

# Chacewater Parish

## Neighbourhood Development Plan 2018-2030



Produced by the Chacewater Parish NDP Steering Group 16<sup>th</sup> November 2018



**FINAL DRAFT**

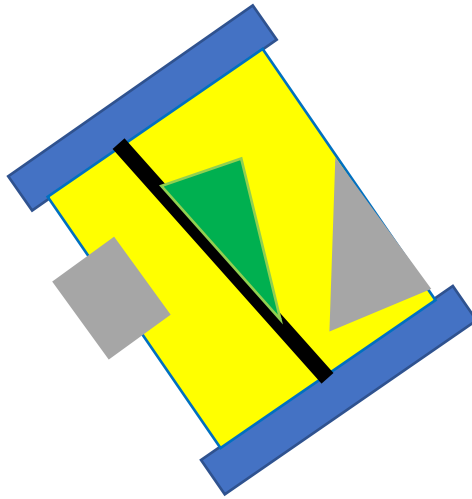
# **CHACEWATER PARISH NEIGHBOURHOOD DEVELOPMENT PLAN**

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# **CHACEWATER PARISH**



**AT THE HEART OF CORNWALL'S WORLD HERITAGE MINING AREA  
ICONIC BUILDINGS AND STRUCTURES OF HISTORIC SIGNIFICANCE  
TREE TUNNELS, TREE LINED FIELDS, HEDGEROWS AND WOODLANDS  
A FRIENDLY PLACE WITH A STRONG COMMUNITY  
SCENIC HORIZONS AND QUIET VALLEYS  
EXTENSIVE RANGE OF PUBLIC FOOTPATHS AND RECREATION SPACE  
AREA OF AGRICULTURAL CHARM AND RARE MAGNIFICENCE**



# Part 1

## Introduction

**Why Chacewater Parish needs a Neighbourhood Development Plan (NDP).** The Neighbourhood Development Plan (NDP) defines the community vision for Chacewater Parish and how it will develop over time. If adopted at Referendum, our NDP “the Plan” will sit alongside the Cornwall Local Plan (CLP) as a guide to development within the Parish to August 2030 and aims to set a template for the years that follow.

**How the NDP was Prepared.** Chacewater Parish Council is the qualifying body responsible for the preparation, consultation, submission and delivery of the NDP, which has been compiled through the hard work and commitment of volunteer members from across the community, who formed the main Strategy Team and associated Working Groups. We have actively engaged with a broad cross section of community representatives, organisations such as Cornwall Wildlife Trust (CWT) as well as Cornwall Council’s Mapping, Landscape and Local Planning Department (LDP), with whom we have enjoyed a very fruitful working relationship and learned much. Funding for the project was secured entirely through Locality/Groundworks UK.

**NDP Area Designation<sup>1</sup>.** The Chacewater Parish NDP designation is the entire Parish, which includes the main Chacewater village settlement and 4 other smaller settlements: Twelveheads to the south, the edge of Scorrier to the west, the southern edge of Blackwater to the north and Wheal Busy<sup>2</sup>. (See Fig.1 below).

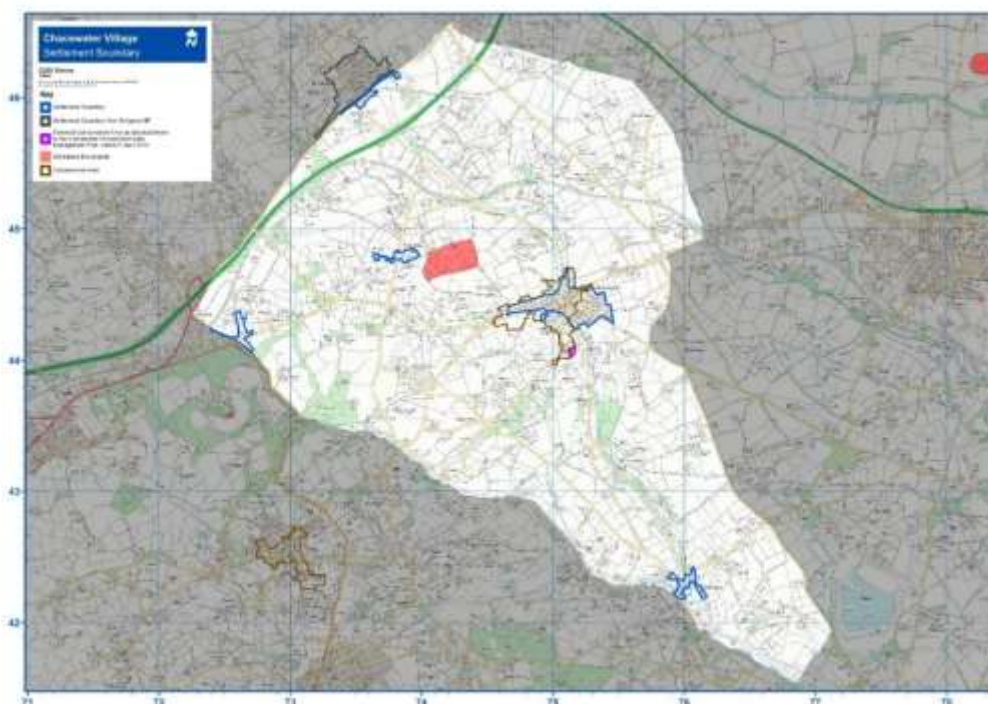


Figure 1. Chacewater Parish Main Settlement Boundaries

**Legal Requirement.** The Government’s underpinning principle is to give local people - through the NDP and in accordance with the Localism Act (2011) - the opportunity to determine what happens

<sup>1</sup> Cornwall Council’s Designation of a Neighbourhood Area dated 28<sup>th</sup> March 2017.

<sup>2</sup> Chacewater Parish is likely to be influenced by Central Government Electoral and Boundary reviews.

in their neighbourhood. In order to achieve this all NDP's must accord with higher level planning policy, in particular the National Planning Policy Framework (NPPF) and CLP Strategies Policies 2010-2030, adopted in November 2016. The CLP requires Chacewater Parish to provide a portion<sup>3</sup> of an overall housing target of 1,200 for the Truro & Roseland Community Network Area (CNA) by 2030. At the outset of preparing this Plan, the Local Planning Authority (LPA) advised that our minimum overall housing contribution (Affordables and Open Market) for this period to be in the region of 60. Well over a third of this figure had been delivered by April 2017, either through in-fill, conversion of existing buildings or non-heritage brownfield sites and we were at approximately fifty percent delivery at the time this document went to print.

**What the Plan aims to Achieve.** The Objectives and Policies that underpin this Plan reflect the requirements of the NPPF as well as the guidance and direction offered through the CLP. The Chacewater Parish NDP will not cease once it is endorsed; it must be viewed as a living, breathing document for the whole community to own, refer to and through which appropriate change can be driven. The Parish Council will continue to work closely with Cornwall Council, other Housing Associations, Land Trusts, etc. to deliver the best homes and improvements for its people. In the interests of continuity, some members of the NDP Team will remain in place and the Plan itself will be reviewed every 4 years or when significant changes dictate - the local government Boundary Review which is due to be implemented in 2021 is likely to offer a first opportunity.

**How the Plan is Set Out.** Prepared in two parts (**Part 1:** Introduction, Background, Consultation and Evidence Base, with **Part 2** focusing on the Key Issues and Objective Policies), the Plan is logically constructed in such a way as to engage with people of all ages and abilities and broadly accords with a template used for similar sized parishes. It details the unique history and heritage of the Parish, quantifies what is valued most by the community, identifies the concerns we face now (collectively or individually) and provides information on what the community wishes to put in place for those who follow – the next generation. The overarching Vision and Objectives were agreed early in the process and remained largely unchanged throughout. The document is not only informative but easy to understand, with a good mix of words and visual presentation.

**The aim has been to deliver a Neighbourhood Development Plan for Chacewater Parish that has been researched, written and produced by members of the community for the community.**

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<sup>3</sup> Cornwall Council's LDP team advises that Chacewater's housing apportionment (between 2010 and 2030) is 60.

## Background



## History and Heritage

Early records for Chacewater (also referred to as Chasewater - old spelling) are sparse - the name may indicate a medieval hunting ground. The land is known to have belonged to the Boscawen family since 1335 (when John de Boscawen married Joan of Tregothnan) much of which, together with mining rights, remains part of the Estate of the present Lord Falmouth.

In addition to farming, the area has been a focus of mining and tin-streaming activity since early times, reaching its heyday in the 18th and 19th centuries<sup>4</sup>. Mining was supplemented by smallholdings. Old field patterns, typically with Cornish hedge boundaries, are still recognisable today, notably to the east of Chacewater village. These rare survivals of smallholding field plots show a land use pattern of Outstanding Universal Value (OUV) in the World Heritage Site (WHS). Wheal Busy Mine and The Great Works was producing tin in the 16th century and by the early 18th century, after the discovery of copper, became an important centre of innovative early mining technology. Nearby, Killifreth mine was active in copper production from 1826 and its Grade II Listed Engine House boasts the tallest extant chimney in Cornwall. Good quality elvan stone was also quarried at Creegbrowse throughout the 19th century and remains distinctive in many traditional local buildings.

From the late 18th and early 19th centuries, encouraged by the expansion of mining industry nearby, the village of Chacewater grew from a hamlet and some scattered enclosures along the old East-West turnpike road into a small but flourishing centre for local trade. Pigot's 1830 Directory says of Chacewater "... its situation on the great thoroughfare between Redruth and Truro combine to render this little place one of some business and consequence.". However, the character was evidently still somewhat unruly when, in 1829, the West Briton reported a brawl outside the Britannia Arms - one of 13 hostelryes in the village at that time! - an established brewery already existed on Riverside before 1830.

An impressive Church was erected in 1828 on the hillside to the South of Chacewater village (largely rebuilt in 1892), followed by the village school (1848)<sup>5</sup>. Chapels were built on Chacewater Hill (1830) and Station Road (mid/late -19th century) – both have since been converted for other

<sup>4</sup> C.I.S.I. Industrial Settlements Initiative Report 2002.

<sup>5</sup> English Heritage List of Historic Buildings & Cornwall Council Historic Sites Buildings & Monuments Record.



use. The Old Market dates from circa 1830 and the Chacewater Literary Institute (donated by local Blackwater philanthropist, John Passmore Edwards) was completed in 1893. The Institute building in Blackwater was the first such endowment in 1889 and Edwards stated that "Nothing gives me greater pleasure than to give this to my native village, and within a hundred yards of my old home where memories of boyhood cling around the place"<sup>6</sup>. Chacewater Institute has now been converted into 2 flats but the Blackwater building still fulfils its original function as a community asset.

"Gentrification" proceeded with the development of shops (many distinctive early/mid-19th century decorative shopfront windows survive) and houses on either side of the main thoroughfare with polite villas along the Terrace, overlooking the valley. John Betjeman noted "well-built colour washed cottages ... bow-windowed Georgian shops ... and up the valley slopes, the tidy villas built in the last century by mine captains."<sup>7</sup> Terraces of more modest cottages, housing the families of miners and labourers, were built during the 1820s and 1830s<sup>8</sup>. Contemporary Registers suggest that most Chacewater inhabitants at the time were in fact not miners at all but engaged in managing and servicing the mining industry.

Elsewhere across the Parish, smaller settlements such as Twelveheads and Creegbrowse grew to accommodate increased numbers of inhabitants, mostly associated with expansion of mining during the early-mid 19th century. Several non-conformist chapels were also built, including those at Twelveheads (mid-19th century, rebuilt 1891), White Rose Chapel and Cox Hill (now converted to residential use). The chapel at Wheal Busy (1863) is Grade II\* Listed because of its well preserved original interior.

Numerous ruined mine buildings populate the area and features at Great Wheal Busy have been designated as a Scheduled Ancient Monument in recognition of their historic significance within the World Heritage Mining Site: "Overall, Wheal Busy provides an excellent example of a larger Cornish copper mine, which had a prolonged impact on settlement and transport patterns in the area." (H.E. Schedule Ref. 1021392)

The Grade II Listed Smithy, with its "large and impressive hipped scantle slate roof", is also described as "a remarkably well surviving example of its type - perhaps one of the largest blacksmiths workshops in the country" (E.H. List description 1391151). Whilst the nearby engine house has recently been consolidated with grant-funded support from Natural England, the Smithy building is currently in a state of disrepair and in need of swift attention provided the necessary funds can be found.

Mining in Cornwall went into decline after 1850. Despite some brief rallies in trade and the opening of the West Cornwall Railway in 1852, Wheal Busy closed in 1873 although Killifreth continued working until 1897. Subsequently, the population of Chacewater Parish dwindled and many former miners emigrated overseas, often leaving families behind. This decline saw Chacewater village become increasingly residential and trade orientated, whilst the surrounding area reverted largely back to agriculture. The disused tramway that once connected the Great Works with the harbours at Portreath on the north coast and Devoran to the south, is now a significant recreational route for cyclists and walkers to enjoy. An extensive network of footpaths, once tramped by the feet of mine workers, offers a unique evidential reflection of a once thriving mining industry that saw many significant historic industrial innovators (amongst them James Watt) visit this highly profitable historic landscape.

**There may yet be further important heritage features waiting to be revealed in Chacewater Parish!**

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<sup>6</sup> The Life and Good Works of John Passmore Edwards by R.S. Best.

<sup>7</sup> Chacewater the Story of a Mining Village (2nd Edition, 2002) Willem van der Eyken.

<sup>8</sup> Chacewater Conservation Area Appraisal and Management Plan Mar 2010.

## **Landscape and Natural Environment**



Chacewater Parish lies in mid-west Cornwall at the heart of the UNESCO designated World Heritage Mining Site (WHS) (Area A6), midway between Truro to the east and Redruth to the west. Its rolling countryside - within a roughly kite-shaped perimeter – is bisected north to south by the Carnon River valley, which contains the Chacewater Conservation Area (CA) and includes most of the main settlement of Chacewater village itself.

The north-western sector of the Parish is traversed by Cornwall's main A30 dual carriageway trunk road and the mainline London-Penzance railway. The south-western border is defined by the Poldice stream which runs for several miles through a steep-sided valley, containing substantial Sites of Special Scientific Interest (SSSI), a well-used section of a multi-use, coast-to-coast, recreational trail and many acres of industrial heritage sites.

A ridge road overlooking the Carnon Valley marks the eastern boundary of the Parish until it turns to follow the Saveock stream to its source, above the settlement of Blackwater.

The countryside is a mix of farmland on steep-sided valleys and rolling uplands with fields and surrounding areas of heath and woodland. The area is crossed by an extensive network of regularly used Public Footpaths, Bridleways and Byways – 17.5 miles in fact. Roads and field boundaries are mainly edged with mature Cornish hedges and the environment is becoming greener every year as nature continues to recover a land that was, until relatively recently, scarred by the process of extracting valuable mineral resources.

The above is best explained pictorially by referring to the Land Use map (Fig. 2 below), which was drawn up as part of extensive Local Landscape Character Assessment (LLCA) work by members of the NDP Team between October 2017 and April 2018. The Parish and its people recognise and broadly respect the balance that must be struck between heritage, social and recreational interaction with an environment that offers so much in terms of habitat for increased levels of flora and fauna. The Parish benefits hugely from its location within a WHS, expansion of the main settlement Conservation Area (March 2010) and the active interest taken by the Cornwall Wildlife Trust (CWT) in formally recognising County Wildlife Sites (CWS) of natural environmental value across the area (Fig. 3 below).

The need to protect the landscape and natural environment is very important to the people of the Parish; a fact that came clearly to the fore throughout the NDP consultation process. The area does suffer from some acts of individual thoughtlessness (e.g. abuse from off-road vehicles, litter and fly-tipping) and traffic transiting between increased housing conurbations east and west. We also have to manage pockets of invasive plant species

**These issues feature highly on the Parish agenda as we look to manage any future development of our valued space.**

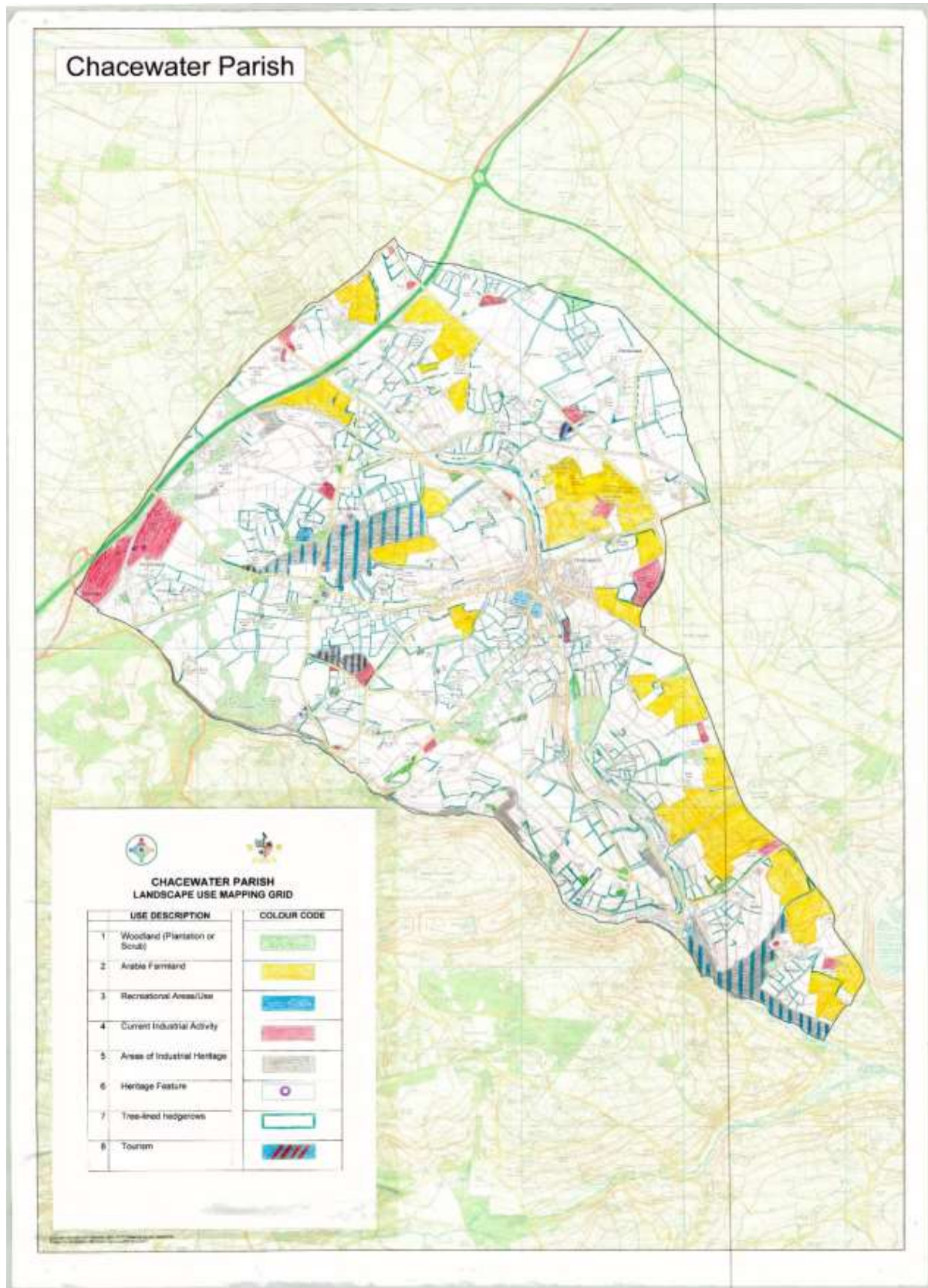


Figure 2. Chacewater Parish Land Use



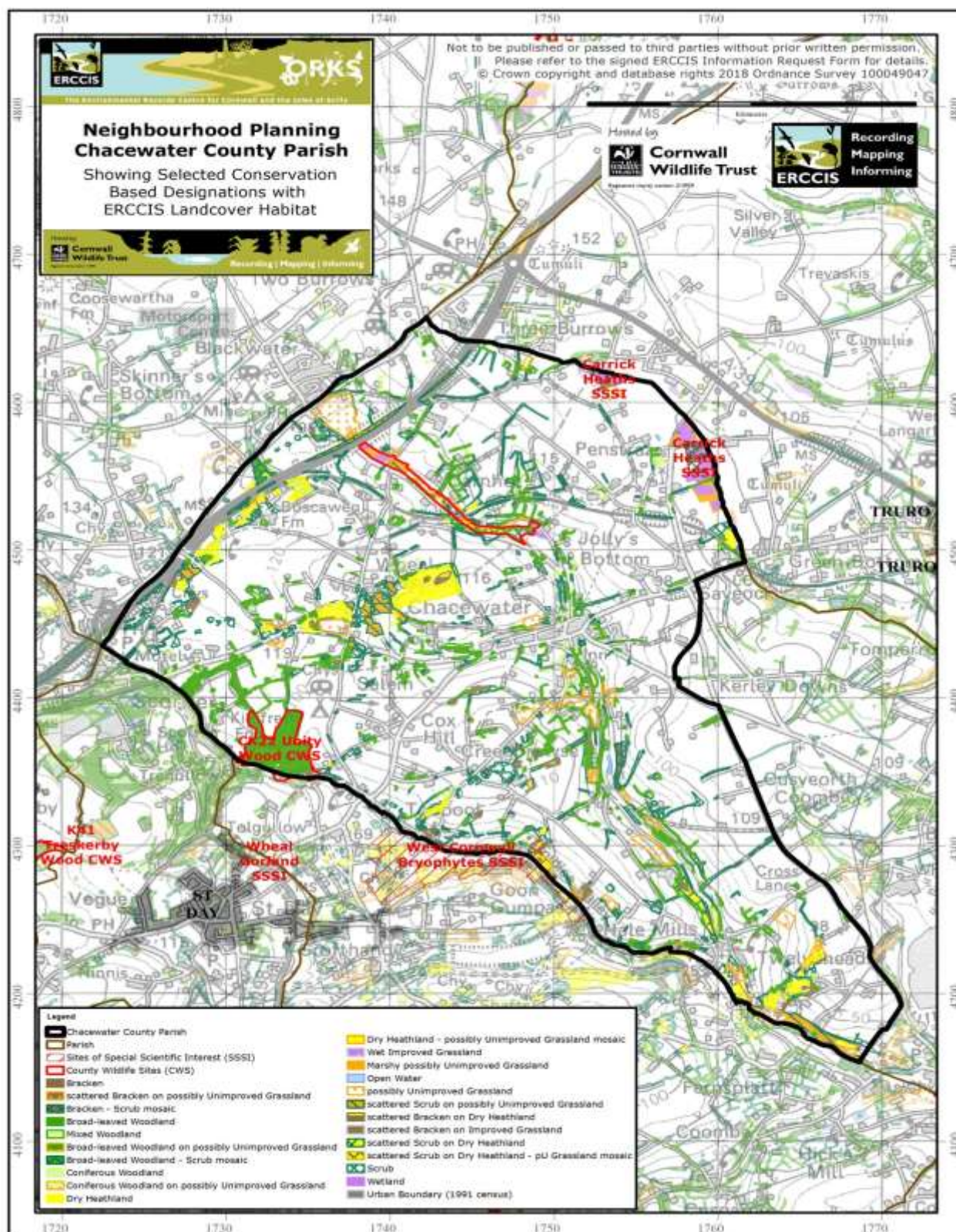


Figure 3. Cornwall Wildlife Trust (CWT) map of selected Conservation Based Habitat Designations across Chacewater Parish

## Population and Demographics

Drawn from a variety of sources but principally through information provided by the Local Insight (LI) profile report for the area created for Cornwall Council by Oxford Consultants for Social Inclusion (OCSI)<sup>9</sup>, the following bullets provide a snapshot of the Population and Demographic make-up of Chacewater Parish:

- **3925** people live in the Parish.
- **Life expectancy** is significantly higher than either the regional or national average.
- **12.4% of children** technically live **in poverty** compared to 20.1% across England.
- The overall **crime rate is lower** than the average across England - less than half in fact.
- **20%** of people have a limiting **long-term illness** compared to 18% across England.
- The **health and well-being** of residents (e.g. Childhood obesity levels, smoking and healthy eating) is **substantially better** than either the regional or national average.
- **19%** of those living here have **no qualifications** compared to 22% across England.
- **36.1%** have at least **degree level qualifications** compared to a 27.4% national average.
- **32%** aged between 16-74 are in full time **employment** compared to 39% across England.
- Due to its heritage and landscape position near to Truro, there is a much higher percentage of **detached housing** in the Parish than the national average.
- Distance and travel times to **key services** are close to the national average and better than the regional average for health care.
- There is an average of **1.8 vehicles** per dwelling but 10.6% of households do not have any vehicle at all<sup>10</sup>.
- The number of people "**Satisfied with their neighbourhood**" is above the national average.

A more detailed breakdown of the OCSI report can be found at Appendix 1. Some of the data provided has been used to inform the Plan, but in terms of conclusions (which were also reflected in the responses to our Autumn 2017 Survey Questionnaire), it seems that:

- The Parish has a relatively stable resident community with a 10% annual change of address.
- The health and well-being of the Parish population is better than either the regionally or national average, despite a higher than average percentage of pensioners.
- There is a lower than average rate of recorded crime or anti-social behaviour.
- Educational attainment is higher than the average but - similar to other parts of Cornwall - generating people with appropriate skill sets does seem to be an issue. This was confirmed through the NDP Business Questionnaire and Youth Engagement event (May 2018), which revealed an inclination towards seeking future employment opportunity away from the county.
- There is a clear bias towards detached, semi-detached or well sized terraced homes in the area but this has as much to do with heritage, location, pricing and demand, so does not necessarily reflect the future housing need.
- Due to its geographic location between Truro and Camborne, Pool, Illogan and Redruth (CPIR) conurbations, Parish residents benefit from an enviable public transport service that connects with most parts of Cornwall. However, as a consequence, those living in the main settlement do suffer from high volumes of commuter traffic, which is definitely on the increase<sup>11</sup> due to the rapid expansion of developments east and west of the area.
- In addition, there is an increased reliance on cars by those living in the Parish and many homes lack sufficient parking, which impacts negatively on the main village settlement in particular.

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<sup>9</sup>OCSI Dated 29<sup>th</sup> December 2016.

<sup>10</sup> Chacewater Parish NDP Autumn 2017 Survey Questionnaire.

<sup>11</sup> Cormac Solutions Ltd supplied Radarclass data taken over a 6-year period.



The above facts have heavily influenced the views of those living or desiring to live within the Parish. Conscious of the wider Cornwall housing need, in the case of Chacewater Parish and the homes we need to find by 2030, it would be difficult to look much beyond in-fill, extensions to existing dwellings, self-build opportunity or use of non-heritage brownfield sites within the 5 main settlement areas for development, unless there is an exceptional need. In this context Affordable Housing need is fully recognised and supported.

**It is vital to strike a balance between development, population and infrastructure.**

## **Employment**

The demise of mining in the area by the mid to late 19<sup>th</sup> century meant the means by which families traditionally sustained themselves had to change. Then followed a century or more of reliance upon agriculture for worthwhile employment, but this was seasonal only and over time farming techniques and increased mechanisation saw further changes to the job market. Other sources of industry started to sprout up in the area but very little of the size and scale seen “up country” and this remains largely the case today.



**The Blacksmith's Forge is now D&S Jose Plumbing and Diamond Hair & Beauty Salon**

Speed of travel and distance from the main centres of British business is both an advantage and disadvantage, depending on whose view is believed. Interestingly though, a sense of isolationism and perceived lack of opportunity became a key theme during the NDP Youth Engagement Event on 20<sup>th</sup> May 2018, which revealed that the majority of the teenage community saw their future outside Cornwall. The low percentage of well-paid full time employment opportunity is a key factor and prevents many from getting on the housing ladder. However, choice and quality of life play their part. There is a higher than average “incomer” pensionable population and many younger people place great reliance on the part-time work provided through tourism as a main source of income. The Parish has a higher than average overall employment rate, which has much to do with its convenient position midway between Truro and the CPIR towns.

As evidenced further throughout this Plan (see Objective 7) we have a reasonably healthy light industrial and commercial base, which provides employment for many in the immediate area. We also have a number of “pocket” sized industries that offer full or part time employment. Whilst there is no empirical evidence as yet to support this fact, finally and in keeping with many areas across the country, it seems that a number of main wage earners in households across this Parish do in fact work from home, either self-employed or for a larger company requiring a foothold in the area.

**We must support business opportunity, where practicable, as a means of regeneration and an opportunity for local people to seek well paid employment in the area they choose to live.**



## **Facilities and Amenities**



**Old and New – Looking west up Fore Street**

Positioned as it is in mid-west Cornwall, residents of this Parish have benefited from a wider range of services than most in the region. What the Parish of Chacewater itself offers in terms of facilities and amenities has reduced markedly down the years (cost, convenience, availability, choice, opportunity and transport have all been key factors) but there remains a reasonably solid infrastructure core, e.g. Pub, Health Centre, part time Post Office, School, Bakery, Grocers, Fish and Chip shop and corner shop, etc. The removal of public phones<sup>12</sup>, devolved ownership of the public toilets, closure of 2 out of 3 public houses and a change to Post Office services<sup>13</sup> are perhaps the most recent evidence of change due primarily to modern ways of living.

A swift glance up and down Fore Street – the main village settlement thoroughfare - offers a telling story. Some old shops have been sympathetically restored and still provide a vital customer service but most have reverted to residential use, with only the frontage left as a reminder of their past. Some of these valuable heritage buildings have been formally recognised as Grade II Listed<sup>14</sup> and so have a high degree of protection against unwanted development. However, there are many more amenity buildings and other structures across the Parish that deserve recognition, some of which are new, of modern design and built with good materials and sustainable efficiency in mind. Identified through an emerging Chacewater Parish Local List (Appendix 2), which is an expansion to Local Lists featured in the Cornwall Industrial Settlements Initiative for Chacewater (December 2002) and the Chacewater Conservation Area Management Plan (CAMP) of March 2010.



**Chacewater Bakery – this shop has changed use several times down the years**

Conversions have occurred to some significant buildings such as the Passmore Edwards Institute in Fore Street and the Methodist Chapel on Station Road, both of which now offer what could be categorised as affordable homes.

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<sup>12</sup> Some boxes have been taken away whilst others have been converted for alternate use, we are grateful to have retained one in the car park!

<sup>13</sup> The main Fore Street Post Office closed in 2016, so an outreach service operates out of the Women's Institute.

<sup>14</sup> Drawn up by the Department of Culture Media and Sport (DCMS) as advised by Historic England.



**Change of Use.**

**Past and present photographs of the Passmore Edwards Institute on Fore Street, Chacewater, which has been sympathetically restored and transformed into 2 separate dwellings**



Whilst we do have a solid balance of core infrastructure and services, there is a feeling locally that we could do better commercially in terms of appeal and especially parking. There is also a concern that some of our buildings are not necessarily presented as well as they might be. This has undoubtedly been influenced by the rental market and has clear ramifications for our ability to attract visitors to the Parish, however, this could swiftly improve with just a little presentational thought.

**We must do all we can to retain and enhance the Amenities and Facilities, both for local people and those who choose to visit and explore this place – development can help.**

## **Transport and Parking**

Transport and Parking have featured as the two highest priority issues for the people of Chacewater at the last 3 Public Open Days<sup>15</sup>, survey questionnaires as well as the NDP pre-consultation period, so it is worth dealing with each individually.



**Fore Street in Chacewater can suffer gridlock on occasion.**

**Transport.** As already stated, Chacewater's location between Truro and other main residential or employment areas in mid-west Cornwall (CPIR) has seen it grow as a vehicle transport corridor. Upwards of 20K vehicle movements<sup>16</sup> are currently seen each way every week as many commuters see it as a better option to the main A30/A390. This creates a number of positives for the residents of Chacewater, as follows:

- Chacewater Parish residents are extremely well connected to the 2 main network areas.

<sup>15</sup> 27<sup>th</sup> Sep 14, 6<sup>th</sup> Feb 16 and 25<sup>th</sup> Nov 17.

<sup>16</sup> Radarclass data taken at the same period (Nov/Dec) every other year between 2012 and 2017.

- Most in the Parish benefit from a frequent public bus service that effectively connects our capital city with the western end of the county and many choose to live here for this very reason.
- The community is close to most of the county's main commercial outlets and business centres and has excellent links to emergency and other public service facilities.

However, the convenience of Chacewater's position, brings some negatives, notably that:

- Most people who transit through Chacewater merely use it as a shortcut for work and so rarely take note of what the Parish itself has to offer.
- Both the volume (at peak periods) and speed (non-peak periods) of traffic through the main settlement village can reach intolerable levels and shows little regard for those who live there.
- Road Safety is a primary concern of residents year on year. This is supported in every document written about Chacewater since the 1950s, most of which state "there is little or no means of controlling the speed of traffic"<sup>17</sup> and repeatedly recommend the need for change.

Radarclass<sup>18</sup> and Community Speedwatch (CSW) data, together with the obvious increase in developments along the CPIR to Truro transport route, suggest that the volume of traffic will only increase in future. A Chacewater specific Road Safety Management Plan (RSMP)<sup>19</sup> made 30 recommendations aimed at improving things in the core of the Parish. Subsequent actions have resolved some historic issues (e.g. revitalising road signage, replacement bollards, re-painting road markings, etc.), however, the High/Fore Street problem cannot be addressed by the community or Parish Council alone and so requires higher engagement.

Bi-products of this Plan will therefore aim to:

- Support the introduction of a "user friendly" means of better managing the speed of traffic through the main village settlement; and this will hopefully be achieved by the introduction of Vehicle Activated Signs (VAS).
- Actively encourage authorities to connect the cycle networks initiative being developed across both the Truro & Roseland and CPIR CNA's.
- Work closely with Cornwall Council's contractors to improve the quality of road/roadside maintenance (e.g. Pothole filling, Drain/Grip clearance).
- Actively promote Cornwall Council's Car Share scheme, because currently 9 of every 10 vehicles tracked through Chacewater during the working day are occupied by only one person!
- Investigate how best to engage with the road users who think it acceptable to use the verges across the Parish as a "public litter bin".

**Something must be done to address traffic issues across the Parish and developers will be expected to play their part.**

**Parking.** Our main 71 space car park (which is Free and offers 3 disabled spaces) near The Square, was bequeathed to the Parish by Lord Falmouth and has served the village well down the years, however, it can be overwhelmed at times. Its primary purpose is to support Parish based services and facilities, e.g. Health Centre, Village Hall, School, Recreation area, Church and commercial activities.

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<sup>17</sup> Industrial Settlements Initiative Chacewater (St Day/Gwennap Area) dated Dec 2002.

<sup>18</sup> Radarclass is a practical means by which to monitor both speed and volume of traffic.

<sup>19</sup> Chacewater RSMP Dated Feb 2016.



**The Square Car Park, Chacewater**

This vital facility can suffer from a large degree of overspill, directly attributable to 4 specific issues:

- Its use by small businesses that have no parking of their own.
- Its use as a Free Park & Ride option for people using public transport into Truro.
- The popularity of local facilities such as the Village Hall and Bowling Club.
- Parking for those living in nearby dwellings that have no dedicated space on site, either historically or as a result of poor planning of new development.

The Autumn 2017 Survey Questionnaire identified an average of 1.8 vehicles per household in Chacewater which results in a consistently high volume of on street parking. Church Hill, which leads to the Primary School and St Paul's Church, is used as a convenient but potentially dangerous parking area, junctions are congested and yellow/white lines often ignored. This makes for some challenging driving conditions in the core of the Parish, especially during peak periods of travel that coincide with a high number of buses. The current situation is close to becoming untenable, so there is an urgent need to review existing parking provision and provide more parking to accommodate visitors and residents.



**On street parking actually helps reduce vehicle speeds through the main village settlement but it can also cause severe congestion at times!**

**This Plan (primarily Objective 4 and through “Spin-offs”) will demand that development factors in sufficient and effective on-site parking to help minimise traffic congestion.**



## **Housing**



**Terraced Row**



**Individual rural dwelling**



**Detached Estate**

The majority of housing across Chacewater Parish has been defined by historic use and so is largely associated with its agricultural and industrial past. Most homes are located in isolated rural homesteads or within more concentrated settlement areas and some remain part of the Tregothnan Estate. The 5 settlement areas (see Fig 1 and Appendix 5 for more detail) are Twelveheads, Wheal Busy, the main village of Chacewater and parts of Blackwater and Scorrier. Over half the housing stock is detached and there are rows of terraced housing within the main settlement. Many buildings and structures throughout the Parish are either nationally Listed or identified locally for special recognition, reflecting their importance as examples of enduring development or best practice modern design.

The main part of the Chacewater village settlement has been designated a Conservation Area<sup>20</sup> and so any planning applications for new housing, conversions, etc. within or affecting the CA must be considered in light of the need to preserve or enhance its architectural or historic value. There are obvious examples where this has not been achieved in the relatively recent past (e.g. new builds within the Great Walled Garden area and unsympathetic 1970's infill additions along Fore/High Street) which has provided much food for thought.

Conversely, there have been some good examples of conversions, extensions or changes of use to properties, which are consistent with the sustainable objectives of this Plan and as such the CLP also. Infill development has occurred in many places across the Parish and continues at a steady rate today. This complies with the policy guidance and direction contained within this document and in many cases could be referred to as affordable, e.g. large single use buildings being converted into a number of 1 or 2 bed apartments.

Post-war Local Authority Housing is most notably seen east of Kerley Hill but has since transitioned into a mix of social or open market rent and privately owned dwellings. During the 1980's a Local Authority development at Brookside provided dedicated sheltered housing. This continues to offer supported living accommodation today, although the criteria for occupancy has been amended over the past decade and now extends to people in other parts of Cornwall and further afield.

In the 1990's various attempts were made to develop the Wheal Busy landscape, which would have seen the loss of many buildings or structures of significant historic importance and impact on one of the most unique settings of its type in the world. Fortunately, the Wheal Busy Residents Association gathered sufficient momentum at the time to prevent such an occurrence, which would have had a devastating impact at the very heart of what was to become part of the UNESCO WHS.

Around the turn of the century an open market development at Kerley Vale introduced 35 detached dwellings to the Parish. A recent call for housing sites revealed a high degree of landowner interest at the eastern end of the main village settlement, where an application for 62 houses was refused

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<sup>20</sup> Cornwall Council's Chacewater Conservation Area Management Plan (CAMP) March 2010.

and then dismissed on appeal. The main reasons for this were: the impact on the historic landscape (specifically miners' fields and surrounding hedges), access, volume of traffic, water run-off, the fact that it was in a WHS and the scale of the site in relation to Chacewater village itself.

Traditionally, many domestic dwellings have also been created within or sited adjacent to workplaces and commercial developments (e.g. Shops with flats above, change of use etc.).

**The policies in this Plan consistently refer to the unique heritage and landscape of the Parish because they are such valued commodities. Any developer must therefore demonstrate an appreciable awareness for the character of the area.**

## **Youth Engagement and 'Spin-Off' Projects**

The way we manage our landscape will have significant consequences for how the youngsters of today live their lives going forward. The Youth Engagement event in May 2018 and involvement of pupils from the Community Primary School in the Local Landscape Assessment Character (LLCA) work (Oct 2017 to Apr 2018) brought this home most clearly. Our youngsters really do value their surroundings, they enjoy the openness that this area affords and have a deep understanding of issues such as climate change and the impact of over-development. The NDP Team were struck by range of views expressed across this age grouping and so thought it essential to layout some firm ideas for the betterment of their future living space. We have therefore drafted a list of potential 'Spin-Off' projects, many of which have been given a strong youth focus. One such example will be the continued development of the Recreation Ground and the intention to replace the old Football Pavilion with a modern multi-sport community facility, which will offer a base for youth group activities. The current "Spin-offs" list can be found at Appendix 3.

**The impact of what is done now in terms of planning and development will have a far reaching effect on those who follow in our footsteps.**

## **Other Significant Local Factors**

Down the years Chacewater Parish has probably been viewed simply as an area through which people transit to and from their place of work or use as a back route to access our glorious coastline. However, there has always been more to this Parish than meets the eye. The loss of its industrial past was the signpost for change and the community needed to adapt. Parts of the Parish, especially to the eastern side, always lent itself to **agricultural** use and this gradually increased throughout ensuing decades in terms of **variety, size and scale**. The Land Use map (Fig. 2 above) supports this view but only in part because, whilst some large spaces have been turned for arable use, there are many **smallholdings** across the Parish which cannot really be detailed; some of which still provide a degree of self-sufficiency today. A high proportion of land is also used for **rearing livestock** and **equine** or **horticultural** activity. As a consequence, there has been a need to provide the necessary **service support** for this rural activity, which brings investment and employment to the area.





The growth in other **outdoor recreational pursuits** has been noticeable in the past 20 years. In part, this is due to the introduction of a walking, horse riding and cycleway along the course of the old mineral tramway, north to south between Portreath and Devoran. As a Parish, we actively care for, use and promote other **Public Rights of Way** (view the [cornwalltrails.net](http://cornwalltrails.net) website for more information) as a means of bringing people into the area and out into the countryside.



We certainly have a story to tell here and there is growing evidence of people visiting the area in search of open space, historic reference<sup>21</sup> and the quality of facilities the Parish has to offer (notably the Village Hall and Bowling Club). Quality of village or hamlet life has always been a priority for Parish residents and whilst not necessarily noted for our contribution to **tourism**, the fact that the Parish hosts 3 caravan and camping sites and a further 4 sit close to our boundary edge, suggests we punch well above our weight in terms of what we bring to Cornwall's tourist industry. The Parish's place at the heart of the mining WHS attracts visitors from across the globe – many of whom are exploring connections derived from two centuries of migration.



**Chacewater Camping and Caravan Park**

The Parish seems to have played a relatively minor role in the **business** and **commercial development** of the region in recent years. Many a “pocket” sized business enterprise has been born here and flourished over time. Westfield Transport is perhaps the best example, but further investigations into our local business sector point to a strong business mind-set that continues to expand today, albeit gradually.

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<sup>21</sup> Our cemetery reflects its past, contains officially recognised Commonwealth War Graves and we even have a monument to one of the first Victoria Cross recipients.

## **Consultation and Evidence Base**

The range of consultation activity and evidence gathering in support of this Plan has been extensive. An initial meeting in **September 2014** showed little interest for a NDP and so it was decided by the Parish Council to defer the process until more was known and volunteers found to take it forward. Maintaining the “by the community for the community” theme throughout, a chronological list of consultation events and referenced links follow:

- **30<sup>th</sup> June 2016** – A 4-page “Our Chacewater Our Future” Questionnaire letter boxed to every household and asked “Should we produce a Neighbourhood Development Plan?” – although responses were not high, it was decided that we should.
- **11<sup>th</sup> February 2017** – Public forum looked for volunteers - outside Parish Council membership – there was a very strong initial take up.
- **6<sup>th</sup> March 2017** – Start of the first Monday of the month meetings to establish the NDP “Battle rhythm”<sup>22</sup>. Initially, this identified our Vision and Objectives and the groups to support them.
- **End March 2017** – Website/NDP dedicated notice boards introduced, updates in “What’s on in Chacewater” monthly magazine commenced and briefings to local organisations started.
- **July 2017** – the first quarterly LPA surgery.
- **Early Autumn 2017** – letter boxed 1000 copies of the “Planning for our Future” Survey Questionnaire’ and sought responses to 86 Objective questions - 21% completed returns.
- **19<sup>th</sup> September 2017** – NDP Strategy Team met with Situ8 planning consultancy, who confirmed we were taking the right approach to our delivery pathway.
- **October 2017** - **£4248.50** from Groundworks/Locality received to end of FY 31<sup>st</sup> March 2018.
- **October 2017** - **Local Landscape Character Assessment (LLCA)** training/activity started.
- **Late Autumn 2017** – data from survey questionnaire<sup>23</sup> collated into powerpoint brief.
- **24<sup>th</sup>/25<sup>th</sup> November 2017** – Engagement events at Twelveheads and Chacewater updated the community on the findings from LLCA, the Autumn Questionnaire and progress in general.
- **February 2018** – Engagement meetings with major Landowner, Land Trust and Cornwall Housing.
- **April 2018** - 98-page LLCA report produced as a public document and to inform the NDP.
- **May 2018** - Youth Engagement events and responses received from 50 of 62 businesses.
- **June 2018** - **£3195.00** grant received (Groundworks/Locality) to **FY 31<sup>st</sup> March 2019**.
- **15<sup>th</sup> September to 27<sup>th</sup> October 2018** – Pre-submission Launch/Consultation period, which included a series of 9 events and separate briefings to an estimated 500 people.
- **6<sup>th</sup> November 2018** – Consultation Feedback analysed and included in NDP Draft.



This document together with links to all Questionnaires, Feedback and Analysis can be found on the Chacewater Parish Neighbourhood Development Plan portal of the Chacewater Village website ([www.chacewater.net](http://www.chacewater.net)).

**The NDP Team benefited greatly from engagement with and feedback from the Chacewater Parish community and outside organisations. It has strengthened the Plan and will provide evidence to inform future planning and development.**

<sup>22</sup> Monthly Meetings were all recorded and appear on the Village website, together with other key support documents.

<sup>23</sup> A broad analysis of the Autumn 2017 Survey Questionnaire can be found in document 20171109\_U\_LNDP CHACEWATER QUESTIONNAIRE ANALYSIS.

## **Part 2**

### **Vision**

An inviting, outward looking and inclusive parish that respects its unique heritage, its natural environment, its countryside, its community, its character and identity. A parish that looks forward, embraces sustainable change, supports realistic business growth, appropriate housing and the services which underpin them.

### **Objectives**

- The Chacewater Parish Neighbourhood Development Plan (NDP) is for everyone. It provides a framework for our future, in terms of development, planning, infrastructure management, personal well-being, business and community involvement. This document draws together all that matters to each and every one of us. We therefore wish to maintain a keen focus on the environment, our unique heritage and the countryside for which we have responsibility.
- We also need to maintain our Public spaces, retain our Commercial services, Medical provision and Transportation links whilst improving our Road Safety and Traffic Management infrastructure. A vital concern relates to making our parish as attractive as it can be to live, visit or work in.
- We need to embrace change and recognise our contribution towards the demand for housing, which should be met by sustainable development with a sense of identity. Nothing can be achieved, however, without the full involvement of the community, so we must continually encourage initiative, invention and inclusivity, embracing ideas from all age groups.
- In this way, we can promote both personal and wider development by cultivating a responsible social conscience and behavioural attitude at the same time as protecting the things we currently benefit from and value most. In short, this is our time and opportunity to manage our future together!

## **The Key Issues**

### **Chacewater Parish Settlements Character**

To aid the Developer in better understanding the unique nature of Chacewater Parish, the NDP Strategy Team thought it necessary to provide a Settlements Character statement, as follows:

Chacewater Parish is at the centre of the UNESCO Cornish Mining WHS and lies within a rural landscape steeped with important historical relics and archaeological evidence. Dwellings are set within a landscape of mixed woodland, heath and pasture where traditional rural and agricultural industries survive alongside modern automotive, transport, logistics and tourism enterprises. They preserve direct visual and physical links with the surrounding countryside. Field patterns established centuries ago remain largely intact, bounded by Cornish hedges, byways and public footpaths.

Throughout the past 300 years, settlements have evolved continuously into compact groups of buildings in modest scale. A mix of newer-built dwellings with elevations mainly stone-faced or painted render, sit alongside older properties, mostly slate-roofed and solidly-built mainly of local stone and cob. Clustered beside minor road crossings and small valley junctions, they embrace a broad range of dwellings from substantial detached houses, bungalows and terraced cottages to re-purposed chapels, duplex apartments and one-bedroom flats.

Small settlements at Twelveheads, Scorrier and Wheal Busy are situated on minor cross roads giving easy access to the mines and quarries that once employed several thousand workers in the locality. Two larger settlements at Chacewater and Blackwater, which lie alongside the main east-west roads, also offer services to passing travellers. They maintain intimate and immediate access to the surrounding countryside and enjoy vistas of wooded hillsides, agricultural fields and scattered smallholdings which enfold the settlements. See Chacewater Parish Design Statement at [www.chacewater.net](http://www.chacewater.net).

### **Housing Including Affordable Housing**



Housing provision is clearly a vital part of the Chacewater Parish NDP process and it is important to strike a balance between need, quality, design, affordability<sup>24</sup>, supply, infrastructural support and environmental impact. Our policies seek to meet the aims of both national and local planning objectives to secure housing and land supply to meet local demand. Local demand includes those

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<sup>24</sup> Affordable Rural Housing: A practical guide for Parish Councils from the Rural Housing Alliance. Page.6

who may wish to extend, downsize or re-locate to the immediate area; so we must provide a range of suitable housing, varied in size, scale, type and occupancy to meet our community needs. Crucially, all new housing, be it for rent or purchase, should be economic and efficient to run.

Great store will be placed on quality of design in order to preserve and enhance the local character, including the built environment and landscape setting. Our housing policies will be informed by existing Supplementary Planning Guidance (SPG) such as that relating to World Heritage Site (WHS), the latest Cornwall Design Guide, the Chacewater Conservation Area Management Plan (CAMP) 2010 and other site or area specific legislation and guidance. We must also be mindful of and not just make passing reference to other legislation such as the Crime and Disorder Act 1998 (CDA) Section 17 and even localised information contained within documents such as the Chacewater Parish Energy Guide 2018.

The Parish recognises the proportionate role it has to play in the provision of housing requirement across Cornwall and acknowledges the difficulties inherent in local infrastructure and environmental constraints. Historically, small numbers of affordable dwellings have been provided here, however, there is a demand for more according to the Chacewater Parish Housing Needs Survey and Cornwall Council's Homechoice Register.

#### **What is Affordable Housing?**

The aim of Affordable Housing<sup>25</sup> is to provide homes for people on modest incomes, who cannot afford to buy or rent a home on the open market. Although there is no 'blanket' definition, there are clear definitions of what Affordable Housing products Cornwall Council will accept in order to meet the Homechoice Register need.

This is explained in greater detail in the main body of 'Objective 6 – Housing Need' section, which provides our reasoning, associated calculations and takes into consideration essential parameters. As such, the NDP Strategy Team and Parish Council have listened and worked hard to create a better understanding of:

- Sites forwarded to Cornwall Council by our major landowner<sup>26</sup> for potential development.
- The issues, supported or otherwise, relating to these sites.
- Cornwall Council's 'Guiding Principles for Pre-Application Discussions'.
- The influence of architects or land agents working on behalf of landowners/prospective investor.
- Where independent, not-for-profit housing associations or Trust schemes, such as the Cornwall Community Land Trust (CCLT) or Coastline Housing, fit into the wider future housing equation.

The policies contained within the Plan, either for open market or affordable housing led schemes within settlement boundaries, are considered adequate to meet demand for housing land in the Parish to August 2030. It also supports the approach of CLP Policy 21<sup>27</sup> to encourage sustainably located proposals to previously developed land and buildings, despoiled land and the sub-division of

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<sup>25</sup> The Housing SPD Consultation Draft Oct 2018 (Glossary) states: "Affordable Housing – Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers) including: Affordable Housing for rent, build for rent, starter homes, discounted market sales housing, other affordable routes to home ownership."

<sup>26</sup> Chacewater Parish Council and NDP Team have met with representatives of Tregothnan Estates twice (22 Feb and 28 Mar 2018) during the NDP process and specifically enquired about a 10-house Exception site development on the Blackwater settlement boundary.

<sup>27</sup> Cornwall Local Plan Strategic Policies 2010-2030 Policy 21: Best use of land and existing buildings.



properties, conversion of vacant properties and safeguarding agricultural land, except where it would conflict with other policies within the framework of the CLP. In drawing up this Plan, the NDP Strategy Team has not deviated from its priority, which is to make best use of non-heritage brownfield or infill sites – provided they are not of environmental or historic value - and encourage self-build opportunity as a means of achieving affordability. Housing development outside existing settlement boundaries in the open countryside will therefore be strictly controlled (iaw CLP Policy 7) and only permitted where there is a special need or circumstance.

Throughout its work, the NDP Team has become increasingly aware of the need to act positively in adapting and using existing policies and guidance to help make appropriate improvements to health and energy efficiency of Listed buildings in compressed environments such as High Street and Fore Street in Chacewater. This will have a positive impact on people and the long-term sustainability of their homes. Chacewater has been (and it seems always will be) used as a major commuter route into and out of Truro and there is unequivocal evidence that volume, speed and the noise of traffic is on the increase. The use of careful and appropriate measures, as explored in detail in Cornwall Councils' guidance 'Improving Energy Efficiency in Cornish Historic Buildings', will therefore feature as a significant side line project to the NDP in order to mitigate future problems relating to poor health brought about by noise pollution and vehicle emissions.

### **Infrastructure (Facilities, Amenities and Services)**



**Chacewater Village Hall**



**The Square Car Park Public Toilets**



**Chacewater Health Centre**

Overall, there is a generally positive community feel about Chacewater Parish and we currently appear to have the right sort of infrastructure balance and support for the population. Specific assets are the relatively new Village Hall, Bowling Club and Millennium Village Green, the future plans we have for the Recreation Ground and the range of shops and services we enjoy (e.g. Post Office, Pub, Garden Centre, Beauty Salon, Health Centre, Primary school, churches, chapels, etc.). Importantly, we have superb surrounding countryside and an increasing commercial base that has clear growth potential to employ people from the nearby or local community, provided they have the right skill sets. It is also imperative that our public transport system provides a more complete service to the surrounding area, as a means to move people around and help reduce the carbon footprint by having less vehicles on the road, thus making this a more pleasant place to live.

According to the 'Settlements: Hierarchy and Settlement Categories 2012<sup>28</sup>, Chacewater (and Blackwater) are designated as Category E settlements. The review concentrated on categories C, D and E, as it is these types of settlements that will probably need to accommodate some future growth. Category E refers to those settlements considered important to their immediate local area and some new development would be considered appropriate to meet local needs and support local services and facilities. It is important to have up to date information on their current sustainability.

The Cornwall Local Plan (CLP) will shape and direct Cornwall's development to 2030 and is based on an assessment of the functional relationships between places. This approach, which focuses on

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<sup>28</sup> Dated Jan 2013.



how people interact with businesses, services and facilities, requires an in-depth assessment of where people live, work, go to school, shop, bank and use leisure facilities.

The Autumn 2017 Survey Questionnaire and extensive range of Business interviews<sup>29</sup> (see [www.chacewater.net/Chacewater](http://www.chacewater.net/Chacewater) NDP) provided useful collated information from across the Parish; the main findings were that around 450 people were currently in full or part time employment in the area and 28 businesses indicated a need for more space in the next 5 years and subsequent increase in staff. This will have clear consequences on the sort and levels of infrastructure we need in future, especially in terms of medical and education provision. For example, the increase in numbers attending Chacewater Community Primary School has risen in the last 8 years from 111 to a current figure of 172, with demand increasing to 210 over the next 3 years.



**The Millennium Green**

**The policies contained within this Plan will give strength to the future employment and infrastructural needs of residents across the Parish as well as those who visit.**

## **Commercial and Business Development**

Chacewater encourages business which brings employment to the area and this is expected to grow in future. Many commercial and business sites across the Parish (see Appendix 6)<sup>30</sup> are used to their maximum potential, however, there is significant scope for new industrial or commercial development, which is further explained below. Our location, near the A30 and between Truro and CPIR networks, is viewed as a definite advantage by the whole business sector and this was borne out through the analysis from our Business Survey Questionnaire in June 2018<sup>31</sup>. We have a wide range of businesses, ranging from international haulage, main car dealerships and agriculture services at one end with many more localised small scale industrial, commercial and retail outlets at the other. As the Parish sits conveniently between the north and south coast, whilst not initially obvious, it provides a variety of holiday accommodation (especially caravan parks) for the tourist and has an enviable landscape for recreational opportunity, which contributes much to the economy and could be exploited further. The Business Questionnaire also evidenced that small or start-up enterprises can thrive here and we very much see it as a community role to support such initiative.

**Existing Industrial Sites – Use and Potential.** The following paragraphs offer a flavour for the use and potential development of existing sites in the area, which are considered to be sufficient for the period covered by this Plan.

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<sup>29</sup> Chacewater Parish NDP Business Questionnaire Analysis Report Dated June 2018 relates to 50 interviews from an Industrial or Commercial base of 60 businesses which represented an 85% return.

<sup>30</sup> Appendix 6 provides mapped detail of all Community Facilities and Commercial/Industrial Enterprises.

<sup>31</sup> The June 2018 Business Questionnaire provided responses from one to one interviews with 51 businesses out of close to 60 across the Parish.



- **Hallenbeagle - Cornwall Business Park (East & West).** A prime large unit location situated close to the A30 and bisected east-west by the mainline railway, the Cornwall Business Park (CBP) near Scorrier is made up of 2 sites totalling 35 acres, split into 23 fully serviced plots. CBP West is an Enterprise Park whereas CBP East (the top end of which is currently occupied by Cormac Solutions Ltd) has consent for waste reprocessing facilities and recycling Waste to Energy. Currently, CBP West has developed motor dealerships, comprising showrooms,

servicing and outside space for vehicles - more are expected. There is strong interest from other companies wishing to expand and potentially re-locate to this site; approximately 19 plots are still available.

- **Kea Downs Business Park.** Situated close and with access to the A30, this modern site is principally used for covered storage and warehousing, with outside space for loading and transport. There is little room for expansion under the existing layout as it is surrounded by farm land.
- **Killiwherries Industrial Estate.** Just east of the main village settlement and benefiting from its central geographic location, this area is a main focus for automotive retail, repair and specialised services, including: campervan conversions and sales, car and motorcycle servicing/repairs and custom paint and trim. This area could be described as a collection of post war industrial buildings with outdoor parking that has been let under short affordable commercial leases, suitable for small or start-up businesses.



- **Wheal Busy Industrial Park.** Between Chacewater and Blackwater south of the A30, this site currently comprises a used car parts unit, MoT station and vehicle servicing/specialist tuning facility. The development has a further 4 currently empty, modern, light industrial units. The site struggles with infrastructure deficiencies including very slow Broadband speed, spasmodic mobile phone coverage and restrictive electrical connections, which they hope to resolve.

- The **Old Yard Railway Station**, alongside the main rail tracks and close to A30, albeit via narrow roads, currently offers a small self-storage container yard, electrical contractor business and some specialism in conversion of shipping containers into offices, bars, micro restaurants, etc. Both businesses occupy this ex-goods yard to capacity and there is no room to expand.

**Other significant local business sites.** There are a number of other sizeable businesses around the Parish that have a significant workforce drawn from the local area, e.g. Truro Tractors

(Agricultural and garden machinery), Westfield Transport (International transport company), Hawkins Motors and Alan Snow (Agricultural services), each of which have either maximised and expanded their current footprint or will be seeking to relocate elsewhere within the Parish.

**Commercial and Retail.** There are numerous commercial and retail outlets throughout Chacewater Parish (detailed at Appendix 6) which provide invaluable support to the local populace, visitors to the area and further afield. One-to-one interviews conducted as part of the Business Questionnaire (June 2018) identified that, despite recent economic austerity, many small enterprises (esp. food and catering, small scale automotive industry, etc.) have either been established or continued to grow, but much of this can be directly attributed to individual drive and entrepreneurship. However, further evidence suggests this is still a very fragile sector that needs continued local support.

**General Comment.** Analysis of the Business Questionnaire identified the following key issues as prime factors in support of future development in the area:

- 29 out of 51 businesses are likely to expand within the next 5 years, subject to suitable premises and reasonable costs.
- 19 businesses said they will be seeking additional staff within the next 5 years.
- 20 companies said that current available broadband speed and coverage was poor and impeded their day to day work. The Health Centre is also affected by this issue.
- 43 business respondents complained of poor mobile phone signal, especially in the village.
- 4 businesses, including a farm, complained that their electrical supply was insufficient for future expansion and that Western Power Distribution could not improve the situation without huge and disproportionate cost to the business itself.
- Increase public parking space, complete with provision for Electric Vehicle (EV) charging points.
- The provision of an Automated Teller Machine (ATM) for cash withdrawals.

From what we now know about our businesses, their future needs and land use in the area, the NDP Strategy Team believe there is more than adequate space (e.g. new development land such as Hallenbeagle or non-heritage brownfield sites) for future commercial/business development. Furthermore, we feel that any vacated site would provide a useful backfill opportunity for another business to move in.

Certain steps can be taken to encourage new businesses to find a foothold in the area or help existing businesses to survive and this would include making the village centre more visually appealing. Improvements to the existing infrastructure (e.g. Bus service across the Parish, safer walking, better telecommunications, parking and cycling routes) will always be sought. We are also planning to add to the good facilities we already have (e.g. Village Hall, Bowling Club and Millennium Green) by refurbishing the existing Recreation Ground with a new build Multi-Sport Pavilion and continuation of the 'Beautifying Chacewater' theme.

**The policies identified in this Plan (Objective 7 – Economy and Jobs) are aimed at supporting existing local businesses and attracting others to develop sustainable employment opportunities.**

## **Water Management**

As the main settlement of Chacewater sits in a valley bottom, into which historic water courses run (Streams, Leats and Adits), management of water from the north, east and west is an important factor that must be borne in mind when considering any development or change of land use. These features should be seen more as an opportunity to explore, to celebrate, to enhance local experience rather than simply be viewed as a constraint or challenge; and should work with the natural environment to achieve truly integrated landscape management regimes. Reductions to the standard and frequency of maintenance to drainage systems, roadside grips and occasional watercourses are all main issues but abuse of the countryside is undoubtedly another.



**Poor drains maintenance and change of field use can have severe impact “downstream”.**

The illegal use of many of our well defined Public Right of Way (PRoW) by 2 and 4 wheeled off-road vehicles harms the surface of many footpaths and bridleways; resulting in tons of silt, earth and rock debris being deposited along roadsides, causing potholes and blocking of drains and occasional watercourses. As a consequence, some housing in the centre of the main village settlement has been categorised as a Flood Risk area.

Other, seemingly slight alterations to the use of the surrounding countryside and some rural features (e.g. removal of a Cornish hedge for ease of access or change in use of a particular field) can have a severe “downstream” impact and removes habitat for many natural treasures.



**The Leat “occasional” watercourse, before and after the 6-monthly community clean-up operation**



**Debris along The Terrace caused as a direct result of illegal use of our PRoW**



Some parts of the Parish are close to maximum capacity in terms of managing sewerage and requests to clear up water fouling have risen markedly in recent years. Increased reliance is placed on self-help volunteer action to resolve many of the problems caused by poor water management.

**Poor development, abuse of the countryside and the impact of climate change will only add to the problem of water management across Chacewater Parish in the future.**

## **Renewable Energy and the Environment**



**Renewable Energy.** Chacewater Parish Council fully supports the use of Renewable Energy and this was reflected in responses from residents to the Autumn 2017 Questionnaire. Renewable energy processes have been given considerable thought by the NDP Strategy Team, largely because many residents (who felt they could afford it) have, for some time, considered the potential environmental benefits of investing in PV panels, solar water heating, ground/air source heat pumps for space heating, micro generation, log and pellet burner systems, etc. This has much relevance here due to the reduced energy supply options, e.g. limited mains gas. We work with Cornwall Council to regularly monitor levels of pollution along the commuter route which runs through the main village settlement and actively look at ways to reduce both traffic volume and flow. In this context, whilst we applaud the investment in the “green” bus initiative introduced in 2017 as part of the One Public Transport System for Cornwall (OPTSfC)<sup>32</sup>, this should not be at the expense of properly connecting rural communities where bus services have been restricted.

**One of the key “spin-off” projects from the NDP process is the formation of the Chacewater Energy Group (CEG) in 2017.**

The CEG has produced Chacewater Parish Council’s Sustainable Energy Advice Guide for the community (Fig. 4 below) to share ‘best practice’ and inform developers of our aspirations and intent<sup>33</sup>. Specifically, this is to tackle global climate change and to make the Parish a carbon neutral community. Chacewater Parish Council and its NDP Team recognise the opportunity that the Plan offers in terms of developing a sustainable building design that benefits all. Cornwall hosts many innovators in this field and has natural resources for most types of renewable energy.

CEG will promote the use of renewable energy, highly efficient insulation and encourage carbon neutral technology in all new builds, existing homes and extensions. It will also recommend what might be achievable in terms of thermal efficiency and other improvements to older/historic<sup>34</sup> dwellings and explore options for the development of non-commercial community renewable energy projects. We will therefore look into appropriately scaled and sited renewable energy sources

<sup>32</sup> OPTSfC forms a significant element of the Cornwall Devolution Plan aimed at delivering: One Network, One Timetable, One Ticket, One Standard, One Brand and One Customer focus.

<sup>33</sup> Cornwall Council’s Neighbourhood Planning Energy efficiency and renewable energy; a community-led approach and Cornwall Renewable Energy Planning Advice March 2016 refer.

<sup>34</sup> Improving Energy Efficiency in Historic Cornish Buildings 2014 - case studies.

through community led projects to greatly reduce levels of CO<sub>2</sub> across the Parish, e.g. PV Panels on existing and new Parish buildings. A large scale renewable energy development is not envisaged for the Chacewater area, as it conflicts with other policies in this Plan that are aimed at protecting its distinctive landscape and heritage. This was clearly evidenced by the work conducted in support of the Local Landscape Character Assessment (LLCA) between Oct 2017 and Apr 2018 and is given greater clarity through our Parish Design Statement (PDS).

It is already clear that some commercial properties in and around the Parish are reaping the benefit of installing low voltage LED lighting, better insulation, efficient heating, PV panels and rainwater harvesting systems, all of which are reducing our carbon reliance. Notably, one company<sup>35</sup> is on track to be “grid neutral” by the end of 2018.

The CEG has used the services of Community Energy Plus (CEP) to promote Renewable Energy Open Days and hosted a Global Awareness seminar. The Group organised a first of type Electric Vehicle (EV) Open Day (July 2018), at which a full range of vehicle types (e.g. Family cars, commercial vans and cycles) were demonstrated. Another NDP “spin-off” objective is to pursue funding for EV charging points around the Parish. We have also engaged with Cornwall New Energy at the Truro Innovation Centre to research the viability of producing electrical power using a micro-hydro water wheel system technology, for use in small to medium streams/rivers.

The CEG has its own web page: [www.chacewater.net/Organisations/Chacewater Energy Group](http://www.chacewater.net/Organisations/Chacewater%20Energy%20Group)

**The Environment.** The community is very conscious of the need to deal more effectively with refuse and re-cycling and so would support any sustainable initiatives to minimise waste and improve management of increasingly scarce resources. The Parish anticipates a need for better education to embrace new ideas and practical solutions at a local and national level.

**Objectives 4 (Quality of Design & Sustainability) and 5 (The Environment - Renewable & Low Carbon Energy) aim to comply fully with the Cornwall Local Plan in relation to Renewable Energy<sup>36</sup>.**

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<sup>35</sup> Carley's Organic Foods.

<sup>36</sup> Cornwall Local Plan (Strategic Policies 2010-2030) Policy 12 (Quality of Development), Policy 13 (Development Standards) and Policy 14 (Renewable and low carbon energy) refer.



**Insulation:** When designing your new house, or an extension, it is always good practice to install very high levels of insulation. You only pay for insulation once, you pay for heat every month.

There are many materials available including UK made natural wool and hemp fibre insulation.

External doors and windows should be **triple glazed**, which is not much more expensive than double glazing. Ask about "plantitern" glass which is now often used in quality glazing.

Specify **very low energy lighting**, for example LED lighting, which gives good quality wide spectrum light with no warm up delay. Make use of well insulated roof windows to give you free natural daylight.

Specify all appliances to be A++ or better to make best use of the electricity you make.


**Heat Pumps:** these use the refrigeration cycle for space heating and producing hot water. If correctly designed and installed they can work well, and give you up to 3kWh of heat from 1kWh of electricity. Best to service annually. Can be air, water, or ground sourced.

**Rainwater Harvesting:** Specify a rainwater harvesting system to give you adequate quality water for use in the laundry, WC's, car washing, garden etc. A tank can be installed underground with a pump system, or above ground with a gravity fed system.

Gutters should be fitted with leaf deflectors (e.g. "hedgehogs" or similar) to minimise leaf litter reaching the inlet filter. Clean the filter monthly or as required.

A tank of 2000 litres may be adequate, but better to over size it if in doubt.

**Orientation:** When designing any new building or extension think about having larger windows to the south, and smaller to the north. This will give you "Passive Solar Gain" i.e. free heat from the sun.



**Micro-Hydro Power:** we have a small river in our parish that falls more than 50 metres over seven kilometres, with a good flow rate in the winter. We are working with a Cornish company that designs micro turbines to build one or possibly two test micro power generation installations that could give enough electricity for quite a few houses.

**EPC energy performance certificate:** It is quite easily and economically possible to build to a level where your property has an EPC of over 100. i.e. it will be a net contributor to the energy demands of the community. If we all did this we would become a zero carbon place to live. Not an impossible goal. "Fuel Poverty" will be unknown in Chacewater. We know of examples of properties in our community where the total of all energy, heat, and water bills comes to less than £7 / week.

In Chacewater we have a vast amount of practical experience of real working examples of all of the technologies in this leaflet.

We have an active Energy Group, whose members are always ready to offer free advice to anyone thinking about building a home, a business, or simply making their existing premises more sustainable.

We can do real practical and sensible things that will help make the world just a little bit better for the next generation.

We can organize a simple Thermal Imaging of your property to see if you are losing heat without realizing it.

Energy prices are set to continue to rise, in 2017 they went up by three times the rate of other inflation indicators, and we can not expect much different in years to come.

Now is the time to act. Contact the **Chacewater Energy Group** via the parish council, or by getting in touch with any of the members. E.g. John Carley at Great Wheat Daniel, Station Rd, Chacewater, TR4 8FP [organo@carleys.co.uk](mailto:organo@carleys.co.uk)  
Tel: 01872 560831 / 561797 Text 07966 750515  
Darren Chaplin : 01872 562966 : [chaplin71@gmail.com](mailto:chaplin71@gmail.com),  
Steve Leach : 01872 560288 : [steveleach7@gmail.com](mailto:steveleach7@gmail.com),  
Peter Chasworth [peter@willowbridgecottages.co.uk](mailto:peter@willowbridgecottages.co.uk)  
Chacewater EV Day July 14th 2018, Renewable Energy Day Sept 15th 2018. In the village hall—check Feb "What's On" for details.  
Watch "An Inconvenient Truth" - great film!

Printed in Cornwall on recycled paper

**Chacewater Parish Council's Sustainable Energy Advice**

Tel: 07507 620390 E: [parish.clerk@chacewater.org](mailto:parish.clerk@chacewater.org)

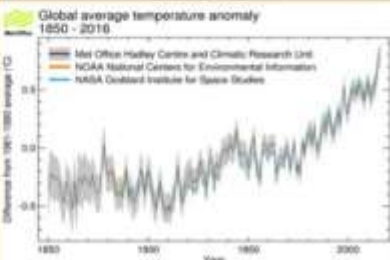
Doing our bit to help achieve our commitments under the Paris Climate Change Agreement

The Paris Agreement's central aim is to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2 °C above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 °C.

The UK government is one of more than 160 national governments that have entered into legally binding agreements to achieve the goals set out in the Paris Agreement

Atmospheric Carbon Dioxide (CO<sub>2</sub>) levels already at over 400 parts per million, and still rising fast. Levels of CO<sub>2</sub> haven't been this high since the Pliocene epoch, (3 to 5 million years ago). The rise has come from humans burning fossil fuels like coal, oil, and gas.

**Global average temperature anomaly 1850 - 2016**



We have no option but to change the way we live. As far as hydrocarbons are concerned we are **using them in the ground!** Not safe to do anything else. So what can we do?

**Electricity Generation: Photovoltaic Panels.** PV panels provide clean - green energy. During electricity generation with PV panels there is no harmful greenhouse gas emissions thus solar PV is environmentally friendly.

Solar energy is especially appropriate for smart energy networks with Distributed Power Generation - DPG is indeed the next generation power network structure!

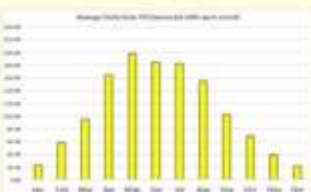

Operating and maintenance costs for PV panels are low, almost negligible, compared to costs of other renewable energy systems.

PV panels have no mechanically moving parts, so they have far fewer breakages or require less maintenance than other renewable energy systems (e.g. wind / hydro turbines).

PV panels are totally silent, producing no noise at all; consequently, they are a perfect solution for urban areas and for residential applications.

PV installations are now very affordable, and actually cost less than buying power from the grid.

There is no reason why every roof should not be equipped with panels. They do not have to face south, any orientation from North East to North West will work well. Much more power is produced during longer sunny days April to September

There are already nearly a hundred PV installations in Chacewater

**Q: How many panels do I need? A:** install as many as you can on roofs facing in Jy direction from RE to NW. One panel is rated to produce at, say, 300Wpeak. So twenty panels would in theory give you a maximum installation of 6kWpeak. In practice this could produce around 18kWh per day in the summer and perhaps 3kWh day in the winter. Make sure the panels are installed with individual micro-inverters.



This helps maximise output if part of the roof gets shaded at certain times of the day.

**Wind Turbines:** available in many sizes from 300Wp to really large machines. Small ones cost less but produce small amounts of power, and then only in conditions where there is good wind speed.

Main types: Vertical Axis (VAWTs), Horizontal Axis (HAWTs) see pic. The turbine shown is in Chacewater and is rated at over 5kWp. Can be heard if you are near and listen very carefully, but this is not likely on windy days. Need to be mechanically maintained e.g. bearings need greasing.

**Batteries:** A great way to store spare generated power for use when you need it.

Lead Acid, or Lithium batteries are widely used. Several examples working successfully in Chacewater.

The technology is evolving steadily, with Vanadium flow batteries now becoming available.

Lead acid are very low maintenance but cannot discharge very many times a day. Lithium batteries are also low maintenance but can charge and discharge more frequently. They are now becoming more common.

Some **Electric Vehicle** batteries can be linked to your home system to allow vehicle-to-grid / grid-to-vehicle power sharing. Highly cost effective. Specify a suitable 16A supply when designing your electrical circuits.







**Solar Thermal hot water:**

Panel or Tubes.

A simple and highly effective way to capture energy directly from the sun to give you hot water. One panel will yield 3kWh per day on average. Use having an immersion heater on free for an hour every day! Works better in the summer than the winter.

Best to check fluid annually. Little other maintenance. Very small pump used to circulate fluid. Already dozens of installations in Chacewater.

**Biomass Heating:** Simple space heating from big biomass, to large multi-property (district) heating machines. Carbon neutral as we can replant the trees we use to provide the fuel. Can be fully automated if run on wood pellets. Excellent for hot water in winter. If running on firewood, the logs must be allowed to dry for at least a year after cutting. Firewood must be kept dry (<20% moisture content) to produce good levels of heat (>3kWh / Kg) and minimise smoke.

Design your house to allow for adequate well ventilated dry firewood storage. Allow for amenity space to dry washing outside.

Figure 4. Chacewater Parish Council's Sustainable Energy Advice Guide

## Use of Community Infrastructure Levy (CIL)

**Introduction.** Like other Town and Parish Councils, Chacewater wishes to take full advantage of whatever benefits accrue from Community Infrastructure Levy (CIL) or Section 106 (S106) funding. The Plan will identify projects appropriate to the needs of any expansion to the resident community brought about by sound planning and development; parking being an obvious example at this time.

**Difference between CIL and S106 funding.** CIL is intended to provide funding to address the cumulative impact of development, whilst S106 agreements address site specific issues required to make a development acceptable in planning terms. In essence this means CIL and S106 funding cannot be used to fund the same piece of infrastructure<sup>37</sup>. So as far as this Parish is concerned CIL funding could be used – as a main source of developer contributions towards infrastructure beyond the immediate needs of the development site - for<sup>38</sup>:

- Roads and other transport facilities (e.g. Parking, cycle storage and EV points).
- Flood water management or district heating schemes.
- Educational and Medical facilities (e.g. Heritage information boards).
- Policing or community safety facilities.
- Sport, Recreational facilities or Open space schemes.

**How does CIL work?** CIL is a form of tariff per square metre of additional floor space (e.g. the gross internal floor area) for a new residential or non-residential development and so **is not determined by the number of new dwellings or extensions**. A higher rate of CIL will be charged on smaller residential developments that are not required to provide affordable housing. It will not be charged on affordable housing that accords with the National Planning Policy Framework (NPPF), nor will it be charged on sheltered housing or extra care housing.

**How are CIL rates arrived at?** The level of tariff is set by the local authority based on the need for infrastructure identified through related planning, with rates set by an index-linked value zone charging schedule<sup>39</sup>. In simple terms:

- The Level/Cost of infrastructure needed to support planned growth.
- The gap between infrastructure cost and amount expected to be raised from other sources.
- The impact of the charge on the economic viability of the area.

**Calculating the Chargeable Amount.**<sup>40</sup>

$$\frac{R \times A \times Ip}{Ic}$$

Where:

- **R** is the CIL rate in £per sqm.
- **A** is the net increase in gross internal floor area.
- **Ip** is the All-in Tender Price Index for the year in which planning permission was granted.
- **Ic** is the All-In Tender Index for the year in which the charging schedule started operation.

**Proportion of CIL for local communities.**<sup>41</sup> CIL payments will be collected by the Local Authority and put into a “central pot” aimed at paying for infrastructure across Cornwall, although a proportion of the CIL will be passed to the community where the CIL is raised. All parishes will receive 15% of the CIL income raised, capped at £100.00 per dwelling, however, **those communities that have an**

<sup>37</sup> Community Infrastructure Levy Charging Schedule Consultation Document dated Jun 2017.

<sup>38</sup> The Planning Act 2008.

<sup>39</sup> Chacewater Parish sits within CIL Value Zone 3.

<sup>40</sup> Regulation 40 of the CIL Regulations 2010 (as amended).

<sup>41</sup> Cornwall Council Frequently Asked Questions note provided by Local Authority Nov 2017.

***adopted NDP will receive 25% of the CIL income and is uncapped.*** Bids for any other monies can be made to the Local Authority in support of appropriate projects.

**CIL aims to strike a balance between new forms of development and the additional infrastructure required to support it; in theory this is achieved through “pooled” funding and priority of need, which may change over time.**

## **Landscape and Heritage**

Chacewater Parish is a heritage rich area that sits at the very heart of the UNESCO designated World Heritage Mining Site (Area A6). Much has been written, mapped or documented<sup>42</sup> about Chacewater and its surrounding area. In addition, its people and their skills have had a far reaching influence around the globe. From an educational perspective, the area provides a unique historic tapestry and many raw but stunning real-life examples of the country's industrial past. Carrick District Council initiated a Conservation Area Management Plan (CAMP) in March 2010 which expanded the Conservation Area (CA) in the main settlement.



**Great Wheal Busy, parts of which are a Scheduled Monument site (within the WHS)**

Beyond the main settlement, the countryside remains tranquil and comparatively free of light or air pollution, despite being crossed by major road and rail routes. Agriculture and an extensive network of PRoW connect aspects of the past to present day living. Green and open space is highly valued by the community and is receiving increased focus from organisations such as Cornwall Wildlife Trust (CWT) (see Fig 7. Cornwall Wildlife Trust (CWT) map of selected Conservation Based Habitat Designations across Chacewater Parish - Objective 1 Natural Environment (Biodiversity – Flora & Fauna)) and Royal Society for the Protection of Birds (RSPB). Scheduled Monument status also protects a large acreage of land on the Great Wheal Busy Downs.

Much of the above was captured by Local Landscape Character Assessment (LLCA) activity between Oct 2017 to Apr 2018<sup>43</sup>, which provided detailed analysis of the character attributes and pressures for change across the Parish. Part of this work guided us to look in more detail at the range of historic buildings, structures and facilities within the Parish. Historic England has designated 80 Grade II Listed and one Grade II\* Listed<sup>44</sup> structures around Chacewater Parish,

<sup>42</sup> Chacewater, the story of a Cornish mining village by Willem van der Eyken (1999), the Cornwall Council Cornwall Industrial Settlement Initiative CHACEWATER (Dec 2002) and Early Mining at Chacewater by Alan Buckley (2011) and Exploring Cornish Mines Vol 1 by Kenneth Brown and Bob Acton (1995).

<sup>43</sup> Chacewater Parish village website ([www.chacewater.net](http://www.chacewater.net)) Neighbourhood Development Plan and look for Local Landscape Character Assessment (LLCA).

<sup>44</sup> Wheal Busy Bible Christian Chapel.

which has been augmented, as recommended by the CAMP 2010, with a Draft Chacewater Local List identifying additional features of importance to the area (Appendix 2).

Many protection initiatives have been considered for our unique landscape and heritage sites. Current community initiatives range from setting in train protective work schedules, “Beautifying Chacewater”, improved land management and maintenance activity and encouraging more creative and sustainable use of historic buildings, e.g. Rambling Miner, Chacewater Methodist Chapel and Passmore Edwards Institute. Furthermore, the Parish Council has actively supported the renovation of Killifreth Stamps Engine House. The community aspire to bring life back to the planned Cornwall Observatory and work with the landowner to regenerate the Old Smithy building on Wheal Busy, because of its unique heritage status.

Inappropriate development proposals have been made in recent decades, the most notable being the Wheal Busy area in the early 1990s. These failed on appeal and emphasised the importance of local vigilance in protecting vital national and international assets. Of equal importance is the preservation of the many open spaces within our Public Realm, e.g. Twelveheads Play Park, Millennium Green, Recreation Ground and St Paul’s churchyard.

**Such areas provide indispensable opportunity for individual and community recreation, reflection, health and well-being. They are also vital to appreciating the setting of the landscape and heritage features within it.**



## Policies

### Objective 1 - Natural Environment (Biodiversity – Flora & Fauna)

#### Introduction

The Plan will safeguard and enhance the natural environment (biodiversity) by protecting, conserving and increasing internationally, nationally and locally designated sites and habitats identified as important biodiversity target areas; primarily through adherence to legislation and enhancement of existing Planning Policies<sup>45</sup>. These policies have been informed by the Cornwall Biodiversity Supplementary Planning Document (SPD) and responses from Cornwall Wildlife Trust (CWT) and the Cornwall & Isles of Scilly Local Nature Partnership.

#### Policies

**BIO1: Safeguard and Enhance the Natural Environment.** Developers must avoid adverse impact upon the character, distinctiveness, local significance of any site that will have a negative impact on the Natural Environment. All sites outside the 5 main parish settlements of Chacewater, Twelveheads, Scorrier, Wheal Busy and Blackwater (See Fig 1 below) must comply with CLP 23: sensitivity, beauty, capacity, bio-geodiversity, conservation and landscape.

**BIO2: Effective Management and Protection of Trees.** Development proposals must retain and maintain designated trees and seek to protect others. Where removal of trees is unavoidable, a detailed tree appraisal and re-planting scheme must first be agreed.

**BIO3: Improve Wildlife Areas, Green Spaces and Public Rights of Way (PRoW).** Development must recognise and allow for wildlife forage areas, corridors and green spaces as these encourage, enhance, underpin and sustain the green infrastructure of the Parish and its surrounding area.

**BIO4. Species.** Developers must demonstrate compliance with best practice as set out in the Cornwall Biodiversity SPD in relation to the creating new habitats, e.g. Bee bricks, Bird/Bat boxes and hedgehogs corridors.

**BIO5: Protect and Develop Open Spaces for the future.** Applicants must be cognisant of the need to protect and enhance valued community space from unwanted development. This would include woodlands, PRoW and open access areas shown on OS Map 104 and Land Use designations 1, 2 and 3 in Fig. 6 below.

**BIO6: Encourage better Environmental practices.** As contaminated water run-off can critically impact the natural environment of the Parish (e.g. the valley bottom), applicants must focus on where this might occur as part of any development. Development which would be likely to have an adverse impact will not be supported.

<sup>45</sup> Cornwall's Environmental Growth Strategy 2015-2065 and Green Infrastructure for Growth programme refer.

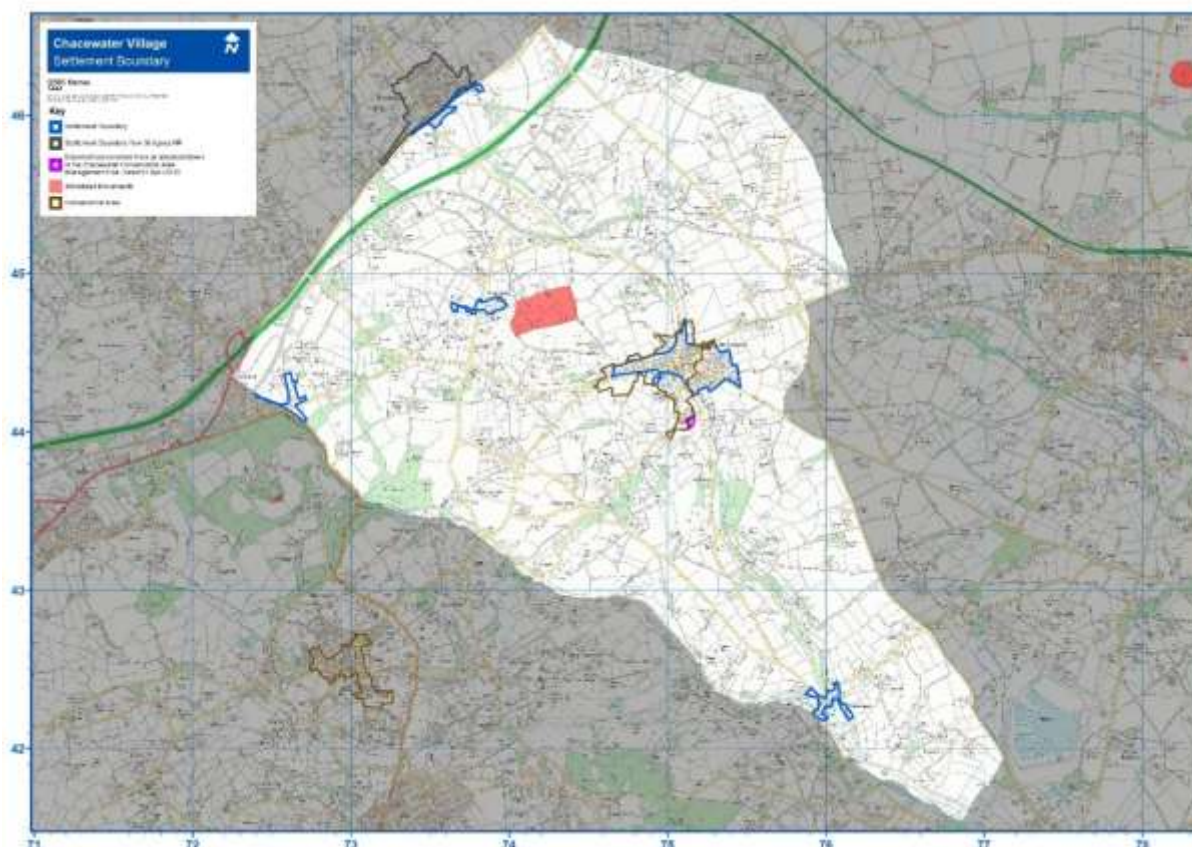


Figure 5. Chacewater Parish Settlement Boundaries

## Sustainability

These policies aim to contribute to sustainable development by:

- Enhancing and protecting biodiversity, e.g. wildlife and habitats.
- Introducing an effective habitat network to enable species to move around easily to forage for food, breed and disperse.
- Maintaining existing Cornish hedgerows, field boundaries, indigenous trees and woodland so these natural features are protected for their landscape, wildlife and visual benefits.
- Conserving and enhancing our natural environment and PRow upon which significant elements of the economy in this area are based.
- Conservation and management of water as a valued environmental asset to the community of Chacewater Parish.

## Reasons

These policies meet the aims of both national<sup>46</sup> and local<sup>47</sup> planning policy and seek to protect and enhance the quality of the natural environment and local biodiversity, habitats, flora and fauna from damaging development. Chacewater Parish and its surrounding area has a unique, practical and in many respects beautiful rural countryside of fields, woodland and waterways. Precious habitats and designated sites in the Parish are recognised and protected locally, nationally and internationally.

The community rates the importance of protecting wildlife and natural assets very highly due to the ecological benefits they bring and their contribution to quality of life and visitor experience. Community Questionnaires<sup>48</sup> identified that the over 90% of responses stated that our landscape,

<sup>46</sup> NPPF Policy 11: Conserving and enhancing the natural environment, P.170, 174 and 175.

<sup>47</sup> Cornwall Local Plan: Strategic Policy Document (Nov 2016): Policies 22 to 24.

<sup>48</sup> 'Our Chacewater Our Future' Questionnaire Jun 2016 and Autumn 2017 Survey Questionnaire.

habitats and heritage sites are important reasons for people choosing to live and remain in the area. So our Plan should ensure these designations are respected through enforcement of existing planning policies.

It is important to recognise the numerous non-statutory wildlife sites across Chacewater Parish, which provide vital and varied habitats. It is also essential that we provide more opportunities for wildlife and habitats to thrive and not simply minimise losses, therefore aligning with Cornwall Environmental Growth Strategy ([www.cornwall.gov.uk/environmentalgrowth](http://www.cornwall.gov.uk/environmentalgrowth)) Target outcome 9<sup>49</sup>. Developments that have an adverse impact on County Wildlife Sites (CWS) and the habitat in general will not be supported unless enhanced alternatives with full provision for habitat re-creation and management are provided.

The following list of requirements from the Cornwall Council Biodiversity SPD are of particular relevance to Chacewater Parish and we strongly encourage landowners and developers to address these and demonstrate best practice in how wildlife will be protected and enhanced:

- Any development exceeding 10 dwellings should provide a table setting out quantitatively the habitats to be lost and gained.
- New developments should have lighting plans informed by site ecological surveys and seek to retain dark corridors.
- Landscape planting should be sympathetic to local native species and habitats and avoid species known to be invasive in Cornwall.
- Public Open Spaces should be designed to encourage biodiversity, particularly habitats that are not well-represented locally such as woodland and wetland.
- At least one bat or bird box should be integrated into each new dwelling in a suitable position.
- Habitat linkage should be provided for hedgehogs including 13cm x 13cm holes in the bottom edge of new fencing to allow them access to large areas.
- Bee bricks should be provided, one per 2 residential dwellings.
- Cornish hedges should be retained in the first instance. Where they will be affected by development, suitable mitigation is required and any loss should be compensated elsewhere resulting in a net gain in Cornish hedge length.
- Cornish hedges retained in developments should have undeveloped buffer strips alongside them. These should be a minimum of 2m wide for residential development and a minimum of 5m for industrial developments.
- Ideally, Cornish hedges will be retained in the public realm where sympathetic management can be guaranteed. Where Cornish hedges are retained but 'sandwiched' between back-to-back gardens this should be counted as 50% loss of hedge and be compensated for.

**"Earth has lost half of its wildlife in the past 40 years"<sup>50</sup>.**

**Our community values its diverse rural ecology and this was brought home most obviously through our Youth Engagement events – we must protect our environment or lose it.**

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<sup>49</sup> Target outcome 9: Nature in Cornwall is abundant, diverse and well connected.

<sup>50</sup> To quote the World Wildlife Fund (WWF)



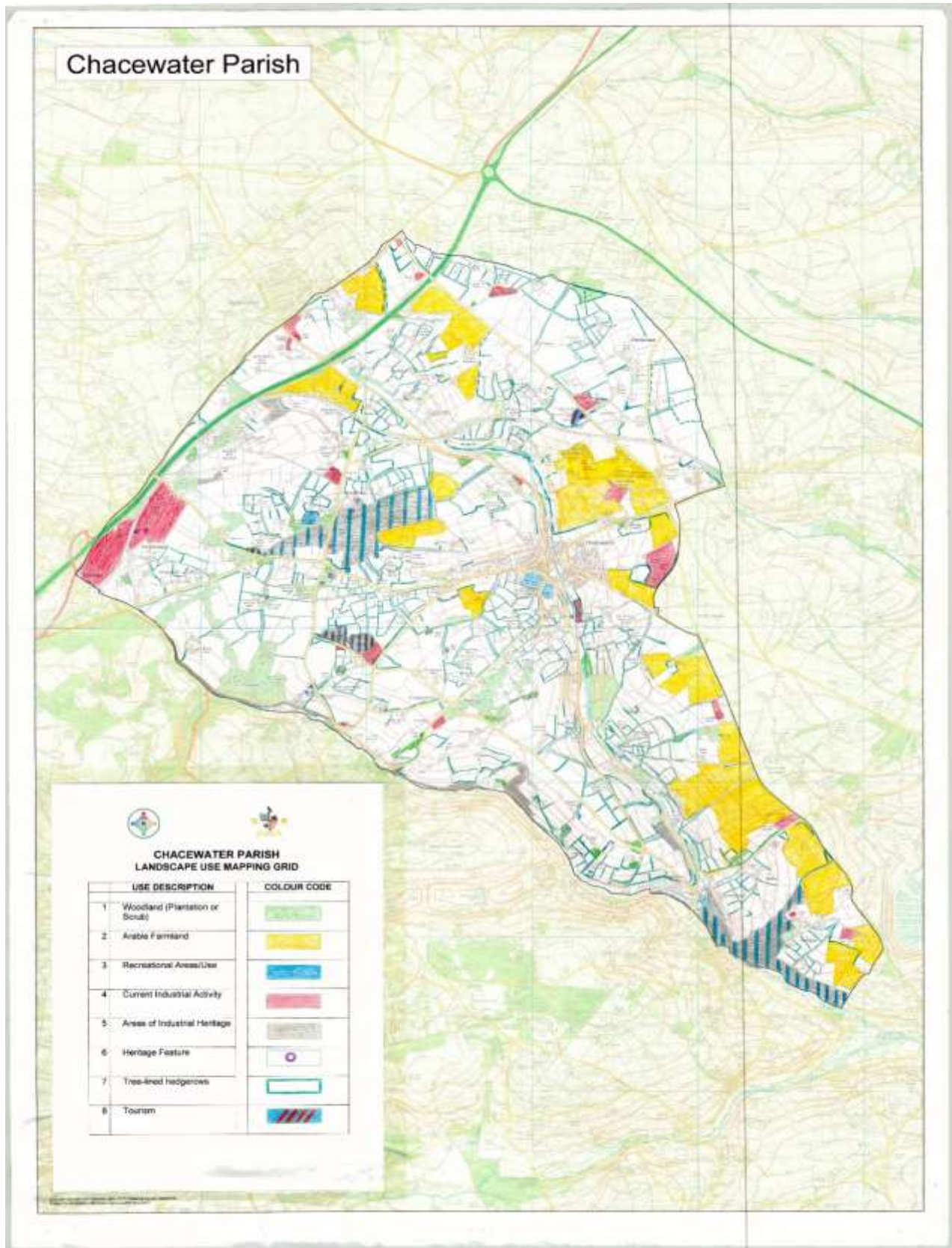


Figure 6 Chacewater Parish Land Use



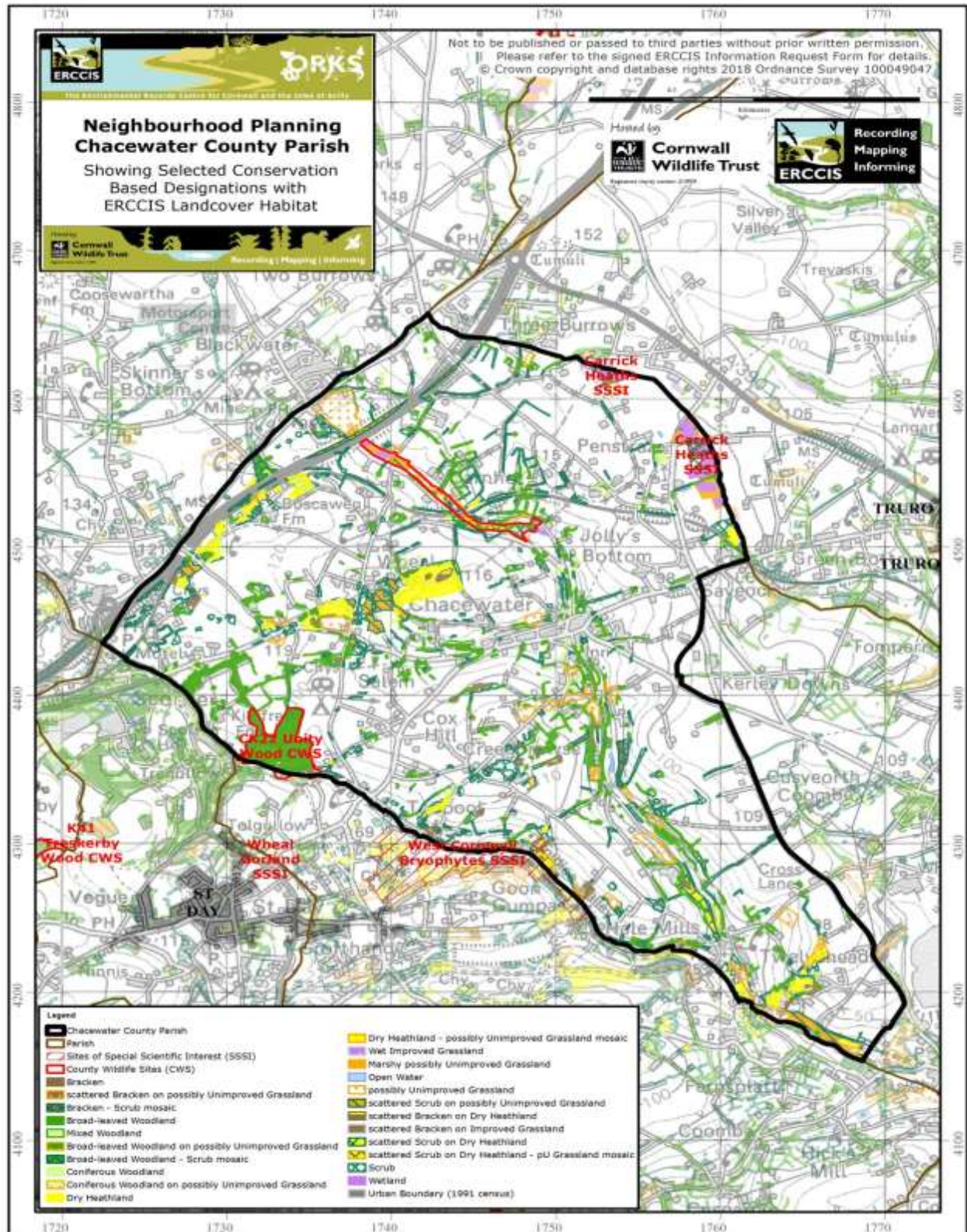


Figure 7. Cornwall Wildlife Trust (CWT) map of selected Conservation Based Habitat Designations across Chacewater Parish

**The National Planning Policy Framework – July 2018**

NPPF Policy 3: Plan-making P.17, P.19 and P.24 - P.30.

NPPF Policy 12: Achieving well-designed places.

NPPF Policy 13: Protecting Green Belt land.

NPPF Policy 15: Conserving and enhancing the natural environment

**Relevant Planning Policies:**

**Cornwall Local Plan: Strategic Policies Document 2010-2030 Dated Dec 2016**

Policy 1: Presumption in favour of sustainable development

Policy 2/2a: Spatial Strategy and Key targets

Policy 12: Design

Policy 13: Development Standards

Policy 16: Health and wellbeing

Policies 17 and 18: Minerals – General Principles and Safeguarding

Policy 21: Best use of land and existing buildings

Policy 22: European Protected Sites – mitigation of recreational impacts from development.

Policy 23 and 24: Natural and Historic Environment

Policy 25: Green Infrastructure

**Relevant Supplementary Planning Documents (SPD's)**

Cornwall Biodiversity Action Plan Volume 4: Priority Projects 2011

Cornwall Biodiversity Supplementary Planning (SPD)

**Other Reference Documents**

Cornwall's Environmental Growth Strategy 2015 to 2065

## Objective 2 - Historic Environment (Heritage)

### Introduction

The Plan will ensure the safeguarding and enhancement of the Historic Environment (Heritage) by protecting and conserving international, national and locally designated areas, undesignated and potential sites, buildings and structures; through adherence to legislation and enforcement of existing Planning Policies.

In accordance with the NPPF, redundant buildings may be permitted to be adapted for domestic residential use. Where the original building is of either historic significance or architectural interest, the conversion must be done in a sympathetic manner to the original construction.

There is clear evidence to suggest the area in which Chacewater Parish sits makes a significant contribution to both local and international tourism, by virtue of its Outstanding Universal Value (OUV)<sup>51</sup>, unique scenic, archaeological and historic industrial past – which must be preserved for future generations.

### Policy

**HE1: Safeguard and Enhance the Historic Environment.** New development in Chacewater Parish must safeguard and enhance its special historic architectural and landscape character. This will be achieved by protecting and conserving designated or undesignated areas, sites, structures and buildings that fall into any of the following categories:

- World Heritage Site (WHS) status<sup>52</sup>.
- Scheduled Monuments, e.g. Key aspects of the Great Wheal Busy site.
- Listed Buildings and/or Sites.
- Chacewater Conservation Area.
- Site(s) of Special Scientific Interest (SSSI).
- Chacewater Parish Local List<sup>53</sup>.
- Currently undesignated sites (and potential sites) of heritage value.

**HE2: Cornish Mining WHS.** Development proposals must comply with the WHS Management Plan and follow the assessment procedures set out in the WHS SPD.

**HE3: Listed Buildings and Historic Character.** Proposals must demonstrate that they respect and enhance the character, appearance and setting of Listed Buildings. There is a presumption in favour of retaining and conserving historic fabric and detail; the use of traditional local methods and materials for construction and repair will be promoted.

**HE4: Chacewater Conservation Area and its Setting.** Proposed development must preserve and enhance the special character and appearance of the Chacewater Conservation Area (iaw the Chacewater CAMP)<sup>54</sup> and must not adversely impact the character, appearance, historic fabric or setting of structures and features within the CA. Proposed development beyond the CA boundary which could affect its setting must be assessed in terms of the potential impact.

**HE5: Protecting the Heritage.** Proposals for development affecting a heritage asset must consider the significance, local, national and international importance of its historic fabric, features and setting; using as a minimum the Historic Environment Records (HER) and must respect the

<sup>51</sup> UNESCO's Criteria for the assessment of OUV: (iv) Be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates a significant stage in human history.

<sup>52</sup> Protection is governed by the UNESCO Convention on the Protection of World Natural and Cultural Heritage (1972).

<sup>53</sup> The Chacewater Parish Local List is a dynamic record (currently in Draft) subject to approval by Cornwall Council.

<sup>54</sup> Conservation Area Management Plan (CAMP) dated Mar 2010.



WHS status. Support will be given for proposals that promote and protect the heritage of the Parish through the sensitive renovation and conversion of key historic buildings and survivals.

**HE6: Demolition of Historic Buildings/Structures.** The demolition of any buildings or structures which contribute to the character of the area must be avoided.

**HE7: Historic Archaeological and Landscape Character.** Proposals must respect and enhance the historic/archaeological character and appearance of the landscape<sup>55</sup>.

## Sustainability

These policies aim to contribute to sustainable development while also protecting and enhancing the quality and distinctiveness of the historic local environment. Historic structures, such as redundant engine houses and farm buildings must retain their original character.

Development within the WHS and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the OUV should be wholly exceptional. All development proposals should be informed by proportionate historic environmental assessments and evaluations<sup>56</sup>.

Well-informed design initiatives can make a positive contribution to conservation of the historic environment by enhancing local character, distinctiveness and sustainability.

## Reasons

Our NDP policies meet the aims of local and national planning policy and seek to protect the Historic Environment (our Heritage) from inappropriate development. The residents of the Parish give high importance to protection of our historic environment<sup>57</sup>. This Plan should ensure that these Designations are respected through the enforcement of existing planning policies. Policies relate to the wealth of international, national and locally designated areas/sites across the Parish, as follows:

- **World Heritage Sites (WHS).** Chacewater Parish lies at the heart of Area A6i of the UNESCO Cornwall & West Devon Mining Landscape WHS (Gwennap Mining District).
- **Scheduled Monument.** Great Wheal Busy site, incorporating the main Engine House and associated Mine Buildings<sup>58</sup>.
- **Listed Buildings.**
  - The Great Wheal Busy Bible Christian Chapel is Grade II\* listed: “*arguably... best surviving complete example of the simple type of wayside chapel in Cornwall*”.
  - Within the main settlement of Chacewater village, 46 designated properties are covered by 27 Grade II listings.
  - Another 30 buildings of historical importance in the wider Parish are also Grade II listed, including 11 mining heritage structures.
  - Finally, at least 13 boundary markers are designated as Grade II listed structures.
- **Designated Conservation Area** as defined through Cornwall Council’s Conservation Area Appraisal and Management Plan dated March 2010.
- **Historic Shop Frontage.** Shop fronts within the CA must be maintained in keeping with the local character.
- **Unlisted Buildings and Structures** within the Parish, e.g. Kings Head, Viaducts, Great Walled Garden, Masonic Hall, etc. are of similar vintage and local importance as some that are Listed,

<sup>55</sup> Landscape character specifics are detailed in the Parish Local Landscape Character Assessment (LLCA) - Apr 2018) and see also Cornwall Council’s Historic Buildings, Sites and Monuments Record.

<sup>56</sup> CLP Policy 24 refers.

<sup>57</sup> Autumn 2017 Survey Questionnaire responses showed 97% agreement.

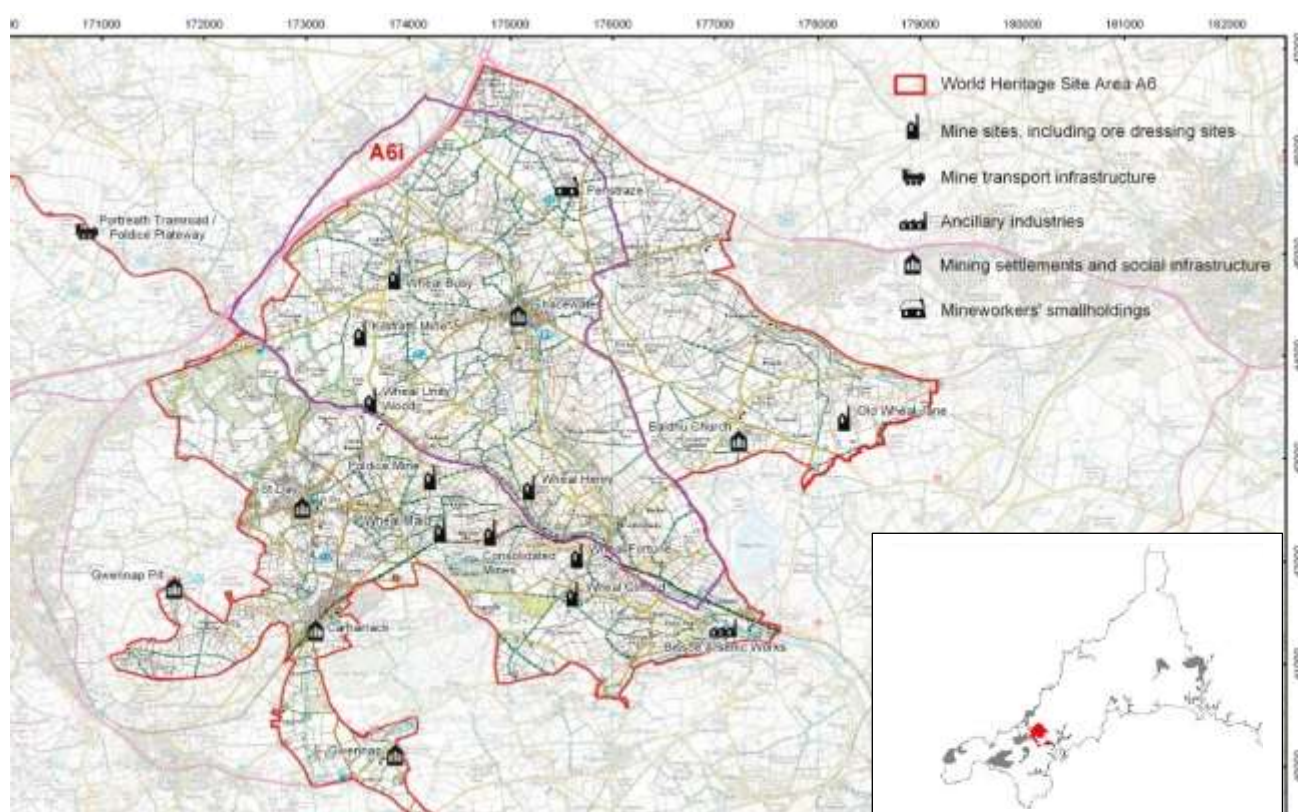
<sup>58</sup> Historic England Ref No 1021392 and UID 32992 refer.



hence the reason for an emerging Chacewater Parish Local List as detailed in the Parish Design Statement (PDS) and Appendix 2.

Much of the above defines what Chacewater Parish is about. We value our historic landscape and its buildings as exemplified in Cornwall Industrial Settlement Initiative CHACEWATER<sup>59</sup> ; which evoke a rare mix of industrial heritage, unspoilt rural living with a modern community conscience. We would also wish to be closely engaged in the positive preservation and development of any historic building(s) currently at risk<sup>60</sup>, such as the Old Smithy at Wheal Busy and the Britannia Hotel.

**There is a deep sense of responsibility throughout the community for our unique heritage and its assets, which we wish to retain, protect and enhance for the betterment of the future.**



**Figure 8. Chacewater Parish sits in the heart of the Cornish Mining World Heritage Site (WHS)**

## The National Planning Policy Framework - July 2018

NPPF Policy 6: Building a strong, competitive economy. (Specifically: P.83 and P.84)

NPPF Policy 12: Achieving well-designed places.

NPPF Policy 13: Protecting Green Belt land.

**NPPF Policy 14: Meeting the challenge of climate change and flooding.**

NPPF Policy 15: Conserving and enhancing the natural environment.

NPPF Policy 16: Conserving and enhancing the historic environment.

### Relevant Planning Policies:

**Cornwall Local Plan: Strategic Policies Document 2010-2030 Dated Dec 2016**

## Policy 1: Presumption in favour of sustainable development

<sup>59</sup> Cornwall Industrial Settlement Initiative CHACEWATER (St Day/Gwennap) Dated Dec 2002 Report no: 2002R084.

<sup>60</sup> Cornish Buildings Group current Buildings at Risk Register.

Policy 13: Design  
Policy 22: Best use of land and existing buildings  
Policy 23: Natural Environment  
Policy 24: Historic Environment

**Relevant Supplementary Planning Documents (SPD's) and guidance**

Cornwall Historic Landscape Characterisation (1994 & 1998)  
Cornwall Industrial Settlements Initiative – Chacewater Dec 2002  
Good practice guide to Heritage Listing. English Heritage 2010.  
Cornwall & West Devon Mining Landscape WHS Management Plan 2013-2018  
Cornwall Design Guide 2013  
Pevsner Guide to Cornwall 2014

## Objective 3 - Landscape, Green & Open Spaces

### Introduction

The Chacewater Parish Local Landscape Character Assessment (LLCA) describes many important landscape characteristics, including open vistas, tree-lined horizons, tree tunnels, clean running water, archaeological and industrial heritage sites, communal spaces and PRoW, which the community value highly and seek to protect. The Plan will ensure that:

- The unique landscape character of the Parish is safeguarded and enhanced by protecting and conserving locally, nationally and internationally designated landscapes; through adherence to legislation and enforcement of existing Planning Policies.
- Existing green and open spaces are protected, enhanced and accessible.
- Any development must complement or enhance its surrounding green open space and water courses.
- Any proposed development adjacent to a PRoW must consider the maintenance needs.
- Any conversions/re-use of redundant residential, agricultural and industrial buildings must be strictly controlled to protect and preserve important parts of the visual heritage of the Parish.

### Policies

**LGOS1: Protecting and Enhancing the Landscape.** New development will only be supported where it enhances the character of our Parish and safeguards its significance and distinctiveness, which includes our water courses.

**LGOS2: Managing and Protecting Existing Green and Open Spaces.** Applicants will be required to preserve the character, setting, accessibility, general quality and appearance of any green and open space, in recognition of their special landscape, archaeological, historic and community value.

**LGOS3: Development Assessments.** The Developer must demonstrate how they have assessed the site and its context, how they have used that assessment to inform design and how they will mitigate any potential harm.

**LGOS4: Protect and/or Develop our Public Realm.** Any development must provide, maintain or improve access to and create a positive relationship with public spaces<sup>61</sup>.

**LGOS5: Redundant Buildings Outside Settlement Areas.** Proposals for residential conversion and re-use of redundant buildings, will only be supported if:

- any existing building, by reason of its form, bulk, design and materials is in keeping with its surroundings, sympathetic to the character of its location and enhances its immediate setting;
- the building is capable of conversion without significant extension and use traditional materials where possible;
- any conversion would not result in the character, appearance, architectural or historic integrity of the building or its setting being adversely affected;
- any residential conversion is compatible with surrounding landscape use and must not result in the character or appearance of the open countryside being adversely affected by ancillary residential activity or structures;
- safe/convenient access and adequate parking is provided without adverse environmental impact.

<sup>61</sup> Examples are: Recreation Ground, Play Parks, roadside verges, car parks, Millennium Green, St Paul's churchyard, Twelveheads Play Park, the Leat, the Riverside and allotments.

## **Sustainability**

These policies contribute to sustainable development by:

- Protecting and enhancing the quality of the landscape (Fig. 6. Chacewater Parish Land Use).
- Encouraging clean and healthy watercourses.
- Protecting any Green and Open Spaces likely to support wildlife corridors, habitats and acknowledged wildlife sites. (Fig. 7. CWT map of selected Conservation Based Habitat Designations across Chacewater Parish)
- Supporting the provision of Green and Open Spaces in order to:
  - Enhance the quality of the natural, historic environment and landscape.
  - Provide areas for recreational community or visitor use, e.g. sports, leisure and cultural activities, so as to promote an active and healthy community life.
- Protecting the quality of accessible vistas within, from and between settlements; all new development must sustain the visual qualities of our open countryside and horizon.
- Where appropriate, the provision of more allotments across the Parish would be supported.

Conversion of historic structures, such as redundant mine engine houses and farm buildings into dwellings, must retain their original character and utilise as many existing materials as possible. Therefore, any development must be supported by a proportionate historic environmental assessment and evaluation<sup>62</sup>.

## **Reasons**

Our policies meet the aims of both national<sup>63</sup> and local<sup>64</sup> planning policy and seek to protect the landscape from harmful development. In this context, conversion of old disused structures, engine houses, chapels, barns, etc. (subject to complying with other policies in the NDP such as those protecting historic assets) could help to maintain aspects of our heritage and so would be supported. Re-using otherwise empty and non-productive structures could provide much-needed new housing and offer potential employment and self-build opportunity.

The community rates the importance of protecting its distinctive landscape extremely highly. 96% of respondents to the Autumn 2017 Survey Questionnaire<sup>65</sup> (Q:27) agree that our Plan should safeguard the distinctive landscape and protected designations. The community also gave 97% (Q20) support to the protection and enhancement of Green and Open Spaces, e.g. gardens, allotments, recreational and play areas, open fields, woodlands, etc. The NPPF recognises the importance of safeguarding and protecting areas of green and open space of significant local value from harmful development, which is reflected throughout this Plan.

Developments providing new Green Infrastructure will be supported, provided they meet the needs of the local community and requirements of CLP Policy 25 for rural settlements. Development proposals will therefore need to be accompanied by a design and access statement including details of any related management and maintenance programme.

The area's scenic landscape is very popular for walkers, cyclists and equestrians. Access is provided by 17.5 miles of designated Public Rights of Way (PRoW), footpaths, byways and bridleways (see Fig. 9. PRoW Map below).

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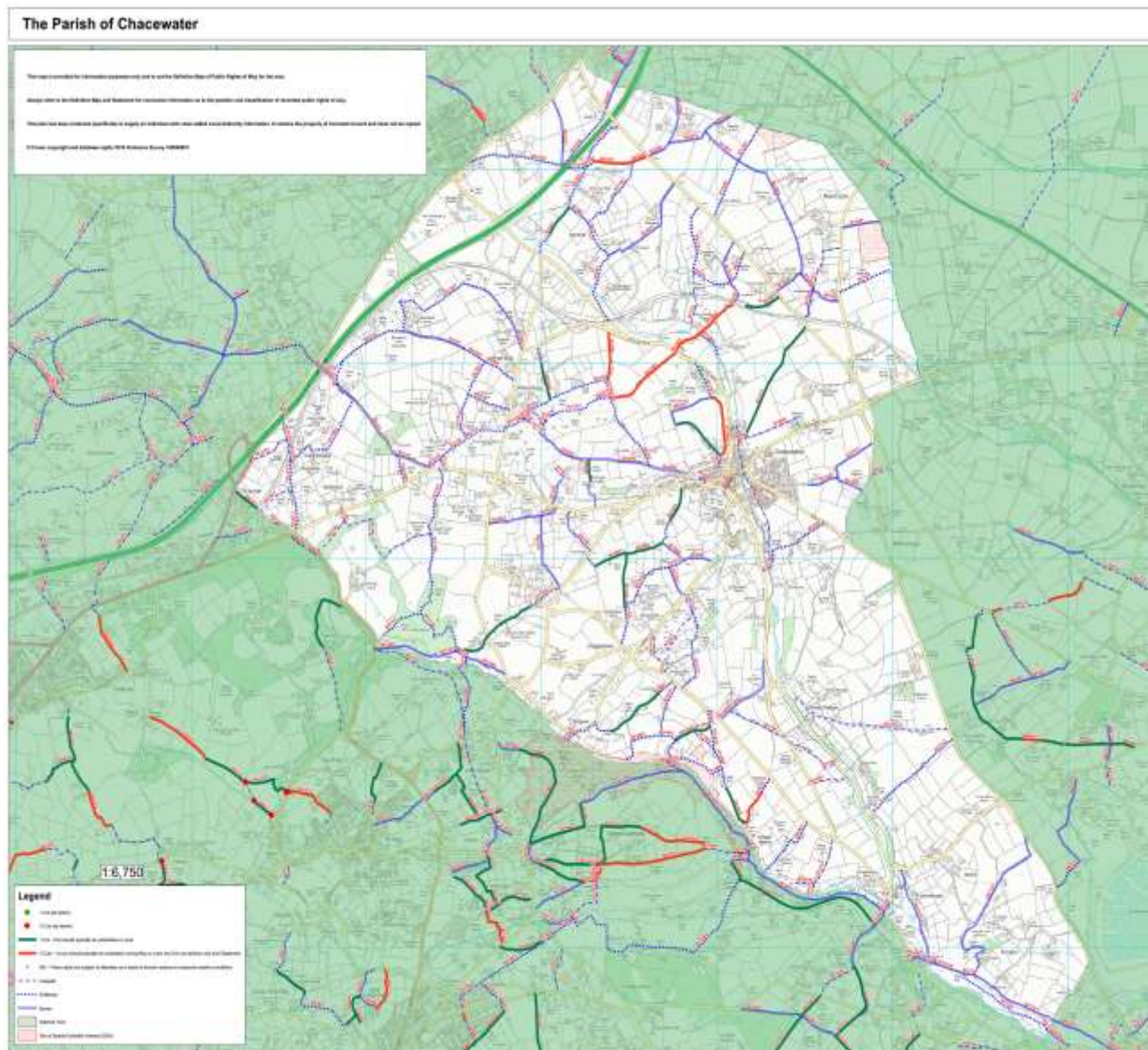
<sup>62</sup> CLP Policy 24, WHS Management Plan and Protection of OUV refers.

<sup>63</sup> NPPF Policy 15: Conserving and enhancing the natural environment.

<sup>64</sup> Cornwall Local Plan: Strategic Policy Document (Nov 2016): Policy 23: Natural Environment.

<sup>65</sup> Autumn 2017 Survey Questionnaire Oct/Nov 2017.





**Figure 9. Chacewater Parish Public Rights of Way (PRoW)**

Landowners and the Local Authority share responsibility for our PRoW. Landowners are responsible for keeping routes free from obstruction and maintaining gates/stiles on their land; whilst responsibility for the maintenance and signage of the network rests with Cornwall Council in partnership with the Parish Council <sup>66</sup>.

These policies reflect the aspirations of the community to improve access across the Parish. The Plan encourages the provision of new green and open spaces and connections to existing networks. Where relevant, contributions resulting from new developments (e.g. S106/CIL contributions) may be used to provide further spaces to meet the needs of all, iaw the CLP<sup>67</sup>.

**Chacewater Parish has a unique and distinctive rural and post-industrial countryside. The loss of any Green and Open Space would be seen as a definite failing by the community.**

<sup>66</sup> Countryside Rights of Way Act 2000 refers.

<sup>67</sup> Cornwall Local Plan: Strategic Policy Document (Nov 2016): Policy 25: Green Infrastructure.

**The National Planning Policy Framework - July 2018**

NPPF Policy 3: Plan-making P.17, P.19, P.24-P.30.

NPPF Policy 6: Building a strong, competitive economy. (Specifically: P.83 and P.84)

NPPF Policy 9: Promoting sustainable transport.

NPPF Policy 14: Achieving well-designed places.

NPPF Policy 8: Promoting healthy and safe communities.

NPPF Policy 13: Protecting Green Belt land.

NPPF Policy 14: Meeting the challenge of climate change and flooding.

NPPF Policy 15: Conserving and enhancing the natural environment.

NPPF Policy 16: Conserving and enhancing the historic environment.

**Relevant Planning Policies:**

**Cornwall Local Plan: Strategic Policies Document 2010-2030 Dated Dec 2016**

Policy 1: Presumption in favour of sustainable development

Policy 2/2a: Spatial Strategy and Key targets

Policy 12: Design

Policy 13: Development Standards

Policy 16: Health and wellbeing

Policy 21: Best use of land and existing buildings

Policy 23: Natural Environment

Policy 25: Green Infrastructure

Policy 27: Transport and Accessibility

**Relevant Supplementary Planning Documents (SPD's)**

Carrick District Council Open Space Strategy Oct 2008

Cornwall Biodiversity Action Plan Volume 4: Priority Projects 2011

Connecting Cornwall 2030 Implementation Plan and Truro & Roseland Schedule, Cornwall  
Infrastructure Needs Assessment 2013

A Green Infrastructure Strategy for Cornwall – A strategic framework – April 2012

## Objective 4 - Quality of Design and Sustainability

### Introduction

The Plan will ensure that any development will be of high quality and design, including a mix of tenure, type and size of dwellings in line with national and local policy within or (by exception) outside of the settlement boundary. Our Policies will:

- Adhere to legislation and enforcement of existing Planning Policies.
- Help reduce the carbon footprint of the Parish, through the use of carbon reducing technology and consider carbon neutral, renewable energy forms of water and spatial heating, lighting, high levels of insulation, rainwater harvesting, etc.
- Reflect the character and appearance of our settlements and their rural environment by respecting local design, scale, style and materials to preserve the “sense of place”.
- Reject development of poor design that fails to take up opportunities for improving the character, functioning and quality of an area, iaw local design standards, style guides in plans or SPD’s<sup>68</sup>.
- Protect the landscape views within, from and between settlements.
- Maintain separation between settlements and the setting or backdrop to our WHS.
- Preserve farmed and wooded landscapes.
- Include gardens and parking space appropriately scaled to the property iaw Cornwall Council Design Guide 2017.
- Incorporate a suitable water supply, sewerage, Eco waste water treatment and sustainable drainage system, calculated to alleviate surface water flooding within any development and beyond.
- Provide suitable ducting to enable future services.
- Prioritise off street parking.
- Safeguard and enhance the unique character of Chacewater Parish by protecting and conserving the WHS and Conservation Area.
- Not increase current levels of noise, air, water and light pollution.
- Consider low long-term maintenance.
- Need to “design out” crime<sup>69</sup>, disorder and anti-social behaviour (ASB).
- Ensure that no site development will have a negative impact on the Parish.
- Seek to improve existing dwellings to make them more energy efficient and healthy to live in.

### Policies

**QD1: Design Considerations.** As a whole, any development will, in design, scale, height, aesthetic appeal and materials, be in harmony with its surrounding buildings. Designs must suit a range of age and social groups, home working and mobility<sup>70</sup> and reflect the unique character of the community landscape and its position at the heart of a WHS.

**QD2. Design and Access Statement.** New development must include a Design and Access Statement showing how it follows national and local policy and guidance, including this Plan. The Statement must ensure that the development reflects the character and heritage of the Parish.

**QD3: Build Considerations.** Any planning application should be in strict compliance with Cornwall Local Plan (CLP) Policy 12.2 by not adversely affecting any immediate neighbour. Developments should also be built from materials that harmonise with the immediate locality, achieve high standards of sustainable build and demonstrate how the design, construction and operation will minimise the use of fossil fuels and natural resources.

**QD4: Carbon Reduction Technologies.** All planning applications and developments must

<sup>68</sup> NPPF Para 130 refers.

<sup>69</sup> Crime and Disorder Act 1998 (CDA) Section 17.

<sup>70</sup> Building for Life (BfL) 2012.

accord with CLP Policies 13 and 14 in terms of standards and use of renewable and low carbon energy technology.

**QD5: Flood Resilience and Surface Run Off.** By design and in compliance with CLP Policy 26, any development must not only defend itself against potential flooding but also ensure that surface run off is retained on site. Appropriate water attenuation schemes and Sustainable Drainage Systems (SuDS) are imperative to avoid secondary flooding, especially in valley bottom areas clearly identified in the LLCA.

**QD6. Crime Prevention.** All development proposals must consider the need to design out crime, disorder and anti-social behaviour (ASB) to ensure community safety and cohesion.

**QD7: Amenity Area.** Planning applications and developments should, by design, provide or connect to adequate garden amenities and parking to reflect the size of the dwelling(s)<sup>71, 72</sup>

**QD8: Private Parking.** Developments must provide sufficient on-site parking for the size and occupancy of the dwelling. Any plans to convert an existing garage or parking area must retain sufficient space to park within the property boundary.

**QD9: Adverse Effect.** No development should have an adverse effect on existing landscapes, historic features and their settings.

**QD10: Homes for Life.** Future developments should be designed to accommodate a change in circumstances and give the occupant the option to remain in the dwelling<sup>73</sup>.

## Sustainability

These policies aim to contribute to sustainable development by:

- Managing development and encouraging a mix of sustainable housing types that will help the integration of all residents, enabling them to remain within the area through different life stages.
- Ensuring that new builds are designed to provide for future expansion to cater for change of occupant circumstances through their life cycle, e.g. expansion of family, long-term physical/mental health issues, etc.
- Promoting high quality, locally distinct designed dwellings, constructed in phased stages to meet proven housing need, which should be monitored by the Parish Council at regular intervals.
- Ensuring that conversion of existing non-residential buildings will not result in any loss of employment or facilities, (e.g. shops, toilets, pubs, community buildings) at any settlement unless the application can demonstrate lack of demand or viability following active marketing for at least 9 months<sup>74</sup>.
- Ensuring the requirements of Cornwall Council Design Guide 2017 and national policies, where practicable, comply with the Building Research Establishment Environmental Assessment Method (BREEAM) sustainability standards.
- Ensuring proposals within the Conservation Area will actively demonstrate in “Design and Access Statements” how they comply with these and other policies set out in the Plan.
- Utilising modern construction techniques to reduce the carbon footprint.
- Fully adopt the Cornwall Council Design Guide 2017.
- Ensuring sustainable management of surface water (e.g. Attenuation ponds, Rainwater Harvesting, Porous surfaces for car parking).

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<sup>71</sup> The Equality Act 2010.

<sup>72</sup> CLP Policy 13.

<sup>73</sup> CLP Policies 6 and 12.

<sup>74</sup> CLP Policy 5.2.i.



- Protecting the natural environment, the mining heritage character of the area, its use and enjoyment by preserving and improving existing heritage structures, buildings and dwellings.
- Meeting the needs of the local community by delivering decent, acceptable and affordable housing over time.
- Providing sufficient off street parking for new housing to help prevent anti-social parking.
- Ensuring that any development complies with the Residential Amenity Space Standards SPD (RASSSP) March 2018 to include adequate amenity for all residents.
- Providing safely accessible facilities for recreational pursuits (e.g. sports, leisure and cultural activities) as guided by Equality Impact Assessments (EIA).
- Ensuring that new dwellings or extensions should be capable of delivering an EPC (Energy Performance Certificate) of A and a numerical EPC score of close to 100<sup>75</sup>.
- Ensuring that, in the case of commercial and educational properties, they should be constructed to a level that would achieve a BREEAM rating of “Excellent”.
- Using intelligent design to provide homes for life.

### **Reasons**

- The NPPF and CLP identify the importance of achieving high quality design in all new developments<sup>76</sup>. A very clear majority of respondents (Q34: 96%) to the Survey Questionnaire identify that all new development within the Parish should be high in quality of design and reflect the character of the locality, regarding its position, design and use of building materials.
- As a community we must address ASB and so “design out crime” where possible. This must apply to all forms of development, not only to prevent or reduce crime but importantly also help reduce the fear of crime.
- A very high proportion of the community (Q33: 97%) support low energy running costs.
- The community expressed concern (Q35: 98%) that any development should not increase the risk of flooding.
- The community places great value on the quality of their landscape and the views it affords (Q34: 96%), both for their own enjoyment and that of others. This is reflected in the requirements of Policy QD1, to protect our unique heritage by avoiding the loss of public views and erosion of visual qualities of farmed and woodland landscape and character of settlements. Developers must respect designated areas, e.g. Cornwall Wildlife Sites (CWS), Sites of Specific Scientific Interest (SSSI), Scheduled Monuments, Ancient Woodland and WHS status.
- Besides the main settlement areas of Chacewater, Twelveheads, Wheal Busy, Scorrier and Blackwater, Chacewater Parish is largely rural and characterised by small hamlets, farmsteads and isolated buildings, which need to be respected.
- Policy QD7 recognises the importance of providing adequate garden/amenity space in proportion to the property to aid residents’ health and well-being.
- Parking provision to be planned in order to aid manoeuvrability, avoid anti-social parking, obstructions to emergency services, other road users and pedestrians.
- Homes for life will help people to remain in their own home through changing circumstances.
- Good Quality Housing is vital to the physical and mental well-being of occupants. Designs should include dwellings for those with less mobility, because evidence shows that single level occupants remain in their homes longer. Housing designs could include ground floor WC and room for shower, allow adequate space for extending into roof space or garden for, e.g. an additional bedroom, by providing accommodation for carers, the elderly or infirm.
- Arising from the NDP process, the production of the Chacewater Parish Energy Guide, these policies and our LLCA work, the CLP and Cornwall Council Design Guide 2017, will assist developers to achieve the requisite design quality.

**Quality design and build will enhance the sustainability and attractiveness of the Parish, as a place to live, work in or visit.**

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<sup>75</sup> Building Research Establishment (BRE) standard scoring assessment.

<sup>76</sup> See Cornwall Local Plan: Strategic Policy Document 2010-2030: Policies 12 and 13.

**The National Planning Policy Framework - July 2018**

NPPF Policy 3: Plan-making P.17, P.19, P.24-P.30.

NPPF Policy 5: Delivering a sufficient supply of homes.

NPPF Policy 8: Promoting healthy and safe communities.

NPPF Policy 12: Achieving well-designed places.

NPPF Policy 14: Meeting the challenge of climate change and flooding.

**Relevant Planning Policies:**

**Cornwall Local Plan: Strategic Policies Document 2010-2030 Dated Dec 2016**

Policy 1: Presumption in favour of sustainable development

Policy 2/2a: Spatial Strategy and Key targets

Policy 3: Role and function of places

Policy 6: Housing Mix

Policy 7: Housing in the Countryside

Policy 8: Affordable Housing

Policy 9: Rural Exception Schemes

Policy 12: Design

Policy 13: Development Standards

Policy 14: Renewable and low carbon energy

Policy 15: Safeguarding renewable energy

Policy 16: Health and wellbeing

Policy 21: Best use of land and existing buildings

Policy 23: Natural Environment

Policy 24: Historic Environment

Policy 25: Green Infrastructure

Policy 26: Flood risk management

Policy 27: Transport and Accessibility

Policy 28: Infrastructure

**Relevant Planning Policies and Supplementary Planning Documents (SPD's)**

Cornwall Industrial Settlements Initiative – Chacewater Dec 2002

Cornwall & West Devon Mining Landscape WHS Management Plan 2013-2018

Chacewater Conservation Area Management Plan March 2010

Cornwall AONB Management Plan 2011-2016

A Green Infrastructure Strategy for Cornwall - A strategic framework – April 2012

Sustainable Energy Action Plan (SEAP) for a Green Cornwall – August 2013

Cornwall Design Guide 2013

Cornwall Draft Affordable Housing SDP Jan-Mar 2014

Chacewater Neighbourhood Plan Questionnaire – Jun 2016

Chacewater Neighbourhood Development Plan Survey Questionnaire - Autumn 2017

Emerging Cornwall Renewable Energy SDP

## Objective 5 – The Environment - Renewable & Low Carbon Energy

### COMMUNITY LED RENEWABLE ENERGY

**Introduction.** The Chacewater community is taking an active role in renewable energy development and innovation. This includes installing renewable energy systems individually in homes, businesses and community facilities as well as aspiring to deliver community owned or part owned schemes through the Chacewater Energy Group (CEG). In 2017 Community Energy organisations in the UK owned 121 MW of energy capacity, which has generated 265 GWh of energy since 2002<sup>77</sup>. This means that renewable energy schemes can make a significant contribution to individual householders or businesses, including the wider community and therefore encourages adoption of community led renewable energy initiatives.

#### Policy

**RE1: Community Led Renewable Energy.** Any development proposals for renewable energy schemes in Chacewater Parish will be supported, where they are either:

- Integrated so that the energy generated can be supplied directly to domestic, business and other buildings in the Parish, thereby reducing energy consumption.
- Owned by Parish residents, businesses or community associations and can demonstrate that the development being fully or partly owned through a constituted Community Energy England (CEE) scheme.

**Reasons.** 88% of respondents to the Autumn 2017 Survey Questionnaire agreed that the Parish should aim to become, as far as is possible, energy self-sufficient, utilising sustainable methods of electricity generation. 7% disagreed with this ambition.

**Sustainability.** The intention of this policy is to define how the CLP policy and Renewable Energy SPD support for the community's relationship with renewable energy may be applied. In particular, future schemes will be supported where they can demonstrate they have sought and secured whole or part ownership for the Chacewater community and other required development compliance.

### WIND ENERGY

**Introduction.** The UK has the best wind resource in Europe and one of the best locations for wind energy development in the world. Cornwall benefits from average wind speeds onshore of 5-11.5m/s (metres per second) and offshore of 7-9m/s ([www.windatlas.dk](http://www.windatlas.dk)). In 2017 Wind power provided 15% (39TWh) of the UK's total electricity generation. (UK Gov. 2018)

#### Policy

**RE2: Wind Turbine Development.** Any proposals for wind turbine development should be located in an area identified as suitable for wind energy production in line with the NPPF.

**Reasons.** The majority (63%) of Chacewater residents support wind energy development and agree that, where practicable and appropriately sited, they would encourage the use of wind turbines. 33% still disagree.

For this reason, specific policies have been established to ensure that future wind energy sites are located in landscape areas capable of accommodating such development. Fig. 10 below identifies

<sup>77</sup> Community Energy England (CEE) 2018.

potential (only) locations for wind turbines across the Parish but developments proposed in these areas must demonstrate (at application stage) that they meet the criteria set out in Policy RE1.

**Sustainability.** The purpose of this policy is to ensure that future wind turbine development will be in line with the landscape character, appropriate and proportionate to its location. The policy has been created at a local level iaw Section 14 of the NPPF, Policy 14 of the CLP, the Cornwall Renewable Energy SPD and the Cornwall Landscape Sensitivity Assessment. Proposals should address the planning impacts of any wind turbine scheme and ensure that any harmful impacts on the following are avoided, mitigated or managed:

- **Residential Amenity.** Through noise generation, shadow flicker<sup>78</sup> or overbearing visual impact.
- **Safety.** Highways and our PRow.
- **Landscape and Visual Impact.** Particular regard for the sensitivity of the landscape in relation to wind turbines (e.g. within Landscape Character Areas CA11) should be taken; especially the negative impact of concentrations of such installations. The landscape strategy is for occasional single or small clusters of turbines, comprising those up to the Band C scale<sup>79</sup> (less in areas close to small scale historic features. Landscape is key to the NDP as identified in the LLCA. The primary aim is to provide a positive planning environment for development whilst retaining the heritage and agricultural environment and managing the visual impact of future development<sup>80</sup>.
- **Heritage Impact.** All applications must recognise and give due consideration to Chacewater Parish's heritage assets and designations as highlighted in the LLCA and its position within the WHS. Considerations should be addressed as listed in the WHS SPD and Management Plan.
- **Cumulative Impact.** Proposals for individual wind turbines or wind farms will not be permitted where, together with existing and approved turbines or wind farms, will lead to a concentration of wind turbines on a scale which would significantly change the character of the wider landscape.
- **De-commissioning.** Once the development reaches the end of its operational life, it must be removed and the site remediated, though plans will be considered for the future repowering of both new and existing sites in line with the NPPF.

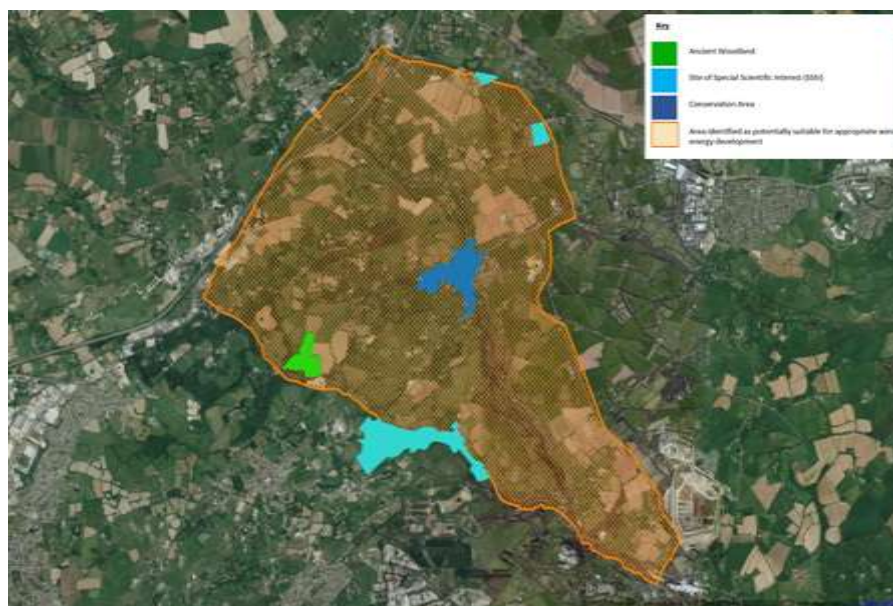


Figure 10. Potential Wind Development Area

<sup>78</sup> Shadow Flicker relates to the flickering effect caused by the rotating of wind turbine blades.

<sup>79</sup> The Cornwall Landscape Sensitivity Analysis (Mar 2016) classified wind turbine and solar according to band scaling.

<sup>80</sup> Applicants should use the CLP SPD on Renewable Energy Annexes 1 (P18) to inform their impact assessments.



## SOLAR ENERGY

**Introduction.** Cornwall receives some of the highest levels of solar irradiation in the UK, with average annual sums of over 1100kWh/m<sup>2</sup> (Solar GIS). In 2017 Solar energy contributed 3.4% (11.5tWh) of the UK's total electricity generation. (UK Gov. 2018).

### Policies

**RE3: Roof Mounted Solar.** Proposals for rooftop solar will be supported where they comply with permitted development rights or can meet required planning tests, though due consideration must be made of the Parish's WHS designation.

**RE4: Ground Mounted Solar Arrays.** Applications will be supported for Ground Mounted Solar Arrays provided they meet planning tests set out through this policy area.

**Reasons.** The community has shown strong support for solar energy development, as evidenced through consultation and the number of existing PV installations across the Parish. Over 60% of those surveyed agree that the Parish should, where practicable, encourage solar installations. The community does, however, believe that solar PV development should only be permitted where a range of criteria are met and includes the conservation or enhancement of biodiversity in line with our wider NDP ambitions.

**Sustainability.** The intention of this policy is to ensure that future solar development will be in line with the landscape character and proportionate to their location. The policy has been created at a local level in accordance with Section 14 of the NPPF, Policy 14 of the CLP, the Cornwall Renewable Energy SPD and the Cornwall Landscape Sensitivity Assessment. Proposals should address the planning implications of any solar scheme and ensure that any harmful impacts on the following are avoided, mitigated or managed:

- **Landscape and Environment.** The applicant can demonstrate that any adverse impact to the local landscape and environment are avoided and where necessary, mitigated. Applicants should use the CLP SPD on Renewable Energy Annexes 1 & 3 and the landscape descriptions contained within CA11 to inform their impact assessments. CA11 Landscape strategy for solar PV development is moderate for a landscape with occasional PV developments (to Band C)<sup>79</sup>.
- **Heritage and de-commissioning (see policy RE2 above).**
- **Residential Amenity.** They do not adversely affect residential amenity through noise generation, overbearing visual impact or have adverse impacts on highways and PRoW.
- **Alternate Land Use.** Regard is given to other uses of proposed land. In particular, how land beneath/surrounding the panels will be managed; and how they may have avoided land with high potential for agriculture (e.g. Best and Most Versatile Land) unless the proposal allows for continued agricultural use or encourages biodiversity improvements around arrays and a net increase in ecological value.
- **Design.** Due consideration is given to best practice guidance (see BP2 and BP3 below) in relation to solar array design, maximising the potential for renewable energy generation alongside net biodiversity gains and agricultural activity.
- **Cumulative Impact.** Proposals for solar PV development will not be permitted where, together with an existing array, it would lead to a concentration of solar PV and significantly change the character of the wider landscape.

## MICRO HYDRO

**Introduction.** There are approximately 4,000km of river in Cornwall and Hydropower offers the opportunity to produce non-intermittent renewable energy where conditions allow. Historically,

Cornwall's location, local tidal range, topography and coastal geography made it a leading area for Water Mill and Tide mill utilisation.

**RE5: Micro Hydro.** Schemes proposed within the Parish or the surrounding catchment area would be supported where consistent with Objective Policy RE1.

**Reasons.** A number of small-scale hydro power resources are available in the Parish and a recent study was completed to look at potential Micro hydro opportunities. Over 85% of surveyed respondents agreed that, if viable, we should encourage the use of hydro-electric power.

**Sustainability.** This policy supports the development of renewable energy solutions where viable opportunity exists. Consideration should therefore be given to potential impacts as outlined in the Cornwall Renewable Energy SPD, consistent with some of the themes raised in Policies RE2-RE4 above. Environment Agency (EA) permits and other licenses should also form part of any presented application using current best practice (BP4 below).

## LOW CARBON HEAT

**Introduction.** Generating heat causes around a third of UK 'Greenhouse Gas' (GHG) emissions. In the UK domestic and commercial setting, 98% of GHG emissions from heat come from space and water heating; but in 2015 only 5.6% of the UK's heating came from renewable energy sources<sup>81</sup>.

### Policy

**RE6: Low Carbon Heat.** New development in the Parish will be expected to adhere to the principles of sustainable development and other relevant parts of this Policy area, whilst addressing the following hierarchies:

#### Low Carbon Heat Networks:

- Where there is no existing low carbon heat network, new developments will be expected to deliver one onsite, unless it is demonstrated that this would render the development unviable.
- Where a developer is unable to deliver a heat network themselves, they need to demonstrate that they have worked with third parties (commercial/community) to assess viability options.
- Where a heat network option is not currently viable and no third party is interested in its delivery, the development should be designed to facilitate future connection to a heat network, unless it can be demonstrated that a lower carbon alternative is in place, e.g. Passivhaus<sup>82</sup> standard.

**Heating and Cooling:** Any new development will also be expected to demonstrate that heating and cooling systems have been selected according to the following heat hierarchy:

- Site-wide renewable Combined heat and power/Combined cooling heat and power.
- Site-wide renewable community heating/cooling.
- Individual building renewable heating.

**Reasons.** 97% of survey respondents agreed that future developments should have low energy running costs.

**Sustainability.** The intention of this policy is to directly address the challenge of reducing heat related emissions across the Parish, currently hampered by higher levels of fuel poverty, high fuel

<sup>81</sup> Department of Energy and Climate Change DECC 2016.

<sup>82</sup> Voluntary standard energy efficiency in a building, which reduces the building's ecological footprint.

costs and exacerbated by a lack of access to grid supplied heating fuels and consequent dependence on more expensive, environmentally damaging options like oil.

The policy has been created at a local level in accordance with Sections 2 & 14 of the NPPF, Policy 13 & 14 of the CLP, the Cornwall Renewable Energy SPD, Objective 5 of this NDP and the UK Clean Growth Strategy, which specifically recognises the opportunity presented by low carbon heat in domestic and commercial buildings.

This policy may also provide support for applications that seek to retrofit low carbon heating and cooling solutions as part of any redevelopment proposals. Consideration should be given to potential impacts as outlined in the Cornwall Renewable Energy SPD, consistent with themes raised in Policies RE2-RE5 and applicable to the full range of potential low carbon heat technologies.

**The community recognises the benefits of Renewable Energy generation to reduce reliance on fossil fuels, however, as with any other development this must comply with policy measures to protect the overall character of the area.**

### **The National Planning Policy Framework - July 2018**

NPPF Policy 14: Meeting the challenge of climate change and flooding.

NPPF Policy 2: Sustainable development.

### **Relevant Planning Policies:**

#### **Cornwall Local Plan: Strategic Policies Document 2010-2030 Dated Dec 2016**

Policy 1: Presumption in favour of sustainable development.

Policy 13: Development standards.

Policy 14: Renewable and low carbon energy Policy.

Policy 15: Safeguarding renewable energy Policy.

Policy 21: Best use of land and existing buildings Policy.

Policy 23: Natural Environment Policy.

Policy 24: Historic Environment.

### **Relevant Planning Policies and Supplementary Planning Documents (SPD's)**

Cornwall & West Devon Mining Landscape WHS Management Plan 2013-2018.

Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document - May 2017.

Chacewater Conservation Area Management Plan March 2010.

A Green Infrastructure Strategy for Cornwall - A strategic framework – April 2012.

Sustainable Energy Action Plan (SEAP) for a Green Cornwall – August 2013.

Chacewater Neighbourhood Plan Questionnaire – Jun 2016.

Chacewater NDP Survey Questionnaire - Autumn 2017 Emerging.

Chacewater NDP LLCA - 2017.

Cornwall Renewable Energy SDP – 2015.

An assessment of the landscape sensitivity to on-shore wind energy & large-scale photovoltaic development in Cornwall. March 2016.

Cornwall Landscape Character Study – 2007.

UK Clean Growth strategy - BEIS 2017.

### **Best Practice Guidance**

BP1 – [https://www.planningportal.co.uk/info/200130/common\\_projects/51/solar\\_panels](https://www.planningportal.co.uk/info/200130/common_projects/51/solar_panels)

BP2 – Biodiversity Guidance for Solar Developments – BRE 2014.

BP3 - Agricultural Good Practice Guidance for Solar Farms – BRE 2014.

BP4 – A guide to UK mini hydro development - British Hydro Power Association 2012.

## Objective 6 – Housing Need

### Introduction

***“Everyone deserves a safe, affordable and secure place to call home and fixing Britain’s broken housing market is of paramount importance to me and is the generational challenge of our time.”<sup>83</sup>***

Chacewater Parish acknowledges the need to play its part in delivering the requisite number of new homes apportioned to the Truro & Roseland (T&R) Community Network Area (CNA). The Cornwall Local Plan (CLP) apportions the delivery of 1200 dwellings within the parishes that make up the CNA between April 2010 and 2030. Our policies meet the aims of both national and local planning policy to secure housing land supply that meets the local need<sup>84</sup>. This is based on projected demographics (reviewed 5 yearly), community engagement and the findings of a Parish specific Housing Need Survey (HNS)<sup>85</sup>; each of which offer something different and so points to a degree of fluidity in determining the exact future housing mix for the area.

Chacewater Parish represents 11% of the dwellings pro-rata, the apportionment being 132 new homes. However, completions and commitments both within Chacewater itself and elsewhere across the CNA means that Chacewater needs to supply a further 11% of 92 only, which equates to 10 (see Table 1 below). By April 2017, 22 new home completions had been achieved within the Parish with a further 10 committed. This Plan therefore has to demonstrate the capacity to deliver 10 further dwellings by 2030 to demonstrate general conformity. Based on the past 5 years of housing delivery (i.e. from planning through to build completion), current building activity across the Parish and our support for a 10 house Exception Site at Blackwater, our target is within scope. In fact, it actually aligns more closely to the outline figure of 60 new homes that the LPA advised was our target at the start of the NDP process.

Our policies need to factor in the housing needs of those currently residing in the Parish, who may wish to expand or downsize, as well as those who want to relocate to the immediate area. We have to provide - where the need is demonstrated - housing, based on size, scale, type and integrational balance to meet the community need. We must give local residents realistic options for affordable housing, either through Affordable Rent (Registered Social Landlords), Part Ownership, Self-Build or collaborative partnership schemes; and also support Community Land Trusts or similar organisations in delivering affordable housing where exception sites are the only option.

Key to any future housing projection will be the support facilities needed to sustain them as part of the wider housing make up. Financial contributions will be sought, where applicable, through either S106 or Community Infrastructure Levy (CIL) to provide new community and social infrastructure.

### Policies

**HN1: Settlement Boundaries.** Any development must be delivered inside one of the 5 settlement boundaries of Chacewater, Twelveheads, Blackwater, Wheal Busy and Scorrier. (Appendix 5)

**HN2: Land Use.** Only proposals for small scale housing development of infill, rounding off and non-heritage brownfield sites within the settlement boundaries will be supported, so the open countryside is preserved and agricultural land retained for its primary use.

<sup>83</sup> Kit Malthouse upon becoming Housing Minister July 2018.

<sup>84</sup> Cornwall Local Plan: Strategic Policy Document 2010 -2030: Policy 8 and 9.

<sup>85</sup> Chacewater’s HNS was based on data gathered in Nov 2017.



**HN3: Size and Scale.** Future developments should be small scale and any single development limited to a maximum of 10 dwellings.

**HN4: Housing Mix.** Development proposals that contribute to a mix of affordable, free-market and rented homes - including starter homes, self-build, family dwellings and accessible homes for the elderly, those with disability, impaired mobility or additional needs – will be supported.

**HN5: Exception Sites.** Rural exception sites will only be supported if there is a proven local need, as agreed by the Parish Council and adjacent to the edge of the built area, where proposals for housing would not normally be permitted.

**HN6: Affordable Housing.** Affordable Housing will be provided at a rate of 35% (CLP Policy 8 refers to Chacewater as Zone 3) of residential developments exceeding 5 in number, subject to viability, on site qualifying infill or rounding off developments<sup>86</sup>.

### Sustainability

These policies aim to contribute to sustainable development by:

- Supporting the building of a sufficient quantity of good quality dwellings to meet the needs of a fully integrated community.
- Meeting the local housing need through development of an appropriate number of affordable homes, which may include rural exception sites.
- Supporting Community Land Trusts or similar organisations in the delivery of affordable housing.
- Complying with locally produced design guidance aligned to regional and national direction.

### Reasons

The following table provides the formula<sup>87</sup> used to calculate the number of new dwellings to be delivered across the Parish for the period April 2010 to April 2030, based on an apportionment (or percentage) of the CLP Housing target set for the T&R CNA.

<b>Table 1: Minimum NDP Housing Target to be in Conformity with Cornwall's Local Plan</b>				
	<b>(a) Local Plan Housing Target (April 2010-April 2030)</b>	<b>(b) CNA completions (April 2010-April 2017)</b>	<b>(c) CNA commitments (-10%) (April 2017)</b>	<b>(d) Local Plan Target (April 2017-2030) (a- (b+c))</b>
<b>Truro &amp; Roseland CNA (Rural)</b>	<b>1200</b>	<b>612</b>	<b>496</b>	<b>92</b>
	<b>(e) Adjusted Pro Rata rate</b>	<b>(f) Town/Parish completions (April 2010-April 2017)</b>	<b>(g) Town/Parish commitments (-10%) (April 2017)</b>	<b>(h) Adjusted Pro Rata of residual requirement for CNA ((% @ e divide by 100) x d)</b>
<b>Chacewater Parish</b>	<b>11% (132)</b>	<b>22</b>	<b>10</b>	<b>10</b>

Not an exact science<sup>88</sup> and subject to annual change depending on, for example, the number of new homes scheduled or completed elsewhere across the CNA, the following explanatory notes offer a

<sup>86</sup> Housing SPD Oct 2018: Para 64 – Phasing: “Delivery of open market dwellings that significantly outstrip the delivery of affordable dwellings will not be supported” by Cornwall Council.

<sup>87</sup> As advised by Cornwall Council Mid 2017.

<sup>88</sup> Inspectors note requesting further information into the Examination of the Cornwall Site Allocations Development Plan Document (INSP.S14. dated 11 May 2018) states that “it is widely accepted that there is no precise basis for calculating housing need and supply.....”.

more realistic appreciation of the number of new homes expected for the Parish, based on what the NDP Housing Team has gleaned or know as fact:

- We were initially informed by the LPA that our 2030 target figure would be approx. 60 homes.
- Using the formula above, the 11% **pro rata adjustment** figure is: = 132
- However, if target is met elsewhere then, based on 11% of 92 CNA completions, Chacewater's **current** commitment out to April 2030 is: = 10
- As Chacewater has **already completed** between April 2010 and April 2017: = 22
- **Historically**, Chacewater Parish has built **3 open market windfall homes per year**<sup>89</sup>, so were this trend to continue it is projected that by April 2030 we will have delivered more new homes: = 36
- Technically therefore, **using the current allocations** figure of 10, the Chacewater Parish allocation is at a surplus of: = 26

The above facts and figures show “*general conformity*” with the CLP and thus Cornwall Council's (CC) future housing target and so we believe holds up to external examination.

### **Housing Needs Survey (HNS):**

The NDP Strategy Team authorised an official Housing Needs Survey<sup>90</sup> (HNS) for the Parish, which went to 748 addresses. CC's Affordable Housing Team received 77 (10.5%) “*correctly completed*” responses, which informed us that:

- 18 of 22 of the detailed respondents live with a friend, relative or in rentable accommodation.
- Over 80% of these respondents advised that they needed 2 or one bed dwellings only.
- 87% stated that they had close connections with the Parish.
- 75% would like to live independently and move to a more affordable home inside 2 years.
- 15 respondents would like to live in the Parish and 18 would like to be involved in some form of affordable or shared ownership scheme.
- 61% stated that they could afford a deposit of £5K only.
- No respondent could afford a property over £200K, with most well under the £150K mark.
- Of the 22 respondents who answered questions to do with registration for housing 11 had not registered with HomeChoice or Help to Buy Southwest<sup>91</sup>, so could not be counted.
- Whilst the report gave no definitive affordable housing figure, there was enough evidence to suggest there was a need for an additional 11 affordable houses across the Parish.

As a result of the above, CC's Affordable Housing Team surmised that a mixed small scale affordable development would complement the need identified in Chacewater Parish HNS report. A small number of properties with level access is also important, because the provision of schemes of this nature would enable people to be more independent, prevent local people from living with friends or family or even moving away from where they would prefer to be.

**Other Relevant Facts/Findings.** The 2011 National Census<sup>92</sup> identified Chacewater Parish as having a population of 3925 and 1,831 “potential” dwellings; of which 1,182 were owner occupied and 550 rentals; this reflects a broad housing portfolio of privately owned and rental properties.

- Chacewater has a dedicated social housing scheme providing 28 apartments for residents requiring a degree of care and who satisfy varying qualifications<sup>93</sup>.

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<sup>89</sup> Factual data from Chacewater Parish Clerk April 2018 from past 5 years of Planning Requests through to build.

<sup>90</sup> Cornwall Council's Report dated 21<sup>st</sup> March 2017.

<sup>91</sup> Both key indicators of Affordable Housing Need.

<sup>92</sup> Oxford Consultants for Social Inclusion (OCSI) dated 29<sup>th</sup> Dec 16

<sup>93</sup> The Brookside Cornwall Housing scheme offers housing for individuals, couples or small families with an identified need, most of whom (but not all) have a connection with the area.

- There is no residential care home within the Parish, although one does exist within yards of the settlement boundary at Scorrier.
- A small number of affordable homes have been provided in the last 20 years.
- The Parish Council is keen to work with organisations to help people access the property ladder.
- Our dwelling priorities - which are based on non-heritage brownfield, infills or self builds within the aforementioned 5 settlement boundaries - remain extant and accord with the findings of our Survey Questionnaire.<sup>94</sup>
- Our position in a World Heritage Site (WHS), along with known Cornwall Wildlife Sites (CWS), Conservation Area<sup>95</sup>, ancient Woodland, Scheduled Monuments and Sites of Special Scientific Interest (SSSI) all feature highly when the Parish Council considers any planning application.
- Local Landscape Character Assessment (LLCA)<sup>96</sup> and local knowledge have identified water attenuation as a vital consideration for any new build or extension development in the area.
- It is considered important to limit the size of replacement dwellings (e.g. not taking into account any ancillary buildings) to protect the character and appearance of the local context.

The Community Survey Questionnaire fed back some very useful information regarding the future housing dynamic of Chacewater Parish and so is summarised below:

- 80% (Q40) of those surveyed thought we should safeguard our good agricultural land.
- The majority felt the maximum size of any future development should be no greater than 10.
- Over 90% (Q45) supported the need for affordable housing for local residents and 88% (Q46) advised there should be affordable housing for rent.
- 78% (Q47) thought housing provision should be sought through schemes such as the Cornwall Community Land Trust (CCLT) and an equally high percentage (Q48) thought there should be areas allocated for affordable, low-cost self-build housing.
- 72% (Q49) thought we needed more housing for rent and that provision should be made for retirement, sheltered housing (Q50) or some form of care home scheme (Q51).
- A high percentage (73% - Q52) identified the need for one or 2 bed dwellings for purchase or rent, which accords with the HNS analysis.
- People were very conscious of changing working patterns because 76% (Q55) thought there was a definite place in the design of future housing for home working.
- Finally, 76% (Q75) of the community advised that new developments should not adversely affect traffic issues within the area.

The CC housing evidence base includes a Strategic Housing Market Needs Assessment and a Site Allocations Development Plan Document which, along with existing and emerging Neighbourhood Plans, provides information about types and need for housing specific to the community.

**Affordable Qualification.** To ensure that affordable housing on rural exception sites meets the need of people with a qualifying connection to the Parish, occupants will be expected to satisfy CC's local connection criteria<sup>97</sup>. It is clear from community consultation that the provision of affordable housing should be subject to a formal agreement to retain it in perpetuity so it is not lost.

**Balance of Housing Need.** Policy HN4 (Housing Mix) aims to address a "specific" need - informed through community consultation - for one to 3 bed homes for young people (starter homes), the elderly (to enable downsizing within the parish) and disabled residents of all ages. 24.6% (965) of the Chacewater Parish population are aged over 65, which is higher than the national average of 17.6%<sup>98</sup>. The Plan therefore supports the tenet of CLP Policy 6, which refers to achieving a mix of

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<sup>94</sup> 80% (Q36) of respondents stated that any new developments should utilise natural infill within settlement boundaries 83% (Q39) supported the conversion of redundant agricultural buildings.

<sup>95</sup> Chacewater Area Management Plan (CAMP) March 2010.

<sup>96</sup> A dedicated period of Local Landscape Character Assessment (LLCA) produced a 98-page report in April 2018.

<sup>97</sup> Cornwall Council Affordable Housing SPD. Local connection criteria, Appendix 6. Pp56-57.

<sup>98</sup> Mid-Year Estimate from Office of National Statistics 2014.

housing types to meet local need<sup>99</sup>. The Plan also supports CC's Affordable Housing SPD to encourage self-build housing for local need on sites within and related to the settlement boundaries.

**Size, Scale and Land Use.** Proposals for housing development outside settlement boundaries and in the open countryside will be resisted to avoid using the best and most versatile agricultural land and retain the identity of settlement edges. CLP Policy 7 states that "The development of new homes in the open countryside will only be permitted where there are special circumstances" and makes specific reference to:

- Replacement dwellings being broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location.
- Sub-division of existing residential dwellings.
- Reuse of suitably constructed redundant, disused or historic buildings considered appropriate to retain and enhance the immediate setting; with the building to be converted having an existing lawful residential or non-residential use and be 10 years old or greater.
- Suitable temporary accommodation for workers to support rural businesses, where there is an essential need for an on-site presence and no other appropriate accommodation is available.
- Full time agricultural and other rural occupation workers where there is evidence of an essential business need for the occupier to live in that specific location.

Small-scale "infill and rounding off" housing development within settlement boundaries or rural hamlets (see Appendix 5 Fig's 11 to 15) will also be supported where:

- An infill scheme fills a small gap in an otherwise continuous frontage and does not physically extend the settlement into open countryside. Proposals must consider the importance that large gaps can make to a settlement's identity, so they should be retained wherever possible.
- Any 'rounding off' scheme does not extend building into the open countryside.
- It involves development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role.
- It conserves and enhances the settlement's special historic, architectural and landscape character.
- It does not have a detrimental impact on the residential amenity of any existing or neighbouring dwelling(s) (e.g. through loss of privacy) or character of locality and provides safe access.

**Holiday/Second Home Ownership.** There is currently no national legislation or local policy to ban or limit holiday or second home ownership. However, Chacewater Parish Council, as the NDP's implementing body, is very aware of local concern in this area as over 84% of respondents favoured limits on both. The Housing Policies in this Plan are designed specifically with local people in mind. Although the Council would, where possible, discourage second home ownership and recommend conditions of occupancy on certain types of new dwelling, it is unable to impose enforceable terms of occupation in a way that could be interpreted as a ban on second/holiday home ownership.

**Potential Housing/Commercial Development Sites.** Chacewater's close proximity to Cornwall's capital means it is likely to become increasingly attractive to the potential developer. Many attempts have been made in the recent past<sup>100</sup> to transform significant blocks of former mining heritage land to the west and effectively close the gap between rural and urban living to the east; which is in fact occurring anyway through the increase of industrial or retail units at Threemilestone and expanse of housing planned for Langarth. A high proportion of Survey Questionnaire responses recognised this and reaffirmed that living in this rural area with well-defined settlement boundaries was high on their list of reasons for living here – **we want Chacewater to be protected from any urban sprawl.**

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<sup>99</sup> Cornwall Local Plan: Strategic Policy Document 2010 – 2030 Policy 6.

<sup>100</sup> Exploring Cornish Mines Vol 2 Page 49 refers to extensive recreational and housing development applications in early 1989 and Oct 1994.



“Viability” is a real concern to Chacewater Parish Council. Any new housing development - in particular affordable housing or cross-subsidy schemes - should meet the requirements of the CLP and SPD 2010 -2030. Such development proposals should therefore submit a detailed Economic Viability Appraisal (EVA) to accompany the planning application where it fails to meet the affordable housing requirement in full.

Scrutiny of CC’s interactive mapping website and through discussion with representatives of the major landowner in the area confirmed that 7 sites had been “offered up” to CC for potential future development, 3 along the settlement boundary at Blackwater and 4 others in and around the main Chacewater village settlement.

- One of the sites, a potential 10 house “Exception Site” development near the Passmore Edwards building at Blackwater was supported (with conditions) by Chacewater Parish Council at pre-planning application stage, as it accorded with the criteria for housing need in the area, as a mix of affordable and open market properties.
- Due to its “Exception” status outside the settlement boundary, this site was originally designated for 100% affordable housing<sup>101</sup>. However, it is understood that this has since been amended through viability negotiation and could ultimately see the site accord with the 35% affordable property allocation detailed in the CLP Policy 8 for this Zone 3 area<sup>102</sup>.
- The following commentary is provided in relation to the other 6 sites offered up to CC by the major local landowner:
  - A second site at Blackwater, just south of Hawkins Motors, has already been purchased for commercial development, which was supported by Chacewater Parish Council.
  - A third Blackwater site, opposite Red Lion pub, is viewed negatively due to its close proximity to the sewerage works, the main A30 dual carriageway and fact that extensive development has already taken place on the north side of the Blackwater settlement in the adjoining parish of St Agnes.
  - A potential site on a steep hill immediately outside Chacewater village to the west, would almost certainly add to existing floodwater concerns and access would be problematic, given known problems with the volume/speed of traffic and the location in the Conservation Area.
  - 2 further sites were identified off Kerley Hill and on Chacewater Hill to the east; each of which would contribute significantly to water run-off, and already stressed sewerage and road network systems – they are also within the WHS.
  - Any new build affordable housing will need to adhere to all policies within the NDP, including a statement of projected running costs.

**Ultimately, this Plan supports a limited amount of relatively small scale sustainable housing within the defined settlement boundaries of Chacewater, Twelveheads, Blackwater, Wheal Busy and Scorrier and aims to meet the CLP housing figures.**

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<sup>101</sup> All affordable housing led schemes on rural exception sites (whether approved before or during the period of the Plan) shall be deemed not to have extended the settlement or its boundaries as identified in the Plan.

<sup>102</sup> Cornwall Local Plan Policy 8.

**The National Planning Policy Framework - July 2018**

NPPF Policy 3: Plan-making P.17, P.19 and P.24 - P.30.

NPPF Policy 5: Delivering a sufficient supply of homes.

NPPF Policy 6: Building a strong, competitive economy. (Specifically, P.83 and P.84)

NPPF Policy 8: Promoting healthy and safe communities.

NPPF Policy 9: Promoting sustainable transport.

NPPF Policy 10: Supporting a high-quality communications infrastructure.

NPPF Policy 12: Achieving well-designed places.

NPPF Policy 13: Protecting Green Belt land.

NPPF Policy 14: Meeting the challenge of climate change and flooding.

NPPF Policy 15: Conserving and enhancing the natural environment.

NPPF Policy 16: Conserving and enhancing the historic environment.

**Relevant Planning Policies**

Cornwall Local Plan: Strategic Policies Document 2010-2030 Dated Dec 2016

Policy 1: Presumption in favour of sustainable development

Policy 2/2a: Spatial Strategy and Key targets

Policy 3: Role and function of places

Policy 4: Shopping, services and community facilities

Policy 5: Jobs and Skills

Policy 6: Housing Mix

Policy 7: Housing in the Countryside

Policy 8: Affordable Housing

Policy 9: Rural Exception sites

Policy 10: Managing Viability

Policy 11: Gypsies, Travellers and Travelling Show people

Policy 12: Design

Policy 13: Development Standards

Policy 14: Renewable and low carbon energy

Policy 21: Best use of land and existing buildings

Policy 23: Natural Environment

Policy 24: Historic Environment

Policy 25: Green Infrastructure

Policy 26: Flood risk management

Policy 27: Transport and Accessibility

Policy 28: Infrastructure

**Relevant Community Consultation/Supplementary Planning Documents (SPD's) - Check All**

Emerging Cornwall Renewable Energy SDP

Cornwall Historic Landscape Characterisation (1994 & 1998)

Carrick District Wide Local Plan - 1998

Cornwall Industrial Settlements Initiative – Chacewater December 2002

Carrick Design Guide March - 2005

Balancing Housing Markets 2008 - Policy BHM 5: Exception Sites

Carrick District Council Open Space Strategy – October 2008

Conservation Area Appraisal & Management Plan - March 2010

National Census - 2011

Cornwall AONB Management Plan - 2011-2016

Cornwall Biodiversity Action Plan Volume 4: Priority Projects 2011

A Green Infrastructure Strategy for Cornwall – A strategic framework – April 2012

Cornwall & West Devon Mining Landscape WHS Management Plan - 2013-2018

Cornwall Design Guide - 2013

Connecting Cornwall 2030 Implementation Plan and Truro & Roseland Schedule, Cornwall

Infrastructure Needs Assessment - 2013

Sustainable Energy Action Plan (SEAP) for a Green Cornwall – August 2013

## **FINAL DRAFT**

Cornwall Strategic Housing Land Availability Assessment – September 2013

Cornwall Draft Affordable Housing SPD - January-March 2014

Chacewater Neighbourhood Plan Questionnaire - June 2016

Chacewater Neighbourhood Development Plan Survey Questionnaire - Autumn 2017

Chacewater Parish Housing Needs Survey/Analysis - November 2017/January 2018

Chacewater Neighbourhood Development Plan Business Questionnaire Analysis Report - June 2018

Chacewater Neighbourhood Development Plan Youth Engagement Report - June 2018

Chacewater Parish Local List - June 2018

## Objective 7 – Economy and Jobs

### Introduction

The Plan will help support existing local business and create new jobs by:

- Ensuring existing sites are preserved for employment use wherever possible.
- Supporting and promoting existing and new business premises at suitable locations.
- Protecting the core facilities and vitality of main settlement areas and the rural economy.
- Supporting existing and new mixed-use developments to enable people to work from home.
- Supporting training and apprenticeship schemes.
- Supporting the growth of existing businesses to enable more jobs to be created.
- Where appropriate and proportional, attract businesses to the Parish area.
- Promoting awareness of our mining heritage (e.g. the Old Smithy at Wheal Busy, Trails websites, etc.) to encourage tourism and employment.
- Promoting Chacewater Parish's business, educational, cultural and recreational assets.
- Encouraging opportunities provided by new technology, e.g. Superfast Broadband and other utilities to cater for demand and enable economic growth.

### Policies

**EJ1: Quality Employment.** Development designs will be supported that facilitate high quality, well paid employment in locations that reduce the need to travel but prioritise the use of existing non-heritage brownfield sites.

**EJ2: Live/Work.** Consideration will be given to mixed use development where dwellings may be suitable for craft workplaces.

**EJ3: Retail.** In compliance with CLP 4.4, any intention to convert existing retail outlets for housing will be resisted in order to sustain the community infrastructure. (Appendix 6 Figs.16 & 17 refer).

**EJ4: Employment Sites and Business Premises.** Existing employment sites across the Parish, (See Appendix 6 Fig 16), will be safeguarded to retain and promote a diverse mix of businesses providing services to the community and visitors. We do not wish to lose business premises (e.g. Use Classes Order A1, A3, B2, B8, C1, D1 and SG)<sup>103</sup> unless it can be demonstrated that they are no longer viable. In compliance with CLP Policy 5.2, applications for change of use must demonstrate there is no market demand and continuing use is not viable.

**EJ5: Small Scale Business Initiatives.** Applications for premises for small-scale start-ups within the Parish located on existing employment sites or to make best use of redundant buildings will be supported where traffic, water run-off and environmental impact will be minimal.

**EJ6: Parking and Travel.** Developments must be in compliance with CLP Policy 27 to ensure adequate parking provision for the size and function of business and include an Effective Travel Plan (ETP) based on green sustainable principles.

**EJ7: Business Expansion.** Proposals to upgrade or extend existing employment sites will be supported provided there is no negative impact on the infrastructure and amenities.

**EJ8: Tourist Accommodation Sites.** Development of new sites or the extension or intensification of existing sites for camping and caravans, will be supported only where there would be no harm to the landscape character of the area.

<sup>103</sup> Town and Country Planning (Use Classes) Order 1987.



## **Sustainability**

These policies aim to contribute to sustainable economic development by:

- Supporting a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.
- Maximising accessibility to the necessary education, skills and knowledge for all to play a full role in society.
- Achieving sustainable home or commercial land use by promoting high quality and locally distinctive design in the built environment.
- Meeting the economic needs of the local community as a whole through an appropriate balance of open market and affordable housing, aligned with commercial premises.
- Recognising that whilst tourism benefits the area, it is important to strike a balance between size, scale and impact, to minimise harm to the character of this uniquely historic rural setting.
- Continuing to press for enhanced broadband and telecommunication services<sup>104</sup>.

## **Reasons**

The NDP Business Questionnaire Survey<sup>105</sup> - conducted by personal interview throughout April 2018 - identified the existence of a wide and varied mix of businesses across the Parish. These ranged in size and scale from main car dealerships (we now have 5 in or very near the Parish, 2 of which arrived in early 2018), Cormac and Westfield Transport hubs, local farms to our Tourist Parks, Garden Centre, Tea Rooms, Village Shops, Homeworkers, Medical and Educational facilities. We received feedback from 51 of approximately 64 business outlets (80% response), which revealed:

Total full-time staff	333
Total part time staff	106
How many businesses need more space within next 5 years	28
How many businesses need more staff within next 5 years very likely	19
How many businesses need more staff within next 5 years fairly likely	14
How many businesses require Better Broadband	27
How many businesses require Mobile Reception	41
How many businesses use/require local Post Office and Village facilities	20

### **Analysis:**

- Of those businesses surveyed, more than 439 people were employed in full or part time roles and a majority of staff came from the local area or just outside a 2-mile radius of the Parish.
- Most businesses in the area could be described as service providers. Chacewater has a major haulage provider and a suite of 5 main car dealerships within and adjacent to the Parish boundary, e.g. Land Rover, Vauxhall, Citroen, Hyundai, Renault, Seat and Dacia.
- There is a relatively small amount of retail activity and guest accommodation.
- Chacewater Parish is fortunate to have a number of high standard education and training facilities for children, young people and adults with provision for all ability levels. There is also a sizeable care home very close to the settlement boundary at Scorrier and a social housing scheme (Brookside) that affords community support for those in need.
- Most of the sizeable businesses are well established in the area, however, the recent influx of car dealerships and the “prepared” industrial land at Hallenbeagle may attract more enterprise in the future. This might well come from outside the immediate region but some local companies could also take advantage of the planned improvements to the A30.
- A number of small to medium sized businesses have emerged in recent years and are thriving, despite the general economic downturn.
- Many of these businesses advised they would expand if an appropriate and affordable local unit/facility were available, but much would depend on improved power networks.

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<sup>104</sup> CLP Policy 28 – Infrastructure.

<sup>105</sup> A Chacewater specific 3-sided Business Questionnaire was used to interview 50 businesses throughout April 2018.

- Nearly 60% of those interviewed had seen moderate growth in recent times and aim to expand over the next 5 years, the consequence being they are likely to need extra staff.
- Pockets of relatively small scale industrial unit activity can be found at the old Railway Station, Killiwherries, Kea Downs and Wheal Busy industrial estates.
- Many quoted a shortage of suitable skills within the local labour force as a factor limiting expansion, but some (particularly car servicing and maintenance) are actively linking with Cornwall College to generate their own apprenticeship schemes to overcome this issue.
- Businesses along the old A30 (Scorrier through Blackwater and up to Chiverton Cross) raised concern over the lack of public transport for many employees and so have had to introduce more imaginative ways of getting staff to and from work.
- The customer base for most businesses varied according to the product/output they deliver and really does stretch from local tea shop enterprises, supply of garden or farming equipment to internationally renowned service providers.
- Improved technology and on-line ordering featured highly in our responses. Consequently, there is concern about the poor broadband and mobile reception in significant parts of the Parish, notably the ability of the Health Centre to access records and contact doctors on call.
- Homeworking is definitely a growing theme and so adequate provision needs to be made for new ways of working.
- Many businesses identified convenience, proximity to services and quality of life in this rural area as reasons for setting up their business.
- There is a substantial base for tourist accommodation across the Parish, due to its central location and convenience, which brings economic benefit to the region.

More broadly, our consultation identified that the community supports local businesses and would not want to see any loss of businesses, unless it could be demonstrated that the use of premises is no longer viable, in line with Policies 4 and 5 of the CLP.

The community supports sustainable living, working and travel within and to the Parish. The Business consultation identified that a very high proportion of employees travel to work from over 2 miles away and come into the area from Truro, Camborne, Pool, Illogan and Redruth or other reasonably nearby communities. Some workers in the Parish identified a lack of affordable housing as a key issue preventing them from living closer to their place of work, which was also highlighted throughout our consultation events and in particular the Autumn Survey Questionnaire.

The Youth Engagement event and questionnaire showed that most of our teenagers expect to leave the area within 5 to 10 years, although 1 in 4 hope to secure long term employment locally.

Agriculture still features strongly and makes a valuable contribution to the local economy.

**The community recognises the need to sustain local businesses and enhance employment opportunities as a means of underpinning a viable economy and society.**

#### **The National Planning Policy Framework - July 2018**

NPPF Policy 3: Plan-making: P.17, P.19 and P.24 – P.30.

NPPF Policy 5: Delivering a sufficient supply of homes.

NPPF Policy 6: Building a strong, competitive economy. (Specifically: P.83 and P.84)

NPPF Policy 8: Promoting healthy and safe communities.

NPPF Policy 9: Promoting sustainable transport.

NPPF Policy 10: Supporting a high-quality communications infrastructure.

NPPF Policy 12: Achieving well-designed places.

NPPF Policy 14: Meeting the challenge of climate change.

NPPF Policy 15: Conserving and enhancing the natural environment.

**Relevant Planning Policies:**

**Cornwall Local Plan: Strategic Policies Document 2010-2030 Dated Dec 2016**

Policy 1: Presumption in favour of sustainable development

Policy 2/2a: Spatial Strategy and Key targets

Policy 3: Role and function of places

Policy 4: Shopping, services and community facilities

Policy 5: Jobs and Skills

Policy 12: Design

Policy 14: Renewable and Low Carbon Energy

Policy 21: Best use of land and existing buildings

Policy 27: Transport and Accessibility

Policy 28: Infrastructure

**Relevant Community Consultation/Relevant Supplementary Planning Documents (SPD's)**

Carrick District Wide Local Plan 1998

Census 2011

Connecting Cornwall 2030 Implementation Plan and Truro & Roseland Schedule, Cornwall

Infrastructure Needs Assessment 2013

Chacewater Neighbourhood Plan Questionnaire – Jun 2016

Chacewater Neighbourhood Development Plan Survey Questionnaire - Autumn 2017

Chacewater Neighbourhood Development Plan – Business Survey Analysis Report May 2018.

Chacewater Neighbourhood Development Plan – Community Questionnaire Executive Summary  
Jan 2018.

Chacewater Neighbourhood Development Plan – Youth Survey Analysis Report May 2018.

Cornwall & Isles of Scilly Local Enterprise Partnership (LEP) Economic Strategy for Cornwall & Isles  
of Scilly 2012-2020

## Objective 8 – Getting Around

### Introduction

The Plan will support sustainable schemes that improve accessibility, safety and traffic management within Chacewater Parish and surrounding areas, for all users, through:

- Support and promotion of public transport provision to meet local need.
- Improving provision for all to move around the Parish safely and connect with wider networks.
- Supporting traffic management proposals that improve pedestrian and cyclist safety.
- Protecting and enhancing existing parking provision and ensure any new development proposals include adequate parking and amenity space.
- Ensuring that traffic emissions do not degrade air quality within village settlements.

### Policies

**GA1: Connectivity with Public Transport.** Any development should closely link with the local public transport infrastructure.

**GA2: Pedestrian and Cycle Access.** Developers must provide continuous even surfaces and kerbs for pedestrian, cycle and wheelchair users and link them directly with existing footpath and byway networks.

**GA3: Provision of Adequate Private Parking.** Developers must provide parking within the boundary of the residence to avoid overspill.

**GA4: Protection of Public Parking Space.** Developments will not be supported if they impact on an already limited public parking space, the primary use of which is directly linked to essential village facilities, e.g. Health Centre. Provision for additional public parking would be welcomed.

**GA5: Traffic Pollution.** Developers will be expected to mitigate traffic pollution by including planted areas to absorb pollution and design adequate space for easy manoeuvring of vehicles.

### Sustainability

These policies aim to contribute to sustainable development by:

- Encouraging use of more sustainable forms of transport, public or private, to alleviate pollution.
- Enabling more people to utilise alternative modes of transport (e.g. cycle, walking and electric vehicles (EV)) and value the surrounding countryside as a means of getting around.
- Better management of traffic, off street and other parking, resulting in lower emissions.
- Reducing the number of road traffic incidents or accidents across the Parish.
- Trying to address residents' concerns regarding the volume of traffic and other transport issues.
- Provision of public parking to support and sustain local businesses.

### Reasons

These policies meet the aims of national and local planning policy by seeking to provide safe access across the Parish to ensure a resilient and reliable transport system for people, goods and services.

The Survey Questionnaire showed that 75% of the community appreciates that it is well served by a regular bus service. Our survey also supported the principle of regenerating Chacewater railway



station. The Plan will seek to safeguard land adjacent to the main line railway, for future delivery of strategic transport opportunity<sup>106</sup>, e.g. a possible Truro Parkway.

The community shows strong support for maintaining and developing usable cycle and walking routes, as they are attractive to residents, commuters and visitors alike to maximise opportunities for physical recreation through the use of open space.

The community acknowledges the importance of maintaining and developing parking facilities to sustain domestic, commercial and social amenities across the Parish.

We acknowledge that the village sits on a major commuter route between the CPIR and Truro network areas, both of which have seen or planned significant developments. This brings opportunity (commercial and convenience) to the area but is also hazardous in terms of traffic volume and speed, which needs better management and monitoring. A Road Safety Management Plan (RSMP) that identifies problems and potential solutions, together with and CSW<sup>107</sup> and VAS<sup>108</sup> are therefore vital initiatives that are being taken forward.

The table below illustrates that pollution levels within the heart of Chacewater village are lower than the national average, however, this fails to recognise the spikes in pollution caused at peak periods, especially during the Summer tourist season. Any increase in the volume of traffic – which will inevitably worsen with more development – will adversely impact on this situation over time.

<b>Air Pollution – Concentrates for 4 pollutants</b>				
<b>ITEM</b>	<b>CHACEWATER</b>	<b>SOUTH WEST</b>	<b>NATIONAL</b>	<b>COMMENTS</b>
<b>Benzene Concentrations</b>	0.04		0.09	<b>Source:</b> Communities & Local Govt. (indices of Deprivation 2015 – from National Air Quality Archive 2012).
<b>Particles (PM10) concentrations</b>	0.2		0.5	
<b>Nitrogen Dioxide concentrations</b>	0.3		0.4	
<b>Sulphur Dioxide concentrations</b>	0.02		0.02	

**It is vital to provide the necessary infrastructure to enable people to get around safely and easily for work, recreation and social interaction.**

### **The National Planning Policy Framework - July 2018**

NPPF Policy 3: Plan-making: P.17, P.19 and P.24 – P.30.

NPPF Policy 5: Delivering a sufficient supply of homes.

NPPF Policy 6: Building a strong, competitive economy. (Specifically: P.83 and P.84).

NPPF Policy 8: Promoting healthy and safe communities.

NPPF Policy 9: Promoting sustainable transport.

NPPF Policy 10: Supporting a high-quality communications infrastructure.

NPPF Policy 12: Achieving well-designed places.

NPPF Policy 13: Protecting Green Belt land.

NPPF Policy 15: Conserving and enhancing the natural environment.

NPPF Policy 16: Conserving and enhancing the historic environment.

### **Relevant Planning Policies:**

<sup>106</sup> Cornwall Plan Policy 27.6 and 7.

<sup>107</sup> Community Speedwatch (CSW).

<sup>108</sup> Visual Activated Signs (VAS).

**Cornwall Local Plan: Strategic Policies Document 2010-2030 Dated Dec 2016**

Policy 1: Presumption in favour of sustainable development

Policy 2/2a: Spatial Strategy and Key targets

Policy 3: Role and function of places

Policy 4: Shopping, services and community facilities

Policy 5: Jobs and Skills

Policy 6: Housing Mix

Policy 7: Housing in the Countryside

Policy 8: Affordable Housing

Policy 12: Design

Policy 13: Development Standards

Policy 16: Health and wellbeing

Policy 21: Best use of land and existing buildings

Policy 23: Natural Environment

Policy 24: Historic Environment

Policy 25: Green Infrastructure

Policy 27: Transport and Accessibility

Policy 28: Infrastructure

**Relevant Supplementary Planning Documents (SPDs)**

Carrick District Wide Local Plan 1998

Cornwall Industrial Settlements Initiative – Chacewater Dec 2002

Cornwall & West Devon Mining Landscape WHS Management Plan 2010

A Green Infrastructure Strategy for Cornwall – A strategic framework – April 2012

Cornwall Design Guide 2013

Connecting Cornwall 2030 Implementation Plan and Truro & Roseland Schedule, Cornwall

Infrastructure Needs Assessment 2013

Post Cornwall Local Plan - Strategic Planning Policy Documents.

**Relevant Document**

Cornwall Council Traffic Statistics 2009 and Annual Report 2011

National Census 2011

Chacewater Road Safety Management Plan – Feb 2016

Cornwall Council Environmental Health Department Air Quality Report 2016/17

Chacewater NDP Autumn Survey Questionnaire Oct 2017

Radarclass data feed information 2012-2018

## Objective 9 – Community Health, Safety & Well-Being (Facilities & Services)

### Introduction

Community health and well-being is completely interlinked with a well-functioning, safe and healthy environment. The Plan will protect, support and develop community facilities and services to aid individual and social activity. It will promote a clean, safe and healthy environment; sustaining good physical and mental health to meet both the individual and collective needs of residents and visitors to our Parish.

### Policies

**CHW1: Protect and Promote Community Facilities and Services.** Development proposals should retain, promote and enhance essential community facilities, such as the Health Centre, with dispensary, public toilets and car parking. The loss of community and cultural assets will be resisted unless replacements of better value are provided at an agreed location.

**CHW2: Support the Provision of New Facilities and Services.** Development of community, cultural facilities and services in sustainable locations (e.g. Allotments, Play Parks, Fitness Trails, extensions to cycle trails and sporting facilities, etc.) will be supported.

**CHW3: Facilities to meet the needs of all sectors of the Community.** Developments should provide continuous even surfaces and kerbs for pedestrian and wheeled users to aid safe mobility around the Parish. We would also support:

- The provision of safe recreational facilities for all ages.
- Safe cycleway and pedestrian links across the Parish and with neighbouring communities; a key priority will be to attract funding via CIL, S106 or Highways England.
- Improvement to mobile signal coverage and broadband services.

**CHW4: Promoting Safe & Healthy Living Environment.** Developments will support 'Healthy Homes' for the well-being of all occupants and maintain low levels of noise, light and air pollution, they should therefore not adversely impact:

- Air and water quality.
- Water treatment, supply and sewerage systems.
- Flood management systems.

**CHW5: Waste Reduction and Waste Management.** Developers must provide sufficient facility to encourage best practise waste reduction and management.

### Sustainability

These policies aim to contribute to sustainable development by:

- Promoting community engagement in a diverse range of health and wellbeing, educational, sporting, recreational and cultural activities for all ages.
- Protecting and upholding provision of sufficient community facilities and services, to meet the present and future needs of everyone.
- Ensuring that housing developments deliver healthy homes to promote a healthier lifestyle.
- Ensuring connecting roads, lanes, pathways and hedgerows are maintained to a standard that reduces risk to people and the environment.
- Ensuring adequate street lighting to aid user safety.

- Mitigating the harmful effect and health risks from air and noise pollution, water and land contamination and reduce potential hazards arising from climate change, e.g. flooding.<sup>109</sup>
- Conserving and enhancing facilities within public spaces to support evolving transport technologies, e.g. Electric Vehicle (EV) charging points, secure cycle racks/storage<sup>110</sup>, etc.
- Investigating more efficient public toilet facilities, available drinking water and water catchment.
- Establishing better cycle links with neighbouring areas and encourage their use.
- Encouraging outreach prescription service, micro library facility, welfare links and support for isolated and/or lonely people.
- Encouraging use of Parish Council/Village Hall websites and related social media as a means of promoting social interaction, e.g. via Digital Venue Toolkit “Hub in the Pub” type service.
- The introduction of pathways away from traffic noise and air pollution.
- Investigating an extension to ‘growing’ areas (e.g. private and public allotments) within green spaces to provide opportunities for recreational gardening, food production and social contact.
- Considering the introduction of “Trim Trail” type equipment across the Public Realm<sup>111</sup>.

### **Reasons**

The Plan reflects the policy framework provided through the NPPF Policy 8 and CLP Policy 16, both of which seek to retain and develop local services/community facilities in villages; such as shops, places of worship, meeting places, public houses and sports/recreation venues.

The Survey Questionnaire confirmed that Chacewater Parish is a thriving community that benefits from numerous well supported communal assets, e.g. 100% use our Village shops, 73% use the Village Hall, 85% use our modern Health Centre and pharmacy, 80% use our car parks, 78% use our outreach Post Office facility. In addition, our Millennium Green, Recreation Grounds and Play Areas, churches and meeting places are highly valued.

Our community also enjoys a popular primary school, pre-school, toddler, social welfare and recreational group(s), a variety of eateries and a public house.

The Parish hosts many popular associations such as Women’s Institute, Chacewater Players and Show, Brownies/Guides, Football Club and a modern Bowling Club, which is the envy of many.

Our Parish has 17.5 miles of PRoW affording varied opportunities for healthy recreational activity, including significant parts of the Poldice Valley and large sections of the Portreath to Devoran Minerals Tramway, all of which lie within the WHS.

The Survey Questionnaire informed the need for safe cycle links across the Parish and improved cycle storage facilities; a large majority agreed we need to maintain and promote sustainable, healthy, recreation options for all age groups whilst embracing those with impaired mobility.

Local amenities are well used and the community wishes to retain all of its existing facilities and services, including green spaces, for recreation and social contact.

82% of respondents considered their well-being to be generally high. The policies contained within this Plan therefore aim to ensure that local infrastructure and associated assets meet the needs across all sectors of the community and visitors.

The community is very conscious of pollution hazards and the potential impact of climate change; it therefore supports policies to mitigate any adverse effect on well-being. See Objective Policy GA5.

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<sup>109</sup> Cornwall Local Plan Policy 16.1.

<sup>110</sup> Cornwall Local Plan Policy 16.4.

<sup>111</sup> Cornwall Local Plan Policy 16.3.



There is a high awareness of the need to deal more effectively with refuse and re-cycling and so we would support sustainable initiatives to minimise waste and improve management of increasingly scarce resources. The Parish anticipates a need for better education to embrace new ideas and practical solutions at a local and national level.

Our Youth Engagement event in May 2018 identified a keen awareness and understanding of the importance of measures to sustain health and well-being across the whole community.

**Both residents and visitors to the Parish deserve the right to a clean and healthy environment together with a sustainable support infrastructure of community facilities and services.**

#### **The National Planning Policy Framework - July 2018**

NPPF Policy 6: Building a strong, competitive economy. (Specifically: P.83 and P.84).

NPPF Policy 8: Promoting healthy and safe communities.

NPPF Policy 9: Promoting sustainable transport.

NPPF Policy 12: Achieving well-designed places.

NPPF Policy 13: Protecting Green Belt land.

#### **Relevant Planning Policies**

##### **Cornwall Local Plan: Strategic Policies Document 2010-2030 Dated Dec 2016**

Policy 1: Presumption in favour of sustainable development.

Policy 2/2a: Spatial Strategy and Key targets.

Policy 3: Role and function of places.

Policy 4: Shopping, services and community facilities.

Policy 5: Jobs and Skills.

Policy 16: Health and wellbeing.

Policy 27: Transport and Accessibility.

Policy 28: Infrastructure.

#### **Relevant Supplementary Planning Documents (SPD's)**

Health & Well-Being Strategy – Delivery Plan – Year 1 2013-14 (Cornwall Health & Well-Being Board).

Health & Well-Being 2013-2015 (Cornwall Health & Well-Being Board).

Chacewater NDP Autumn Survey Questionnaire – Oct 2017.

Post Cornwall Local Plan - Strategic Planning Policy Documents.

## Appendix 1

## POPULATION AND DEMOGRAPHICS

The following table<sup>112</sup> provides a combination of Population and Demographic detail required to inform the Vision, Objectives and Policies that underpin Chacewater Parishes NDP:

ITEM	CHACEWATER	SOUTH WEST	NATIONAL	COMMENTS
Population				
Total	3925			Source: Mid-year Estimates (Office of National Statistics (ONS)) 2014.
Density	1.0		4.1	Source: 2011 Census & ONS 2013
Aged 0-15 yrs	700 (17.9%)		19.0%	Source: Mid-year Estimates (ONS) 2014.
Aged 65>	965 (24.6%)		17.6%	
Ethnicity Mix	3700 White British (96%)		79.8%	Source: 2011 Census
People who have moved address over 12-month period	375 (9.7%)		12.3%	Source: ONS (2010)
Pensioner Households	450 (27.4%)		20.7%	Source: 2011 Census
Married/Cohabiting Households	765 (48.7%)		43.0%	
One person households <65 yrs	210 (12.7%)		17.9%	
Lone Parent Families with dependent children	65 (15.2%)		24.5%	
Religion (Census 2011)	2385 (61.9%) 45 (1.0%) 1080 (28.1%)		59.4% 2.9% 24.7%	Christian Other faiths No religion
Work and Pensions				
Working Population	2255 (57.5%)		63.5%	
People out of Work	3.1% 8.6%	3.6% 10.4%	4.0% 11.4%	Aged 16-24 yrs Aged 16-64 yrs
Disability Allowance	150 (3.9%)		4.5%	Source: Dept for Work & Pensions (DWP) Feb 16
Attendance Allowance	100 (10.3%)		14.1%	
Working Age Benefit Claimants	195 (8.6%)		11.4%	
Children in 'out of work' households	10.0%	12.1%	15.2%	Source: DWP and HM Revenue & Customs 2012-14
Children in lone parent households	16.6%	23.6%	27.2%	
Children in poverty	12.4%	16.1%	20.1%	
Private Pensioner household - no vehicle	140 (32.0%)		50.1%	Source: 2011 Census & DWP Feb 16 aimed at identifying potential indicators of loneliness.
Households with one pensioner	249 (55.3%)		59.6%	
Pension Credit Claimant	140 (14.5%)		17.8%	
Housing Make-up – Census 2011				
1831 potential dwellings in Chacewater	1009 Detached (55.9%)		22.3%	Much higher than regional/national avge
	733 Semi/Terraced or Purpose built flat (40.6%)		71.9%	

<sup>112</sup> Data principally taken from Local Insight profile for Chacewater undertaken by the Oxford Consultants for Social Inclusion (OCSI) dated 29 Dec 16, which drew on various sources as stated in right hand column of table above.

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	Others 89 (5%)		6.4%	Flat in converted house, commercial property, caravan, other temp dwelling or second home
Owner Occupier (outright or mortgage/loan)	1182 (71.9%)	68.2%	64.1%	Slightly higher than regional avge
Rental Households	550 (28.1%)	31.8%	35.9%	
Avg House Price (all types) Land Registry Jun 15-May 16	£329K		£300K	Source: Valuation Office Agency (VOA) 2015.
Houses dating before 1900	910 (52.0%)	19.2%	16.0%	a. Most dwellings in Chacewater sit in Band D for Council Tax
Houses built after 2000	130 (7.4%)	12.1%	10.4%	b. There is a strong sense of heritage.
Health and Wellbeing				
Life Expectancy	81yrs (Male) 89yrs (Female)	79yrs 83yrs	78yrs 82yrs	Source: ONS (2011-13) Higher than avge both regionally & nationally
Those with Limiting long-term illness (LTTI)	19.8%	18.4%	17.6%	Source: Census 2011 points to higher LTTI %
Emergency Hospital Admissions (All causes)	78	90	100	Source: Hospital Episode Stats, Info Centre for Health & Social Care (2011-13). If area below 100, lower proportion of admissions than expected.
“Healthy Eating”	34.9%	29.6%	28.7%	Source: ONS (2011-13)
“Smoking”	14.2%	21.4%	22.2%	
Obesity (Children in Reception to Adult)	38.8%	50.6%	52.7%	Source: National Child Measurement Programme (NCMP) 2011-13)
Households living ‘Fuel Poverty’	375 (21.7%)		10.6%	Source: Dept for Energy & Climate (2014)
Households below 60% of the median income after Housing costs	15.7%		21.5%	Source: ONS 2007/8
People providing unpaid care	469 (12.2%)		10.2%	Source: DWP
Unpaid care (50+hrs each week)	100 (2.6%)		2.4%	
Total Crimes Jun 15-May 16	159 (44.1 per 1000)		109.8	Source: <a href="http://www.police.uk">www.police.uk</a> (2016) Considerably lower
Education and Skills				
People with no quals % aged 16-74yrs	18.7%	20.7%	22.5%	Source: Census 2011
People with Degree level quals or higher	36.1%	27.4%	27.4%	
Early Years Foundation Stage (EYFS) typical 5 year olds	58.8%	36.0%	66.6%	Source: Dept of Education (2013-14)
Pupil Attainment (Key Stage 1 testing Aged 7)	16.2%	16.0%	15.9%	
Key Stage 2 testing (Aged 11)	28.8%	28.8%	28.8%	
Communities and Environment				
Rural Residents	2375 (61.6%)		10.5%	Source: ONS Output Area Classification 2011
Urbanites	590 (15.3%)		18.6%	
Suburbanites	592 (15.4%)		20.8%	
“Satisfied with the local area as a place to live”	83.9%	84.6%	79.3%	Source: Place Survey 2008, Active Charities – National Council for Voluntary Organisations
“I belong to the neighbourhood”	66.5%	61.8%	58.2%	

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“People from different backgrounds get on well”	79.7%	79.8%	76.0%	(NCVO) (2009), from information collected at Local Authority Level.  <b>Comment:</b> Chacewater is a nice place to live.
“Aged 65+ satisfied with both home and neighbourhood”	87.8%	86.9%	83.0%	
Economy and Employment				
Adults 16-74yrs Economically Active	68.2%	70.3%	69.9%	<b>Source:</b> Census 2011- Slightly less than regional / national trend
Self Employed people	17.0%	11.2%	9.8%	<b>Source:</b> Census 2011 - Higher than regional / national trend
People working in Managerial Positions	48.4%	39.7%	41.1%	<b>Source:</b> Census 2011
People working in an elementary occupation	6.3%	11.0%	11.1%	
Largest Local Business Sector - Agriculture	19.2%			<b>Source:</b> ONS
Second Largest - Construction	12.7%			
Third Largest – Professional, scientific & technical services	11.3%			
Distance of Travel Times to Key Services				
Avge Distance from Job Centre	6.4km (21 mins)	15 mins	4.6km (13 mins)	<b>Source:</b> DoT Core Accessibility Indicators (2014)
Avge Distance to Secondary School	4.0km (32 mins)	(21 mins)	2.1km (18 mins)	
Avge time to Further Ed facility	33 mins	24 mins	20 mins	
Avge Distance to GP	1.2km (12 mins)	(13 mins)	1.2km (11 mins)	
Avge travel time to Hospital(s)	37 mins	44 mins	37 mins	
Avge Distance to Pub	1.0km		0.7km	
Avge Distance to Post Office	1.3km		1.0km	
Avge travel time to Supermarket	17 mins	11 mins	9 mins	
Avge travel time to Town Centre(s)	31 mins	23 mins	20 mins	



## DRAFT CHACEWATER PARISH LOCAL LIST

### Criteria for our Local List

**Purpose of a Local List.** The main purpose of a Local List is to make a comprehensive record of structures and buildings within the community that reflect its cultural and industrial heritage, adding value and interest. Buildings that are listed nationally are protected by law. The purpose of a Local List is to identify locally significant buildings and other features not considered eligible for statutory listing. However, they do help to shape the distinctive local character of the Parish, offers a visual evidence of its history and development; it also recognises such buildings and promotes an awareness of the contribution they make. Although there is no statutory protection or extra regulation for such buildings, Local Listing can be a material consideration in determining planning applications.

**The Chacewater Parish Draft Local List** is a dynamic document that supplements lists that have already been detailed in the Cornwall Industrial Settlements Initiative (Dec 2002) and the Chacewater Parish Conservation Area Management Plan (CAMP) Mar 2010.

**Principles of Selection.** Locally Listed buildings or features are those which make a special contribution to the history, appearance, character and cultural value of Chacewater Parish. They include the following **designations**:

- A. Buildings which have qualities of age, style, materials and detailing.
- B. Well detailed historic shopfronts.
- C. Historic structures such as walls, railings, bridges or pavements.
- D. Historic street furniture including post boxes, bollards or street lighting.
- E. Historic sites (where scheduling as an 'Ancient Monument' is not appropriate), such as tramways and other features of Cornwall's industrial development.
- F. Other features which have historical or cultural significance, perhaps by association with a famous person or event.

Most of the entries date from the mid-19th to the mid-20th century, but recent buildings of outstanding quality have been added. The Local List includes the following categories:

#### **Buildings may include:**

- 1. Those designed by a particular architect or designer of regional or local note.
- 2. Examples of traditional buildings that may retain some of their original detail/materials.
- 3. Examples of educational, religious or community buildings.
- 4. Landmark buildings or structures of notable design.
- 5. Buildings or structures that contribute to our understanding of the development of the area, for example, by association with locally notable people or events.

#### **Structures/Features may include:**

- a) Notable walls, railings, stiles, gates and bollards.
- b) Street lighting, surfaces and signage.
- c) Post and Telephone boxes.
- d) Man-made landscape features, such as commemorative trees, cemetery and memorial stones.

## DRAFT LOCAL LIST FOR CHACEWATER PARISH

**Legend:**

(CA) = within "Conservation Area"

[ ] = Selection Criteria reference based on Designation and Building Categories, e.g. [A2/5]

1. **Roseland House, No. 18 Chacewater Hill** (House built between 1843 and 1882 garden holds RHS national clematis collection). (CA) [A2]
2. **Cottage north of No. 9 Chacewater Hill, now The Malt House** (Cottage built between 1843 and 1882 associated with former Brewery near the river). [A5]
3. **Chapel House, Chacewater Hill** (1830. Originally a Methodist Chapel, now converted for commercial and residential uses). (CA) [A3/4/5]
4. **The Cottage, Kerley Hill** (Dating to before 1803 – an early squatter's cottage). [A2/5]
5. **King's Head Public House, Fore Street** (Dating to before 1843, and possibly before 1803). (CA) [A2/4/5]
6. **Nos. 6 and 7 The Square now Truran House** (Dates between 1809-1843). (CA) [A2]
7. **Nos. 4 and 5 The Square & stone-built workshop.** (Dates 1809 – 1843). (CA) [A2]
8. **W.I. Building in Square Car Park** (circa 1944 – Nissen hut formerly the Officers Mess at RAF St. Mawgan, Newquay – shipped into Chacewater after the War). (CA) [A4/5]
9. **Toll Cottage** (Church Hill/Falmouth Rd Cross road). (CA) [A2/5]
10. **Chacewater Village Hall** (late 20<sup>th</sup> century) Landmark community building, modern design features. (CA) [A3/4]
11. **Chacewater Bowling Club House** (2016) modern community building, innovative design features. (CA) [A3/4]
12. **Masonic Hall, attached to the rear of the Britannia Inn, High Street** (Dating to between 1843 and 1882). (CA) [A3/5]
13. **Wesleyan Methodist Chapel, Station Road** (Built in 1832 and restored in 1905, this has since been converted for residential use). (CA) [A3/4/5]
14. **Old Forge building, Fore St. Chacewater.** (now retail units occupied by D & S Jose & DiamondD salon). (CA) [A5]
15. **North Hill House, North Hill** (Dates to between 1809 and 1843). (CA) [A2]
16. **Greenbank, Station Road** (Dates between 1809 and 1882). (CA) [A2]
17. **Nos. 4, 5, 6 & 7 Station Road** (early 19<sup>th</sup> century dwellings). (CA) [A2]
18. **Nos. 8, 9 & 11 Station Road** (early 19<sup>th</sup> century dwellings). (CA) [A2]
19. **Nos. 12-27 (consec) Station Road** (Early 19<sup>th</sup> century cottages probably associated with the brewery which once stood on the adjoining site, next to the river). (CA) [A2/5]
20. **"Estrella Place", the Terrace.** (late 20<sup>th</sup> century) distinctive block of 4 duplex apartments – C.Buckingham architect. (CA) [A1]
21. **Nos, 3, "Latchets" and 4, The Terrace** (Date to between 1809-1843 – higher status houses built for middleclass families). (CA) [A2]
22. **No. 5 The Terrace, "Exmouth House"** (Date to between 1809-1843 Higher status residence of/built by the Harvey family - latterly "of Hayle"). (CA) [A2/5]
23. **No. 6 The Terrace, "Ronda"** (Dates to before 1809, traditional building). (CA) [A2/5]
24. **No. 7 and 8 The Terrace** (Date to between 1809-1843 – higher status semi-detached houses at junction with Wheal Busy Lane). (CA) [A2]
25. **"The Willows", The Terrace** (Dates to between 1809-1843) - below Wheal Busy Lane/top of Buckingham Nip. (CA) [A5]
26. **Greensleeves, High Street** (Pre-1809, traditional building). (CA) [A2]
27. **Twelveheads Chapel** (restored 1891) **and Sunday School** (1886). [A3]
28. **"River View", Twelveheads.** (early 19<sup>th</sup> century traditional dwelling) [A2]
29. **"Ash Lee House", Twelveheads.** (deeds record to mid 17<sup>th</sup> century) [A2/5]

30. **Granite footbridge at Riverside** (Granite, possibly early 19th century). (CA) [Ca]
31. **Granite bridges and Ford at Twelveheads.** [Ca]
32. **The Great Walled Garden, High Street** (Substantial stone walls enclosing three sides of a long rectangular space, now with modern development inside. No history available). (CA) [Ca]
33. **Stone stiles** on footpath from Riverside to Kea Downs Road (PRoW 301/17/1). [Ca]
34. **Tamblyn's Barn**, Kea Downs Road [A2]
35. **Quaker Cottages**, Penstraze. [A2]
36. **Line of 12 Beech Trees** – (east side of Station Road from 40mph sign/Riverside footpath up to 50m before Carleys factory). Reputed to have been planted to commemorate returning miners. [Fd]
37. **"Billy Bray's Birthplace", House in Twelveheads** (next to "Ash Lee House" GR: SW 7618 4247) "House where **Billy Bray** (the charismatic and eccentric Bible Christian minister) was born and died. Stone and cob, originally thatched, now partly ruinous. Important site related to Cornish mining, social and religious history." (HER<sup>113</sup> number: 138038) [F5]
38. **Wheal Henry Mine.** Wheal Henry lies on the northern slopes of the lower Poldice Valley, near Hale Mills. (GR: SW 752 427). "An ivy-covered chimney stack protruding from a small patch of scrub and woodland slopes is the only indicator of a small and probably very important engine house. Its identity is a mystery - no documented engine can be associated with the site, and the area has been worked under a wide variety of names over the past 200 years. From field survey, however, it is now possible to say with some confidence that **this is almost certainly the oldest standing engine house in Cornwall** - almost certainly a small Watt engine set up to pump a distant shaft in the foot of the valley by flat rods" (HER number: 34023) [A4]
39. **Chacewater Railway Viaduct** – 7-arched stone viaduct carrying mainline railway across Carnon River valley. [C4/5]
40. **Remains of original viaduct** – residual stone platform bases for wooden trestles supporting **Brunel's** first railway viaduct across Carnon River valley. [F5]
41. **Blackwater Railway Viaduct** – 7-arched stone viaduct/buttress carrying mainline railway across east side of Carnon River valley above Jolly's Bottom. [C5]
42. **Former Chacewater Railway Station.** [F5]
43. **Trackway Embankment** at Twelveheads of old Redruth & Chasewater (old spelling) railway. [E5]
44. **Nangiles Spoil Tip.** [E5]
45. **County Adit Portal** at Twelveheads [F5]
46. **"Black Dog Shaft"** Engine House at Kitbartley/Wheal Busy. (distinctive ruined landmark remains after US Army used site for explosive demolition training exercises) [F4/5]
47. **The Forge Cottage**, Scorrier. (16<sup>th</sup> century) [A2/5]

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<sup>113</sup> Cornwall and Scilly Historic Environment Record.

## **POTENTIAL NDP “SPIN OFF” PROJECTS**

As a result of the work done in formulating this Plan, a wide ranging series of “Spin-off” projects have emerged that can be taken forward by the community in the future, some of which are outlined below. In many respects these reflect the Objective areas contained within the Plan.

### **Work with Cornwall Council and Parish Council Tree Warden to protect our Natural Environment and Habitat**

- Identify and Log our natural habitats, especially those with protected species.
- Maintain “in date” Arboriculture surveys or local records of Public Realm areas.
- Identify all ancient Woodlands or “Veteran” trees across our Parish.
- Liaise with landowners on future tree planting schemes.
- Maintain database and take action on Japanese Knotweed, Himalayan Balsam and (if/as appropriate) Ragwort and Rhododendrons.
- Address any unwanted Sycamore and Leylandii invasion(s).

### **Preserving the Character of Chacewater**

- Identify Article 3 Directions to control the demolition of some specific walls and hedges.
- Identify Article 4 Directions and Heritage in relation to the demolition of individual houses to prevent features such as unlisted shop fronts from being altered/taken out of village character.
- Recognise our back lanes for their historic character/importance, e.g. Wheal Busy Lane.
- Coordinate a policy for retention, recording, restoration of our historic Leat system.
- Support the regeneration of Great Wheal Busy, the Old Smithy and the Observatory, etc.

### **Historic Evidence and Tourism**

- Undertake a statutory Listed buildings review and compile a Chacewater Parish Local List.
- Collate a portfolio of historic photographs, articles and personal recollections to ensure our past is not lost.
- Provide a Photographic Record of Listed and Locally Listed structures to enhance local awareness and aid identification.
- Use the Chacewater Parish Local List to initiate a potential Chacewater Heritage Trail.
- Support future events to recognise important historic milestones/buildings, e.g. Chacewater becoming a Parish in 1828, in liaison with Parish Council.
- Undertake a survey of our archaeological potential, e.g. formally identify the 8 sites used as temporary military camps/bases before D Day 1944.

### **Protect and Develop our Public Realm**

- Identify ways of improving access to and make better use of our open spaces, e.g. Recreation Ground, roadside verges, car park(s), Millennium Green, St Paul’s churchyard, Twelveheads Play Park, Leat, Carnon Valley Riverside, etc. which should be supported by a detailed management and maintenance plan.
- Provide detailed management and maintenance plans to support future Community projects.
- Scrutinise the impact of development or any changes to our PRow and water courses.

### **Individual and Community Energy Initiative**

- Create a Chacewater Energy Group to help, direct, guide and learn more about Renewable Energy schemes, be they individual household or community related, e.g. Solar, Wind, Heat Pumps, Hydro schemes, Geo-thermal, EV charge points, Electric bikes scheme, etc.
- Post current technological advice and updates on Parish Council website.

### **Settlement Character**

- Produce Village Character and Parish Design Statements.



- Develop a coordinated policy for managing the appearance of shops/old shop fronts.

#### **Promote our Parish**

- Advertise/promote initiatives to bring new businesses and employers to the Parish.
- Identify additional parking space where it is most needed.
- Make the core of Chacewater more appealing, e.g. thinking of heritage as a starter!
- Improve telecommunications, e.g. Broadband and mobile phone reception.
- Introduce an ATM.

#### **Traffic Management, Safety and People Movement**

- Support Community Speed Watch (CSW) and Visual Activated Sign (VAS) initiatives.
- Develop/regularly review the comprehensive Road Safety Management Plan (RSMP)<sup>114</sup> and identify management/monitoring systems to better control the volume/speed of traffic around the Parish.
- Support alternative transport initiatives, e.g. car share schemes.
- Work on ways to encourage more appropriate parking.
- Improve street signage to help visitors to the area find their way around.
- Introduce secure bike parking at our Public Spaces and Amenities.
- Promote Chacewater as an extension to CPIR/T&R CNA cycle networks.
- Ensure an appropriate connection of public transport exists to enable people living and working in the Parish to fulfil potential employment opportunities.

#### **Community Health and Well-Being**

- Investigate/support Youth Clubs/meeting places for young people.
- Recreation Ground – support/promote the new multi sports pavilion initiative.
- Recreation Ground – help introduce more inclusive play equipment.
- Cycling & Walking - Promote alternative cycling and walking routes, increase their visibility and actively encourage Cornwall Council to investigate connecting the cycle networks at CPIR with Truro & Roseland CNA.
- Public Transport - Support provision of public transport by liaising with transport providers to ensure, where reasonable, that timetables and stops align with user need and connect community facilities.
- Extend 'growing' areas within our green spaces to provide opportunities for recreational gardening, food production and social contact.
- Investigate the introduction of "Trim Trail" outdoor fitness equipment across the Public Realm.
- Encourage the development of groups, initiatives and relationships that will enrich our community and support those already in place.

#### **Resource Management Issues**

- Introduce an ongoing education programme for the reduction and better management of household and garden refuse.

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<sup>114</sup> Chacewater Parish Road Safety Management Plan February 2016.

## **ACKNOWLEDGEMENTS**

**Very many thanks to everyone who has helped create our Neighbourhood Development Plan**

<p><b>Chacewater Neighbourhood Development Plan Team</b></p> <p>Brenda Bailey MBE  Kelvin Ball  Charlotte Bearham  Paul Bearham  Angie Beckham  Malcolm Beckham  Julie Bennett  John Carley  Shirley Carley  Peter Chesworth  Terie Chesworth  Jenny Gale  Jill Hocking  Jim Holford  Robin Hunter  Gillian Knill  Rob Knill  Steve Leech  John Peck  David Ramsell  Kathryn Ramsell  Tony Roode  John Schofield  Paul Shevlin  Martin Stephens  Roger Wright-Morris</p> <p><b>Venue Support</b>  Carley's Organic Foods  The Old Market  Staff of Chacewater Village Hall</p>	<p><b>Other Agencies/Organisations</b></p> <p><b>Cornwall Council</b>  John Brinkoff - Development Officer  Nick Cahill – Historic Environment Strategy Officer  Sarah Furley, Principal Planning Officer - Strategic Policy Team  Sarah Roberts, Senior Development Officer - Affordable Housing Department  Kathryn Statham, Landscape Architect - Environment Service Neighbourhoods Directorate</p> <p><b>Cornwall Wildlife Trust</b>  Nick Harrison-White  Tom Shelley</p> <p><b>Education</b>  Staff and Children of Chacewater Community Primary School</p> <p><b>Tregothnan Estates</b>  Andrew Jarvis  Darran Goldby  Simon Leather</p> <p><b>Cornwall Community Land Trust (CCLT)</b>  Andrew George</p> <p><b>Community Energy Plus</b>  Neil Farrington</p>
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### **To Chacewater Parish Community.**

To each and every member of the community who took time to complete the various survey questionnaires related to the production of our Plan, attended meetings or public open days and so engaged in the process – **THANK YOU** - your contribution cannot be overstated enough.

## CHACEWATER PARISH MAIN SETTLEMENTS

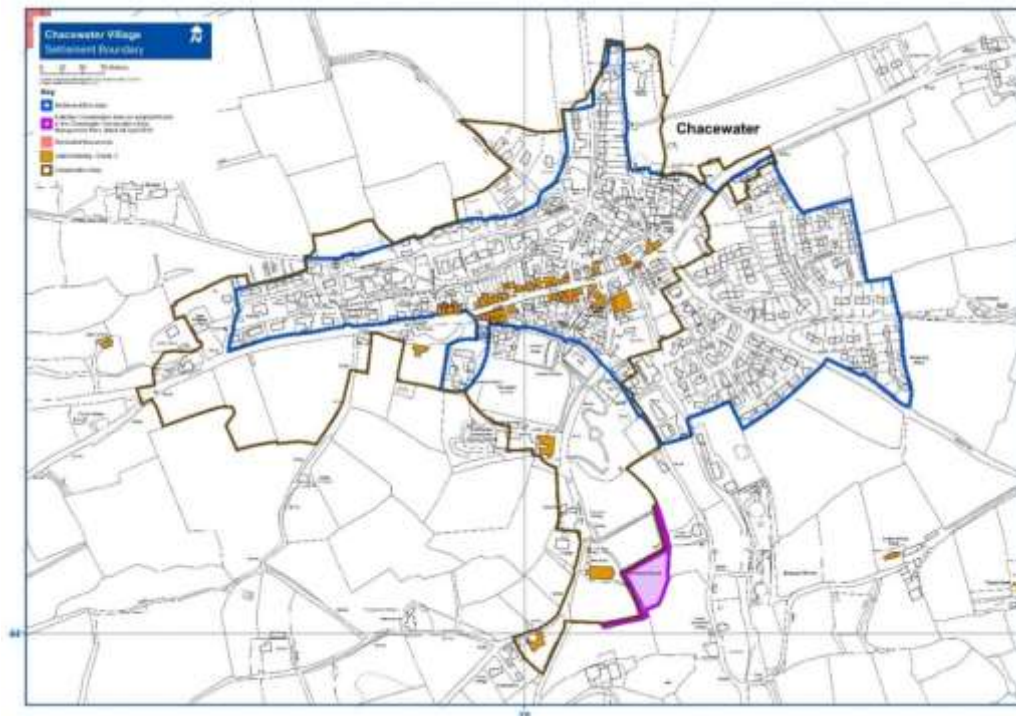


Figure 11 – Chacewater Village Settlement

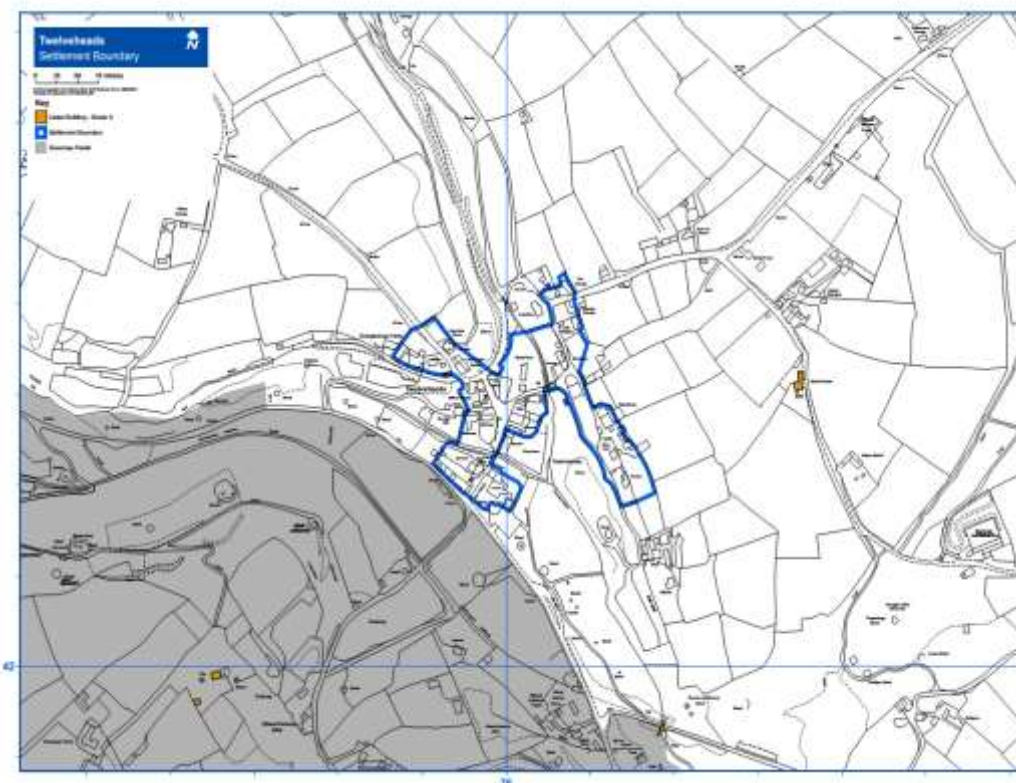


Figure 12 – Twelveheads Village Settlement

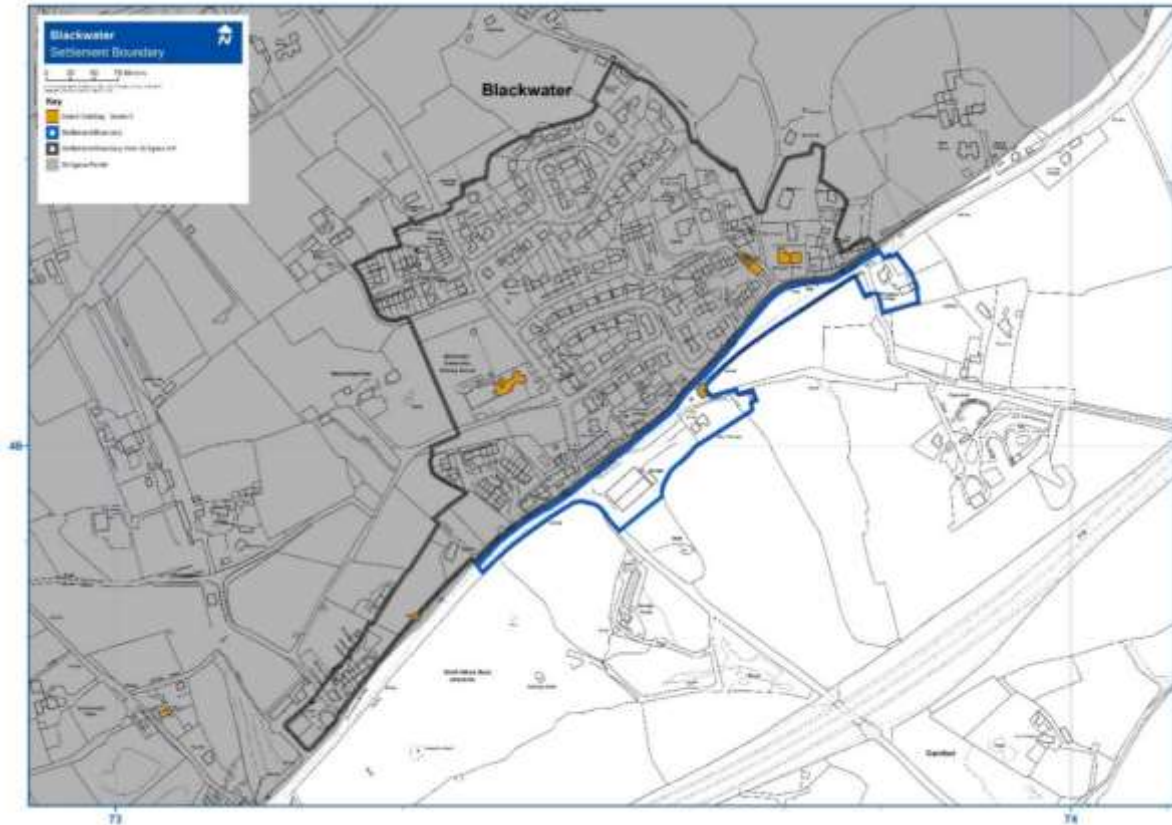


Figure 13 – Blackwater Boundary Settlement

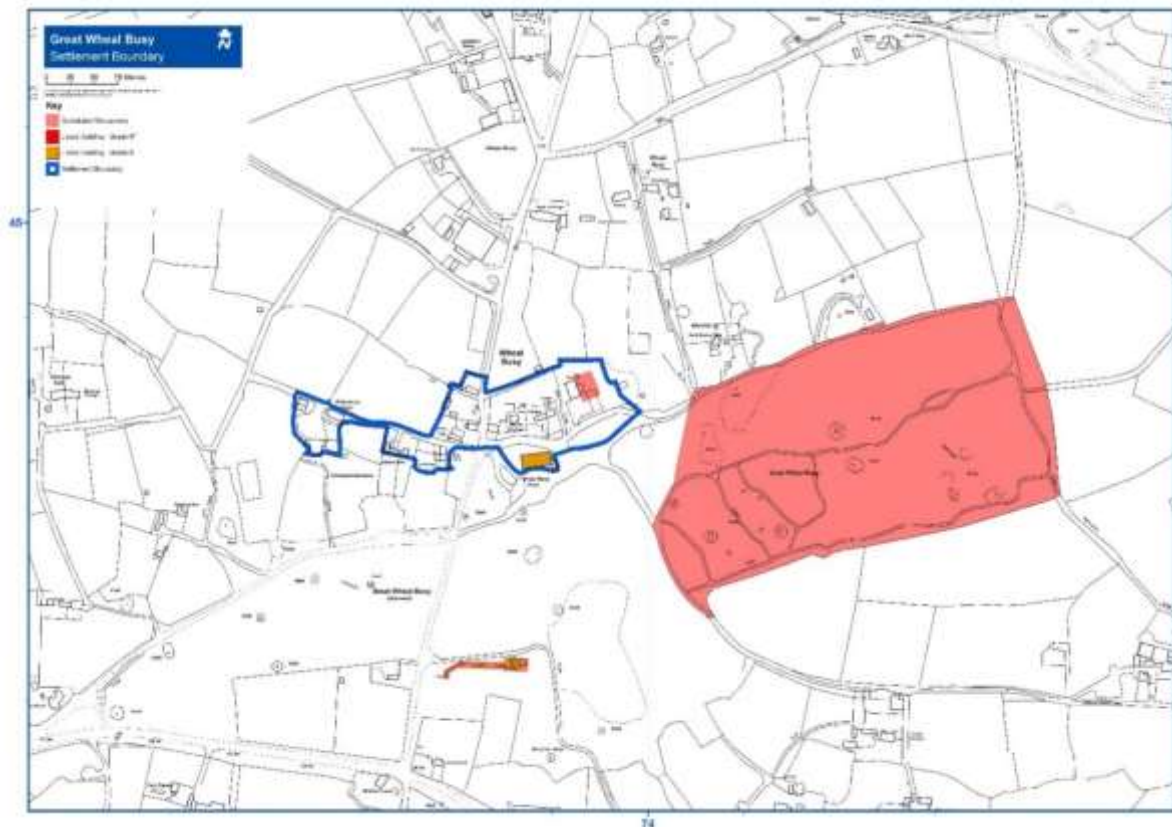


Figure 14 – Great Wheal Busy Settlement



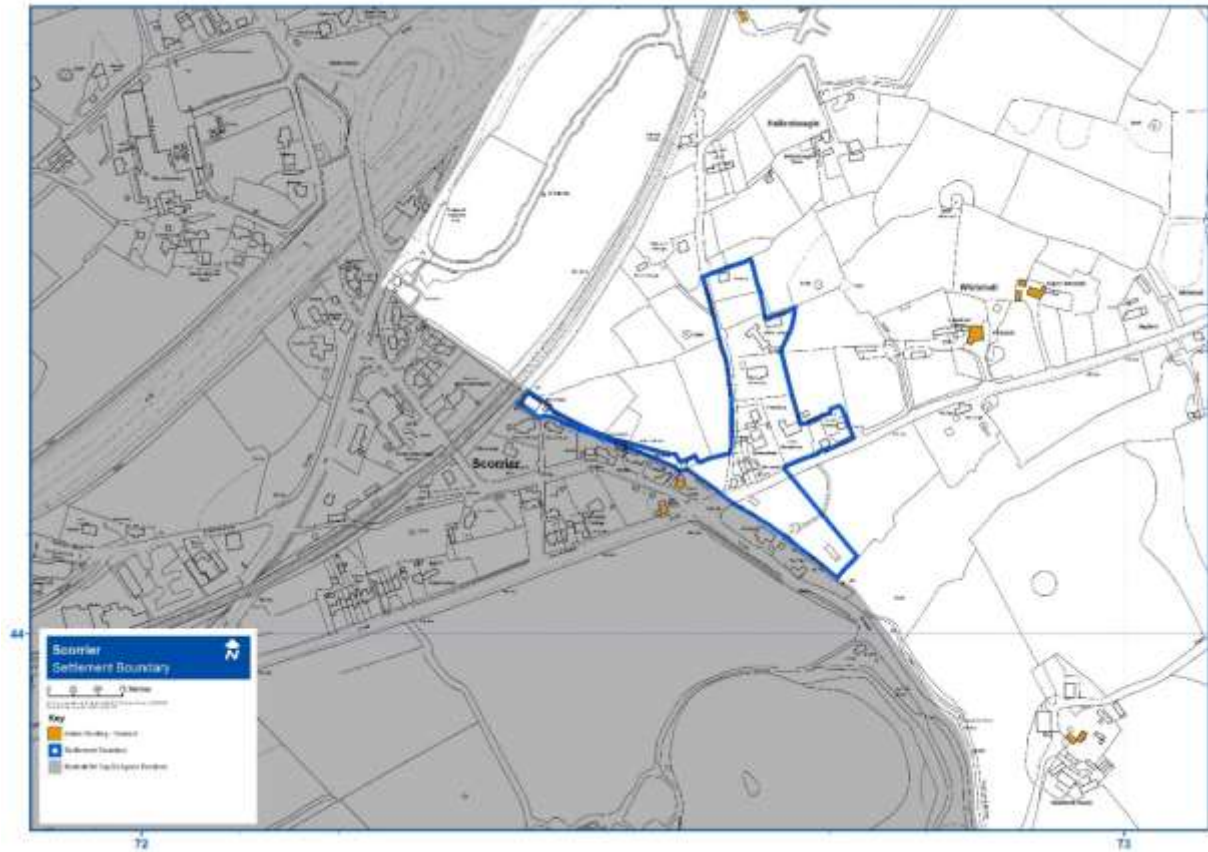


Figure 15 – Scorrier Boundary Settlement

Figure 16. COMMUNITY FACILITIES AND COMMERCIAL & INDUSTRIAL ENTERPRISES

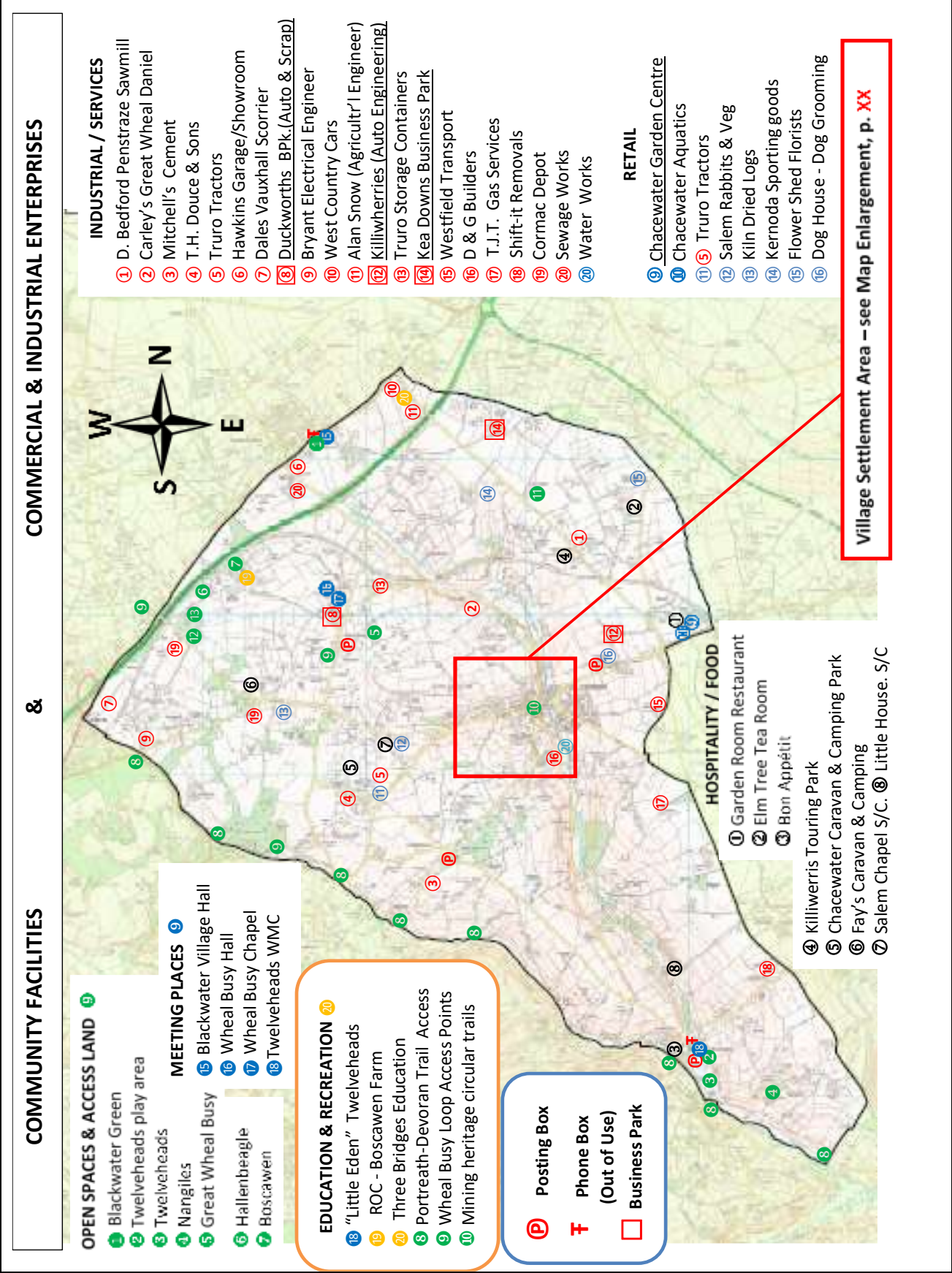
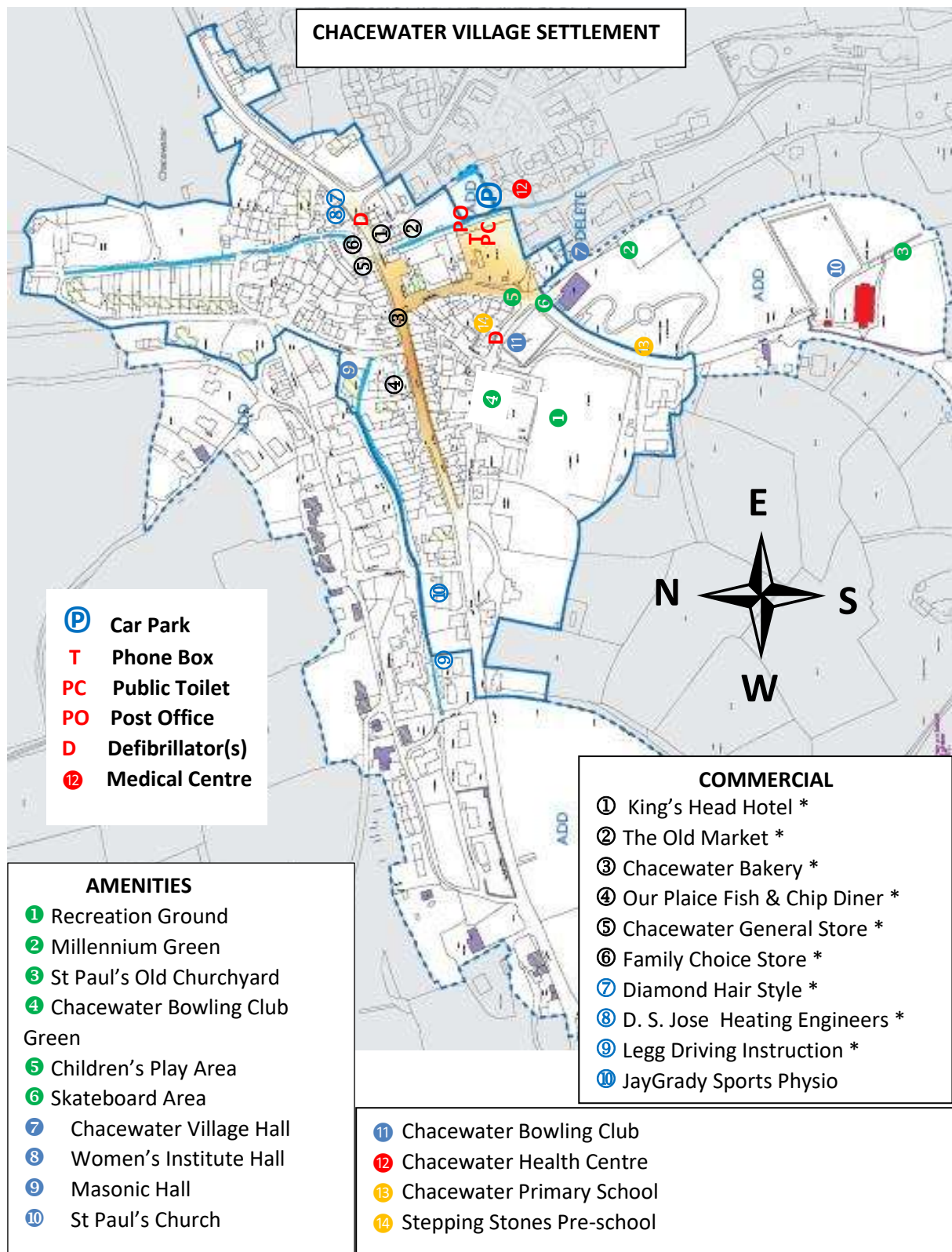


Figure 17. CHACEWATER VILLAGE SETTLEMENT FACILITIES AND AMENITIES





**GLOSSARY**

<b>Abbreviation</b>	<b>Reference in full</b>
ASB	Antisocial Behaviour
BP	Best Practice
BREEAM	Building Research Establishment Environmental Assessment Method
CA	Conservation Area
CA11	A defined “Landscape Character Areas” reference
CAMP	Conservation Area Management Plan 2010
CBP	Cornwall Business Park
CC	Cornwall Council
CCLT	Cornwall Community Land Trust
CDA	Crime and Disorder Act 1998
CEE	Community Energy England
CEP	Community Energy Plus
CIL	Community Infrastructure Levy
CLP	Cornwall Local plan
CNA	Community Network Area
CPC	Chacewater Parish Council
CPEG	Chacewater Parish Energy Guide 2018
CPIR	Camborne, Pool, Illogan and Redruth
CSW	Community Speedwatch
CWS	County Wildlife Site
CWT	Cornwall Wildlife Trust
DECC	Department of Energy and Climate Change
EA	Environment Agency
EPC	Energy Performance Certificate
ETP	Effective Travel Plan
EV	Electric Vehicle
EVA	Economic Viability Appraisal
GHG	Greenhouse Gas
HER	Historic Environment Record
HNS	Housing Needs Survey
iaw	in accordance with
LI	Local Insight
LLCA	Local Landscape Character Assessment
LPA	Local Planning Authority
LPD	Local Planning Department
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
OCSI	Oxford Consultants for Social Inclusion
OPTSfC	One Public Transport System for Cornwall
OUV	Outstanding Universal Value
PRoW	Public Rights of Way



## **FINAL DRAFT**

RASSSP	Residential Amenity Space Standard Supplementary Planning Document
RSMP	Road Safety Management Plan
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems
UNESCO	United Nations Educational, Scientific and Cultural Organisation
VAS	Vehicle Activated Signs
WHMS	World Heritage Mining Site
WHS	World Heritage Site