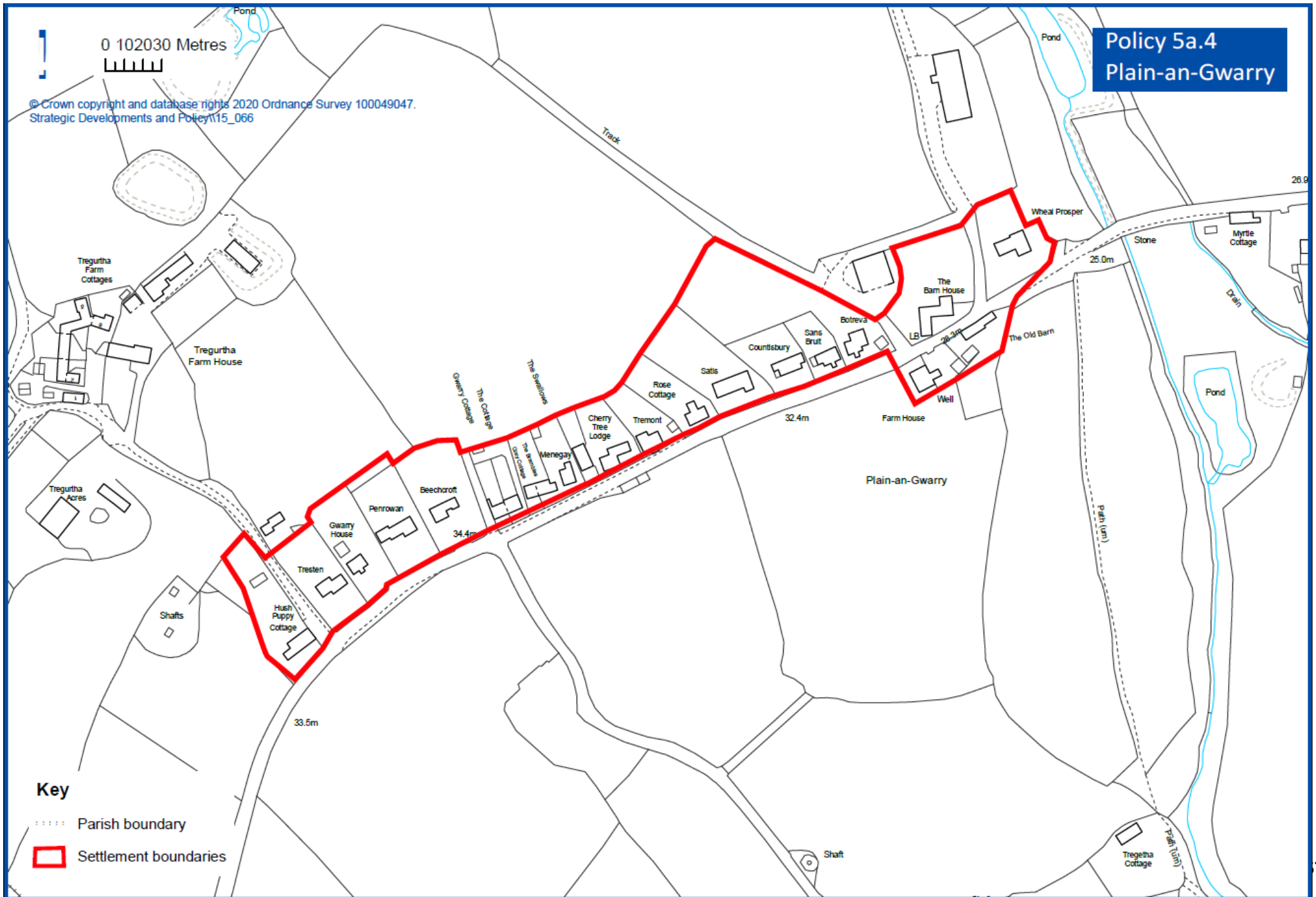


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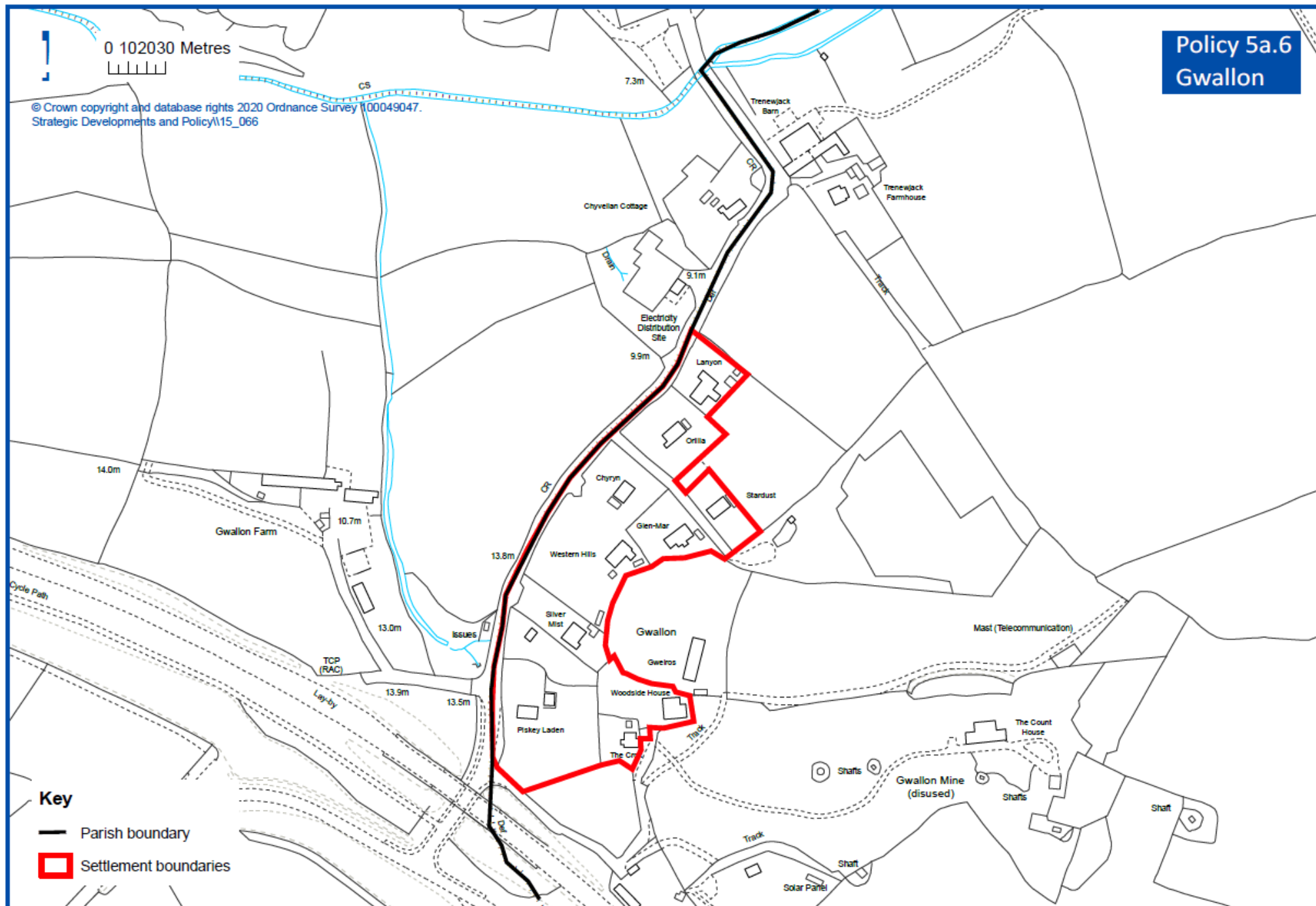
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Strategic Developments and Policy 115_066

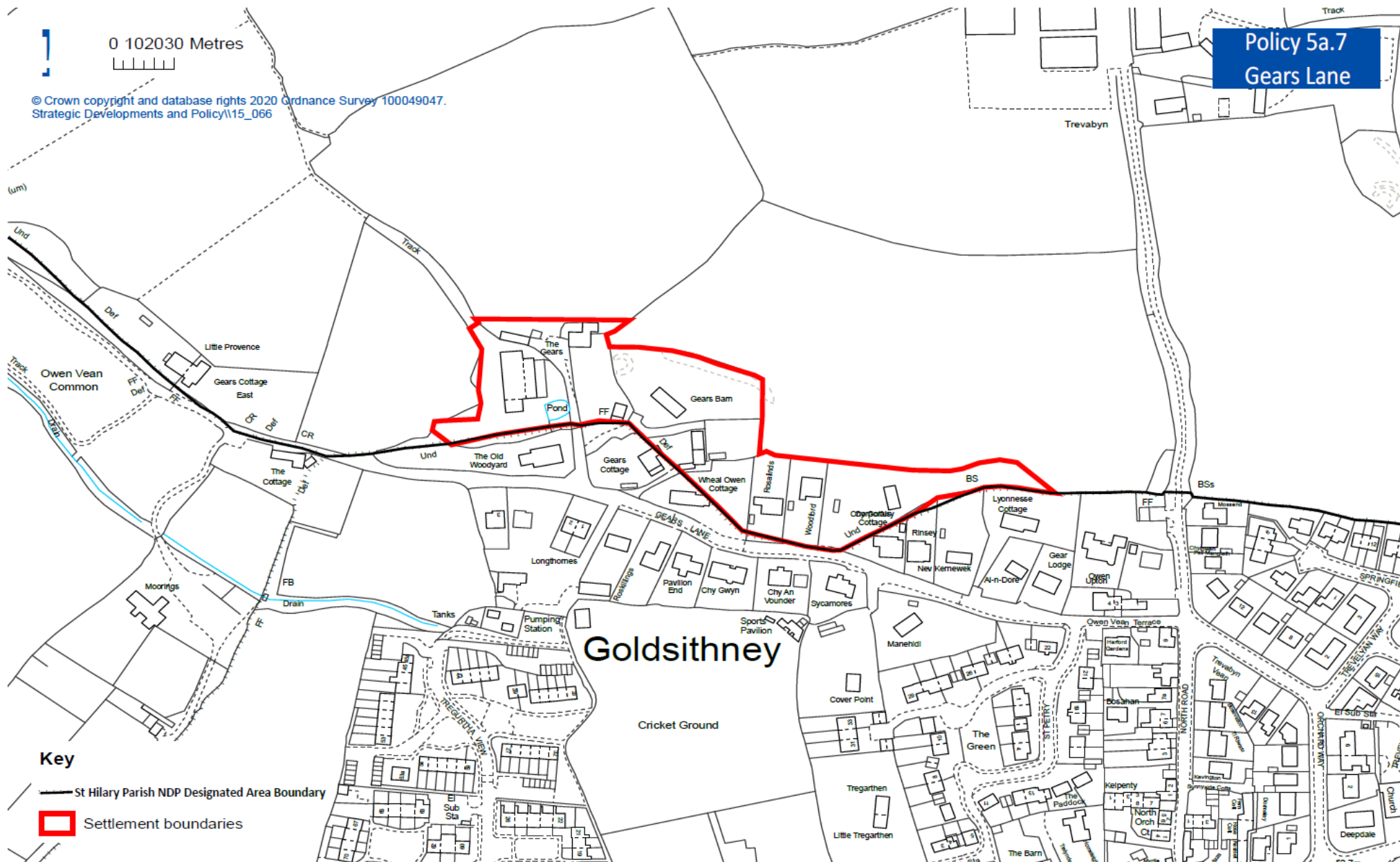
Policy 5a.4 Plain-an-Gwarry



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Strategic Developments and Policy\15_066







Policy 5b Affordable housing

Policy Justification

The NPPF supports opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs. The NPPF defines these sites as *“Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.”*

The focus for delivering any further housing over the plan period will be through allowing limited infill for new housing within specified settlements (see Policy 5a). However, some very small-scale rural exception sites could be brought forward outside of these settlement boundaries to assist in the delivery of affordable homes where a local need has been demonstrated. In doing so, in such exceptional cases we must ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlement and contributes to preserving and enhancing the rural identity of the Parish.

Cornwall Council’s definition of ‘Minimum Local Connection’ as it applies to Parishes is as follows:

“Minimum Local Connection” means a connection with the County and demonstrated by that person or a member of their Household to the reasonable satisfaction of the Council:

- (a) being permanently resident therein for a continuous period of at least 12 months immediately prior to Advertising and that residence is of their own choice; or*
- (b) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein immediately prior to Advertising; or*
- (c) being in such other special circumstances which the Council considers requires the applicant to reside therein as appropriate and which is consistent with the Council’s Cornwall Homechoice policy as amended from time to time*

Policy Intention

To deliver affordable homes where there is an identified and proven need for local people within the Parish where it cannot be delivered within the identified settlement boundaries. To ensure a stock of housing tied in perpetuity to be available and affordable for residents.

Policy 5b Affordable housing

The provision of affordable homes on exception sites in accordance with Policy 9 of the Cornwall Local Plan is supported. Any such development should be proportionate to the size of the settlement that it relates to, should conform to the other relevant policies within this plan.

Housing on rural exception sites within the Parish must:

- i. Be closely related and immediately adjacent to a settlement and not in the open countryside.**
- ii. Be of a size design and type that meets the identified needs of local people and conforms with other policies within this plan.**
- iii. Be available only to people with an identified local connection to the parish in line with Cornwall Council’s definition.**
- iv. Be effectively tied as affordable housing in perpetuity.**
- v. Be based on a target level of affordable homes of 100%.**

Policy 5c Principal Residency

Policy Justification

Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend most of their time when not working away from home.

The uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) has resulted in a significant impact upon the local housing market, artificially inflating the price of housing and pushing house prices out of the reach of many local people potentially forcing them to leave the parish.

House prices, second homes and the influence of Airbnb have decimated the rental sector

Additional second homes and holiday homes are unnecessary to the parish. Existing examples are often empty for a large part of the year, particularly outside the summer season. Permanent residents may be forced to move out of St Hilary Rural Parish and into larger neighbouring settlements such as Penzance and beyond.

Policy Intention

To rebalance the housing mix away from temporary residences, ending the construction of second homes and holiday homes in favour of permanent residences which sustain more local facilities into the future. To encourage a year-round vibrant community.

Policy 5c Principal Residency

New open market housing, excluding replacement dwellings, will only be supported where they are within settlement boundaries and there is a restriction to ensure its occupancy as a Principal Residence.

A planning condition or obligation will be placed on a new open market house homes requiring that it is they are occupied only as the primary (principal) residence of those persons entitled to occupy it them.

Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition and be obliged to provide this proof if/when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not be limited to) residents being registered on the local electoral register.

6) Health and Well-being

Policy Objective

To ensure all opportunities are taken through planning and development to maintain green and open space in good condition for recreation, to provide suitable leisure and sports facilities, particularly for young people and to conserve walking routes around the Parish.

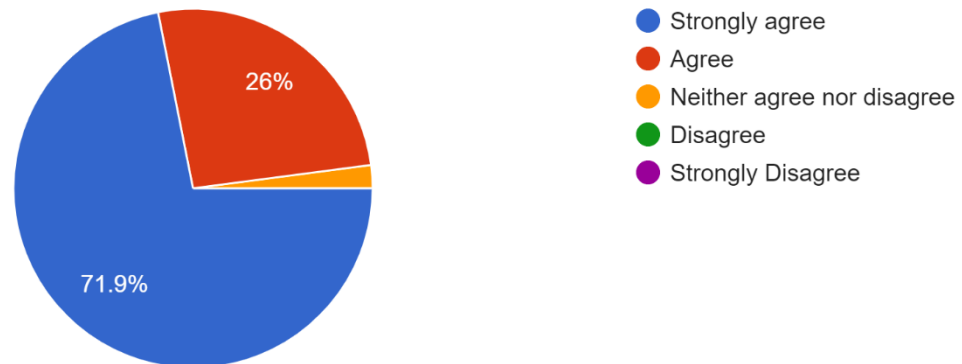
Policy Objective Survey

98% Agree

with the Policy Objective

Q6) Health and Well-Being Draft Policy Objective and arising policy titles: Leisure and Recreation; Sustainable Transport and Access. Do you agree with the objective and policy titles?

96 responses



Policy 6a Sustainable transport and access

Policy Justification

There are several PROWS footpaths etc across the parish that are beneficial to health and well-being, dog walking and general recreational purposes. (see map x)

The purpose of this policy is to ensure these links are well maintained, defined, upgraded and expanded where agreed with land managers, and where appropriate, encourage other sustainable methods of transport such as cycling.

Policy Intention

The intention of this policy is to ensure that existing footpaths are maintained and wherever possible upgraded and new routes and connections supported, alongside promoting safe commuter cycle ways and other forms of sustainable transport that can be accommodated within the sensitive landscapes of St Hilary. PROWS should be better defined and categories better understood and any misuse addressed

Policy 6a Sustainable transport and access

Proposals which are sympathetic to/ not in conflict with the coastal and rural character of the parish will be supported in principle that help to deliver the following:

- i. Promotion of the use and maintenance of existing pedestrian routes (public footpaths), horse and cycle ways (bridleways) within the parish and surrounding area**
- ii. Improvement of the maintenance and signage of public rights of way within the parish**
- iii. Improvement of existing and recommending new footways adjacent to highways to improve pedestrian safety**
- iv. Provision of safe and pleasant cycle ways and connection points within the parish and connecting to the national cycle route network and surrounding areas using the existing shared road network through support for the introduction of traffic calming, signage, speed restrictions and quiet lanes designation where appropriate**

Policy 6b Leisure and recreation

Policy Justification

There is a lack of formal facilities for leisure and recreation within the Parish, with most residents having to drive to other areas to make use of leisure and recreation facilities.

The ground at Rosudgeon is the main sports facility, while leisure and recreation opportunities exist in the network of footpaths which cross the parish, the South West Coast Path and informal areas of green and open space used by the community such as Friendship Wood.

Policy Intention

To improve and increase the range and availability of health and well-being related community facilities, sports, and leisure opportunities where these bring benefits to the community. To ensure a type and range of facilities that can provide health and well-being benefits at all ages and stages of life and are easily accessible to residents.

Policy 6b Leisure and recreation

- A. Locally important community buildings and facilities for sports (as mapped) and the land associated with recreation should be retained. Existing built facilities should be allowed to modernise and adapt within existing footprints and where height does not exceed two storeys to continue to meet the community's needs. Development that results in the loss or partial loss of areas for health and recreation, including footpaths and informal areas of open space used for recreation will not be supported unless it can be shown that the current site is no longer suitable or viable to retain and that any loss is off-set by equal or better improvements elsewhere.**
- B. New development to provide Provision of leisure or sports facilities will be supported where it can be achieved without impacting on the sensitive historic settlements and landscapes of the parish and can show compliance with the NDP policy framework.**

7) Design

Policy Objective

For the design of any new development within St Hilary Parish to be of a high quality that reflects and strengthens historic and landscape character and minimises visual impact on rural landscapes

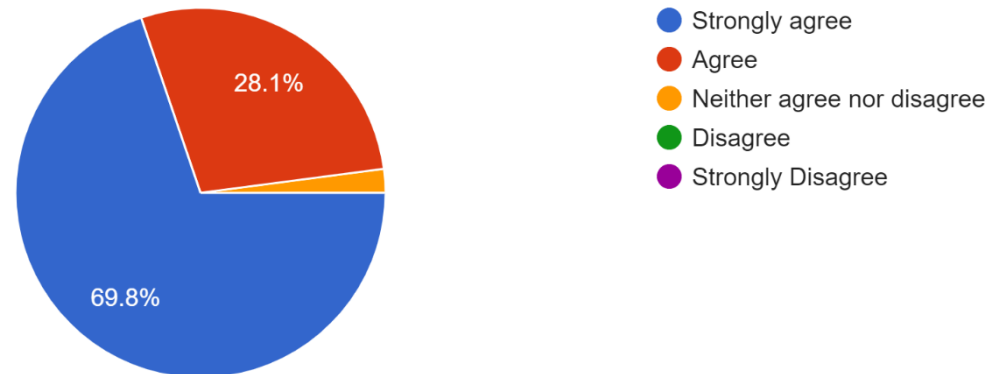
Policy Objective Survey

98% Agree

with the Policy Objective

Q7) Design Draft Policy Objective and arising policy titles: Design principles; Design standards. Do you agree with the objective and policy titles?

96 responses



Policy 7a Design

Policy Justification

The often-emotive subject of building development can be tempered where new housing is built, externally, in a style sympathetic to its environment. Where there is evidence of quality -even in affordable housing- over pure profit, a new house will show respect to its neighbours, be more acceptable to the community and be a better house to live in.

A new strategy “Building Better, Building Beautiful” to ensure that distinctive rural vernacular is considered is included in the Planning for the Future planning reforms. The need for housing design sympathetic to existing local vernacular is now officially of importance to rural communities

MHCLG Minister Jake Berry noted that Neighbourhood Plans gave local communities “the ability to come up with local design standards, which enables people to protect or encourage the local vernacular when seeing development in their area”.

Policy Intention

To maintain a high standard of building design which is respectful of and contributes positively to its historic environment while being fit for modern living expectations and energy efficiency

Policy 7a Design

- A. Applications will include a completed ‘checklist’ in their Design and Access Statements
- B. Applications will be informed by the St Hilary Parish ‘Design Guide’ prior to submitting an application
- C. The location and scale of any new build will conform to the policies in this plan

Policy 7b Housing standards

Policy Justification

The size and type of new dwellings in the parish should respond to existing and projected ways of life and the vision for St Hilary parish. 'Lifetime Homes' design standards (Appendix X) may be used to inform the Housing Standards Policy in line with the policies in 7a and other objectives in the plan .

Policy Intention

The intention of this policy is to show how any new build development responds in terms of its size, layout and design to what is needed in the parish, whether it is a market led or affordable house. Any house should facilitate decent and flexible accommodation to meet the needs of all sections of society and support other policy objectives in this plan such as design and health and well-being.

Policy 7b Housing standards

Proposals for a new house (market-led or affordable) should:

- A. Demonstrate how they have consulted 'Lifetime Homes Design Principles' and policies in 7a;**
- B. Include useable and defined garden space for social discourse, a sense of ownership and security and encourage the growing of vegetables;**
- C. Include integrated parking in order to alleviate parking issues within the settlements;**
- A. Include covered bin storage and secure storage within the house or plot design for cycles and other healthy lifestyle equipment.**

8) Services and facilities

Policy Objective

To ensure the continuation of community facilities and services in St Hilary Parish that support community cohesion, vibrancy and social and economic activity in a manner that supports traditional way of life and reduces the need to travel.

Policy Objective Survey

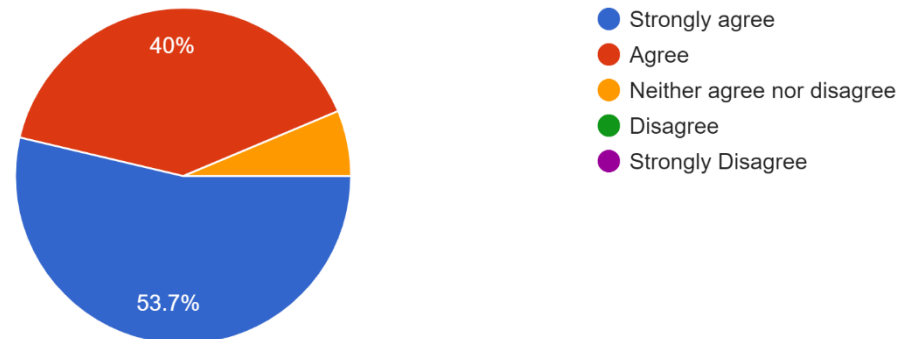
94% Agree

with the Policy Objective

Q8) Services and Facilities Draft Policy Objective and arising policy titles: Facilities and services.

Do you agree with the objective and policy titles?

95 responses



Policy 8a Community services and facilities

Policy Justification

The presence of community facilities and amenities make a significant contribution to the wellbeing and community spirit of St Hilary Parish. They have a positive impact on the sustainability of the Parish and provide focal points for social interaction.

St Hilary Parish contains limited facilities with most facilities being located along the A394 at Rosudgeon. These include the Packet Public House, Co-op local store (containing a post office) and Sports /Social Club with its small scale children's play area. In St Hilary village there is a small school and nursery which takes children up to year 6, although there is not a doctor's surgery and St Hilary has also lost its pub, once the heart of village life. St Hilary Church town contains the Old School Rooms, which provides meeting space and a small heritage centre, popular with visitors.

St Hilary's grade I listed church is considered an important historic building and focal point. The Church yard is in a central location at St Hilary Church Town although parking and traffic movement is a problem during busy times.

Policy Intention

To promote a sense of community and emotional wellbeing that is so much part of St Hilary's heritage and to maintain the appeal and viability of the Parish by retaining and enhancing community facilities and services.

Policy 8a Community services and facilities

- A. Development leading to the loss of an existing community facility or which detrimentally impacts on an existing community facility in such a way that it loses amenity value (including but not limited to the school, village hall, Church, Pub, Village Green/Play area and Cricket Club/Sports Field) will not be supported unless it can be demonstrated that:**
 - i. There is no longer any need or demand for the existing community facility; or**
 - ii. The existing community facility is no longer economically viable; or**
 - iii. The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the rest of the policy framework within this Neighbourhood Plan.**
 - B. Development proposals seeking to re-establish economically viable community facilities and services will be supported where it can be shown to comply with the policies set out in the NDP, particularly design, and where adequate parking can be provided.**
-

9) Economy

Policy Objective

To maintain and enhance a thriving rural economy in St Hilary Parish, compatible with its sensitive rural landscapes using existing infrastructure

Policy Objective Survey

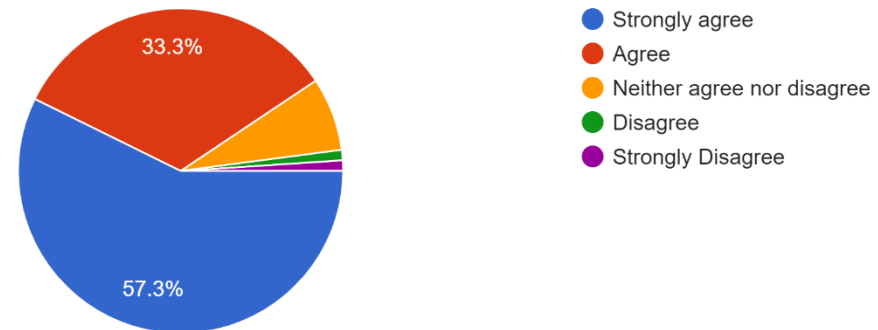
90% Agree

with the Policy Objective

2% Disagree

Q9) Economy Draft Policy Objective and arising policy titles: Employment space; Agricultural diversification; Sustainable tourism. Do you agree with the objective and policy titles?

96 responses



Policy 9a Employment space

Justification

To reduce the need for longer distance commuting and meet the growing desire to work flexible hours and from home

Policy Intention

The parish supports sustainable employment located within the settlements to enable local people to live and work within the Parish.

The Parish is supportive of appropriate micro businesses and enterprises where there is an existing business structure and enabling local employment/ training opportunities.

Policy 9a Employment space

Conversion of existing buildings where redundant or suitable will be supported where they will be used for work spaces. Small scale employment and/or business development (including small workshops) will be supported within or adjoining the main settlements of the parish.

Proposals that are not well related to the main settlements will be required to appropriately demonstrate why an alternative location is required, is sustainable and responds to a local need.

Policy 9b Agriculture

Policy Justification

St Hilary is a rural parish predominantly of actively farmed land contributing both to the landscape character and to the local economy through food production, employment and maintenance of machinery and infrastructure. Changes in farm income levels and price support, as well as the development of new techniques and continued rationalisation, have led many farmers to look for alternative sources of income to supplement that derived from farming.

Policy Intention

To support farmers in maintaining farm businesses and viable working farms.

Policy 9b Agriculture

Sensitive diversification through the conversion of farm buildings where appropriate and necessary and while conforming with other policies in this plan will be supported.

To support the conversion and re-use of existing farm buildings to enable farm diversification where it can be demonstrated that proposals are compatible with the NDP policy framework.

Support will be given to conversion of existing redundant farm buildings which are unsuitable for modern agriculture into proposals for small scale work units for SME's and self-employed sole traders. Conversion into residential units will not be strongly supported.

Small scale new buildings will be supported where they are physically contained within the existing built farm settlement and comply with the rest of the NDP.

Development proposals for the redevelopment of existing or construction of new buildings within the farm settlement must be able to demonstrate that the proposed new function will support the viability of the farm business.

Policy 9c Tourism

Policy justification

Tourism plays a significant part in the balanced mixed economy of the parish including many bed and breakfasts caravan and campsites and existing houses and converted barns. However, tourism is reliant on the appeal of the Parish as a place to visit and a place to stay. Prussia Cove and the AONB in particular, is famous for its stunning unspoiled coastal scenery.

The parish is primarily a place where people live and their interests must be given due consideration when proposals are put forward.

Tourism development in the parish needs to cater for a share of the county's tourism whilst not impacting negatively on the very resource that is the star attraction. Several large caravan parks already exist within the parish, the largest of these being the River Valley Country Park which has developed in a linear fashion along the functional floodplain of the River Hayle. The rural beauty and peace of the parish as well as its coastal location inevitably attracts development but great care must be taken to protect it from diminishing the attraction through cumulative development. There already exists a healthy mix of accommodation types that cater for different visitors and types catering for year round visits enjoying existing mixed activities and opportunities including outdoor activities, the arts, retreats and conferences.

Policy Intention

To maintain the existing healthy balance of accommodation types and offers and ensure that the parish continues to attract visitors by protecting its unique charm including stunning rural and coastal landscapes, and the character of our historic villages and farm buildings. The interests and quality of life for those that live in the parish and may be impacted by any proposals will be duly considered. Expansion of accommodation types will be carefully managed.

Policy 9c Tourism

- A. Tourism development will only be supported where it can be demonstrated that it makes use of existing built infrastructure and can contribute to a year-round tourism proposition for St Hilary, contributes to a diversity of accommodation provision and does not result in an adverse visual and landscape impact.**
- B. Tourism development in river floodplains will not be supported.**
- C. Proposals for new tourist accommodation should be accessible to the widest range of transport modes available in the area and be appropriate in scale and character to their setting and location. Such proposals should have regard to the need to maintain a range of tourist accommodation types in the parish.**
- D. Proposals to increase the scale and scope of camping, caravan and holiday cottage accommodation particularly within the Area of Outstanding Natural Beauty will not be supported.**
- E. Provision for campsites will only be supported where it relies on existing permitted temporary land use changes and where it does not impact visually on any PROW or highway nor valued landscape views as defined in the LLCA.**
- F. Expansion of any kind in the small AONB within the parish will not be supported.**
- G. Any proposals will have to demonstrate a proven need for further provision in the accommodation type proposed.**

Questionnaire on Vision, Objectives and Policies Feedback Form

Page 1

St Hilary Parish Neighbourhood Development Plan

Public Consultation on first draft of Vision, Objectives and Policies - August 2021

Feedback Form

NAME	
POST CODE	
Email (optional)	

Name and Post Code are required in order for any responses and comments to be considered by the NDP Steering Group

	(Please circle your agreement or disagreement)	
Do you agree with our VISION	Yes	No
Comment.....		
.....		
Objective 1) Natural Environment		
Do you agree with our draft policies		
Policy 1a Trees and Woodland	Yes	No
Policy 1b Biodiversity and Green Infrastructure	Yes	No
Policy 1c Local Green Space	Yes	No
Comment.....		
.....		
Objective 2) Landscape		
Do you agree with our draft policies		
Policy 2a Landscape character	Yes	No
Policy 2b The Cornwall Area of Outstanding Natural Beauty and Undeveloped Coast	Yes	No
Comment.....		
.....		
Objective 3) Heritage		
Do you agree with our draft policies		
Policy 3a Historic Character	Yes	No
Policy 3b Heritage Assets	Yes	No
Policy 3c Conservation Areas	Yes	No
Policy 3d The Cornwall and West Devon Mining World Heritage Site	Yes	No
Policy 3e Cornish National Minority	Yes	No
Comment.....		
.....		
Objective 4) Climate Change		
Do you agree with our draft policies		
Policy 4a Renewable Energy	Yes	No
Policy 4b Energy Efficiency	Yes	No
Policy 4c Natural resources and Climate resilience	Yes	No
Comment.....		
.....		

Public Consultation on first draft of Vision, Objectives and Policies - August 2021

	(Please circle your agreement or disagreement)	
Objective 5) Housing		
Do you agree with our draft policies		
Policy 5a Settlement boundaries	Yes	No
5a.1 St Hilary	Yes	No
5a.2 St Hilary Churchtown	Yes	No
5a.3 Relubbus	Yes	No
5a.4 Plain-an-Gwarry	Yes	No
5a.5 Rosudgeon	Yes	No
5a.6 Gwallon	Yes	No
5a.7 Gears Lane	Yes	No
<i>If No – a map of each settlement is available for any suggestions for changes to the proposed boundaries upon request.</i>		
Policy 5b Affordable Housing	Yes	No
Policy 5c Principal Residency	Yes	No
Comment.....		
Objective 6) Health and Well-being		
Do you agree with our draft policies		
Policy 6a Sustainable transport and access	Yes	No
Policy 6b Leisure and recreation	Yes	No
Comment.....		
Objective 7) Design		
Do you agree with our draft policies		
Policy 7a Design	Yes	No
Policy 7b Housing standards	Yes	No
Comment.....		
Objective 8) Community Services and Facilities		
Do you agree with our draft policies		
Policy 8a Community services and facilities	Yes	No
Comment.....		
Objective 9) Economy		
Do you agree with our draft policies		
Policy 9a Employment space	Yes	No
Policy 9b Agricultural	Yes	No
Policy 9c Tourism	Yes	No
Comment.....		
And finally on the Draft Local Landscape Character Assessment (LLCA)		
Do you think this accurately describes the Landscape Character of St Hilary	Yes	No

Thank you for your feedback. The views and comments of residents of St Hilary Parish will be considered during our further review of the draft NDP. Please make use of the attached comments sheet for any longer comments.

Public Consultation on first draft of Vision, Objectives and Policies - August 2021

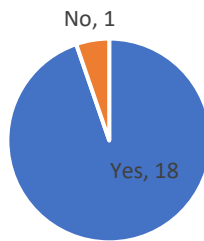
Summary of Feedback From Responses

Number of feedback forms completed: 22

St Hilary Neighbourhood Plan Public Consultation on First Draft of Vision, Objectives and Policies August 2021					
				Support	Opposed
Support		Yes	No	Blank	%
Vision		18	1	3	82%
Policies					5%
1. Natural Environment					
1a Trees and Woodland		22	0	0	100%
1b Biodiversity and Green Infrastructure		22	0	0	100%
1c Local Green Space		22	0	0	100%
2. Landscape					
2a Landscape Character		22	0	0	100%
2b AONB		21	1	0	95%
3. Heritage					
3a Historic Character		22	0	0	100%
3b Heritage Assets		22	0	0	100%
3c Conservation Areas		21	1	0	95%
3d Mining World Heritage Site		21	1	0	95%
3e Cornish National Minority		16	5	1	73%
4. Climate Change					
4a Renewable Energy		22	0	0	100%
4b Energy Efficiency		21	0	1	95%
4c Natural Resources and Climate Resilience		21	0	1	95%
5. Housing					
5a Settlement Boundaries		18	1	3	82%
St Hilary		19	2	1	86%
St Hilary Churchtown		21	0	1	95%
Relubbus		20	0	2	91%
Plain-an-Gwarry		19	0	3	86%
Rosudgeon		19	0	3	86%
Gwallon		19	0	3	86%
Gears Lane		19	0	3	86%
5b Affordable Housing		19	0	3	86%
5c Principal Residency		19	0	3	86%
6. Health and Well-being					
6a Sustainable Transport and Access		21	0	1	95%
6b Leisure and Recreation		21	0	1	95%
7. Design					
7a Design		21	0	1	95%
7b Housing Standards		21	0	1	95%
8.Community Services and Facilities					
8a Community Services and Facilities		22	0		100%
9. Economy					
9a Employment Space		19	2	1	86%
9b Agricultural		21	0	1	95%
9c Tourism		21	0	1	95%
Total Policy Responses	662	634	14	38	92%
% of Total Policy Responses		95.8%	2.1%	5.7%	92%
Draft LLCA Responses	22	17	0	5	
% of Total LLCA Responses		77.3%	0.0%	22.7%	

Our Vision

Do you agree with Our Vision?



Comments on Our Vision:

I cannot agree Halamanning is not a settlement

I feel the Parish Council are forward on the right track to try and preserve our community and heritage.

Hope its attainable and enforced

Bit short

Important to maintain the integrity of the parish historical aspects

Objective 1) Natural Environment proposed Policies: 1a; 1b; 1c

Do you agree with the proposed Policy 1a
Trees and Woodland



Do you agree with proposed Policy 1b
Biodiversity and Green Infrastructure



Do you agree with the proposed Policy 1c
Local Green Spaces



Comments on Natural Environment proposed Policies: 1a; 1b; 1c

Green spaces are important for the well-being of the community.

It is important to protect and maintain existing trees, woodland and green infrastructure where possible.

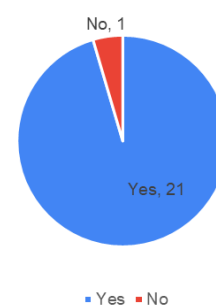
Should include Nanturras Farm/Valley proposed campsite as a green space.

Objective 2) Landscape proposed Policies: 2a; 2b

Do you agree with the proposed Policy 2a
Landscape character



Do you agree with the proposed Policy 2b
AONB and Undeveloped Coast



Comments on Landscape proposed Policies: 2a; 2b

Extremely important to protect the AONB from any development.

Objective 3) Heritage proposed Policies: 3a; 3b; 3c; 3d 3e

Do you agree with proposed Policy 3a
Heritage character



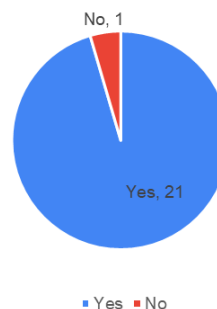
Do you agree with proposed Policy 3b
Heritage Assets



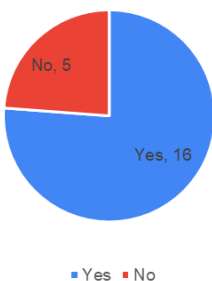
Do you agree with proposed Policy 3c
Conservation Areas



Do you agree with proposed Policy 3d
Cornwall & Devon Mining World Heritage Sites



Do you agree with proposed Policy 3e
Cornish National Minority



Comments on Landscape proposed Policies: : 3a; 3b; 3c; 3d 3e

I agree saving some mining heritage but not all. the area was something before mining.

We need to maximise the regulatory policies wording in the FCNM and potentially use them to further protect against unwanted development (eg Heamoor SHED) and potential large societal change and retain cultural distinctiveness.

All are important in the long run.

Policy 3e Why should this be included

Policy 3e I don't understand why this question is included in a document connected with the development plan
Not sure Policy 3e is relevant for a NDP document.

Policy 3e Is not a planning matter because it does not concern development.

Policy 3e Not a planning matter

Objective 4) Climate Change proposed Policies: 4a; 4b; 4c

Do you agree with proposed Policy 4a
Renewable energy



Do you agree with proposed Policy 4b
Energy efficiency



Do you agree with proposed Policy 4c
Natural resources and climate resilience



Comments on Climate Change proposed Policies: 4a; 4b; 4c

More important than ever!

Providing it is done in keeping with the environment.

Policy 4a and 4b Sensitive and 'in keeping'

Policy 4c Important that landowners fulfil their riparian duties

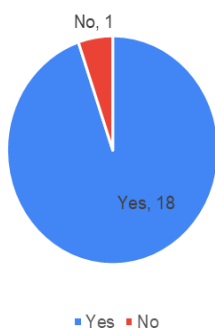
Policy 4b - needs grants/funding to help households achieve this.

Very important to resist badly planned renewables and large scale solar should be avoided.

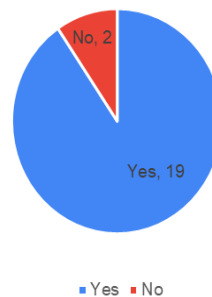
Use of Policy 4a but not involving big developments ie wind / solar farms

Objective 5) Housing proposed Policies: 5a; 5a.1; 5a.2; 5a.3; 5a.4; 5a.5; 5a.6; 5a.7; 5b; 5c

Do you agree with proposed Policy 5a
Settlement boundaries



Do you agree with proposed Policy 5a.1
St Hilary



Do you agree with proposed Policy 5a.2
St Hilary Churchtown



Do you agree with proposed Policy 5a.3
Relubbus



Do you agree with proposed Policy 5a.4
Plain-an-Gwarry



Do you agree with proposed Policy 5a.5
Rosudgeon



Do you agree with proposed Policy 5a.6
Gwallon

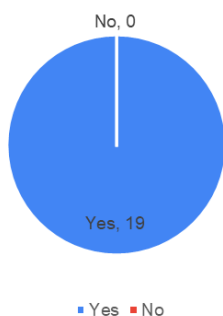


Do you agree with proposed Policy 5a.7
Gears Lane

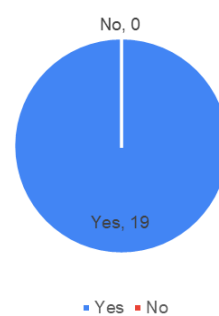


Objective 5) Housing proposed Policies (continued)

Do you agree with proposed Policy 5b
Affordable housing



Do you agree with proposed Policy 5c
Principal Residency



Comments on Housing proposed Policies: 5a; 5a.1; 5a.2; 5a.3; 5a.4; 5a.5; 5a.6; 5a.7; 5b; 5c

Halamanning must be included as a settlement before any of our household will support the plan

All very important to preserve and manage

Look to cutting second homes and help rejuvenate villages etc

I largely agree with proposals, but would like to see Halamanning reviewed

There should be no new build market housing which is not a primary residence.

Objective 6) Health and Wellbeing proposed Policies: 6a; 6b

Do you agree with proposed Policy 6a
Sustainable transport and access



Do you agree with proposed Policy 6b
Leisure and Recreation



Comments on Health and Wellbeing proposed Policies: 6a; 6b

Existing buildings to use (for leisure and recreation)

How we manage further recreational facilities is somewhat difficult but important to try.

More transport more often in outlying areas

Policy 6a - providing the 'sustainable transport' does not give developers the ok to build new developments along transport routes providing good access

The parish needs to have sustainable transport modes that are safe before it can be considered as a sustainable location for development

If in relation to existing provision ie R & K playing fields accommodation but not ne development

Objective 7) Design proposed Policies: 7a; 7b

Do you agree with proposed Policy 7a
Design



Do you agree with proposed Policy 7b
Housing standards



Comments on Design proposed Policies: 7a; 7b

New builds should definitely be in keeping with style of local area.

It is important that all new development makes an effort to respect the surrounding area

Objective 8) Community Services and Facilities proposed Policy: 8a

Do you agree with proposed Policy 8a
Community services and facilities

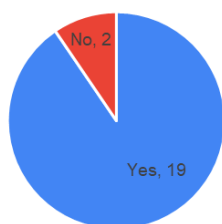


Comments on Community Services and Facilities proposed Policy: 8a

No comments

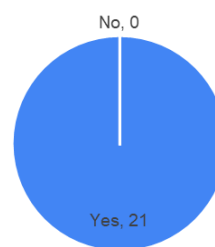
Objective 9) Economy proposed Policies: 9a; 9b; 9c

Do you agree with proposed Policy 9a
Employment space



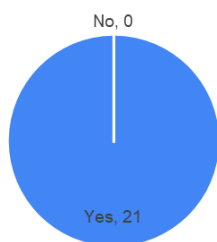
■ Yes ■ No

Do you agree with proposed Policy 9b
Agricultural



■ Yes ■ No

Do you agree with proposed Policy 9c
Tourism



■ Yes ■ No

Comments on Economy proposed Policies: 9a; 9b; 9c

We should support current agricultural practises rather promote diversification.

Policy 9a Broadband is an issue.

Need reliable fast broadband to enable working from home as it's not fit for purpose in our area at the moment.

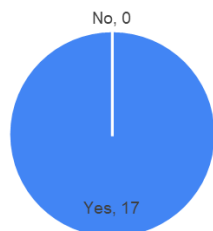
There is enough tourism in the parish already. Agriculture should take precedence and small work spaces in existing buildings should be encouraged.

Policy 9a Needs defining carefully - small employment spaces in keeping with the area

Policy 9c Broad development would ruin the essence and sense of place

Do you think the draft LLCA accurately describes the local area

Do you think the draft LLCA accurately
describes the local area



■ Yes ■ No

Comments on the LLCA

The LLCA report is an excellent description of the landscape and natural environment of the parish.

I have learned so much about the parish from reading this superb report on the landscape character of the parish.

Additional or other comments made on the Feedback Forms:

- We have enough provision for camping and caravan sites in St Hilary.
- We must continue to protect our coastal areas of outstanding natural beauty in St Hilary Parish.
- I strongly oppose solar panel farms on green field sites in St Hilary. I feel this would change our landscape forever and spoil our views.
- Walks and wellbeing. Also the loss good agriculture land and people's livelihood. I may as well have stayed in the city and looked at other houses!!!
- Policy 3e The Neighbourhood Plan should align with the principles of the Framework Convention. The Cornish are protected within the auspices of the FCNM.
- Policy 4b All new housing must have full thermal insulation and ground source heating and solar panels. To aid global protection.
- There is enough provision for camping and caravan sites in St Hilary.
- I value extremely highly the protected coastal area of outstanding natural beauty in St Hilary parish.
- Regarding large scale (non-domestic) solar PV farms on green field sites in St Hilary parish I strongly oppose. I went on to Cornwall Council planning website and looked at planning application PA21/05352. unfortunately they are closed for public comments on this application, so i was unable to put my comments opposing this dreadful application forward. I feel this application if passed would cause irreversible loss of the best most and versatile agricultural land and badly impact on our heritage assets. damaging industrialisation of the countryside.
Harm to the character and distinctiveness of local countryside. the proposal would cause material harm to the enjoyment of public rights of way!
Furthermore - these panels are manufactured in china. transported over here, installed here. they are simply not low carbon so no thought given here about being 'green'.
The materials the panels are made of have a life expectancy of less than 50 years and are difficult and expensive to recycle, raising the prospect of discarded panel mountains leaking dangerous heavy metals and noxious chemicals.
They don't even work efficiently in gloomy British weather. more than fifth of farmland will eventually be lost to solar farms threatening the UK's food security. the government admits that more than a fifth of our farmland will eventually be lost to 'green' initiatives such as these.
Solar energy makes no sense in this country and many miles of panelling are likely to do more harm than good. We have a growing population. It is estimated that in two decades we will be dependent on 50% imported food. We need to concentrate on growing our own now. I wish I had known about this application sooner and regret that finding out only on Thursday it was too late for me to comment on Cornwall Councils planning website.
- St Hilary P.C. should seek to improve and enhance the green infrastructure especially in regard to Objective 4. There should also be a proactive stance to improving the use of land to act as a catchment and controlled soakaway to combat the threat of excessive rainfall to protect low lying areas.
- Policy 5a.1 I do not agree with the recent proposal of settlement boundary for the curtilage around Trehella Villa. having once been the owner of this land , I held the original documents of conveyance between John Francis Arthur St. Aubyn, Oliver Piers St. Aubyn, Giles Rowan St. Aubyn and the first purchaser of Trehella Villa in 1958, clearly showing the northern boundary which the recent NDP has removed. There are already two structures on the land with services running to them. This is not a greenfield site, but residential with a formal garden space. I have amended the copy of the NDP proposal to reflect the appropriate bound any settlement line.

Analysis of Responses on questions on Local Landscape Character its Value and Importance – key themes and phrases mentioned

St Hilary Local Landscape Character Assessment Responses at Public Meeting 07-08-2021

Number of Respondents 20

Q1. What do you value in the landscape?

Q2. What is Important in the Landscape?

Times Mentioned

Times Mentioned

9	Open Spaces	5
7	Built Heritage	7
9	Greenery incl. Woodland	4
8	Overall Landscape Features	3
7	Footpaths and Bridleways	3
9	Views	1
9	Tranquility	1
7	Natural Habitats	2
5	Cornish Hedges	3
4	Unspoilt Coastal Aspect	4
3	Matching the Vernacular	3
4	Settlement Patterns	1
4	Old Mine Sites	1
2	Rural Environment	2
3	Ancient Field Patterns	1
	Protecting Mining WHS	3
3	Flora and Fauna	
2	Traditional Farming	1
2	Dark Skies	1
	Protecting Listed Buildings	2
	Protecting AONB	2
	Avoiding Damage to Drainage Systems	1
	Development Blended in Landscape	1
	Protecting Tranquility	1
	Protecting Open Spaces	1
	Maintaining the Rural Feel	1
	Carefully Sited Buildings	1
	Maintaining Diversity of Development	1
1	Sense of Place	
	Protecting Unspoiled Land	1
1	Scenic Walks	
	Sustainable Development	1