

St Hilary Parish

Neighbourhood Development Plan

2023-2030

This document is the St Hilary Neighbourhood Development Plan which outlines how the community of St Hilary wishes to manage change in the parish so that it is beneficial rather than detrimental to its much valued natural and historic landscape and stable community. It presents the Vision and Objectives, together with Planning Policies to help deliver these for the parish until 2030. The plan has been produced by the St Hilary Neighbourhood Development Plan Steering Group with the help of James Evans of Evans Planning, Colette Beckham of Gain Consulting and Kath Statham of Cornwall Council and informed by the residents of the parish.

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1. What does our NDP mean for St Hilary?

- 1.1 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development of their local area. Communities use neighbourhood planning for setting planning policies that are used in determining planning applications. Planning decisions will be made using both the Cornwall Local Plan and the St Hilary Neighbourhood Plan, and any other material considerations.
- 1.2 The Cornwall Local Plan sets strategic objectives such as housing targets which it allocates locally to towns and parishes. These localities cannot change the targets, but if they have an approved development plan in place which has been approved in a referendum they can determine how these targets are met in their area, for example, by indicating where new housing should or should not be built and in what style, type and tenure.
- 1.3 In this respect the neighbourhood plan will prevail provided it has set reasonable conditions and unless material considerations dictate otherwise. The legal powers of neighbourhood plans relate specifically to matters of land use, but the government recognises that communities may have wider planning goals that they feel should be linked to their development plan so they may be included as part of the plan provided they are separately identifiable such as being included as an appendix to the main document.
- 1.4 Neighbourhood planning is not a legal requirement but a right resulting from the Localism Act 2011 which communities can choose to use. St Hilary, like most parishes in Cornwall, has chosen to engage in this process and draw together a neighbourhood plan in order to provide the parish with a statutory planning document which is based on the views and input of its residents. A neighbourhood plan attains the same legal status as the local plan once it has been approved at a referendum. At this point it comes into force as part of the statutory development plan. In order for the community to achieve success with their neighbourhood plan, their policies must be robustly evidenced and clear. Neighbourhood plans are supported by other documents, evidence and background information. In the case of the St Hilary Neighbourhood Plan these can be accessed at [St Hilary NDP](#) and are summarised in the [Evidence Base](#) page.

2. Plan preparation

2.1 St Hilary Parish Council is the qualifying body responsible for the preparation, consultation and examination of the neighbourhood development plan. The neighbourhood plan process has been supported by the hard work and commitment of the steering group, community representatives, residents, Cornwall Council and locality funding. A questionnaire was sent to all households and achieved a 30% return. An analysis of the findings is provided in the [CRCC Questionnaire feedback](#) available on the St Hilary Parish Council website - [Neighbourhood Plan](#). There has also been a series of open meetings to provide an explanation of the planning process, gain more information on local opinion and to obtain feedback on proposals.

2.2 The outcomes of the various St Hilary consultations highlighted the key priorities of:

- Preservation of wildlife, trees and hedgerows and the rural environment
- Landscape protection
- Heritage conservation
- ‘Small scale’, predominantly single dwelling, housing provision
- Providing accommodation for both the young and elderly
- Limiting second homes
- Supporting farming, local employment and jobs
- Community stability and families to have the opportunity to stay together for their whole lives
- Design and built environment
- Preservation of local footpaths and bridleways
- Maintaining the community facilities including St Hilary Church
- Infrastructure improvements (Broadband)
- Concerns over the capacity of the school
- Addressing the many transportation problems, seeking road calming, adequate parking and better public transport

Refer to [NDP-Consultations](#) for further details.

2.3 Not all of these are specifically land use matters, but they all provide an important guide to the formulation of planning policies for St Hilary Parish. They also relate well to the government’s view that development should be sustainable. Therefore, the St Hilary Neighbourhood Plan has had regard to the first two sentences of the Ministerial foreword to the National Planning Policy Framework:

“The purpose of planning is to help achieve sustainable development. Sustainable means ensuring that better lives for our generation will not result in worse lives for future generations.”

The St Hilary Neighbourhood Plan acknowledges the importance of ensuring that all proposed development is sustainable. Throughout the process the economic, social and environmental roles of development have been considered.

2.4 It should be noted that all development is expected to meet the requirements of all relevant policies. For example, new housing will be expected to meet not only housing policies but others including design quality, protecting the natural and historic environment, green and open spaces, and getting around including traffic management, parking and accessibility. The [Glossary](#) explains specific words and phrases used or referred to in the Plan.

2.5 The views of the community provided in the initial household survey and rounds of consultation were paramount in informing and guiding the work of the steering group to develop a vision, objectives and proposed policies for the St Hilary NDP. The steering group comprised of residents of the parish with no special knowledge of planning but who volunteered and were free to join the group, and leave as a number did, and contribute to the work of producing a planning document. As resources within the steering group were limited in terms of numbers of volunteers, and range and depth of knowledge of planning related matters, expert assistance was engaged to provide an in-depth landscape character assessment for the parish, analysis of survey data and the drafting of a plan document conforming to the legal requirements.

2.6 The steering group undertook a further round of consultation on the proposed vision, objectives and ideas for policies to support the objectives. An objectives survey was posted out to every household in the parish and responses were received from 29% of households. The responses indicated a very strong level of support for the proposed vision, objectives and ideas for policies with between 90% and 98% agreeing with the individual objectives and policy ideas and with a 94.5% average.

2.7 With this strong level of support the steering group felt confident of taking the next step of drafting the vision, objectives and policies. The draft vision, objectives and proposed policies were then the subject of further public consultation with a week-long exhibition in the parish church and an open public meeting.

2.8 The proposed policies were then reviewed again by the steering group in light of the feedback from the community and amendments made to take out ambiguity, omissions and duplications and tighten up on the wording.

2.9 Following submission to Cornwall Council for Strategic Environmental Assessment / Habitats Regulations Assessment screening, further amendments were made in the light of informal feedback from Cornwall Council before submitting the plan to a formal Regulation 14 Pre-Submission Consultation which again indicated strong community support for the plan policies.

2.10 The Steering Group made further amendments in response to consultee comments and completed a large amount of supporting documentation including a Consultation Statement and a Basic Conditions Statement which included an analysis of sustainability and conformity with higher level plans. Following approval by the parish council the plan was sent to Cornwall Council for legality checking and a further round of public consultation. The plan was then sent to an independent external examiner for a formal investigation of its conformity with the Basic Conditions. The examiner approved the plan subject to some modifications of wording and one deleted policy which was deemed not to have sufficiently strong supporting evidence. The resulting amended plan now carries significant weight in planning decisions and will be “made” part of the Cornwall Development Plan if approved at referendum.

3. Introduction

3.1

The St Hilary Neighbourhood Plan applies to the area that is covered by the St Hilary Parish Council as shown in Figure 1 which is a map of the parish and the neighbouring town of Marazion and parishes of St Erth, Breage, Germoe, Perranuthnoe and Ludgvan. The area within the St Hilary Parish boundary as it was prior to the recent boundary changes involving the loss of the Gears Lane area to Perranuthnoe Parish comprises the designated plan area. (**NB: All maps within the Plan are for illustrative purposes only. The relevant body should be consulted in every case where applicable to a planning application.**)

Figure 1: Area covered by the St Hilary Parish Neighbourhood Development Plan (NDP).



3.2 This document is the Draft St Hilary Parish Neighbourhood Development Plan (NDP). It presents the vision and objectives for the area over the NDP period to 2030 and planning policies which seek to enable delivery of this vision and these objectives. The document is supported by several other documents and background information which are referred to throughout. These supporting documents ('the Evidence Base') can be accessed at <http://www.sthilarypc.org.uk/>. A glossary and abbreviations can be found at [Glossary](#).

3.3 The NDP runs in tandem with the timescales of the Cornwall Local Plan which runs to 2030, at which time it will be reviewed and updated. The Parish Council may deem it necessary to update the NDP if circumstances warrant an earlier review.

3.4 The NDP applies to the area that is covered by the St Hilary Parish Council prior to the loss of the Gears Lane area to Perranuthnoe Parish as shown in Figure 1.

3.5 Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan to give an extra level of detail at the local level. The NDP has been developed to ensure that future growth and development throughout the parish is guided by local people.

3.6 The NDP has been driven by the need to balance the requirements of commercial and housing development whilst protecting and enhancing the environment particularly the Cornwall National Landscape, the Cornwall and West Devon Mining Landscape World Heritage Site (WHS), the St Hilary and Relubbus Conservation Areas (CA), Sites of Special Scientific Interest (SSSI), County Wildlife Sites (CWS), Tree Preservation Orders (TPOs), Scheduled Monuments (SM) and Listed Buildings (LB). Maps setting out such designations are included within the [Appendix 1](#).

3.7 The NDP positively plans for the future, putting forward the wishes of the community in shaping future development, meeting local needs, boosting the local economy and protecting and enhancing the environment. In addition, it helps provide clarity to landowners and developers on the community's needs and aspirations (please refer to the [NDP-Consultations](#) which highlights the views of the community).

4. About the Parish

4.1 St Hilary Parish is highly rural with a dispersed settlement pattern characterised largely by small hamlets and isolated farmsteads. There is no settlement of any substantial size. The parish is approximately 1,186 hectares in area with a population recorded in the 2021 Census of 830 people living in 350 households. Most of the area above the A394 is designated as part of the Cornwall and Devon Mining Landscape World Heritage Site and the narrow southern section south of the A394 down to Prussia Cove as part of the Cornwall National Landscape.

4.2 The parish includes the small settlements of St Hilary, St Hilary Churchtown and Relubbus (apart from the small section north of the B3280 and east of the River Hayle) which are all focused in linear manner on either side of the B3280 which runs east to west through the centre of the parish. Plain-an-Gwarry and Gwallon positioned to the south-western border of the parish are smaller hamlets and Halamanning is a highly dispersed area of dwellings positioned off the B3280 to the south-east of St Hilary. Also included is the eastern section of Rosudgeon to the east of Packet Lane and Prussia Cove Road which includes a pub, supermarket, post office, sports ground and social club.

4.3 Outside of these areas of built form the parish landscape is agricultural with large areas of crop fields using the fertile agricultural land. Built form is limited to isolated dwellings and the occasional farmstead where buildings are clustered together.

4.4 Neighbouring parishes are: St Erth to the north; Breage and Germoe to the east; Perranuthnoe to the south; Ludgvan to the north-west. The town of Marazion borders the parish to the south-west.

Demographics

4.5 The 2021 National Census recorded the usual resident population as numbering 830 with 49% being female and 51% male. In total there were 416 dwellings recorded in the Parish of which 84% had at least one usual resident indicating an average occupancy of some 2.4 residents per resident household. The area of the parish was recorded as 1,186 hectares indicating a population density of 0.7 persons per ha. This was low compared with the average for Cornwall of 1.6 and 4.4 for England.

4.6 The average age of the usual resident population in 2021 was 48 years. The 2021 Census recorded the information shown in the Table on the Age Structure of the usual resident population compared with that in Cornwall and England. 20% of the population in St Hilary Parish were in the youngest age band of 0 to 20 years which is on a par with the average for Cornwall but slightly lower than the overall average for England. Only 14% of the population in the parish were young adults aged 21 to 40 years which was below the average for Cornwall and significantly lower than the average for England. This age grouping has fallen since 2011 when they represented 19% of the population in the parish.

Age Structure (2021)			
Age	St Hilary	Cornwall	England
0-20	20%	20%	23%
21-40	14%	21%	26%
41-60	29%	26%	26%
61-80	32%	26%	19%
Over 80	6%	7%	5%

4.7 The largest age grouping in the parish was the 41-60 year olds who accounted for 29% of the parish which was above the average for Cornwall and for the country. This age grouping has remained fairly stable since 2011 when they represented 30% of the population in the parish. In 2021 the over 60 year old members of the community represent 38% of the parish population which is higher than the average for Cornwall and significantly above the overall average for England. This age grouping has risen markedly since 2011 when they represented only 28% of the population in the parish.

4.8 In the 2021 Census single person households represented 26% of the 350 households in the parish with households with two persons representing 41% and larger households with three or more persons making up the remaining 33% of households.

4.9 In the 2011 Census 21.6% of the usual residents in the parish identified themselves as Cornish. This is significantly above the average for Cornwall as a whole where some 13.7% identified as Cornish and is the second highest percentage of the parishes in Cornwall. Data on Cornish identity from the 2021 Census is not yet available for parishes and is only available for the Middle Layer Super Output Area (MSOA) which includes St Hilary Parish. In this MSOA 19.3% of residents identified themselves as Cornish or Cornish & British and this compares with average for Cornwall of 15.6%.

Natural Environment and Landscape

4.9 The parish is set in some of Cornwall's most beautiful countryside. Community consultation shows that the community highly values the natural open space of Halamanning, hedgerows and verges, Cornish hedges, conservation areas, Prussia Cove, land and open spaces, natural areas, rights of way, woodland, environment, fields and rural roads.

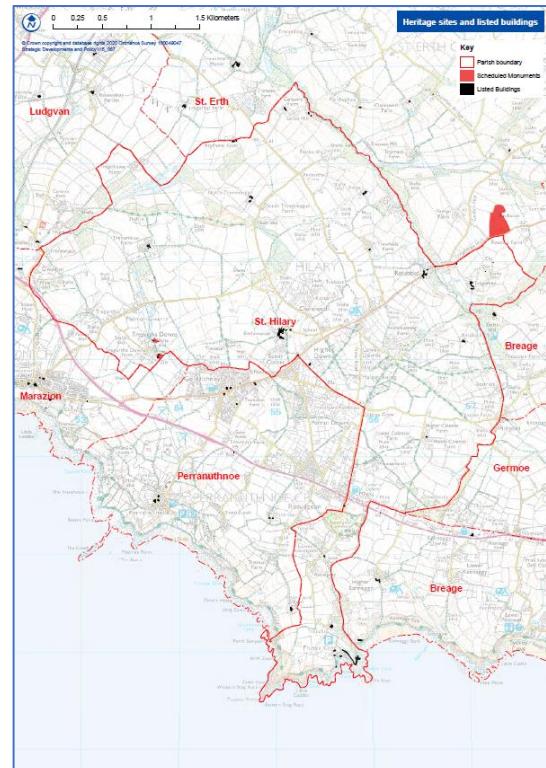
4.10 Prussia Cove is a beautiful series of four inlets which look out towards Mounts Bay and The Lizard Peninsula. Perfectly blended into this magnificent landscape is the Porth-En-Alls estate with its collection of eight listed heritage buildings and the venue for the renowned International Musicians' Seminars for classical chamber music founded in 1972 and held twice annually in the spring and autumn. Cudden Point is a prominent headland owned by the National Trust, which can be clearly seen from most of Mount's Bay. Together with Little Cudden and Piskies Cove, the area is designated as a Site of Special Scientific Interest (SSSI) and is listed, for its national importance, in the Geological Conservation Review. The parish contains an additional Site of Special Scientific Interest in the northern part at Penberthy Croft Mine. It also contains four County Wildlife Sites (CWS): Prussia Cove to Stackhouse Cove; Truthwall Valley; Carbis Mill to Relubbus; Tindene Ponds.

4.11 The area of the parish, south of the A394 heading down to Prussia Cove, is designated as part of the Cornwall National Landscape. This was previously known as an Area of Outstanding Natural Beauty, falling within Section 08 of the AONB – 'South Coast Western'. The Cornwall National Landscape (AONB) Management Plan 2022-2027 includes a local sections document containing a statement of significance which sets out the qualities and characteristics that makes the section recognisable, distinctive and different from surrounding areas.

Heritage

4.12

Overall, the parish has 74 listed buildings, monuments and other structures considered to be of at least special historical or architectural interest. Apart from the grade I listed St Hilary Church denoting a building of exceptional historical and/or architectural interest there are four buildings graded as II* denoting them to be of more than special interest. These are: Tregembo Farmhouse, (mid-seventeenth century); Ennys Farmhouse (seventeenth century or earlier); Porth-En-Alls House and Porth-En-Alls Lodge (both early twentieth century).



4.13

Some 34 dwellings are listed from 29 entries which is nearly 10% of the total for the parish (about 2% for England), indicating the historical value of St Hilary Parish. Relubbus and St Hilary Churchtown are also designated as conservation areas.

4.14

There are a number of mining relics reflecting St Hilary's past as a major mining area for tin and copper up until the late nineteenth century and all of the parish north of the A394 and east of the lane running from Marazion, past Plain-an-Gwarry to Penberthy Cross is part of Area 3 (Tregonning and Gwinear with Trewavas) of the Cornwall and West Devon Mining Landscape World Heritage Site. The current World Heritage Site Management Plan (WHS MP) provides a Statement of Outstanding Universal Value (OUV) for the Tregonning and Gwinear Mining Districts with Trewavas Area (provided in Evidence Base 3 page 49). As the mining industry declined in the nineteenth century many of St Hilary's miners moved to other parts of Britain or emigrated giving the parish a global connection. Census data for the nineteenth century show sharp fluctuations in population sizes for the parish reflecting the highly cyclical fortunes of the mining industry.



Sustainable Transport and Access

4.15 The main highway in the parish is the B3280 running from north-east to south-west across the parish upon which the main settlements of St. Hilary and Relubbus are located. The south-eastern tip of the parish which connects to the coast crosses the busy A394 Helston to Penzance road. Elsewhere roads are narrow and, in some instances, single track with very limited passing places.

4.16 There is a short section of National Cycle Routes No.3 (NCR#3) that runs along the parish boundary with Marazion at Gwallon. NCR#3 is 328 miles long and runs from Land's End through Cornwall, Devon and Somerset to Bristol mainly on shared roads with only 29% being traffic free. The section in the parish and to the east is on shared roads, however, immediately to the west is traffic free for a short section (0.7 km) with some other traffic-free sections further to the west of Marazion.



The parish is popular with walkers and for exercising dogs with a broad range of public footpaths and bridleways. The South West Coast Path (SWCP) National Trail passes through the parish between Prussia Cove and Cudden Point. Please see map of footpaths in the parish at: <http://www.sthilarypc.org.uk/map-of-parish/>

There is a section of access land (right to roam) reference 86415.67 to the south of South Treveneague Farm in the eastern side of the parish.

Facilities and Services

4.17 An important facility is the popular St Hilary Primary school, which serves not only St Hilary Parish, but also the adjoining parishes, included Perranuthnoe which does not contain a school.



4.18 A local meeting room has been opened at the refurbished Old Schoolroom, adjoining the Church. The Hall is located at first floor level with a small heritage centre on the ground floor.



Please see:

<http://www.sthilarypc.org.uk/village-hall/>.



The only public house remaining in the parish is 'The Packet Inn' at Rosudgeon which also serves as a restaurant. Next door there is a busy Co-op supermarket and post office. All of these are important elements of the local community and for providing a sense of place and belonging.



4.19 There is a small village green in Relubbus, a memorial garden in St Hilary and a children's play area and sports ground at the eastern end of Rosudgeon which accommodates the popular Wednesday morning car boot sale. The adjacent social and sports centre in Rosudgeon serves as a base for the local football and cricket teams as well as providing accommodation for meetings, social events and various activities.



4.20 There are several bus routes passing through the parish providing direct but infrequent links to Marazion, Penzance, Helston, Falmouth and Camborne. However, currently there is no direct link to the main hospital and other services in Truro.

4.21 At the heart of the parish is the Grade I listed church dedicated to St Hilary of Poitiers, a fourth century bishop noted for his asceticism, opposition to the Arian Heresy and his work on the mystery of the Divine Trinity. The church, which features a thirteenth century tower, was destroyed by fire in 1853 with only the tower and spire remaining. However, it was rebuilt by 1855 in a similar style to the original. The 79 feet spire is 269 feet above sea level and has served as an important marine navigation point. It remains an iconic landmark of the parish that can be seen from many points.

4.22 The church contains a number of striking religious paintings produced in the early twentieth century by members of the Newlyn School of Painting supported by Bernard Walke, vicar from 1912 to 1936, who also installed many beautiful furnishings and fittings which unfortunately were destroyed in 1932 by a group of extreme Protestants objecting to Walke's High Anglican services. The church was the scene for one of the earliest BBC outside broadcasts in 1925 with the staging of Walke's nativity play "Bethlehem". Restoration work has been ongoing since the 1970s and included a roof replacement in 2003. Next to the church is the restored Old Schoolroom which acts as a venue for meetings and community social events. Beneath the old schoolroom is the St Hilary Heritage Centre which contains a wealth of information about St Hilary Parish and its artistic and literary links to the Newlyn School.



Economy and Land-Use

4.23 The main industries in the parish are farming and tourism. Farming is the main industry in terms of land use. This is now largely arable, highly mechanised and where labour is required, as with crop picking, generally carried out by migrant workers. Much of the agricultural land has been leased out to large-scale commercial growers with no connection to the parish. A large part of the land in the parish is owned by the St Aubyn Estate based in the neighbouring town of Marazion.

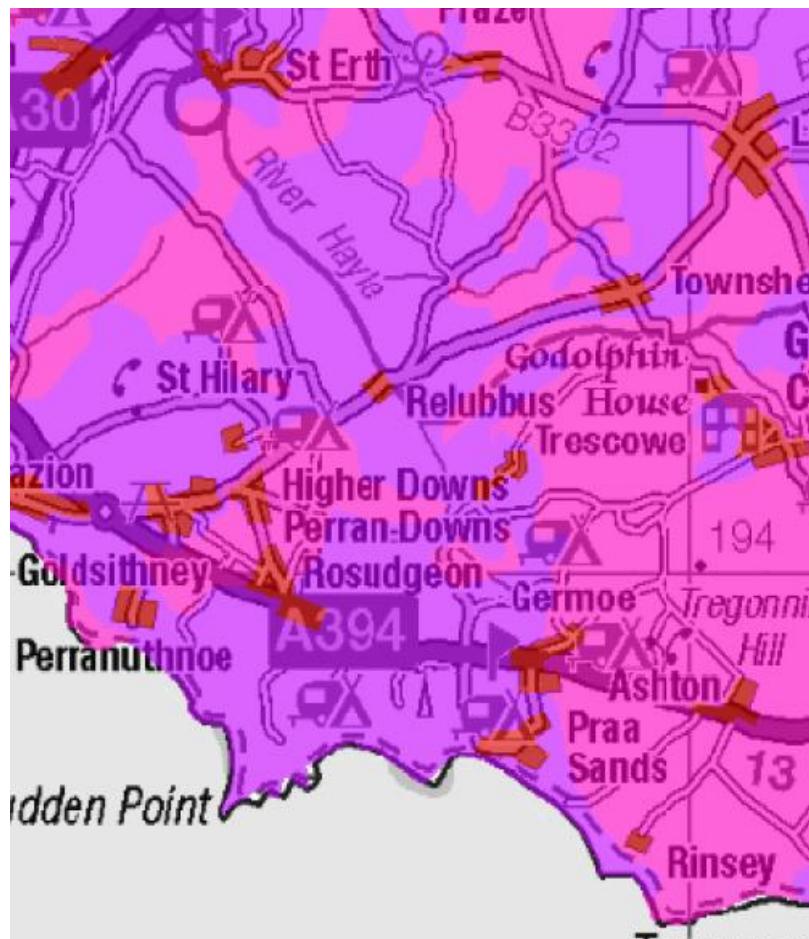
4.24 The parish is mainly agricultural land with the majority of the parish having a predictive high likelihood of the Best and Most Versatile (BMV) agricultural land as recorded by Natural England on 4 October 2017.

Agricultural land use is devoted mainly to arable crops in medium to large scale fields with relatively level topography.

Hedgerows bound most roads and farm fields.

4.25 The other main businesses aside from farming in the parish are in the tourism and leisure sectors with self-catering holiday lets, caravan and camping sites and equestrian facilities.

4.26 A significant number of residents work from home whether self-employed tradespeople who undertake their work outside the home but not at a specific work place and those undertaking their work at home.



Predictive BMV Land Assessment © Defra

- High likelihood of BMV land (>60% area bmv)
- Moderate likelihood of BMV land (20 - 60% area bmv)
- Low likelihood of BMV land (<= 20% area bmv)
- Non-agricultural use
- Urban / Industrial

5. The Vision for St Hilary Parish

5.1

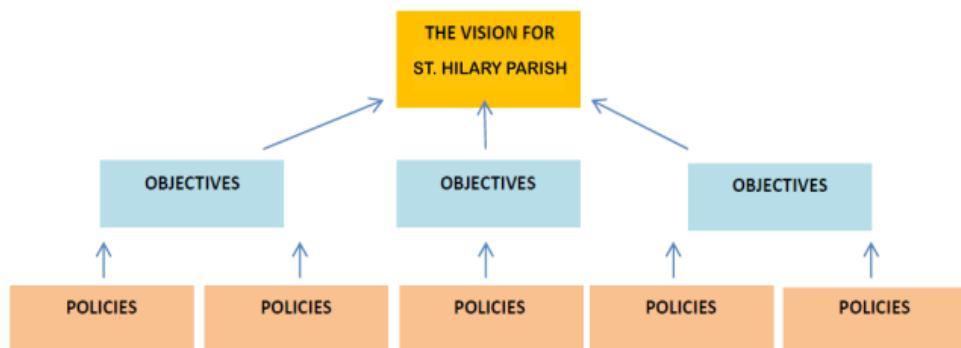
Every plan has an aim and the aim is for the policies of the NDP to help achieve a vision for the St Hilary Parish by 2030, with this vision being as follows:

In the period up to 2030 St Hilary Parish will support sustainable development that protects and enhances its natural environment, rural landscape and rich heritage while providing small-scale affordable homes that meet local need and facilities that enable prosperous and healthy community life.

6. Plan Objectives

6.1

To achieve this Vision several NDP objectives have been set, based on an initial community questionnaire and series of public meetings leading to a policy objectives workshop held with the steering group in November 2019. In support of these objectives, several policies are set out. It is these policies that would have to be taken into consideration by developers when developing planning proposals, and planning officers when determining future planning applications, thereby helping to deliver the vision for St Hilary Parish. The way the vision, objectives and policies link together is illustrated below.



6.2

The following objectives have been identified for the St Hilary Parish NDP. These have emerged from the community consultations and a dedicated workshop on policy objectives undertaken by the steering group. The steering group strongly believes that these objectives are an accurate reflection of the valued elements of the parish and the desired direction of travel where these elements can be influenced by the planning system.

- Natural Environment
- Landscape
- Heritage
- Climate Change
- Housing
- Health and Well-being, Local Facilities and Services
- Design
- Economy



1) Natural Environment

Policy Objective

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

Policies arising from this objective

- Trees and Woodland
- Biodiversity
- Green Infrastructure
- Local Green Space Designation

2) Landscape

Policy Objective

To: maintain and strengthen the rural landscape character and local distinctiveness of the parish; maintain dark night skies and our expansive rural views; protect the special qualities of the Cornwall National Landscape and Undeveloped Coast.

Policies arising from this objective

- Landscape Character and Local Distinctiveness
- The Cornish National Landscape and Undeveloped Coast
- Dark Night Skies
- Rural Views

3) Heritage

Policy Objective

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

Policies arising from this objective

- Historic Character
- Heritage Assets
- Conservation Areas
- The Cornwall and West Devon Mining Landscape World Heritage Site

4) Climate Change

Policy Objective

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

Policies arising from this objective

- Renewable Energy
- Energy Efficiency
- Natural Capital and Climate Resilience

5) Housing

Policy Objective

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

Policies arising from this objective

- Development Boundaries
- Affordable Housing
- Development in Open Countryside

6) Health, Well-being, Local Facilities and Services

Policy Objective

To: maintain green and open space in good condition for recreation; provide suitable leisure and sports facilities, particularly for young people; conserve walking routes around the parish; ensure that the views and vistas of the parish countryside and coastal scenery and the settings of footpaths, bridleways and byways are not blocked or damaged by development; improve access to safe modes of sustainable transport for functional journeys, recreation and opportunities for physical activity; ensure the continuation of community facilities and services in St Hilary Parish that support community cohesion, vibrancy and local social and economic activity, reducing the need to travel.

Policies arising from this objective

- Sustainable Transport and Access
- Leisure and Recreation
- Services and Facilities

7) Design

Policy Objective

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

Policies arising from this objective

- Design Principles
- Housing Standards

8) Economy

Policy Objective

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

Policies arising from this objective

- Employment Space
- Agriculture
- Tourism

6.3 The next section sets out the policies of the NDP in support of the above objectives with the following structure:

- Policy justification (why the policy is needed)
- Policy intention (what the policy seeks to achieve)
- Policy wording
- Evidence (including supporting maps as appropriate)

Where evidence is referred to within this section, this can be found at <https://www.sthilarypc.org.uk/ndp-evidence-base/>. The documents in the Evidence Base are listed below and provide a link to each document.

[Evidence Base Place, History, Demographics](#)

[Evidence Base 1 Natural Environment](#)

[Evidence Base 2 Landscape](#)

[Evidence Base 3 Heritage](#)

[Evidence Base 4 Climate Change](#)

[Evidence Base 5 Housing](#)

[Evidence Base 6 Health, Well-being, Local Facilities and Services](#)

[Evidence Base 7 Design](#)

[Evidence Base 8 Economy](#)

[Evidence Base NDP Consultations](#)

[St Hilary Local Landscape Character Assessment \(LLCA\)](#)

[Local Green Space Audit Forms](#)

[St Hilary Parish - Large Scale Map of the Area with Proposed Development Boundaries](#)

Table 1: Links between Policies within the NDP and the NDP Objectives

Objectives	1	2	3	4	5	6	7	8
Policies	<u>Natural Environment</u>	<u>Landscape</u>	<u>Heritage</u>	<u>Climate Change</u>	<u>Housing</u>	<u>Health, Well-being, Local Facilities and Services</u>	<u>Design</u>	<u>Economy</u>
1a	☒	☒		☒		☒	☒	☒
1b	☒	☒	☒	☒	☒	☒		☒
1c	☒	☒				☒	☒	☒
2 a	☒	☒	☒		☒	☒	☒	☒
2b	☒	☒	☒		☒	☒	☒	☒
2c	☒	☒	☒		☒	☒	☒	☒
3a		☒	☒		☒	☒	☒	☒
3b		☒	☒		☒	☒	☒	☒
4a		☒	☒	☒	☒	☒	☒	☒
4b		☒	☒	☒	☒	☒	☒	☒
4c	☒	☒		☒	☒	☒	☒	☒
5a		☒			☒		☒	
5b		☒			☒	☒	☒	☒
5c	☒	☒			☒		☒	☒
6a	☒	☒	☒	☒	☒	☒		☒
6b	☒	☒	☒		☒	☒		☒
7a		☒	☒		☒	☒	☒	☒
7b	☒	☒	☒	☒	☒	☒	☒	
8a	☒	☒	☒	☒	☒	☒	☒	☒
8b	☒	☒	☒	☒	☒	☒	☒	☒
8c	☒	☒	☒	☒	☒	☒	☒	☒

7. Policies 2023-2030

1) Natural Environment

Policy 1a Trees and Woodland

Justification

7.1a.1 St Hilary is a well wooded parish characterised by small pockets of woodland, woodland in sheltered valleys, along river corridors and atop Cornish Hedges, as identified in the St Hilary Local Landscape Assessment.

Intention

7.1a.2 To retain the characteristic well-wooded nature of St Hilary Parish, taking opportunities to extend and link areas of woodland and increase tree cover along field boundaries, enhancing the linked network of well-treed Cornish hedges.

Policy 1a Trees and Woodland

Development proposals should comply with the CEDPD policies G1 and G3 on green infrastructure and canopy cover and demonstrate, via a comprehensive landscaping plan, the inclusion, wherever possible, of native trees and Cornish hedges planted with native tree species, in any new development.

Proposals resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will not be supported, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Evidence

7.1a.3 There are a number of documented ancient trees within the broadleaved woodlands in the parish around the Church of St Hilary and over to the east at Tregembo and a cluster on the eastern parish boundary with Breage.



7.1a.4 There are a number of trees in the parish with Tree Preservation Orders at Plain-an-Gwarry, Nanturras Meadow, St Hilary New Road and to the south of Relubbus. There are tree preservation areas covering parts of the broad-leaved woodlands to the south of Relubbus.



7.1a.5 In addition to the broad-leaved woodlands there are several coniferous woodlands in the parish the largest of which, Friendship Wood, is open to the public and the place most mentioned by residents as a valued open green space.



7.1a.6 Please refer to [Evidence Base 1 Natural Environment](#) for larger size (A4) maps and a deeper description of the evidence underpinning the policy and also to the [Local Landscape Character Assessment \(LLCA\)](#).



Policy 1b Biodiversity and Green Infrastructure

Justification

7.1b.1 The parish is covered by both designated and non-designated biodiversity sites which not only provide valuable and irreplaceable habitats for wildlife, but also contribute significantly to the natural landscape character of the parish and to climate resilience. St Hilary is a rural parish containing a strong network of open green space, semi-natural and coastal habitat, connected by an extensive network of footpaths and bridleways, Cornish hedges and small river corridors.

Intention

7.1b.2 This policy seeks to ensure that safeguarding and enhancing biodiversity habitats and connectivity through the inclusion of high-quality green infrastructure is at the forefront of any development with proposals clearly demonstrating a 'biodiversity net gain'.

Policy 1b Biodiversity and Green Infrastructure

Proposals for development will be supported where:

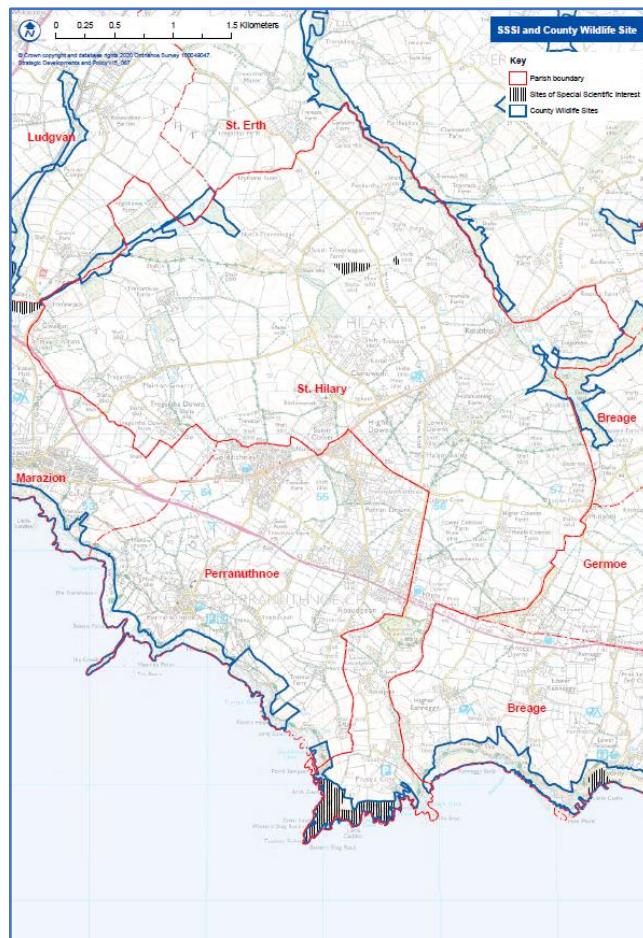
- A. They comply with CEDPD Policy G2 for Biodiversity Net Gain**
- B. Major developments include a survey of the existing biodiversity, carried out by a suitably qualified ecologist**
- C. Proposals enhance the biodiversity and green infrastructure of the parish through retaining and enhancing wildlife areas and green spaces and the connections between them so that they:**
 - i. avoid areas which contain large or linked areas of natural and/or semi- natural habitat**
 - ii. ensure that any areas of natural and/or semi-natural habitat are retained and ideally linked together as part of the proposals**
 - iii. retain, restore and re-create habitat linkages such as Cornish hedges and ancient field systems as part of developments**
 - iv. maximise enhancement opportunities to create, expand and link natural and/or semi-natural habitats on-site**
 - v. conserve, protect and enhance features of biological interest across the parish including locally designated County Wildlife Sites. Where any unavoidable ecological impacts occur they must be appropriately mitigated or compensated for**



Evidence

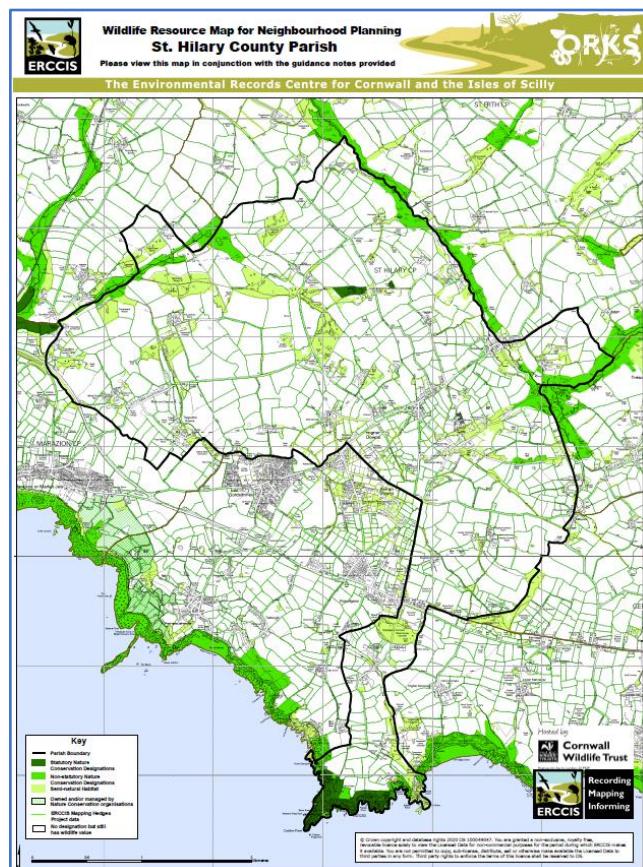
7.1b.3 The parish has two Sites of Scientific Interest (SSSI), one on the coast at Cudden Point/Prussia Cove and the other inland at the Penberthy Croft Mine site. Also, at Gwallon it borders the eastern end of the SSSI at Marazion Marshes which is also a Special Protection Area.

7.1b.4 The parish has parts of four areas designated as County Wildlife Sites. These are along watercourses that flow northward to St Erth and southward to Marazion, Cudden Point / Prussia Cove and at Tregembo.



7.1b.5 The parish also contains a patchwork of mediaeval period fields which are surrounded by Cornish hedges. Some of the small and irregular fields that are characteristic of the mediaeval period have over the years been lost by the removal of hedges and the merging of fields into a more modern landscape. However, large areas of the medieval field network remain and are an important feature of the parish landscape.

7.1b.6 Please refer to [Evidence Base 1 Natural Environment](#) for larger size (A4) maps and a deeper description of the evidence underpinning the policy and also to the [Local Landscape Character Assessment \(LLCA\)](#).



Policy 1c Local Green Space

Justification

7.1c.1 There are several green and open spaces which are important to the community within St Hilary and used extensively by local people and visitors. In order to promote healthy communities, the NPPF provides for the designation by local communities of 'Local Green Spaces', thereby affording them special levels of protection from unwanted development while permitting improvements that will enhance their amenity value. Local Green Spaces should be demonstrably special to a local community for their recreational value, including as playing fields, or for their beauty, tranquility, historical significance or the richness of their wildlife.

7.1c.2 A number of open and green spaces in the parish have been identified in our consultations with residents as being special including Friendship Woods, areas in Gwallon and Plain-an-Gwarry, the River Hayle, Badcock's Green, the Memorial Gardens, Halamanning, Millpool, Colenso, Greenbury and Woodstock, Rosudgeon Common, Rosudgeon and Kenneggy Cricket Club Grounds and Prussia Cove.

7.1c.3 Green spaces that are demonstrably special and fit the other criteria for designation as Local Green Spaces in accordance with paragraphs 102-107 of the NPPF (December 2023) are: Friendship Woods; Rosudgeon and Kenneggy Cricket Club Grounds; the Memorial Gardens in St Hilary; Badcock's Green in Relubbus.

Intention

7.1c.4 This policy intends to protect the areas delineated on [Map 1c](#) as safeguarded land as part of a Local Green Space designation.

Policy 1c Local Green Space

The neighbourhood plan designates the following locations as local green spaces:

- i. Rosudgeon Recreation Ground
- ii. Friendship Woods
- iii. Memorial Garden in St Hilary
- iv. Badcock's Green in Relubbus

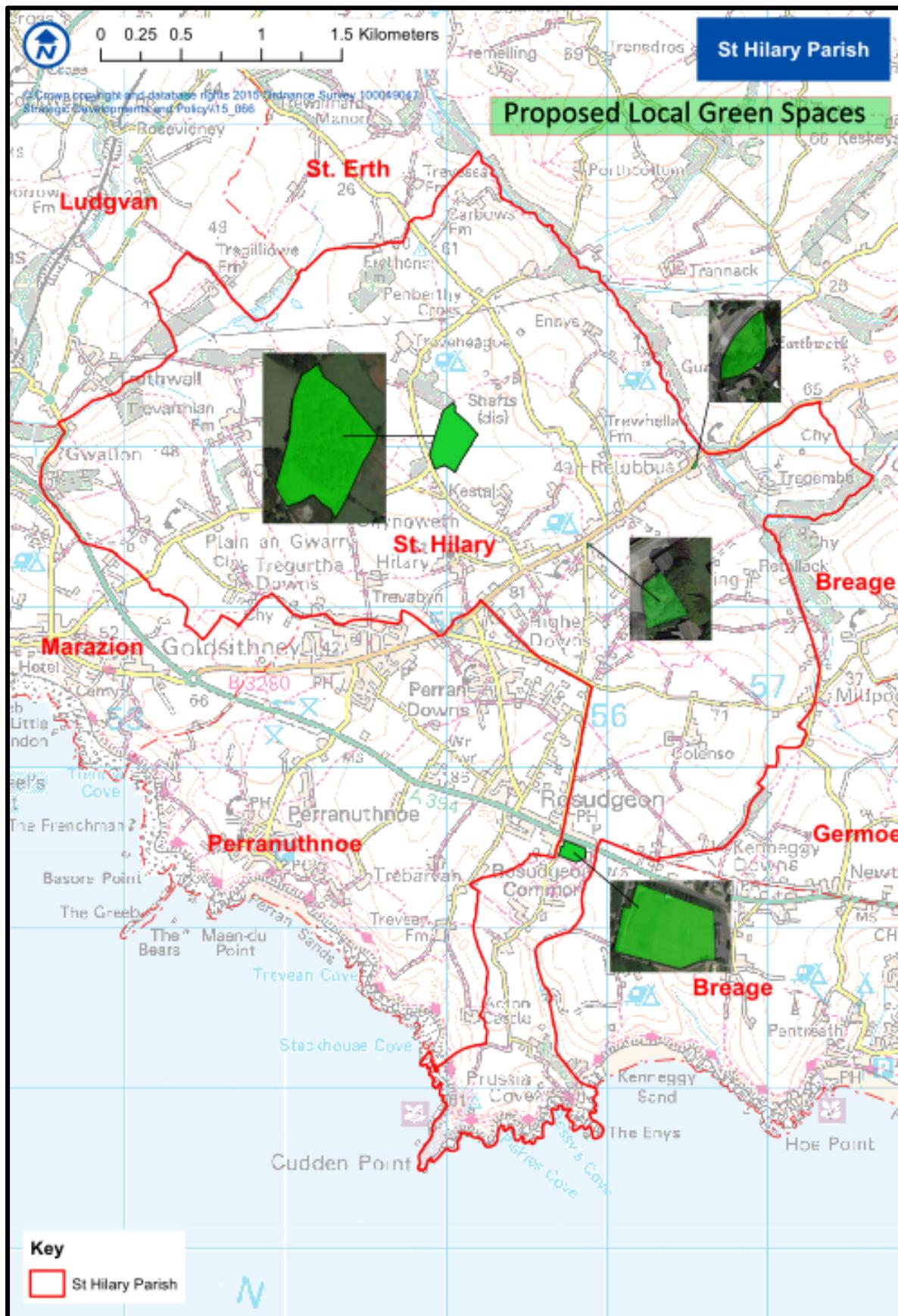
These are shown on [Map 1c Proposed Local Green Spaces](#).

Inappropriate development will only be approved in very special circumstances.

Evidence

7.1c.5 Please refer to the [Evidence Base NDP Consultations](#) for views of the community in the CRCC report, records of public meetings, objectives survey results and [Evidence Base - Local Landscape Character Assessment \(LLCA\)](#). Audit forms giving details for each site, of size, character and value to the community can be viewed in the [Evidence Base](#): Local Green Space-AuditForms.

Map 1c Proposed Local Green Spaces



2) Landscape

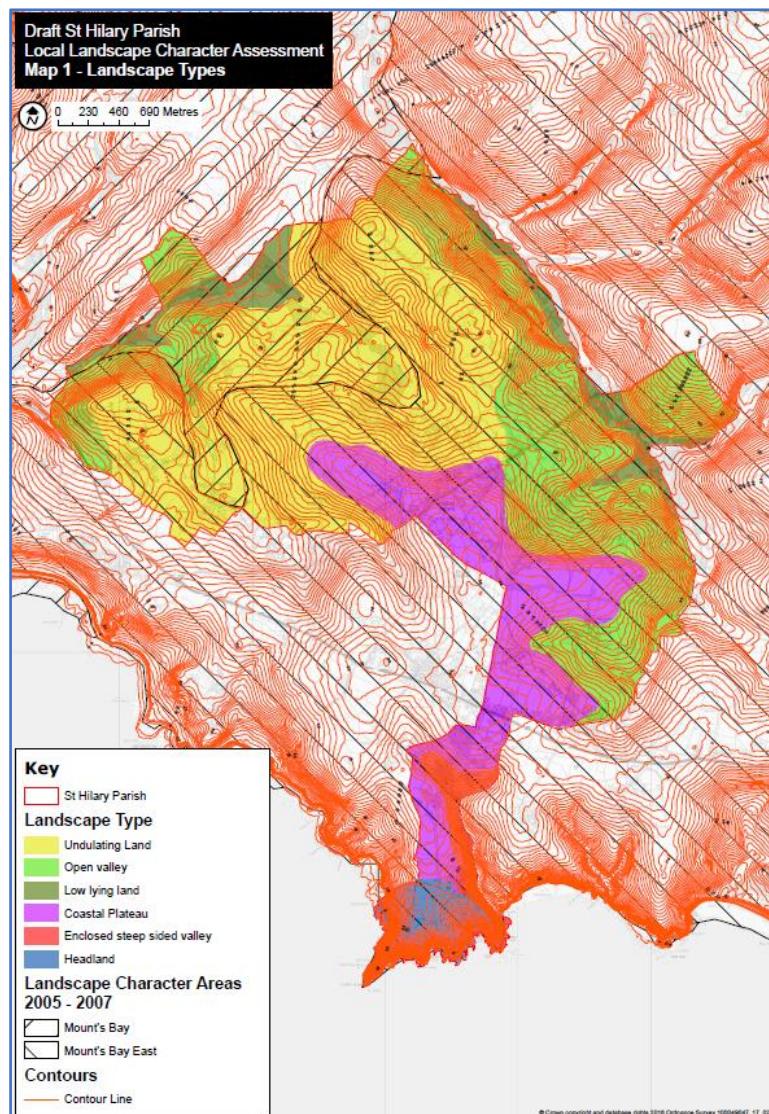
Policy 2a Landscape Character; 2b Protecting Dark Skies and Reducing Light Pollution; 2c Protecting Valued Views and Vistas

Justification

7.2.1 The whole of the St Hilary Parish NDP area is highly valued by the community in terms of its landscape character and scenic beauty. It is amongst the most important priorities for the residents in the parish and one which underpins the policies in the plan. As a result, the NDP group have undertaken a Local Landscape Character Assessment (LLCA) to provide a supporting evidence base to decision making that describes the components of our landscape (the document can be found in the [Evidence Base](#)). This comprehensive and dedicated evidence base describes the distinctive rural and coastal landscape character of St Hilary and can be used to direct development in a way that strengthens rather than diminishes the cultural character and local distinctiveness of the parish.

Intention

7.2.2 The intention is to inform the design and landscaping of any new development in a way that reflects and contributes to character, as described within the parish evidence base. Development will be required to pay special attention to the desirability of protecting and enhancing valued landscapes in accordance with Paragraphs 180 to 184 of the National Planning Policy Framework December 2023 and Policies 23 and 24 of the Cornwall Local Plan. Owing to the topography and historic industrial development of the area there are important views and vistas that contribute to the special character and quality of the countryside and coast and need to be preserved.



Policy 2 a Landscape

Proposals for development will be supported where they demonstrate how they will protect and positively enhance the landscape character of St Hilary Parish, including the areas covered by the Cornwall National Landscape (formally known as Cornwall AONB) and Area 3 of the WHS with reference to Policies 23 and 24 of the CLP and the six landscape types identified in the St Hilary LLCA.

Policy 2b Protecting Dark Skies and Reducing Light Pollution

Proposals for development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky from light pollution through:

- (i) The number, design, specification and position of lamps
- (ii) Full shielding (at the horizontal and above) of any lighting fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls
- (iii) Limiting the correlated colour temperature of lamps to 3000 Kelvin or less

Policy 2c Protecting Valued Views and Vistas

New development should not compromise the views and vistas as shown on Map 2 and described in [Appendix 1](#).

Map 2 Views and Vista



Evidence

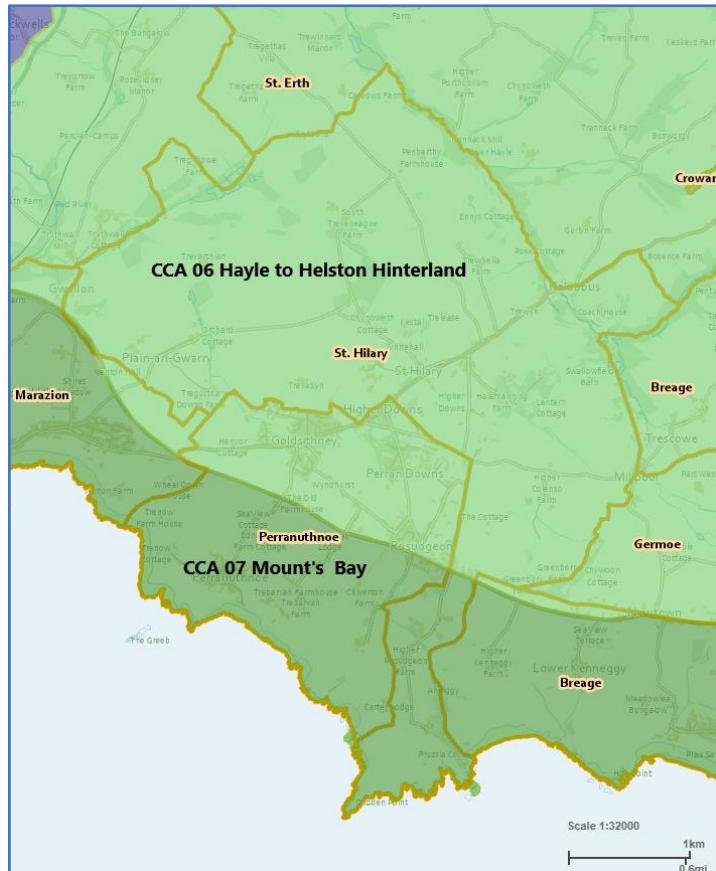
7.2.3 Respondents to the household survey gave the highest importance to elements relating to the natural environment and local landscape. Their top 3 priorities were:

1. Natural environment/ trees/ hedges
2. The protection of the Cornwall National Landscape
3. Landscape

Please refer to the Evidence Base for details of the [CRCC Report](#).

The importance the community place on the landscape was reiterated in the responses to the Objectives Survey with 95% of respondents to this survey agreeing with the landscape policy objective. Please refer to the evidence base for details of the [Objectives Survey results](#).

7.2.4 The landscape of Cornwall is covered by 45 Landscape Character Areas (LCAs) and these are used as a base for the assessment of landscape and visual impact for development in the countryside. The parish of St Hilary is covered by two LCAs. The main part of the parish lies in CCA 06 Hayle to Helston Hinterland while the areas in the coastal strip to the south of the A3094 and in the Cornish National Landscape lies in CCA 07 Mount's Bay. These assessments and descriptions provide only a broad picture of the landscapes given the large area of land covered by each LCA and are not specific to individual locations such as parishes. The particular descriptions of the landscape relating to St Hilary Parish are quoted in the [Evidence Base 2 – Landscape](#): LCA description pages 1-8.



7.2.5 While the Cornwall Landscape Character Assessments are of value as a base for assessment of landscape and visual impact for development in the countryside, each of the 45 LCAs cover an extensive area and are not specific to a neighbourhood area. A **Local Landscape Character Assessment (LLCA)** takes the overarching Cornwall-wide Landscape Character Assessment and adds a much greater level of detail at a town or parish council scale. A LLCA has been produced covering the parish of St Hilary (St Hilary NDP Local Landscape Character Assessment) by Kath Statham, landscape architect from Cornwall Council's Public Open Space Team (for details see [LLCA](#)).

The LLCA contains important guidance for development in the **Landscape Management and Development Considerations for each of the six landscape types identified:**

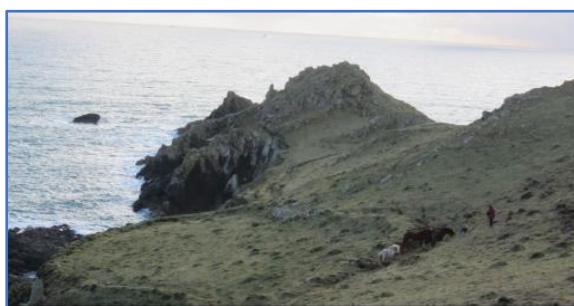
- Undulating land Section in 3.2.15
- Open valley in 3.3.15
- Low lying land in 3.4.15
- Coastal plateau in 3.5.15
- Enclosed steeply sided valley in 3.6.15
- Headland in 3.7.15

These are important considerations for any new development in the parish in order to respect the landscape that the residents value so highly.

7.2.6 The area of the parish south of the A394 running down to Prussia Cove and Cudden Point is designated as part of the Cornwall National Landscape (formerly known as an Area of Outstanding Natural Beauty) falling within the South Coast Western Section (8) of the Management Plan. This is described as large, wide-ranging and diverse extending from Marazion in the west to the outskirts of Falmouth in the east and includes the entire Lizard Peninsula and the Helford Estuary. It is the second largest section of the Cornwall National Landscape (AONB) comprising an area of 19,300 hectares. The current 2022-2027 Management Plan published in 2022 was approved and adopted by Cornwall Council Cabinet in May 2022.



7.2.7 Section 8 is extensive and contains three distinct landscape areas (see CNL(AONB) - South Coast West 2022-2027). The parish's CNL lies within the St Michael's Mount to Halzephron Cliff Section, an area of some 2,600 hectares. The Statement of Significance for this area of the CNL(AONB) describes the coastal landscape as having a soft profile. The coastline stretching east from Marazion is low-lying with earthy cliffs of 'head' (periglacial debris) with evidence of previous much higher sea levels with a much-eroded and softened cliff line lying inland of the coastal fields with rich soils with that support a wide range of arable crops in medium and large fields with many hedges of tamarisk. Further east the land rises and forms steep cliffs of metamorphosed Devonian slate, veined with quartz with Cudden Point being a significant coastal landmark.



7.2.8 In the public consultations residents placed a high value on the statutory designation of the Cornwall National Landscape (AONB) and its protection. In the Household Survey 81% agreed that the designation should be respected through the enforcement of planning laws and in the Objectives Survey 98% of respondents said they highly valued the protected coastal Cornwall National Landscape.



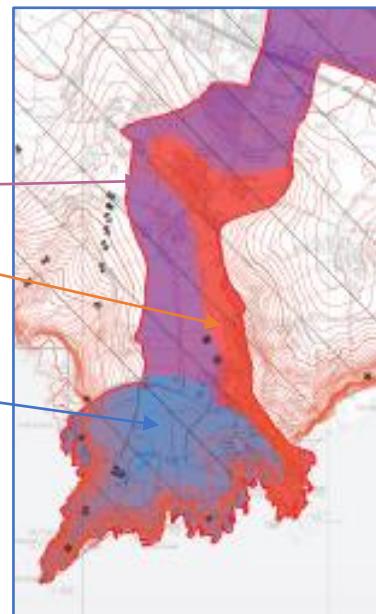
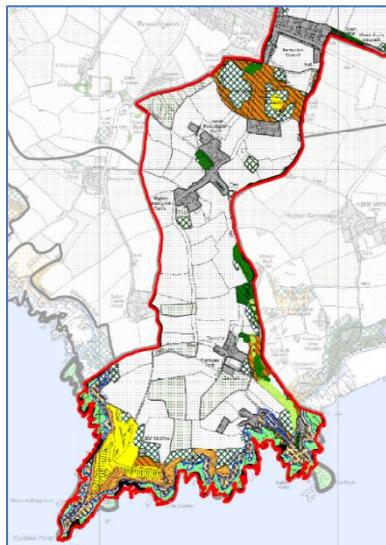
7.2.9 The Cornwall National Landscape in St Hilary comprises an area of about 100ha (just under 10% of the parish). It features three of the six landscape types in the parish, two of which are only found in this part of the parish:

Coastal plateau in the north

Enclosed steeply sided valley leading up from the coast

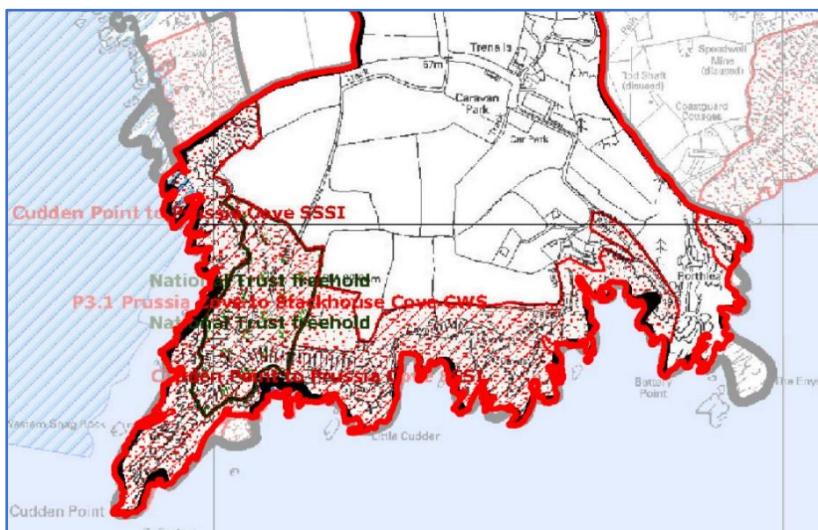
Headland

The Cornwall National Landscape (AONB) area has a variety of habitats.



The main part of the farmland is classified as medieval and the fields are enclosed with Cornish hedges.

This section of the coast is designated as a County Wildlife Site (CWS) P3.1 - Prussia Cove to Stackhouse Cove. The site includes the headland of Cudden Point, a geological Site of Special Scientific Interest (SSSI).



Please refer to [Evidence Base 2 Landscape-CNL](#) pages 16-18 for more detail.

3) Heritage

Policy 3a Historic Character, Heritage Assets and Conservation Areas

Historic Character

Justification

7.3a.1 St Hilary is an area rich in history and historic features. It is mainly composed of medieval farmland, characterised by small fields with irregular boundaries of Cornish hedges. In places, upland rough ground remains amongst patches of larger, often more rectilinear fields indicating post-medieval and modern enclosures of downland. In the 18th and 19th Centuries the area was heavily influenced by the metal mining industry. Throughout the parish features exist such as old smithies, former miners' sheds of corrugated iron and small stone barns, terraces of former miners' cottages and their related smallholdings along with the extant features of the mining industry - shafts, tracks and engine houses. The historic character of the area is immensely valued by the community which in the 2011 Census was the parish with second highest percentage of its residents identifying as being Cornish. In 2014 the Cornish people were acknowledged by the UK Government as a National Minority under the Council of Europe's Framework Convention for the Protection of National Minorities which requires government departments and public bodies to consider the rights of the Cornish and their heritage when formulating national and local policy.

Intention

7.3a.2 To ensure that the special character of the parish's historic environment and heritage is safeguarded for the benefit of present and future generations. To ensure that the key characteristics of the parish's local distinctiveness are recognised, protected and sustained. To ensure design reflects and enhances the historic character of landscapes and settlements within the parish. To align values and decisions with the needs of the Framework Convention for the Protection of National Minorities with regard to the protection of the historic environment.

Heritage assets

Justification

7.3a.3 St Hilary Parish has 74 designated buildings, monuments and other structures listed by Historic England which are afforded protection legally and through their designation by policies contained within the CLP and the NPPF (See [Evidence Base 3 Heritage](#) pages 6-23 for the current list and descriptions).

7.3a.4 There are also many other non-designated assets in the parish, such as non-listed historic buildings, medieval settlements, ancient field systems and byways defined by ancient hedgerows that this policy seeks to highlight to be considered against relevant planning policy. The currently identified location of non-designated heritage assets in the parish is shown in Map 3a1 (page 35). The descriptions can be found at : [CC Interactive Map](#) under 'Historic Environment/Buildings, Sites and Monuments/points' and listed in [Evidence Base 3](#) pages 24-47. The current list is not considered exhaustive and may be subject to change. It does not include a number of mining remains, such as spoil tips that have been identified through aerial photographic assessment ([Appendix1 - Figure28](#)). It is anticipated that further non-designated heritage assets will be identified, particularly as a result of the emerging Local Heritage List.

Intention

7.3a.5 To conserve and enhance valued and significant heritage sites, buildings, features and parks and gardens (both designated and non-designated) and their setting and ensure the rich history of St Hilary remains readable and accessible.

Conservation Areas

Justification

7.3a.6 The parish has two designated Conservation Areas, St Hilary and Relubbus (see Maps 3a.2, 3a.3 and 3a.4 on [page 36](#)). Neither of the areas as yet has a supporting Conservation Area Appraisal or Conservation Area Management Plan.

Intention

7.3a.7 To ensure the conservation areas are conserved and enhanced and that heritage assets that contribute to the strong historic character of St Hilary and Relubbus are not eroded.

Policy 3a Historic Character, Heritage Assets and Conservation Areas

A. Development proposals that affect designated and non-designated heritage assets will only be supported where they have assessed the historic significance of the proposed site and its setting to identify the impact of any development on historic character or heritage assets with reference to: relevant Local Plan Policies; national legislation and guidance (currently NPPF 2023); the Ancient Monuments and Areas Act; the Planning (Listed Buildings and Conservation Areas) Act; the Cornish Cultural Distinctiveness Assessment Framework (2019); the Framework Convention for the Protection of National Minorities; the Cornwall Council Heritage Strategy (2022). Proposals affecting farmsteads should make reference to the Cornwall Historic Farmsteads Guidance.

B. Proposals affecting Conservation Areas will only be supported where they are in compliance with national policy and the development plan.

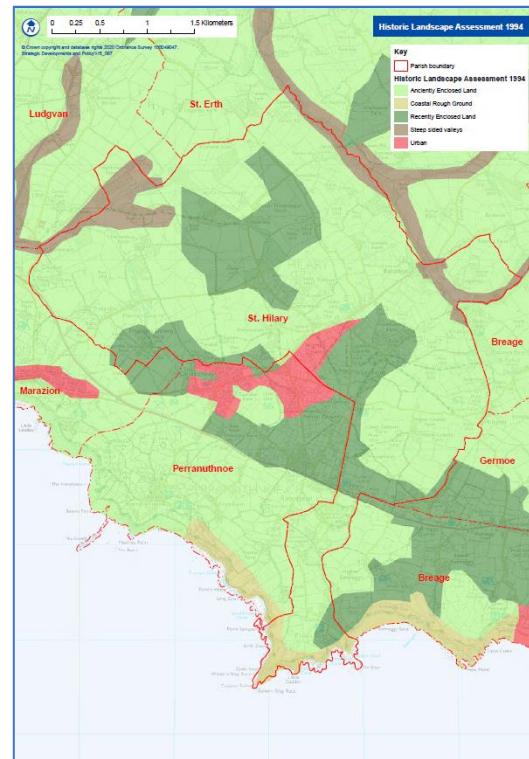
C. All proposals affecting the historic environment should wherever possible conserve and enhance any historic character by undertaking repair and conservation work to a heritage asset where appropriate

Evidence: Historic Character

7.3a.8 In the 2011 Census 21.6% of the residents in the parish identified themselves as Cornish. This is the second highest percentage of Cornish identifying residents in all of the parishes in Cornwall. Overall, in Cornwall 13.7% of the resident population identified themselves as Cornish. In addition to the 73,269 Cornish in Cornwall a further 10,230 residents in other parts of the country identified themselves as Cornish which together amounted to roughly 0.2% of the population of England and Wales. In the Household Survey (CRCC Report) conducted in 2017 48% (52 respondents) of the 108 respondents identified themselves as being Cornish. Source: [Household Survey 2017 CCRC Report](#)

7.3a.9 Cornwall, like all of Britain, is an historic landscape affected by the actions of people and all is also perceived, experienced and considered by people. There is nowhere that is purely natural. The beauty of Cornwall is to a great extent a product of human action and perception. The historic landscape is complex, filled with structures, patterns, and communities (human and semi-natural), all overlain by varied personal and communal perceptions, interpretations and meanings and St Hilary is no exception.

7.3a.10 Historic Landscape Characterisation (HLC) was developed between c1992-1994. It was pioneered in Cornwall in 1994 by Cornwall County Council with its production of the Cornwall Landscape Character Assessment 1994 - Cornwall Council (2014) *Cornwall Historic Landscape Characterisation (HLC)*. York: Archaeology Data Service [distributor] <https://doi.org/10.5284/1027510>

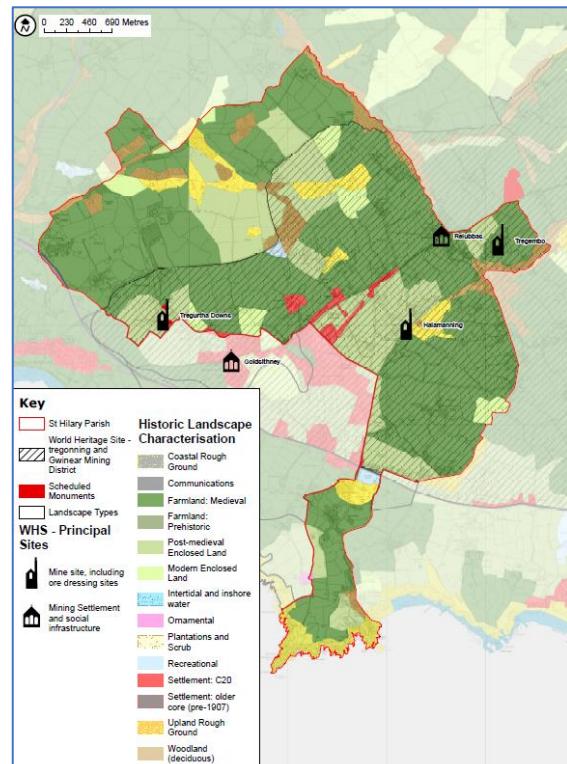


7.3a.11 The Historic Landscape Assessment 1994 for St Hilary Parish together with the adjacent areas of the neighbouring parishes, is shown above. The historic landscape of the parish of St Hilary in 1994 was characterised as being mainly Anciently Enclosed Land (70% of the area of the parish). Four areas are characterised as Recently Enclosed Land accounting for a further 23% of the parish. The historic landscape characterised as Urban in 1994 is quite small accounting for 1.2% of the area of the parish and is an extension of the larger urban area of Goldsithney in the neighbouring parish of Perranuthnoe.

7.3a.12 The current historic landscape assessment is shown alongside. This shows the greater degree of categorisation of the landscape and the more refined scale of the mapping that is now possible with advances in digital mapping technology. The parish remains largely rural with still only a small extent categorized as urban and this is mainly the extension of the urban area that has continued to grow around Goldsithney since 1994.

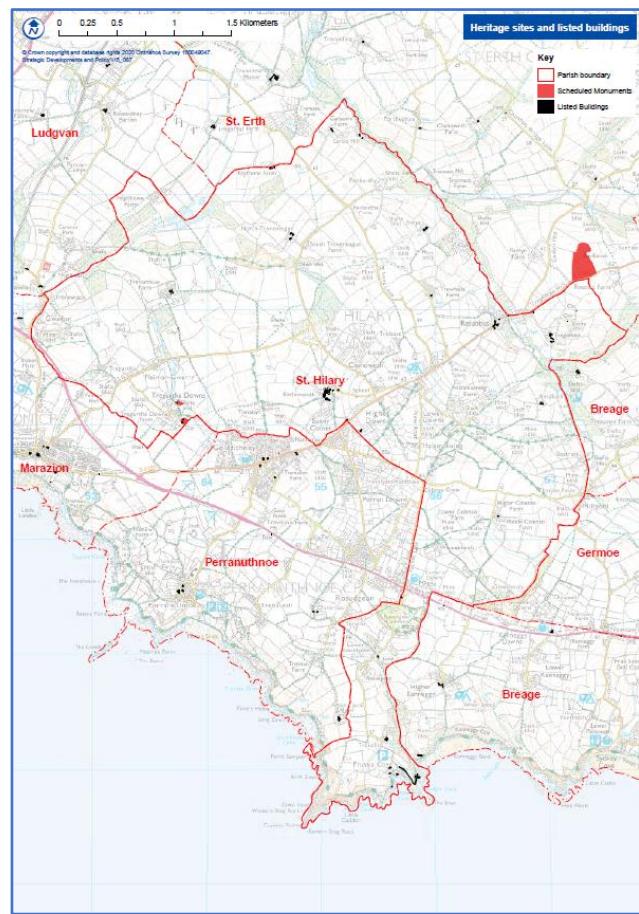
7.3a.13 Please refer to the [Evidence Base 2 Landscape](#): Historic Landscape Characterisation.

7.3a.14 Please refer to the Evidence Base for the [LLCA](#) for further information and in-depth assessment of the parish's distinctive Landscape Character.

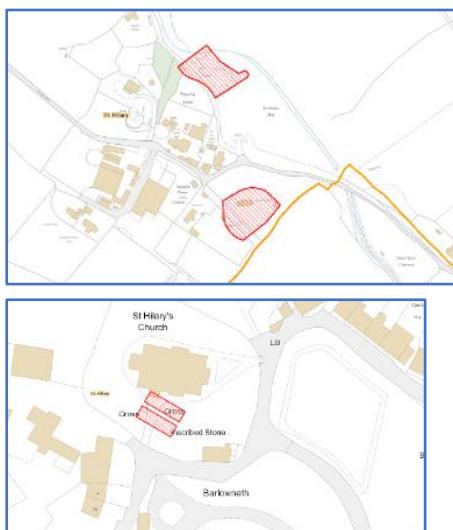


Evidence: Heritage Assets

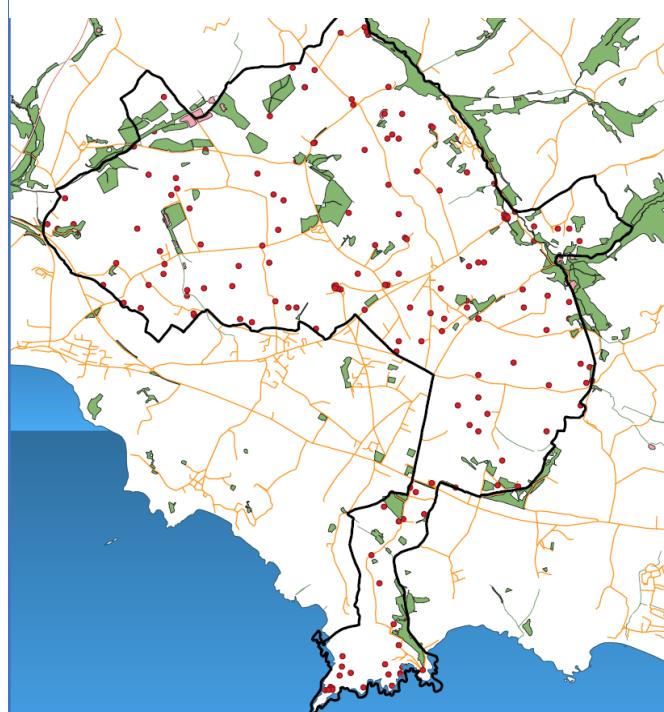
7.3a.15 Overall, the parish has 74 listed buildings, monuments and other structures considered to be of at least special historical or architectural interest. Apart from the grade I listed St Hilary Church denoting a building of exceptional interest there are four buildings listed as Grade II* denoting them to be of more than special interest. These are: Tregembo Farmhouse, (mid-seventeenth century); Ennys Farmhouse (seventeenth century or earlier); Porth-En-Alls House and Porth-En-Alls Lodge (both early twentieth century). Some 34 dwellings are listed from 29 entries which is nearly 10% of the total for the parish (about 2% for England), indicating the historical value of St Hilary Parish. Relubbus and St Hilary Churchtown are also designated as conservation areas.



7.3a.16 Besides the designated listed buildings and structures in the parish there are also two scheduled monument sites (Tregurtha Downs Mining Complex and Crosses and Ways in the St Hilary churchyard see below)



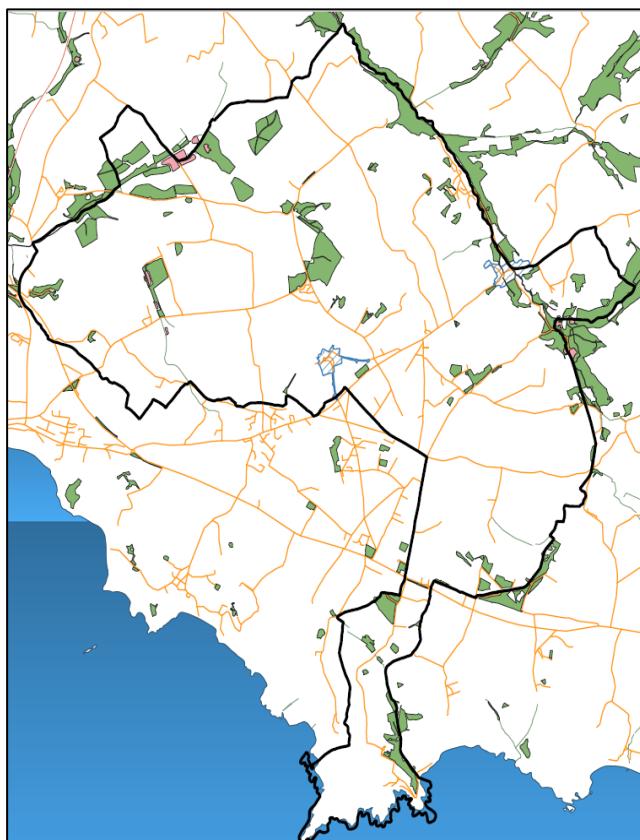
Map 3a.1 non-designated archeological sites



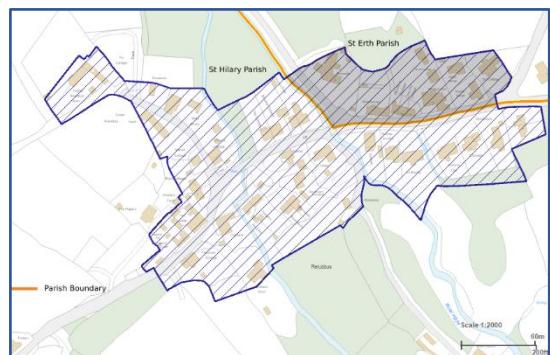
and a great many non-designated archaeological and historic sites including pre-historic, Romano-British and medieval sites as shown on Map 3a.1 and listed in [Evidence Base 3 Heritage](#) Table 3b.2. These are an important part of the historical landscape and assets of the parish and would need to be conserved and protected from harm wherever possible from the impact of any new development. A listing of the currently identified designated heritage assets and the many non-designated archaeological and historic sites can be found in the [Evidence Base 3 Heritage](#).

Evidence: Conservation Areas

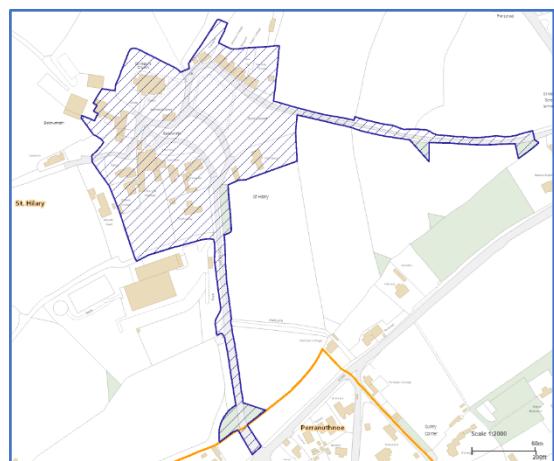
Map 3a.2 Position of the St Hilary Conservation Areas in the parish



Map 3a.3 Relubbus Conservation Area



Map 3a.4 St Hilary Churchtown Conservation Area

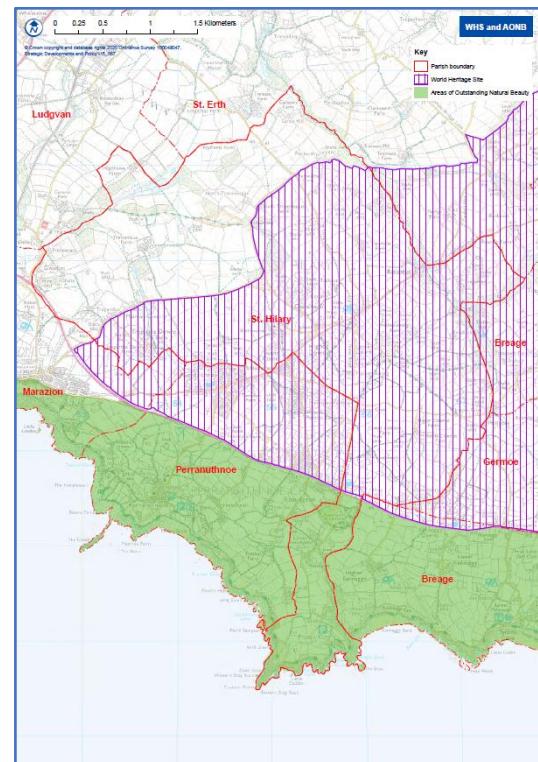
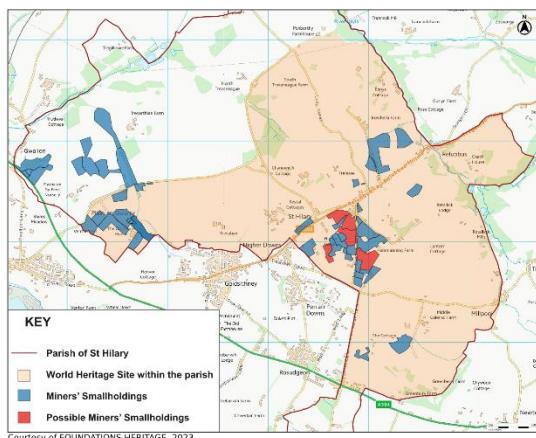


7.3a.17 Producing a Conservation Area Appraisal or Management Plan for inclusion in the NDP has not been possible due to the limited resources of the St Hilary NDP Steering Group.

Policy 3b The Cornwall and West Devon Mining Landscape World Heritage Site

Justification

7.3b.1 This policy helps to ensure that the World Heritage Site Management Plan is afforded full weight in planning decisions and other non-designated sites of historical and archaeological importance are preserved and enhanced. The WHS Management Plan is considered to provide a valued evidence base that informs the planning process. The current WHS Management Plan section relating to the parish can be found at [WHS MP 2020-2025](#). Area Three of the WHS, shown alongside, includes all of the parish north of the A394 and east of the lane running from Marazion, past Plain-an-Gwarry up to Penberthy Croft. Mineworkers' smallholdings represent a key element conveying Outstanding Universal Value in this area of the WHS.



Firmly identifiable smallholdings in the parish that retain sufficient integrity and authenticity are illustrated in the map on the left and on the full-page version of the map in [Appendix1 - Figure 26](#).

7.3b.2 Smallholdings in the parish are poorly documented, with the main source being the tithe map/award and census of 1841. Smallholdings that retain sufficient integrity and authenticity based on this source alone are illustrated on Figure 26. However, it is well-established that division of land into smallholdings began much earlier than 1841. Indeed, some of these 'post-medieval' fields have irregular boundaries more typical of anciently enclosed land than recently enclosed land. The Downs, in particular, were enclosed for miners' smallholdings during the 18th-19th century and had a strong association with tin mining. Dr Borlase, the rector of Ludgvan, wrote of "*St Hilary Downs thick set with tin pits*" in 1761¹. Many of these 'smallholding' fields survive largely intact and retain appreciable integrity and authenticity despite a lack of documentation and the loss of some field boundaries noted on early maps. These fields provide a very strong contribution to OUV in the parish. It should be noted that the point-in-time data presented in 1841 cannot be considered definitive as to whether a field was previously, or

¹ Letter to John St. Aubyn dated 5/6/1761.

subsequently, used as a smallholding. For example, tithe award data demonstrates many small fields 'typical' of smallholdings were being leased by the main famers in the parish, despite not being contiguous with the defined boundaries of the farms. This is indicative of the fact that some earlier smallholdings had been abandoned and subsequently rented out to alternative occupiers by the landowner(s). Given that the purpose of the tithe award was to formally convert agricultural payment in kind contributions to cash payments, no mines are illustrated on the tithe map and mention in the award is restricted to a variant of 'shafts and burrows' or 'destroyed by mining', with extensive areas shown as actually containing mining remains through aerial photographic assessment, not given as having had any connection with mining at all.

7.3b.3 The setting of the WHS is also considered to include the entirety of the farmland within the parish, which makes a significant contribution to the character of the area.

Intention

7.3b.4 To conserve and enhance the characteristics of the Outstanding Universal Value (OUV) of the World Heritage Site within St Hilary Parish.

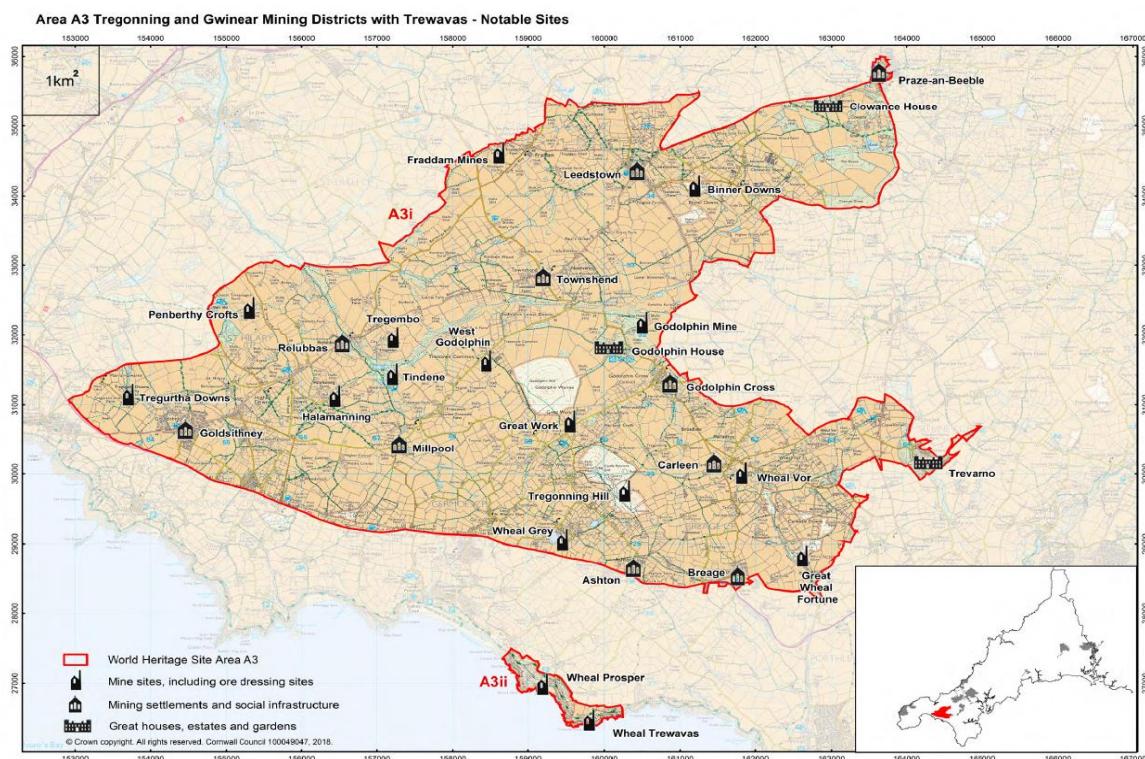
Policy 3b The Cornwall and West Devon Mining Landscape World Heritage Site

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

B. Development will not be supported in fields that are characteristic of mineworkers' smallholdings, even when these may have seen the loss of one or more field boundaries as part of later amalgamation, or a change in the use of the land, where these fields continue to provide an appreciable contribution to the setting of smallholding fieldscapes, mining settlements or former mine sites.

C. Little or no weight will be given to attempts to demonstrate that a development is not located within a smallholding solely on the basis of the Tithe apportionment/maps and historic census records. In instances where there is a high probability of an application site having once been in use as part of a mineworker's smallholding, then the precautionary approach will be adopted when assessing such proposals. In such instances and where characteristics, including but not limited to size, location and association, indicate that the application site may be part of a former smallholding then development will not be supported.

Evidence



Area A3. The Tregonning and Gwinear Mining Districts with Trewavas

https://www.cornishmining.org.uk/media/Conservation/Management%20Plan/PDFs/Appendix_1-World_Heritage_Site_Area_Statements_A1-A10.pdf Area 3 OUV on pages 15-18

7.3b.5 Statement of Outstanding Universal Value

Area A3 (50008'53"N, 05039'21"W) - the largest Area in the Site, this rural landscape is the most southerly of the 'western' Areas:

- A landscape and culture of technological 'firsts', which is understood to have seen the first metal mine in the world to site a steam pumping engine (Wheal Vor), the first to use gunpowder for blasting in Cornish mines (Godolphin Ball, c.1689), the site of pioneering adit drainage (Great Work) and that of the first commercial extraction of china-clay and china-stone (Wheal Grey/Tregonning Hill)
- The Area was the location for some of the earliest, largest, and deepest copper and tin mines in the Site, including one of the most important tin mines to operate prior to and during the early part of the industrial period, and those demanding the greatest concentration of Newcomen and Watt engines outside the Camborne-Redruth- Gwennap Area
- A landscape of great houses and estates: Godolphin House being the seat of the earliest most successful mine owners, operators and entrepreneurs in Cornwall; Clowance being the home of the St Aubyns at the heart of the development and exploitation of the mining industry within west Cornwall (some members also being important mineralogists and horticulturalists); the Trevarno Estate - acquired by the Wallis family (later Wallis-Pophams), significant mining entrepreneurs, later passed to William Bickford-Smith, grandson of the inventor of the safety fuse, in the early 1870s

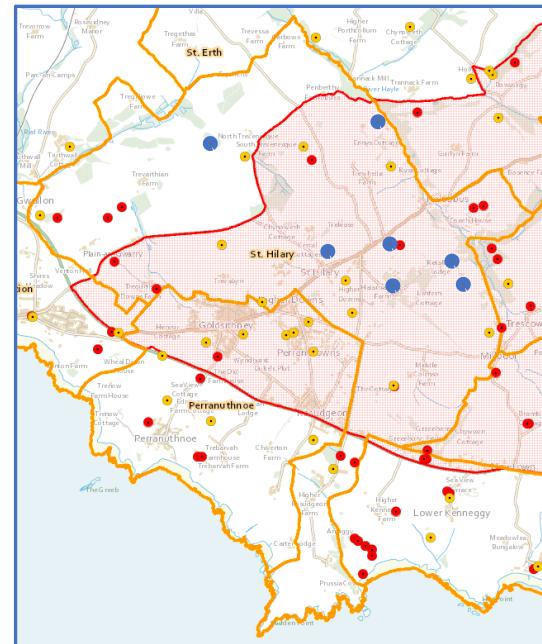
- The satellite Area of Trewavas and Wheal Prosper to the south (Area A3ii) is the site of submarine copper mines and possesses some of the most strikingly-sited engine houses to be found anywhere within the Site

- Great Estates reflected in the 'estate' settlements of Leedstown and Praze-an-Beeble

7.3b.6 There are a number of mining relics reflecting St Hilary's past as a major mining area for tin and copper up until the late nineteenth century. As the mining industry declined in the nineteenth century many of St Hilary's miners moved to other parts of Britain or emigrated giving the parish a global connection. Census data from the nineteenth century show sharp fluctuations in population sizes for the parish reflecting the highly cyclical fortunes of the mining industry.

7.3b.7 The map shown on the right alongside is taken from Cornwall Council Interactive Mapping shows the Engine Houses (red dots) and Mines (yellow dots) dotted about the parish. The majority of these lie within the WHS however some lie outside of the WHS to the west and also some just to the south in the CNL. The mining website mindat.org also identifies a number of other mine sites within the parish (blue dots).

Mines	Engine Houses
Penberthy Crofts	Penberthy Crofts
Treveneague	
Wheal Fancy	
	Wheal Prosper
Wheal Gwallon	Wheal Rodney
	Tregembo
Wheal Trevabyn	
	Wheal Anna
	Wheal Hampton
	Tregurtha Downs
Wheal Dower Eastern	
Wheal Park	
Wheal Jew	
Leeds	Wheal Leeds
South Great Work	South Great Work
Georgia	Wheal Georgia
Source: Cornwall Council Interactive Maps	
Mines	
Trevarthian Downs Mine	
Ennys Wheal Virgin	
Guskas	
Wheal Friendship	
Retallack Mine	
Croft Gothal Mine	
Halamanning Mine	
Source: mindat.org	



Cornwall Council's Historic Environment Record (HER) aerial investigation map shown to the right and as a full-page size map in [Appendix 1 - Figure 28](#) with the identified archeological site and areas marked in red, reveals the extensive remains of mining activity not only within the designated WHS but also outside of its boundaries, and is indicative of the richness of the whole parish's industrial mining heritage.

See [Evidence Base 3 Heritage](#) for further information.

4) Climate Change

Policy 4a Renewable energy

Justification

7.4a.1 St Hilary Parish recognises the serious issue of climate change and seeks to balance the need for providing renewable energy with other environmental policies within the NDP. There is opportunity to secure gains for the climate via the provision of domestic solar and heat pumps which can be accommodated within the sensitive rural landscapes of the parish.

Intention

7.4a.2 To contribute towards low carbon energy within the parish in ways which are compatible with sensitive rural landscapes and the Cornwall National Landscape.

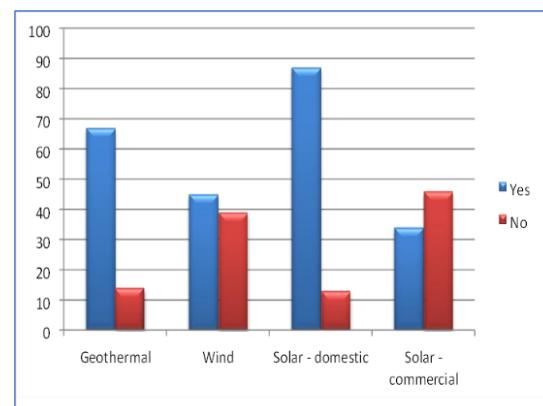
Policy 4a Renewable Energy

Small scale domestic renewable energy such as solar panels and heat pumps will be supported where it can be demonstrated that proposals conform with CEDPD Policies on renewable energy (RE1) and small-scale renewables (SEC1) and are of low visual, heritage and landscape impact.

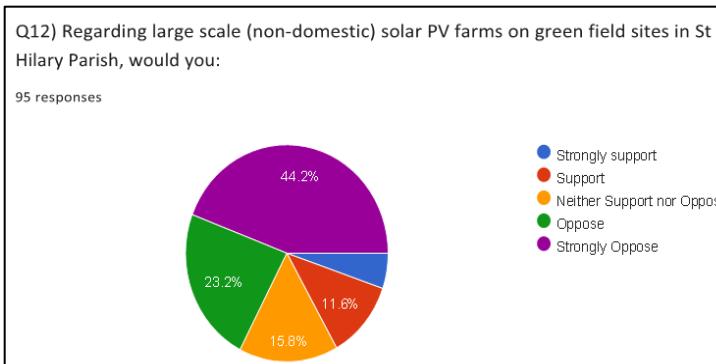
Evidence

7.4a.3 The results of the household survey (see CCRC Report) indicated strong support amongst residents for some forms of renewable energy in the parish. See [CRCC](#) page 31

7.4a.4 There is a clear preference for the concept of geothermal and domestic solar technologies within the parish with 67% support for geothermal and 87% support for domestic solar. Wind energy has a very slight level of positive support with 45% in support and 39% not in support. Commercial solar developments demonstrated a higher level of negativity with 46% not in support and 33% in support.



7.4a.5 The views of residents on the question of large scale (non-domestic) solar PV farm developments on greenfield sites in the parish were sought in a question with the Objectives Survey of June 2021. 67% of respondents (91 responded to the question) were opposed and 17% were in support.



See: [NDP-Consultations Objectives Survey Report 2021-08-06](#)

Policy 4b Energy Efficiency

Justification

7.4b.1 Energy efficiency in buildings is a key element of reducing carbon emissions.

Intention

7.4b.2 To ensure that development within St Hilary Parish is as energy efficient and easy to heat as possible and that design solutions to energy efficiency are compatible with the sensitive rural landscapes of the parish.

Policy 4b Energy Efficiency

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

Development proposals should demonstrate that they comply with the requirements of policy SEC1 in the CEDPD covering the construction and retrofitting of buildings.

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

C. The retrofitting of heritage properties/assets including listed buildings and those in conservation areas and the WHS would be supported to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic and architectural special interest and development is achieved with the full engagement and permissions of relevant organisations.

Evidence

7.4b.3 In St Hilary 94.5% of homes have some form of central heating. This is lower than the average for Cornwall of 96.5% and 98.5% for England. The predominant form of heating homes in St Hilary Parish is oil fired central heating with 36% of homes having this form of heating. This is higher than Cornwall as a whole where the average is 14% and in England as a whole where oil is used in only 3% of homes.

7.4b.4 In England gas is the predominant form of heating with almost 75% of homes having this form of heating and in Cornwall 51% of homes have gas central heating. According to the 2021 Census data 17% of the homes in the parish have gas central heating of which only 5% are on mains gas and the other 12% use bottle or tank liquid gas. The Centre for Sustainable Energy has listed the postcodes that are not on the gas grid and according to this list all but one of the postcodes in the parish are on this list. The post code not on the list represents only 3% of the homes in the parish which would indicate that other homes are using liquid gas (LPG).

7.4b.5 In St Hilary electricity (10%) is more common than mains gas (5%) as the energy for central heating. Having more than one form of central heating in the home is also more common in St Hilary (1 in 5 homes) than in Cornwall and England. Renewable forms of energy either only (3%) or combined with some other types of central heating (3%) are now used in 6% of the homes in St Hilary Parish. According to the 2021 Census the use of renewable energy for central heating in homes in the parish is well ahead of Cornwall as a whole and in England.

Central Heating in Homes	St Hilary	Cornwall	England
No central heating	5%	4%	2%
Gas central heating	17%	51%	75%
Electric central heating	10%	15%	9%
Oil central heating	36%	14%	3%
Solid fuel (for example wood, coal) central heating	5%	1%	0%
Renewables only and with other types	6%	3%	1%
Two or more types of central heating excl.renewables	21%	11%	8%

Source: 2021 Census

Distance from gas grid	St Hilary/StErth LSOA	Cornwall
Within 50m	23%	31%
Within 0.5km	41%	42%
Within 2 km	57%	59%
More than 2 km	43%	41%

Source: www.nongasmap.org.uk

See [Evidence Base 4 Climate Change](#) for further information.

Policy 4c Natural Capital and Climate Resilience

Justification

7.4c.1 Much of St Hilary Parish is on low lying or sloping ground identified by the St Hilary Local Landscape Assessment. The undulating rural landscape is drained by the River Hayle which flows north to the sea at Hayle and the streams which flow southward down the low-lying valley from Tregilliowe and Truthwall to the sea at Marazion. Both water corridors and their functional floodplains fall within Flood Zones 3a and 3b as mapped by the Environment Agency (see [Appendix1 - Figure 29](#)). As such, St Hilary experiences regular flooding which has been exacerbated in recent years by the increased storminess due to flash floods and increased development in the catchment areas not all of which lies within the parish. The issue is compounded by the fact that much of the parish is not connected to mains drainage, therefore good water management is imperative to avoid pollution incidents. The area of coastline within St Hilary Parish is at risk of erosion and the likelihood of severe coastal erosion is increased because of climate change.

Intention

7.4c.2 To enhance the performance of our natural capital and green infrastructure within the parish to cope with heavy rainfall and alleviate flooding, increase climate change resilience and reduce flood and water pollution risks. To ensure that our coastline can be resilient to climate change effects, whilst maintaining safe public access and enjoyment.

Policy 4c Natural Capital and Climate Resilience

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

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

B. Development proposals must include a drainage strategy to show how they have included adequate drainage that can cope with a 1 in 100-year flooding event.

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

Proposals to undertake minor works to improve sea defenses and strengthen or stabilise cliff faces will be supported where it can be demonstrated that the works are consistent with the management approach in the latest version of the Shoreline Management Plan. While it will be important to minimise any adverse environmental impact, essential works to protect the listed buildings at Prussia Cove including public access will be supported.

D. In the low-lying land and open valley slopes:

- i. Proposals for a development must minimise any increase in the area of hard, impermeable surfaces**
- ii. Proposals would be supported for Natural Flood Management (NFM) schemes through Working with Natural Processes (WWNP) to reduce flooding involving implementing measures that help to protect, restore and emulate the natural functions of catchments, floodplains and rivers**

Evidence

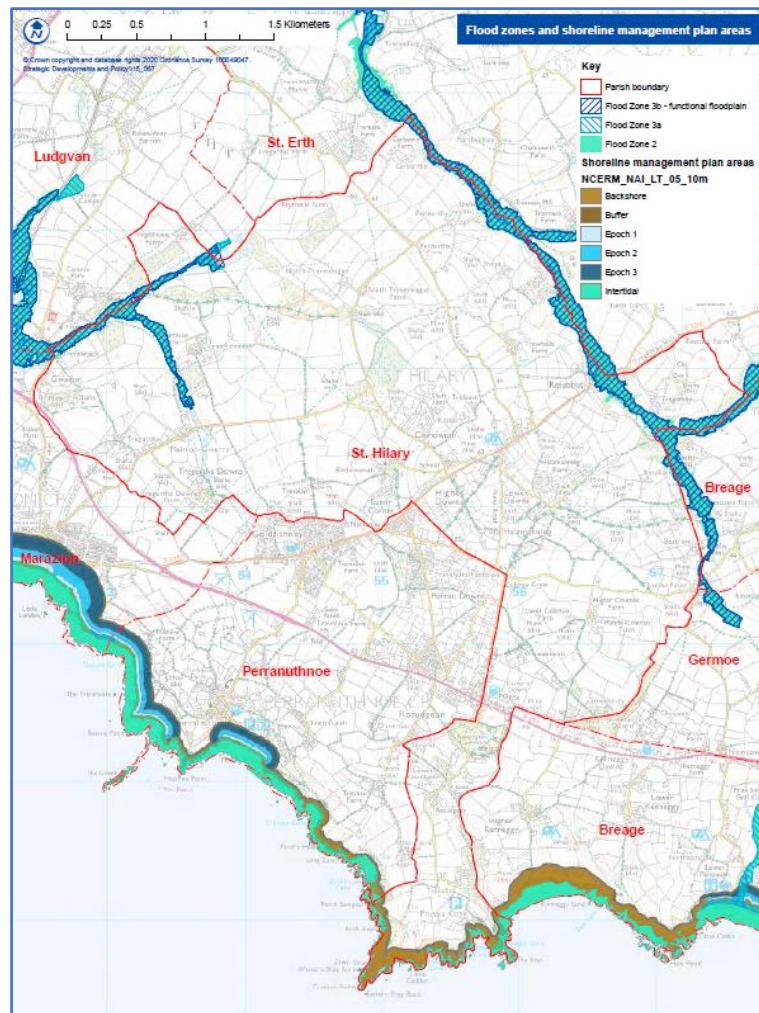
7.4c.3 The parish has two areas of low-lying land with watercourses. They are the land along the River Hayle that flows northward and into St Ives Bay at Hayle and beside streams that are tributaries to the Red River from Tregilliowe and Trevarthian / Tregurtha Downs.

7.4c.4 The low-lying valley areas are at risk of fluvial flooding and noted as such on the Environment Agency flood mapping. The River Hayle at Relubbus has overflowed its banks and flooded areas of Relubbus on a number of occasions. Some of these have been classified as major flooding events by the local authorities in January 2003, August 2004 and March 2013.

7.4c.5 The Tregilliowe/Trevarthian stream continues to overflow and flood fields along its banks in the Trenewjack area after prolonged periods of heavy rain and caused a major flooding event there in November 2002.

7.4c.6 Besides the major events mentioned above the other identified flood incidences are mostly on roads and lanes after heavy rain and appear to be due to inadequate drainage or drain maintenance. Increases in incidents of such flooding are attributed by several survey respondents to changes in farming practices with the increase in acreage used for arable crops and flower production where hedges have been removed from between fields to enlarge them, heavily ploughed and left as bare earth for long periods. Consequently, during heavy rainfall, top soil is washed off the fields and onto the roads in torrents of muddy water. Respondents to the objectives survey mention such pluvial flooding on Relubbus Lane and the junction with New Road and Lukes Lane and individual mentions of flooding at Carbows, Plain-an-Gwarry, Trewhella Lane, Chynoweth Lane, Halamanning, Churchtown, Higher Downs, Colenso, Woodstock, Greenberry, Tye Lane and Prussia Cove Road.

7.4c.7 There is some evidence that the incidence and intensity of precipitation (rainfall) are increasing in the UK owing to climate change and it is predicted by some climate researchers that the incidence of high intensity precipitation will be increased further in the future owing to changes in the climate. To mitigate any further increase of flood risk in the low lying land given forecasts of increased incidence and intensity of rainfall due to climate



change it is proposed that there should be no new development permitted that leads to an increase in hard impermeable surfaces in the low lying land and the adjacent areas of open valley land that are the natural catchment areas for drainage of surface water for the watercourses in the low lying land unless there is evidence presented that there is no alternative site for such development available elsewhere.

7.4c.8 In the low-lying land and catchment area in the open valley sides support would be given for Natural Flood Management (NFM) schemes through Working with Natural Processes (WWNP) to reduce flood risk involving implementing measures that help to protect, restore and emulate the natural functions of catchments, floodplains, rivers and the coast.

See [Evidence Base 4](#)
[Climate Change](#) for further information.



Catchment Based Approach website

<https://catchmentbasedapproach.org/>

Natural Flood Management (NFM) toolbox guide to NFM schemes

<https://catchmentbasedapproach.org/learn/natural-flood-management-toolbox-a-7-step-guide-to-developing-a-nfm-scheme/ea-nfm-toolbox-final-draft-compressed/>

Working With Natural Processes

<https://www.gov.uk/flood-and-coastal-erosion-risk-management-research-reports/working-with-natural-processes-to-reduce-flood-risk>

5) Housing

Policy 5a Development Boundaries

Justification

Proposed Development Boundaries

7.5a.1 The parish is unusual in having a highly dispersed pattern of settlement with no large or “central” village, but a mix of hamlets, dispersed dwellings and farmsteads. Although other than at the named towns there is no absolute definition, Cornwall Council has proposed for planning purposes that settlements suitable for a development boundary should have a form and shape and clearly definable boundaries and not constitute a low-density straggle of development (paragraph 1.68 LP:SP). Land beyond the physical boundaries of these places is defined as open countryside which may include single or groups of dwellings lacking a form, shape and clearly definable boundaries. Most of the dwellings in St Hilary are of this nature.

7.5a.2 In the parish there are seven distinct settlements where there is a group of dwellings, with contiguous property boundaries, that have a form and shape and a clearly definable boundary that would be appropriate for a development boundary and that are larger than single or small groups of dwellings or farmsteads. Although there are numerous groups of scattered dwellings that are identifiable on ordnance survey maps, they are not included as they do not meet the required criteria for a development boundary for the purposes of the neighbourhood plan.

Settlements Suitable for Development Boundaries

- **St Hilary**
- **St Hilary Churchtown**
- **Relubbus** ^{(1) (2)}
- **Plain-an-Gwarry**
- **Rosudgeon** ^{(1) (2)}
- **Gwallon** ⁽¹⁾⁽²⁾
- **Gears Lane** ^{(1) (2)}

⁽¹⁾ Four of these settlements are on the parish boundary

⁽²⁾ Four of these settlements are a shared entity with a neighbouring parish

All of these places have been judged as being suitable for a development boundary in cases of planning applications decisions since Cornwall Council became the designated Local Planning Authority on 1 April 2009.

7.5a.3 The production of this plan enables St Hilary to establish development boundaries for settlements that have a form and shape and definable boundaries. The settlements are distinguished through clearly defined physical features and current land availability which solely relates to land included within the parish boundary as it was prior to 2021 so including part of Gears Lane. The curtilages of dwellings are included unless functionally separate from the dwelling or where the land has the capacity to extend the built form of the settlement significantly and as such would result in ribbon development or coalescence. Free standing, individual or groups of dwellings, farm buildings or other structures detached from or peripheral to the settlement are excluded. The development boundaries will include limited opportunities for development compliant with other policies in this plan through infill, rounding off or use of previously developed land in accordance with paragraph 1.68 of the Local Plan.

Guiding Principles for proposed development boundaries

Included:

- Existing clear boundary features, for example, hedges, roads, streams and walls
- Gardens and property curtilages unless there are particularly large gardens which are considered to extend into the open countryside
- A consideration of the impact on heritage assets including conservation areas
- Current extant planning permissions for dwellings
- Where there are contiguous property curtilages/boundaries

Excluded:

- curtilages of properties which have the capacity to extend the built form into open countryside such as large residential gardens, paddocks and fields
- recreational or amenity space at the edge of the settlement which primarily relates to the countryside in form or nature
- isolated development which is detached from the settlement including farmhouses, agricultural buildings and renewable energy installations

7.5a.4 In accordance with Policy 9 of the Cornwall Local Plan any new development immediately outside of a development boundary will be defined as a rural exception site and should be affordable led in perpetuity to a target of 100% with priority for those having a connection to the parish, and adjacent to the settlement (see Policy 5b). Elsewhere in the parish, land will be considered as “open countryside” and any possible development strictly limited to replacement dwellings, subdivision, conversions of suitable buildings and accommodation for temporary workers or essential agricultural workers as per Policy 7 of the Cornwall Local Plan and conform with St Hilary Neighbourhood Plan Policy 5c.

7.5a.5 The Cornwall Local Plan explains that “*development would be expected to focus upon meeting local need and supporting the sustainability of smaller communities*” and that “*development should be of a scale and nature appropriate to the character, role and needs of the local community.*” This policy is intended to provide guidance in this respect.

7.5a.6 The Cornwall Local Plan Housing Implementation Strategy 2023 shows that the minimum housing target for the West Penwith CNA Rural areas which includes the parish, as highlighted in the Cornwall Local Plan, is already well ahead of the target of 1,000 new dwellings for the period 2010-2030 with 875 new dwellings already completed and planning permission already approved for a further 399 new dwellings.

7.5a.7 The parish has contributed to meeting the minimum target set for the West Penwith CNA with 23 new dwellings completions since 2010 and extant planning permission already granted for a further 19 new dwellings in the parish. This accounts for approximately 11% of the total housing stock of the parish and exceeds the minimum target of 14 dwellings by 28 if all permissions are completed by 2030. It would increase the parish contribution to the CNA target of 1000 dwellings from 1.4% to 4.2%.

Table 5.1: Minimum NDP housing target to be in conformity with Cornwall's Local Plan.

Table	(a) Local Plan Housing Target (April 2010 - April 2030)	(b) CNA Commitments (-10%) (April 2023)	(c) CNA Completions (April 2010 - April 2023)	(d) Local Plan Target (April 2023 - April 2030) (a - (b + c))
West Penwith CNA (Rural)	1,000	359	875	(234) Negative = N/A
	(e) Adjusted Pro Rata rate*	(f) Parish Commitments (-10%) (April 2023)	(g) Parish Completions (April 2010 – April 2023)	(h) Parish's share of the remaining Local Plan Target $((e \div 100) \times d)$
St Hilary Parish	1.4 %	17	23	(3) Negative = N/A

*Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census; and where this is adjusted to take into account the CNL and WHS (i.e., areas deemed inappropriate for large scale development).

(d) & (h) Negative figure indicates that the Housing Target would be exceeded without any further new developments provided that the Commitments are completed within the time frame of the Cornwall Local Plan.

Intention

7.5a.8 To define and provide clarity on the places suitable for development boundaries within St Hilary Parish. To provide a clear, non-piecemeal approach to the growth of housing development within the parish that seeks to limit further development creep, maintain the individuality of places and avoid the merging or joining up of these individual places.

Policy 5a Development Boundaries

This plan establishes development boundaries for the suitable settlements within the Neighbourhood Plan Area and where the edge of villages that have their core in adjacent parishes has extended into the Parish.

Development boundaries have been defined for the following seven settlements (see Maps):

5a.1 St Hilary

5a.2 St Hilary Churchtown

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

5a.4 Plain-an-Gwarry

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

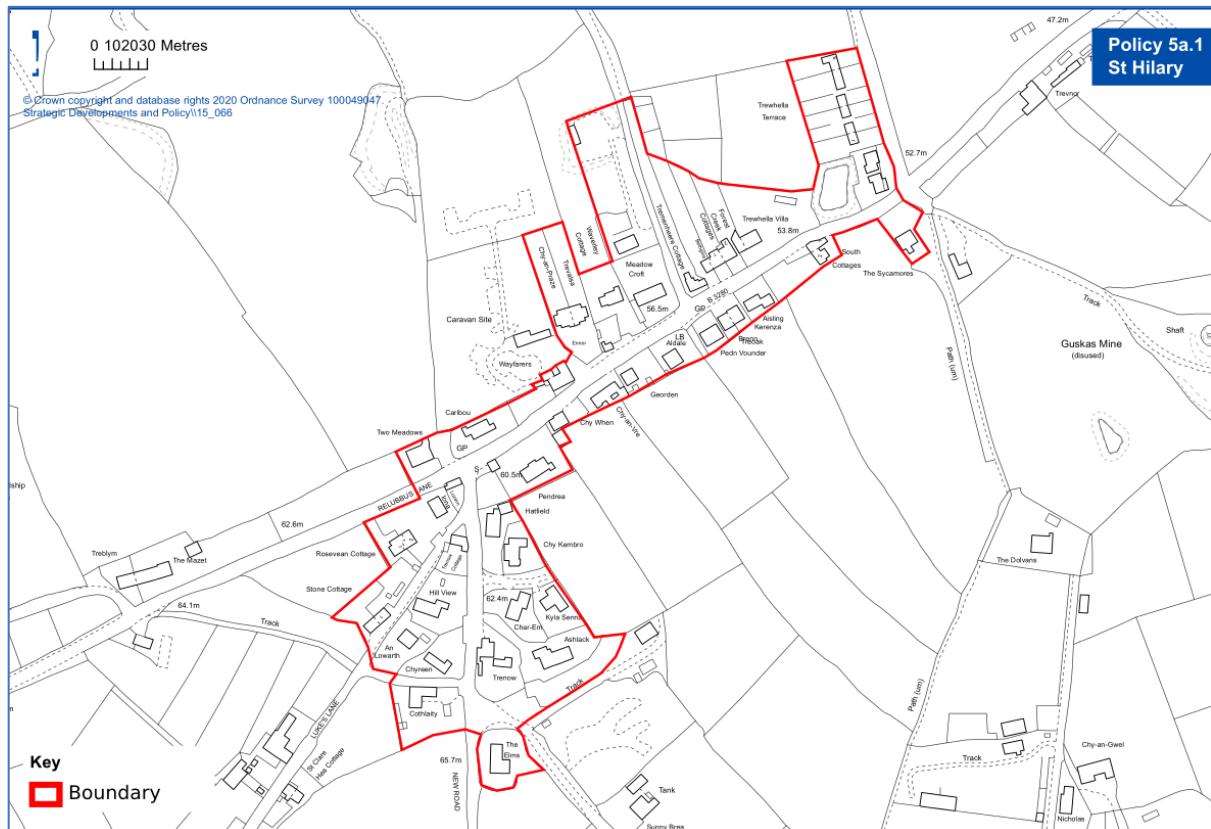
5a.6 Gwallon (part within St Hilary Parish boundary)

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

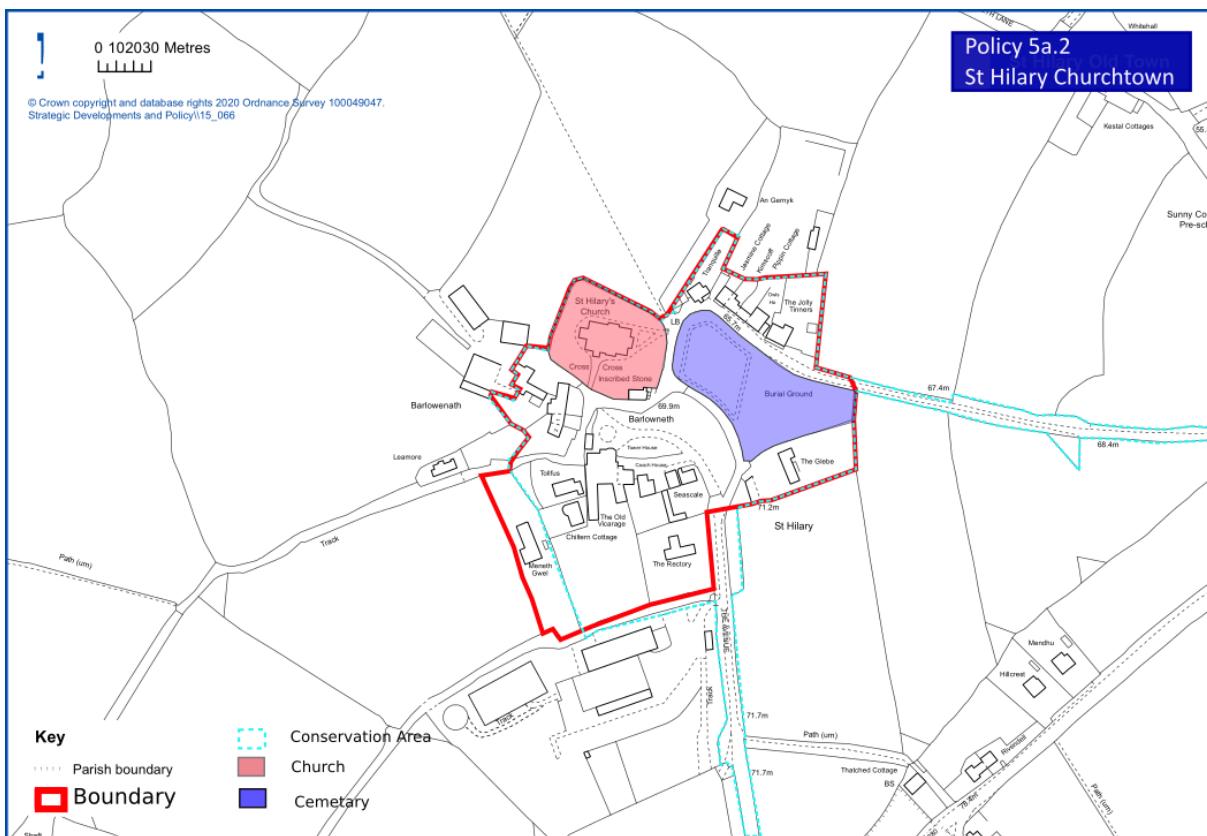
Small scale infill and rounding off within the development boundaries will be supported.

St Hilary Parish Development Boundaries

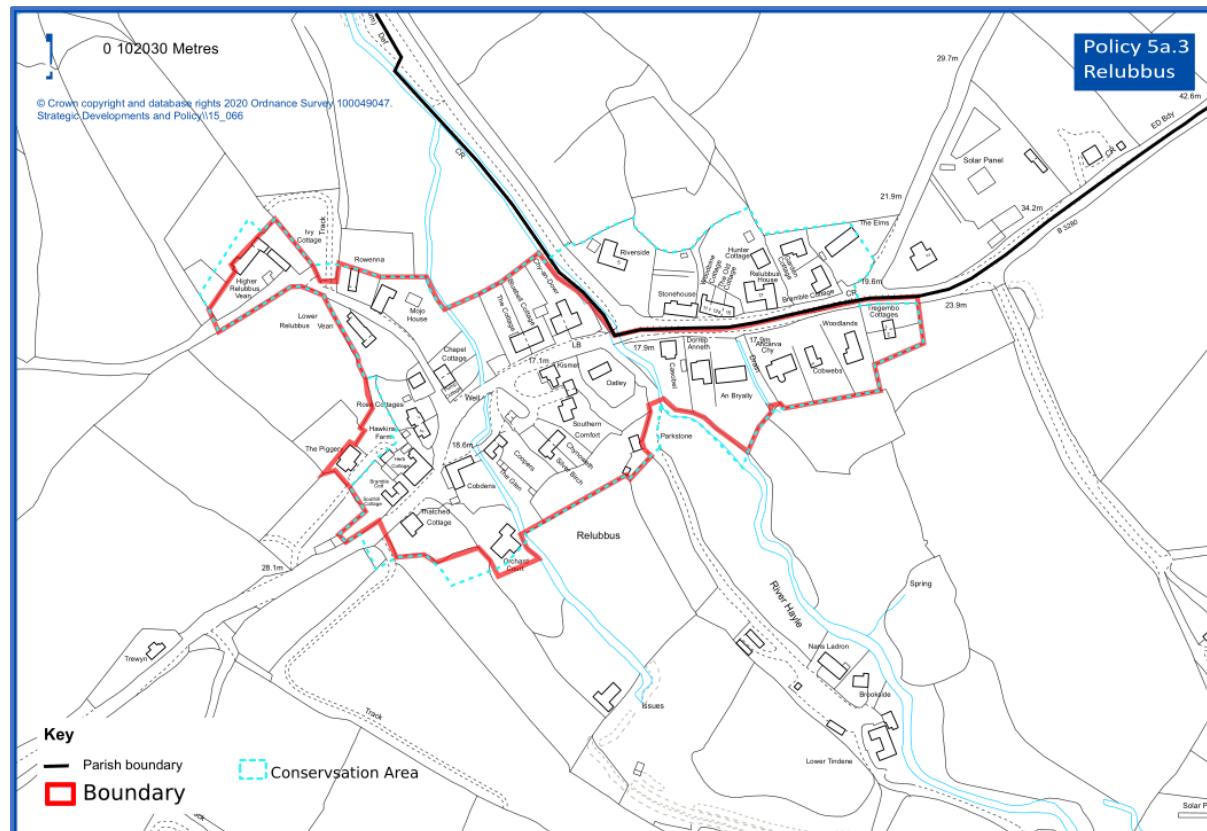
Policy 5a 1 St Hilary Development Boundary



Policy 5a.2 St Hilary Churchtown Development Boundary



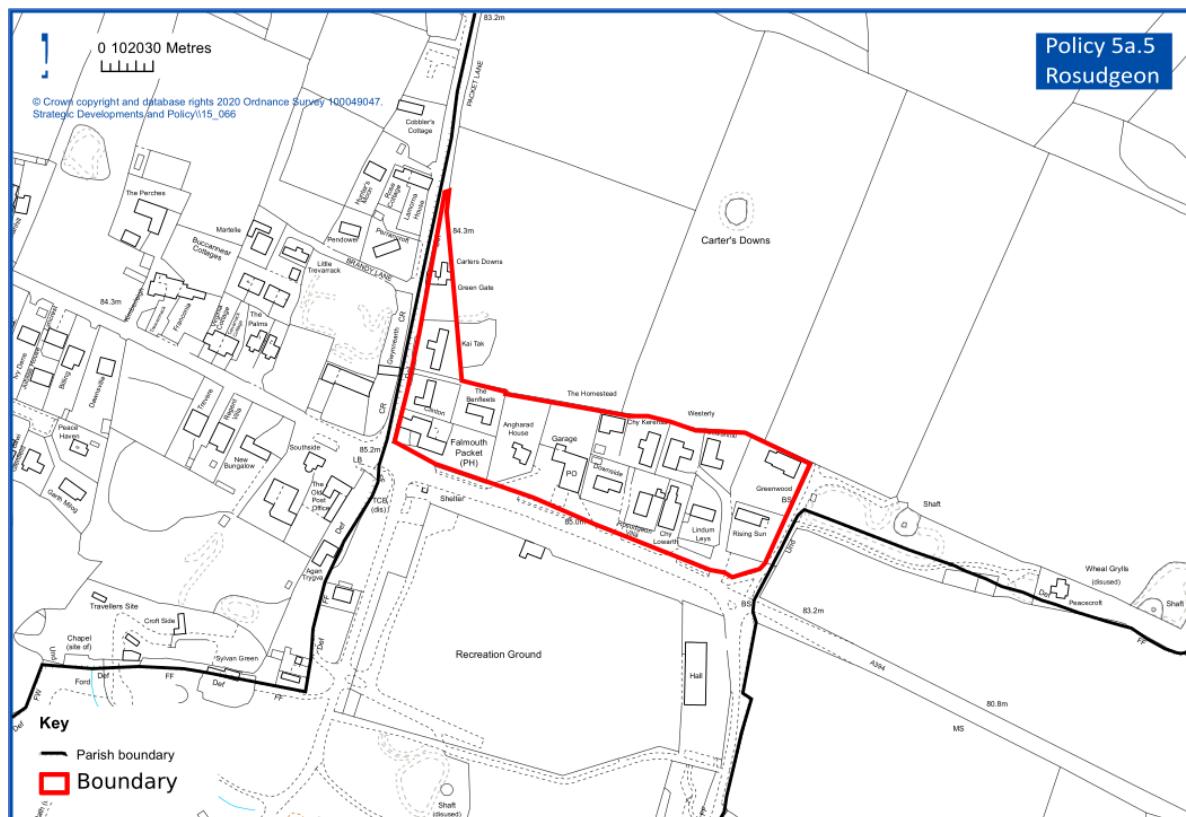
Policy 5a.3 Relubbus Development Boundary



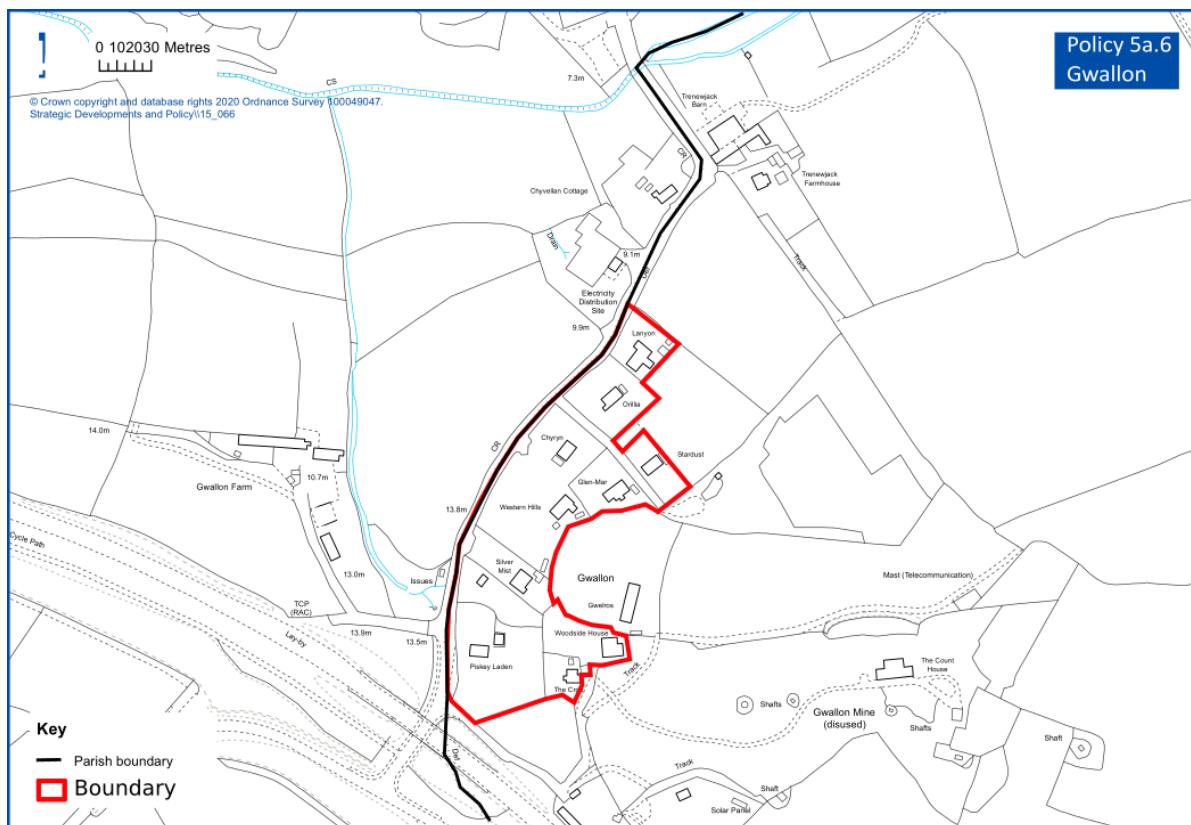
Policy 5a.4 Plain-an-Gwarry Development Boundary



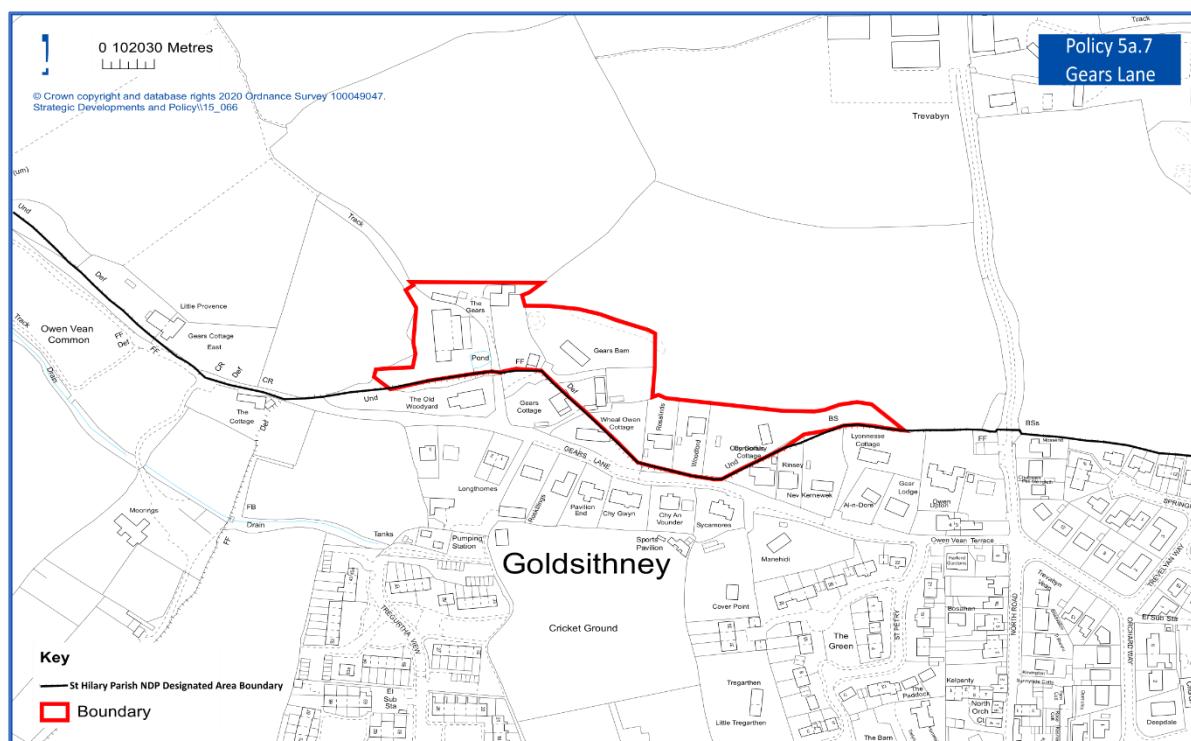
Policy 5a.5 Rosudgeon Development Boundary



Policy 5a.6 Gwallon Development Boundary



Policy 5a.7 Gears Lane Development Boundary



Evidence

Please refer to Evidence Base 5 Housing

Policy 5b Affordable housing

Justification

7.5b.1 The NPPF supports opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs. The NPPF defines these sites as "*Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example, where essential to enable the delivery of affordable units without grant funding.*" The focus for delivering any further housing over the plan period will be through allowing limited infill or rounding off for new housing within specified development boundaries (see Policy 5a). However, some very small-scale rural exception sites could be brought forward just outside of these development boundaries to assist in the delivery of affordable homes where a local need has been demonstrated. In doing so, in such exceptional cases, it must be ensured that development takes place in the most appropriate areas, to a scale and design which is in keeping with the existing built form and contributes to preserving and enhancing the rural identity of the parish. Sites should have close access to services including public transport and mains drainage.

Cornwall Council's definition of 'Minimum Local Connection' as it applies to parishes is as follows:

"Minimum Local Connection" means a connection with the county and demonstrated by that person or a member of their Household to the reasonable satisfaction of the council:

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

Intention

7.5b.2 To deliver affordable homes where there is an identified and proven need for local people within the parish where it cannot be delivered within the identified development boundaries. To ensure a stock of housing tied in perpetuity to be available and affordable for residents.

Policy 5b Affordable Housing

Proposals for affordable housing development on exception sites in accordance with Policy 9 of the Cornwall Local Plan will be supported where:

- i. They are closely related or immediately adjacent to a development boundary and
- ii. They are of a scale and design which is in keeping with the existing built form and contributes to preserving and enhancing the rural identity of the parish and
- iii. The type and tenure meets the identified needs of local people in housing need and
- iv. They are available firstly to people with an identified local connection to the parish in line with Cornwall Council policy and
- v. They are secured as affordable housing in perpetuity and
- vi. They are sustainably located within walking distance of local services and public transport to main centres and
- vii. Opportunities for affordable self-build homes are encouraged

Evidence

Housing Need – St Hilary Parish

Parish	Band	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
St Hilary	A	2						2
	B			1				1
	C	2	1	2	1			6
	D	1	1					2
	E	9	1	2				12
Total		14	3	5	1			23

7.5b.3 The Home Choice registered local housing need for the parish of St Hilary as of 11.12.2023 was for 23 households seeking affordable rented accommodation seven of which were aged 55 or over. Two households with self-assessed need required accessible and adaptable 1 or 4 bed accommodation.

7.5b.4 Please note that the Help to Buy South West Register ceased in December 2019 when Help to Buy South took over. Former applicants were not notified of this change and the requirement to re-register. The registered number at the time 3.12.2019 was 12, and over subsequent years it was 9 at 8.9.2020, 14 at 27.9.2021 and 19 at 31.10.2022

7.5b.5 The latest available local housing need is for 14 one-bedroom dwellings, 3 two-bedroom dwellings, 5 three-bedroom dwellings and 1 four-bedroom dwelling. On the 31.3.2023 there were extant planning permissions for 19 new dwellings in the parish with the indicative number of bedrooms as follows:

	1 bed	2 bed	3 bed	4 bed	5+bed	Unspecified
No. dwellings	2	1	8	2	-	6

The table includes the 6 extant planning permissions for which the number of bedrooms is unspecified.

Please refer to [Evidence Base 5 Housing](#) for further information on housing stock.

Policy 5c Development in the Open Countryside

Justification

7.5c.1 Most of the land area of St Hilary Parish is open countryside, mainly farmland and settled by small-scale scattered farmsteads and other dwellings which together account for the majority of dwellings and population in the parish. The land to the south of the A394 down to Prussia Cove is part of the Cornwall National Landscape while much of the area north of the A394 is part of Area 3 of the Cornwall and West Devon Mining Landscape World Heritage Site. The landscape, as identified in the St Hilary Landscape Character Assessment, is varied and provides a rich natural and recreational environment with much extensive undeveloped open space. The parish has been identified as being characterised by exceptionally strong Cornish connections and history which is reflected in its architecture both in the open countryside and within the development boundaries. Not only is the vernacular particularly strong, but there is also a high proportion of nationally listed dwellings (nearly 10 per cent) with four at Grade II* and many other listed built structures, including a Grade I church. There are a number of attractive traditional farmyards which may be unsuitable for much modern farming, but which could be put to an alternative use at the risk of destroying their historic character. Overall, the sensitivity of the landscape and the natural and built environment of the parish will make considerable demands on the sustainability of any future development.

7.5c.2 The rural nature of St Hilary means that most residents currently work more than five kilometres from the parish and tend to rely heavily on private motoring for work, shopping and recreation. The existing roads and lanes are unsuitable for heavy or fast-moving traffic which is becoming an increasing problem and source of complaints from residents. Opportunities for safe cycling and walking to local facilities are often lacking. Most of the parish lacks mains drainage. This, in addition to the sensitive natural and built environment, places strict limitations on the opportunities for sustainable development in the open countryside. However, it is recognised that suitable accommodation needs to be provided for some essential agricultural workers where absolutely necessary. Wherever possible this should be provided by the use of existing buildings. Where non-residential buildings such as redundant traditional stone agricultural barns are proposed for conversion, the preference should be for workshop units rather than dwellings or holiday lets and the building should be structurally sound and of sufficient size. Applications for conversion of wooden, concrete or metal barns and sheds to dwellings or holiday accommodation will not be supported. Any new building must pay full respect to its natural and built surroundings.

Intention

7.5c.3 To protect the high quality and highly sensitive natural and built environment of the parish.

Policy 5c Development in the Open Countryside

Where planning permission is required, proposals for development outside of development boundaries will be supported where:

- i. They meet the requirements of Policy 7 or Policy 9 of the Cornwall Local Plan and
- ii. They meet the requirements of Policy AL1 of the Climate Emergency Development Plan Document (CEDPD)

Proposals to convert wooden, concrete or metal barns and sheds to residential accommodation will not be supported.

Evidence

Please refer to:

[Evidence Base 5 - Housing](#)

[Evidence-Base-6-Health-Well-being-FacilitiesServices](#) for information on services and facilities, travel times to reach them and sustainable transport

[Evidence Base 7 - Design](#) for information on design requirements

[Evidence Base 8 - Economy](#) for information on employment types and travel to work times

6) Health, Well-being, Local Facilities and Services

Policy 6a Sustainable Transport and Access

Justification

7.6a.1 There are many public footpaths, bridleways and byways across the parish that are beneficial to health and well-being, dog walking and general recreational purposes as well as providing valuable communication links. However, the parish has very poor access to safe modes of sustainable transport for functional journeys. Improved access to sustainable transport will provide benefits in terms of a reduced need to travel by car.

Intention

7.6a.2 The intention of this policy is to ensure that existing footpaths are maintained alongside promoting safe commuter cycle ways and other forms of sustainable transport that can be accommodated within the existing network of highways and public rights of way. Public rights of way should be better defined and categories better understood and any misuse addressed.

Policy 6a Sustainable Transport and Access

A. Proposals for new walking or cycle routes, or improvements to existing routes will be supported where:

- i. They are sympathetic to the coastal and rural character of the parish and
- ii. They improve the signage of public rights of way within the parish and
- iii. Effective arrangements are in place for their long-term maintenance
- iv. They are designed and improved to be accessible to all including people with disabilities by applying the principle of “Least Restrictive Access”

Proposals which would see the loss of existing footpaths will not be supported unless a suitable alternative route is provided offering the same or better connectivity and accessibility.

B. Provision of safe and pleasant cycle ways and connection points within the parish connecting to the national cycle route network and surrounding areas using the existing shared highway network through support for the introduction of traffic calming, signage, speed restrictions and quiet lanes designation where appropriate will be supported.

C. Proposals to improve existing or create new pavements adjacent to highways to improve pedestrian safety will be supported.

Evidence

Roads:

7.6a.3 There are no Trunk roads in the area. A-roads include two short sections: A394 at Rosudgeon (0.3km with access to C-roads north and south); A394 at Gwallon (0.4km no access). The B3280 runs for 2.5 km from St Hilary to Relubbus. There are 5 sections of C-roads: Higher Downs to Millpool (2 km); Rosudgeon to St Hilary Institute (2 km); St Hilary Institute to St Erth Parish boundary (2.5 km); Rosudgeon to Prussia Cove (1.5 km); Gwallon (0.5 km). Other roads in the area are mainly unclassified minor roads generally less than four metres wide. In addition, there are numerous private/unadopted lanes and tracks.

Connectivity to Trunk Road Network:

7.6a.4 Access to the Trunk Road network is via the A30. The nearest access points are: Newtown Roundabout about 4 to 5 km from parish boundaries via the A394; Crowlas junction 1.5 km from the western parish boundary at Gwallon via a C-road.

Pavements:

7.6a.5 There are only a few sections of pavement alongside roads in the parish. These are short and offer little in way of connectivity. They comprise:

- A section along the A394 in Rosudgeon
- A section on the B3280 from St Hilary that extends in the east from School Lane to the western boundary of Goldsithney. Also, there is a short unconnected section around the end of New Road
- Short unconnected sections in Relubbus, Plain-an-Gwarry and Gwallon

On the C-roads and other minor roads pedestrians share the space with vehicles and cyclists.



Cycle Routes:

7.6a.6 There is a short section of National Cycle Route #3 at Gwallon – 1 km on a minor road.

Railways:

7.6a.7 There is no railway in the parish. The closest access to the rail network is to the Penzance to London mainline at St Erth Multi-modal hub, 4 km from the northern Parish boundary. Penzance Station is 6 to 7 km from the western parish boundaries.



Footpaths:

7.6a.8 The parish benefits from an extensive network of Public Rights of Way (PROW) comprised of Footpaths, Bridleways and Byways (see the Map: NDP-Footpaths). It includes a section of the South West Coast Path from Prussia Cove to Cudden Point.

Public Transport:

7.6a.9 There are several bus routes passing through the parish providing direct but infrequent links to Marazion, Penzance, Helston, Falmouth and Camborne. However, currently there is no direct link to the main hospital and other services in Truro.

Transport Modes for Travelling to Work

7.6a.10 According to the 2021 Census approximately 55% of the population aged 16 years or over are economically active. Of these 35% work mainly from home with 65% travelling to work.

Travel to work mode:	2021	2011
N.B. Work patterns and travel to work impacted		
By car or van	58%	65%
By public transport	1%	2%
By all other modes	6%	7%
Work mainly from home	35%	26%



7.6a.11 Of those travelling to work 89% travel by car or van, 2% by public transport and 9% by other means such as walking and cycling. The public transport that was available in 2021 at the time of the Census was of extremely limited use as a means of working people in the area getting to work. Bus services, the major form of public transport for residents of the parish, may have been improved but it is not likely that there has been such a radical improvement as to cause any significant shift away from the use of private vehicles to other more sustainable modes of transport for travel to work.

Transport Modes in general

7.6a.12 The CRCC survey provided the following responses to two questions about public transport:

- A) Do you think public transport is adequate? Yes 13%; No 47%; Don't use it 40%
Only 13% thought it was adequate while 87% thought it inadequate or didn't use it.
- B) Please state how you feel that public transport might be improved:
Increase in number and frequency 42%; Improvements to timetable 22%; Improvement of services to village routes 17%.

Sustainable Modes of Travel – Public Transport, Walking and Cycling

7.6a.13 It is evident that the current provision of public transport serving the area is viewed as being inadequate and that significant improvement in provision would be required to make public transport a viable sustainable mode of transport for people in the area.

Please refer to: [Evidence Base 6 Health, well-being, facilities and services](#) for further detail and analysis.

Policy 6b Leisure, Recreation, Local Facilities and Services

Justification

7.6b.1 The presence of community services and facilities makes a significant contribution to the wellbeing and community spirit of St Hilary Parish. They have a positive impact on the sustainability of the parish and provide focal points for social interaction. Some are located along the A394 at Rosudgeon. These include the Falmouth Packet Public House and Restaurant, the Co-op supermarket and post office and the sports/social club with its small-scale children's play area. In St Hilary there is a primary school and nursery. St Hilary Churchtown contains the Old School Rooms, which provides meeting space and a small heritage centre, popular with visitors. St Hilary's grade I listed church is an important historic building and focal point. The churchyard is in a central location at St Hilary Churchtown although parking and traffic movement are a problem during busy times. The ground at Rosudgeon is the main sports facility, while leisure and recreation opportunities exist in the network of footpaths, bridleways and byways which cross the parish, the South West Coast Path and informal areas of green and open space used by the community such as Friendship Wood. There are a variety of sports pursued across the parish.

Intention

7.6b.2 To maintain or increase the quality, range and availability of local services, facilities, sports and leisure opportunities where these bring benefits to the community. To ensure a range and quality of facilities that can provide health and well-being benefits at all ages and stages of life and are easily accessible to residents. To protect the views and vistas of the parish that have an important function in promoting health and well-being.

Policy 6b Leisure, Recreation, Local Facilities and Services

A. Proposals for new, or improvements to, existing community buildings and leisure facilities, will be supported where:

- i. Any proposed building is a maximum of two storeys high
- ii. The proposed development does not restrict any valued views or vistas
- iii. The design is sensitive to the local historic and landscape character
- iv. Sufficient car parking is available

B. Loss or partial loss of community or leisure facilities, including open spaces and rights of way, will only be supported where:

- i. Alternative facilities of an equal or greater quality are provided nearby or
- ii. It can be demonstrated that there is no longer any need or demand for the existing facility or
- iii. The existing facility is no longer economically viable despite all reasonable attempts to maintain it

Evidence

7.6b.3 “**Daily physical activity is hugely important for maintaining health and inactivity directly contributes to one in six deaths in the UK**” according to the government’s 2016 briefing for local authorities “[Working Together to Promote Active Travel](#)”. Physical activity is associated with many improvements in health and wellbeing, and benefits people of all ages.

7.6b.4 For most people, the easiest and most acceptable forms of physical activity are those that can be built into everyday life, such as walking or cycling instead of travelling by car and using stairs instead of lifts. '**Active travel**' means walking or cycling as an alternative to motorised transport for the purpose of making every day functional journeys.

7.6b.5 Walking can often be combined with public transport, and this can provide a significant boost to physical activity levels while reducing congestion, pollution and road danger. Access to public transport such as buses can be facilitated by providing affordable ticket prices, flexibility in stops, drop-steps to assist getting on and off buses, high-quality travel information, and regular and reliable service.

7.6b.6 People living in rural areas may find it hard to be as physically active as people in towns and cities owing to difficulties in safely accessing many services by walking, cycling or by public transport. A lack of pavements or cycle ways on busy rural roads can discourage use of these travel modes. A challenge for planners is to consider how access can be improved and how the needs of walkers and cyclists can be taken into account in the design and planning of developments in rural areas.

7.6b.7 Pedestrians, cyclists, and users of other transport that involves physical activity need the highest priority when developing or maintaining streets and roads. This can mean reallocating road space to support walking and cycling, restricting motor vehicle access, introducing road-user charging and traffic-calming schemes and creating safe routes to schools and childcare settings.

7.6b.8 The Department of Trade (DoT) produces data on journey travel times to key services and facilities for the England local authority areas and for the Lower Super Output Area (LSOA) for years 2014-2019. Of the key services St Hilary has a primary school, food store and post office within its parish boundaries but the other key services – centres of employment, secondary and further education, GP, hospital and town centre involve travel outside the parish. Based on the average journey time the St Hilary LSOA is in the lowest quartile in Cornwall in terms of connectivity with key services. In other words, 75% of the 322 LSOA's in Cornwall have better connectivity, that is shorter journey travel times, to access key services than the St Hilary LSOA.

7.6b.9 In terms of sustainable modes of transport – public transport, cycling and walking – the journeys to key services for the St Hilary LSOA are significantly longer than is average for England. In England key services can be reached by public transport and cycling in less than 20 minutes whereas from the St Hilary area it takes over 30 minutes, and for walking the difference is more than twice as long – under 30 minutes verses over an hour. Areas such as St Hilary are at a distinct disadvantage when it comes to using sustainable modes of transport for accessing key services in order to reduce the need for travelling by car. Access to good public transport and safety for walking and cycling are issues that need to be addressed to create a sustainable location for development.

7.6b.10 Please refer to [Evidence Base 6 Health, well-being, facilities and services](#) for further detail and information on health and well-being, and travel times to access key services and facilities by different modes of transport for the Lower Super Output Area that includes St Hilary Parish.

7) Design

Policy 7a Design

Justification

7.7a.1 The often-emotive subject of building development can be tempered where new housing is built in a style sympathetic to its environment. Where there is evidence of quality over pure profit, a new house will show respect to its neighbours, be more acceptable to the community and be a better house to live in.

7.7a.2 A central government strategy “Building Better, Building Beautiful” to ensure that distinctive rural vernacular is considered was included in the prospective Planning for the Future planning reforms. The need for housing design sympathetic to the existing local vernacular is now officially of importance to rural communities. The MHCLG (now DLUHC) noted that neighbourhood plans gave local communities “the ability to come up with local design standards, which enables people to protect or encourage the local vernacular when seeing development in their area”.

Intention

7.7a.3 To maintain a high standard of building design which is respectful of and contributes positively to its natural and historic environment while being fit for modern living expectations and energy efficiency and supporting community safety and cohesion.

Policy 7a Design

Proposals for development will be supported where:

- A. The design has been informed by the St Hilary Parish Design Guide, with applicants being strongly encouraged to complete the design guide checklist**
- B. The proposal meets the requirements of any future St Hilary Parish Design Code**
- C. It is demonstrated that light spill from within buildings will be reduced by:**
 - (i) avoiding or recessing large areas of vertical fenestration**
 - (ii) avoiding glazing which is facing upwards (whether horizontal or angled) including conservatory roofs**
 - (iii) within a site, locating and orientating development as sensitively as possible**

Evidence

7.7a.4 Design in new housebuilding is rising to the top of the planning agenda. Government has recognized that design, fitting in with the existing environment and using aesthetic judgements, is part of what is important. It is now felt that design in England is “shockingly poor” and that there should be a statutory obligation for beauty in new housing. (See the House of Lords Select Committee on the Rural Economy report “[Time for a Strategy for the rural economy](#)”.) Good design, sympathetic to the local vernacular or traditional style is more likely to win approval at parish council, county and national level. Not only will it improve the likelihood of approval in planning terms but, as important, it will win approval from the neighbours. Any neighbourhood plan design statement must be guided by the principles in the county level local plan as set out in the [Cornwall Design Guide](#) and the policies in the [Cornwall Local Plan 2010-2030](#), adopted in March 2013, together informing the design process.

7.7a.5 St Hilary is one of the most rural parishes in Cornwall. The seven places that have development boundaries (Plain-an-Gwarry, Relubbus, St Hilary Churchtown, St Hilary, Gwallon, Rosudgeon and Gears Lane) are relatively small and lacking in facilities. The parish is otherwise defined by scattered dwellings built along the roadside and set back in relative isolation. The range of housing styles is in the vernacular tradition (i.e., the local style that has evolved naturally over the centuries) with few exceptions. There has been some modernisation over the years, mainly in the form of roof and window replacements, small extensions and the addition of garages and conservatories. There are very few, if any, loft conversions or additional stories added. Most new houses (that is, built in the second half of the 20th Century) have been designed with references to traditional style and use of local materials and in the same scale as their existing neighbours.

7.7a.6 Government has given us the opportunity via a neighbourhood plan to influence the design of housing in our parish, encouraging a sympathetic approach. Feedback via our engagement with the parish suggests a wish to maintain its existing character and discourage houses of an entirely modern design. From the evidence gathered from parish residents, it is clear that the preference is for any new houses to be well designed and environmentally efficient, respectful of their natural surroundings and their neighbours, and to make use of local materials and refer in some way to the vernacular style. It is a policy not to build in a cheap and generic modern style even when at the 'affordable' level. See resident's responses in the [CRCC](#) to Question 10g and in the [Public Consultation 2018-10-20](#) Questions 9 and 10.

7.7a.7 A new house is not only an investment for its owner but an investment for all people who live in St Hilary Parish, maintaining the parish as an attractive place in which to live and work long into the future. A badly designed and cheaply built house is a poor investment for its owner, ageing badly instead of improving with age, harder to maintain and harder to sell. As important, it is a bad investment for the parish, making it a less attractive place to live. St Hilary Parish enjoys a rich legacy of high-quality cottages and larger buildings reflecting the local vernacular, establishing a sense of place, respecting the setting, village scape and landscape character. (See the [Local Landscape Character Assessment \(LLCA\)](#).) New buildings in St Hilary will reflect the timeless elements found locally to create a sense of place and character that is in harmony with its historic settlement pattern and character.

7.7a.8 These design policies will set standards that will steer potential developments towards a successful application and result in a positive contribution to the socio-economics of the parish making it a more welcome addition to the built environment. Future planning applications submitted to the Parish Council will have considered Policies 7a and 7b and applicants are strongly encouraged to use the [Design Guide Checklist](#) available on the Parish Council website. Applicants will also need to meet the requirements of any future St Hilary Parish Design Code.

The links listed below provide essential information to support an application:

- [Evidence Base 7 Design](#) for more information
- [Evidence Base Consultation CCRC Report](#) on the household survey for views of the community on the importance of design of buildings in the parish
- [Evidence Base Local Landscape Character Assessment \(LLCA\)](#) for general descriptions of buildings in the parish from a built landscape perspective
- [St Hilary Parish Design Guide](#)
- [Design Guide Checklist](#)

Policy 7b Housing standards

Policy Justification

7.7b.1 Any house should facilitate decent and flexible accommodation to meet a wide range of needs and support other policy objectives in this plan such as design and health and well-being. It should include useable and defined garden space for social discourse, a sense of ownership and security and encouraging gardening and other outdoor activities.

Policy Intention

7.7b.2 The intention of this policy is to show how any new build development should respond in terms of its size, layout and design to what is needed in the parish, whether it is a market-led or affordable house.

Policy 7b Housing Standards

Proposals for new homes (market-led or affordable) will be supported subject to other policies in the development plan where they:

- A. (i) Include accessible and adaptable dwellings to meet the future needs of occupants in accordance with Part M4(2) of the Building Regulations and**
(ii) Where there is an identified housing need include units which are fully wheelchair adaptable or accessible in accordance with Part M4(3) of the Building Regulations
- B. Include sufficient and suitable outside space that meets the requirement of Policy G1(8) of the CEDPD enabling a range of activities and support for nature**
- C. Include sufficient off-road parking in order to avoid creating parking issues within the settlements in line with Cornwall Council standards**
- D. Include covered bin storage and secure storage within the house or plot design for cycles and other healthy lifestyle equipment**
- E. Use Cornish hedging or walls of local granite for boundaries and not wooden fencing wherever possible**

Evidence

7.7b.3 Please refer to:

- [Evidence Base 7 Design](#) for further information
- [Evidence Base 5 Housing](#) for information on housing need, types of dwellings in the housing stock in 2021, size of dwellings completed in the parish since 2010 and those with extant planning
- [St Hilary Parish Design Guide](#)

8) Economy

Policy 8a Employment Space

Justification

7.8a.1 To reduce the need for longer distance commuting and meet the growing desire to work flexible hours and from home. Currently most residents work more than two kilometers from the parish and will need to drive to their workplace (see [Evidence Base 8 Economy](#)).

Intention

7.8a.2 To support sustainable employment locally to enable residents to live and work within the parish.

7.8a.3 To support appropriate small businesses and enterprises where there is an existing business infrastructure and enable local employment/ training opportunities.

Policy 8a Employment Space

A. Sustainable proposals to convert existing buildings into workspaces, or for the development of new employment space, will be supported where they are within or adjoining development boundaries.

B. Proposals for sustainable new employment space outside of development boundaries will be supported where a clear locational need for the business on the proposed site can be demonstrated and no suitable alternative exists.

Evidence

7.8a.4 There is limited data available on the economic activity at a parish level.

According to the 2021 Census data for the parish:

- The economic activity rate was around 55% (people aged 16 years or over)
- 33% of residents aged 16 years or over are retired
- Some 53% of residents aged 16 or over were in employment (at time of the Census)
- 36% of working residents work mainly at or from home

7.8a.5 Patterns of economic activity in the parish are somewhat different from those across Cornwall and in England as a whole in key areas of employment:

- **Working at or from home:** the level is relatively high (36%) in the parish being ten percentage points higher than the average for Cornwall as a whole (25%) and above the average for England (32%) *
- **Working at a place of work:** the percentage of parish residents employed at a place of work (45%) is relatively low being twelve percentage points lower than the Cornwall average and nine percentage points lower than the average for England
- **Working at no fixed place:** the percentage of parish residents working but not at a fixed place (19%) is in line with the average across Cornwall (18%) and both these are higher than the average of 14% for England

* NB at the time of Census 2021, UK government guidance and lockdown restrictions due to the COVID-19 pandemic resulted in unprecedented changes to travel behaviour and work patterns.

7.8a.6 The working population of St Hilary work in the following industries:

- The greatest proportion of working residents (28%) work in public administration, education and health sectors, followed by those in distribution, hotel and restaurants sectors (21%) and in financial, real estate, professional and administrative sectors (13%). These industrial sectors account for 62% of employment for St Hilary workers
- 17% of the parish work force are employed in construction (12%) and manufacturing (5%) and together these are in line with the average in Cornwall and England
- Although work in agriculture, energy and water industries now only accounts for 8% of employment for workers from the parish this is still double the average for Cornwall (4%) and four times the average (2%) for England
- 60% of working residents work full-time and 40% work part-time

7.8a.7 There is little reliable data available as to the number and types of businesses in the parish, the nature and types of employment opportunities that these provide or the broader industrial structure of the parish. The parish does not have any major industrial or commercial centres such as business or retail parks. The register of businesses registered for business rates provides some information on the businesses in the parish. However, not all businesses such as farming enterprises are liable to business rates so this only provides a partial picture of the different business sectors within the parish.

7.8a.8 For the businesses located in the parish that are subject to business rates the types of activities are:

	Rateable Value
Tourist accommodation - self-catering holiday units	32%
Tourist accommodation - caravan and camping sites	26%
Educational establishments - primary school and nursery premises	14%
Community clubs and premises - Rosudgeon Social Club, Playing Field and Institute	11%
Equine and animal services - livery, stables and kennel premises	11%
Retail and hospitality services - public house and retail premises	4%
Factory and storage facilities	3%

In terms of the land coverage, it is evident that only a small proportion of the land in the parish is built on. There is no specific data available on land usage in the parish but with only a low density of housing, small number of roads and few industrial buildings the majority of the land is not built on.

Based upon the land usage for Cornwall the land used in St Hilary in hectares would be:

Estimated Land Use in St Hilary	Hectares
Developed land including for houses, gardens, buildings, roads, etc.	110
Non-developed:	
- Agriculture	814
- Forest, open land and water	246
- Outdoor recreation	11
- Undeveloped land	3
Total	1,184

Please refer to [Evidence Base 8 Economy](#) for more information and analysis

Policy 8b Agriculture

Justification

7.8b.1 St Hilary is a rural parish predominantly of actively farmed land contributing both to the landscape character and to the local economy through food production, employment and maintenance of machinery and infrastructure. Changes in farm income levels and price support, as well as the development of new techniques and continued rationalisation, have led many farmers to look for alternative sources of income to supplement that derived from farming.

Intention

7.8b.2 To support farmers in maintaining farm businesses and viable working farms.

Policy 8b Agriculture

A. Where planning permission is required, proposals for the conversion of existing redundant farm buildings will be supported where:

- i. It would create new small scale employment space or**
- ii. If it is for residential use (including holiday use), only where it would preserve a structurally sound, traditional stone building of a viable size**

B. Proposals for new buildings which would support an existing farm business will be supported where any new building is located within the existing built farm settlement.

C. Proposals for agricultural or horticultural uses on unused fields will be supported.

Evidence

7.8b.3 The Census data reflects the change there has been in employment in rural communities like St Hilary away from the traditional industries of agriculture, fishing and mining to public and private service sectors. Only 8% of the workers in the parish are employed in agriculture, energy and water industries. While this is low it is double the average for Cornwall and four times higher than the average in England as a whole. Only 0.5% of workers in the parish were employed in the mining and quarrying industries at the time of the 2021 Census.

Please refer to [Evidence Base 8 Economy](#) for more information and analysis

Policy 8c Tourism

Justification

7.8c.1 Tourism plays a significant part in the balanced mixed economy of the parish including many self-catering properties, caravan and campsites and existing houses and converted barns. However, tourism is reliant on the appeal of the parish as a place to visit and a place to stay and for its unspoiled landscapes including the coastal Cornwall National Landscape to be preserved. The parish is also primarily a place where people live and their interests must be given due consideration when proposals are put forward.

7.8c.2 Tourism must not impact negatively on the very resource that is the star attraction. Several large caravan parks already exist within the parish, the largest of these being the River Valley Country Park which has developed in a linear fashion along the functional floodplain of the River Hayle. Great care should be taken to prevent cumulative development which diminishes the rural beauty of the landscape. There already exists a healthy mix of accommodation types that cater for differing visitor requirements including outdoor activities, the arts, retreats and conferences throughout the year.

7.8c.3 Another concern is the impact of tourist expansion on the availability of housing for local people and, in particular, secure private rented accommodation.

Intention

7.8c.4 To maintain the existing healthy balance of accommodation types and offers and ensure that the parish continues to attract visitors by protecting its unique charm including rural and coastal landscapes and the character of our historic hamlets and farm buildings. The interests and quality of life of those who live in the parish that may be impacted by any proposals will be a high priority.

Policy 8c Tourism

A. Proposals for development that support the tourism industry, including permanent and temporary accommodation will be supported where:

- i. The scale and design of accommodation will not have a negative impact, including consideration of any cumulative impact on heritage assets, on landscape character or any negative visual impact on the rural character of the parish area and**
- ii. The proposal does not involve the net loss of any existing residential dwellings and**
- iii. The proposed development is not on any known floodplain and**
- iv. The proposal is in a sustainable location, within walking distance to sustainable transport links and**
- v. The proposal contributes to the diversity of tourist accommodation within the parish and**
- vi. There is a clear demonstration of the need for additional tourist accommodation at the proposed location**

B. Proposals for new or expanded tourist accommodation (to include camping, caravans and other holiday accommodation) will not be supported within the CNL, the WHS or open countryside.

Evidence

7.8c.5 There is a significant amount of accommodation for tourists available in the parish. Basic desktop research undertaken in February 2020 just prior to the Covid pandemic found 40 properties in the parish being advertised as self-catering accommodation on agents' websites and other online platforms. The tourist industry in Cornwall was adversely affected in 2020 owing to the Covid 19 lockdown restrictions. Travel restrictions in the early part of the year affected the spring and early summer trade, but there was some recovery later in the summer as concerns about overseas travel led many holiday makers who would usually travel abroad instead opt for a "staycation" which helped the tourist industry recover somewhat from the dire early season trading situation.

7.8c.6 In 2021 there were 13,255 second homes recorded within the council tax database and 11,081 holiday lets registered for business rates which represent 4.6% and 3.9% respectively of Cornwall's housing stock and together amount to 24,336 houses - 8.5% of the houses in Cornwall. Source: [Cornwall Council Meeting 2021 Sep 08 Minutes Item CC/50](#) . Of those registered for business rates 8,953 (80%) receive small business rates relief (SBRR) and of these 8,869 pay no business rates. The current cost of Small Business Rate Relief is £17,886,098.52 (average of £1,998). Whilst administered by Cornwall Council SBRR is met by central government in full. Of the 40 holiday lets in St Hilary at the beginning of 2020 some 38% were on the small business rate register which is significantly lower than the average for Cornwall.

7.8c.7 During the COVID-19 lockdowns 7,414 holiday lets receiving SBRR received one or more government grants issued through Cornwall Council as compensation for loss of business due to the lockdowns. The total paid to these businesses was £169.7 million (average of £22,890). Of the government grants awarded to holiday lets in Cornwall that received SBRR, 61.8% (£104.8 million) went to owners who lived outside of Cornwall.

7.8c.8 In 2021 with restrictions still in place on international travel many holiday makers again opted for a "staycation" and this resulted in a massive summer surge in visitor numbers to Cornwall with an extra 30,000 (17% up) people visiting Cornwall compared to previous years, according to tourism leaders. Anecdotally there were reports of tourist accommodation in and around the area being fully booked for the summer which provided the opportunity for expansion in the supply of accommodation for tourists in the sectors that could respond quickly to demand such as camping and through Airbnb and other on-line platforms.

7.8c.9 There is no specific information available on whether any such extra accommodation might have become available in the parish. However there have been stories in the media of some long-term rented accommodation being switched to holiday letting during the surge in demand for accommodation in the tourist hot spots in 2021. The government also introduced a temporary relaxation in the planning regulations for land owners allowing pop-up camp sites in a move intended to help rural communities recoup income lost due to the Covid pandemic and in the hope that this would prevent fly-camping. There was a strong growth in interest in camping with a 30% increase reported in sales of camping equipment compared to before the COVID-19 pandemic.

7.8c.10 Besides the holiday lets the bulk of the tourist accommodation in the parish is provided in the form of caravan and camping accommodation. In 2022 there were four main sites providing such accommodation in the parish. These were: River Valley Country Park, Relubbus; Marazion Caravan and Motorhome Club site, Chynoweth Lane, St Hilary; Wayfarers Caravan Park, Relubbus Lane, St Hilary; Porth-an-Alls camping site, Prussia Cove (see map below).

7.8c.11 The capacity of the caravan and camping sites in St Hilary Parish was as follows:

River Valley Country Park - 168 static caravans; 80 tourist pitches	248 pitches
Marazion Caravan Park and Motorhome Club - 60 pitches	60 pitches
Wayfarers Caravan Park - 3 lodges, 60 pitches with 32 pitches in use	35 pitches
Porth-an-Alls - 20 camping pitches	<u>20 pitches</u>
Total	363 pitches
Total accommodation of holiday lets, and caravan and camping pitches	403 lets & pitches

7.8c.12 This is comparable with the total number of properties in the parish (around 390 in 2021) and exceeds the number of residential properties of an estimated 340 in 2021. This might indicate there could be a total of around 1,600 to 1,700 people, residents and visitors, staying in the parish during the summer season – double the usual resident population (latest ONS Population estimate 870 in 2020).

7.8c.13 In March 2023 a planning application for the change of use of the land to a campsite on Land North of Nanturras Way was allowed on appeal. The application was for a campsite with 30 pitches, an ablutions block, site office and 32 parking spaces. When operational the campsite would increase the total accommodation of holiday lets, and caravan and camping pitches available in the parish to 433 lets and pitches.



Please refer to [Evidence Base 8 Economy](#) for more information.

8. Glossary and Abbreviations

AONB - Area of Outstanding Natural Beauty (now Cornwall National Landscape)
AONB MP - the Cornwall AONB Management Plan
CC – Cornwall Council
CEDPD – Climate Emergency Development Plan Document
CIL - Community Infrastructure Levy
CLP – Cornwall Local Plan
CNA - Community Network Area
CNL – Cornwall National Landscape
CRCC – Cornwall Rural Community Charity
Defra - Department for Environment Food and Rural Affairs
DLUHC - Department for Levelling Up, Housing and Communities (formerly MHCLG)
ERCCIS - The Environmental Records Centre for Cornwall and the Isles of Scilly
HRA - Habitats Regulations Assessment
LP:SP - Cornwall Local Plan: Strategic Policies Development Plan Document
MHCLG - Ministry of Housing, Communities and Local Government (now DLUHC)
NDP – Neighbourhood Development Plan
NPPF - National Planning Policy Framework
NPPG - National Planning Practice Guidance
SSSI - Special Site of Scientific Interest
SEA - Strategic Environmental Assessment and Sustainability Appraisal
SPD - Supplementary Planning Document
SuDS - Sustainable drainage systems
WHS - Cornwall and West Devon Mining Landscape World Heritage Site
WHS MP - The Cornwall and West Devon Mining Landscape WHS Management Plan.

Detailed Definitions For the Housing Policies from paragraphs 1.65 – 1.68 of the LP:SP

- 8.1 ***Infill:*** For the purposes of this policy, ‘infilling’ is defined as the filling of a small gap in an otherwise continuously built-up frontage that does not physically extend the settlement into the open countryside.
- 8.2 Many frontages however are not continuously built up and have large gaps, i.e. bigger than one or two dwellings between buildings or groups of buildings. These gaps can often provide the setting for the settlement, or add to the character of the area. Proposals should consider the significance or importance that larger gaps can make to settlements and ensure that this would not be significantly diminished.
- 8.3 Large gaps often exist between the urban edge of a settlement and other isolated dwellings beyond the edge of the settlement; they are not appropriate locations for infill development, and the development of these gaps would not therefore be considered as infill under the policies of this Local Plan.
- 8.4 ***Rounding off:*** This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the open countryside.
- 8.5 ***Previously developed land:*** In principle the use of previously developed land within or immediately adjoining the settlement will be permitted provided it is of a scale appropriate to the size and role of the settlement.

9. The NDP Preparation Process

9.1 The preparation of the NDP has been led by the St Hilary Parish Council NDP Steering Group. This group comprises Parish Council representatives and volunteers from the community with all parish residents welcomed.

9.2 The preparation of this NDP has been informed throughout by a comprehensive programme of consultation following the application to designate the Neighbourhood Development Plan Area in December 2015. This has included the following:

- A series of four parish meetings and exhibitions including a week-long exhibition of the draft vision, objectives and policies in the St Hilary Church
- A Neighbourhood Plan Questionnaire that was distributed to all households in the parish in March 2017 and received 109 responses
- Creation of a dedicated section on the parish website, <https://www.sthilarypc.org.uk/neighbourhood-development-plan/>
- Public presentation of the neighbourhood Planning Process in March 2018 at Rosudgeon Social Club
- A policy objectives survey and questionnaire sent to all resident households in 2021 that received 96 responses
- A Strategic Environmental Assessment and Habitats Regulation Assessment involving Cornwall Council, Natural England, The Environment Agency and Historic England
- Plan amendments following informal feedback from Cornwall Council
- The Regulation 14 Pre-Submission Consultation which included a Plan Area questionnaire receiving 79 valid responses
- The Regulation 15 Submission Stage which involved a detailed response to the Regulation 14 Consultation, further Plan amendments, a detailed Consultation Statement and a Statement of Conformity to the Cornwall Local Plan and the National Planning Policy Framework (Basic Conditions)
- The Regulation 16 checking of the Plan's conformity to the Basic Conditions and a further Public Consultation by Cornwall Council
- The required external examination of the Plan by an Independent External Examiner to establish conformity with the Basic Conditions and whether the consultation process was sound and the response appropriate
- Amendments to the Plan made as required by the External Examiner so that it can proceed to the final stage of Referendum. The amended Plan becomes a significant material consideration in planning decisions now that its community support and legality have been confirmed.

All the consultations have been summarised in the 'Consultation Statement', as required by the formal NDP legislative requirements.

9.3 The outcomes of the various consultations highlighted **the key priorities of:**

- Preservation of wildlife, trees and hedgerows and the rural environment
- Landscape protection
- Heritage conservation
- Support for 'small scale' affordable housing provision
- Providing accommodation for both the young and elderly
- Limiting second homes
- Supporting farming, local employment and jobs
- Design and built environment
- Preservation of local footpaths and bridleways
- Maintaining the community facilities
- Infrastructure improvements (Broadband)
- Concerns over the capacity of the school
- Addressing the many transportation problems, seeking road calming, adequate parking and better public transport

See [Evidence Base NDP Consultations](#).

9.4 In addition to consultation work other evidence has helped to shape this NDP and this is available in the [Evidence Base](#) on the NDP section of the St Hilary Parish website the contents of which are shown in [Evidence Base Contents](#).

Current Stage of the Plan

9.5 This Draft NDP is currently at the Pre-Referendum stage of the Neighbourhood Planning legislative process. It is at a stage where the policies had previously been assessed to determine if it was required to be supported by a Strategic Environmental Assessment and a Habitats Regulations Assessment (SEA/HRA). To establish if an SEA or HRA is required the NDP was submitted to Cornwall Council who notified a number of statutory and non-statutory consultees including the Environment Agency, Natural England and Historic England.

SEA/HRA is a process that helps to understand how a plan (including the choice of sites and policies) will affect the environment of the area that it covers. It is required by the SEA/HRA Directive which places a legal duty on people preparing some development plans to assess those plans for their potential effect on the environment. An SEA is required if your plan is likely to have a significant effect on the environment, particularly where it affects a sensitive area and the features for which it was designated. The Environmental Impact Regulations (2011) define sensitive areas as: Sites of Special Scientific Interest and European sites (Special Areas of Conservation and Special Protection Areas); Areas of Outstanding Natural Beauty (now Cornwall National Landscape); World Heritage Sites and Scheduled Monuments.

In addition, proposals may also be significant if they affect other designations or features (such as Conservation Areas or Listed Buildings). The more environmentally sensitive the location, the more likely it is that the effects will be significant and will require an assessment.

9.6 Cornwall Council, following the consultation process, determined that given the scale and type of development envisaged in our draft NDP it was not required to undergo a Strategic Environmental Assessment. The draft was subsequently updated in the light of informal advice from Cornwall Council in preparation for a Pre-Submission public consultation (Regulation 14 of the Neighbourhood Planning (General) Regulations 2012). Following the consultation, the steering group collated all the responses and made any necessary amendments to the draft plan based on the evidence received. The steering group then prepared the Submission NDP and supporting documentation including Consultation and Basic Conditions Statements. Having received final approval and sign off from St Hilary Parish Council at its meeting of 06/10/2023, the formal submission was sent to Cornwall Council.

9.7 Cornwall Council checked the submission to ensure it fulfilled relevant conditions and to enable it to be publicised and comments collated. The comments and the NDP were then sent to an independent examiner (mutually agreed by Cornwall Council and St Hilary Parish Council NDP Steering Group) who checked the NDP to ensure it conformed with legislation, higher level policies, designations and any other relevant documents as well as the thoroughness of the consultation process and suitability of response. The independent examiner made a report to Cornwall Council that recommended that the NDP should be sent for referendum subject to some amendments which have been implemented. The NDP has now had its legality confirmed and as such carries significant weight in planning decisions.

9.8 The NDP will be adopted if the majority of those voting in the referendum support it. Once adopted, the policies contained within the NDP **will have to be taken into consideration** when planning officers determine future planning applications. The NDP will constitute part of the 'Development Plan' covering the parish, alongside the wider Local Plan for Cornwall. With respect to non-strategic policies in the Cornwall Development Plan where there is a conflict the NDP will prevail.

9.9 Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and Paragraphs and 12, 13, 14 of the National Planning Policy Framework (NPPF 2023) dictate that '*applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.*'

9.10 The Localism Act 2011 requires that the NDP must relate to the development and use of land within the designated neighbourhood plan area (see Figure 1) and must comply with relevant legislation. The NDP is also required to have appropriate regard to the NPPF and the National Planning Policy Guidance (NPPG) and to be in general conformity with Cornwall's Local Plan. The NDP is therefore an integral component of this suite of documents in which planning proposals will be assessed. Its focus is local issues that are not covered in the higher level documents for which it is required to conform or have regard to. The NDP will not address higher level policy direction that these strategic documents and guidance already direct. It is not the role of the NDP to repeat these policies and ultimately owing to legislative requirements, it cannot change the direction of these strategic policies either.

9.11 The NDP is supported by a variety of other further documents and information, which are often referred to in this document. The key supporting documents and information referred to throughout this NDP are presented in the '[Evidence Base](#)' section at <https://www.sthilarypc.org.uk/neighbourhood-development-plan/>
All supporting documents, including the 'Basic Conditions Statement' and 'Consultation Statement', will be available at <http://www.sthilarypc.org.uk/>

[Evidence Base Place, History, Demographics](#)

[Evidence Base 1 Natural Environment](#)

[Evidence Base 2 Landscape](#)

[Evidence Base 3 Heritage](#)

[Evidence Base 4 Climate Change](#)

[Evidence Base 5 Housing](#)

[Evidence Base 6 Health, Well-being, Local Facilities and Services](#)

[Evidence Base 7 Design](#)

[Evidence Base 8 Economy](#)

[Evidence Base NDP Consultations](#)

[St Hilary Local Landscape Character Assessment \(LLCA\)](#)

[Local Green Space Audit Forms](#)

[St Hilary Parish - Large Scale Map of the Area with Proposed Development Boundaries](#)

10. Appendices

Appendix 1: A4 size maps

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Page 119	Table Vista and Views that are special – location and description

Figure 1 St Hilary Neighbourhood Development Plan Area



Figure 2 St Hilary Heritage Sites and Listed Buildings

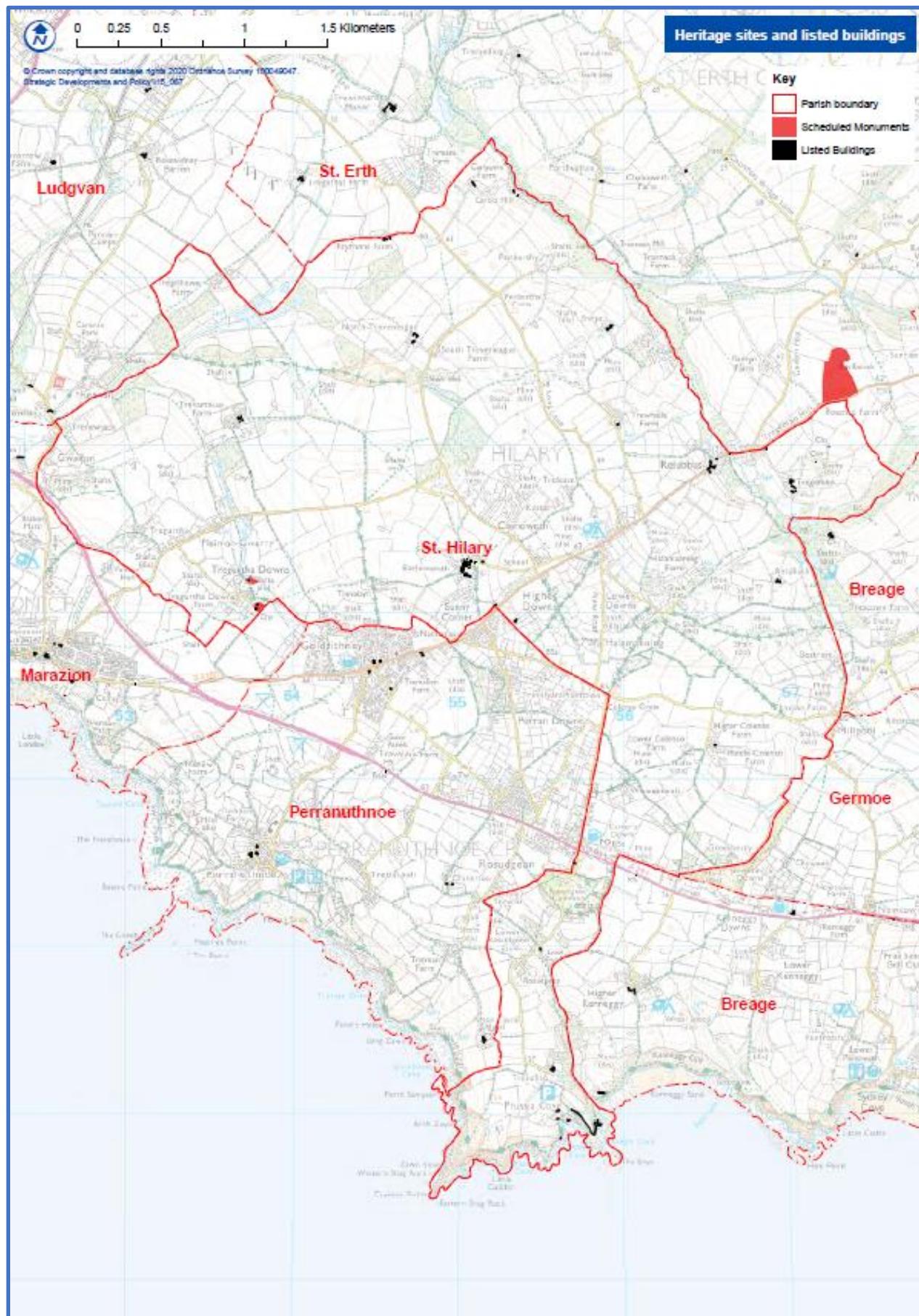


Figure 3 St Hilary NDP World Heritage Site and Cornwall National Landscape

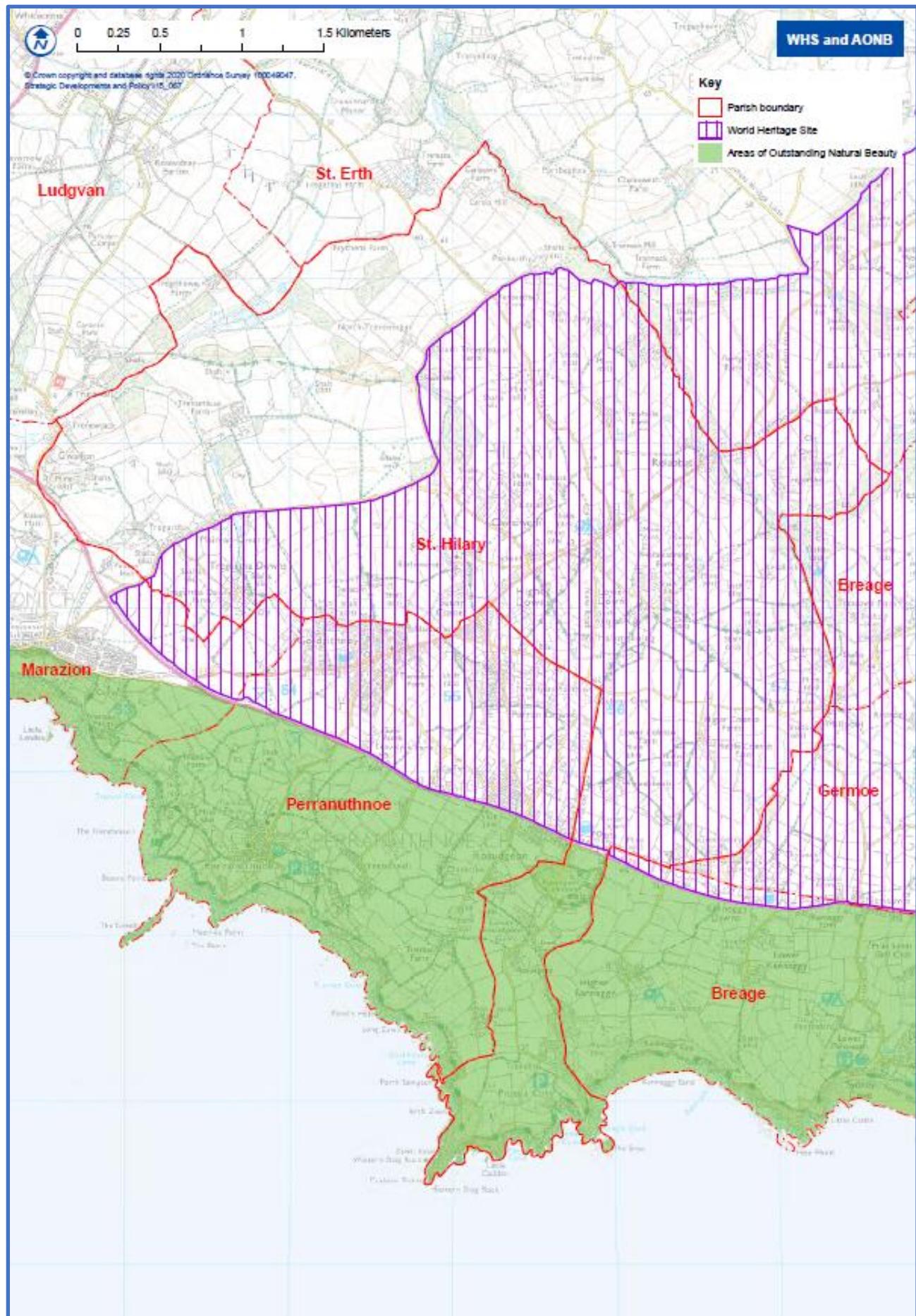


Figure 4 St Hilary Roads, Footways and National Cycle Routes



Figure 5 St Hilary Footpaths and National Trails

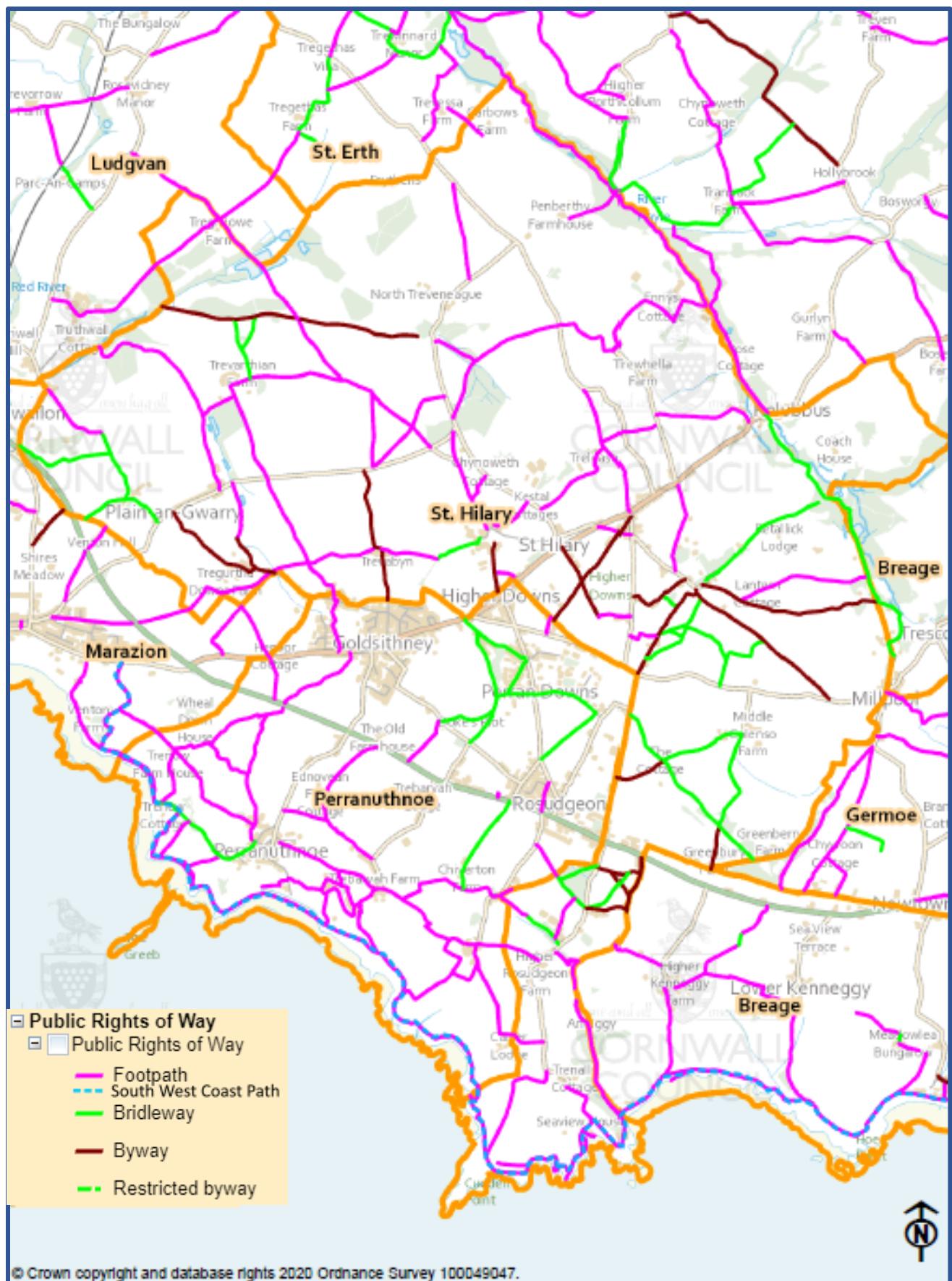


Figure 6 St Hilary Predictive Best Most Versatile (BMV) Land Assessment ©Defra

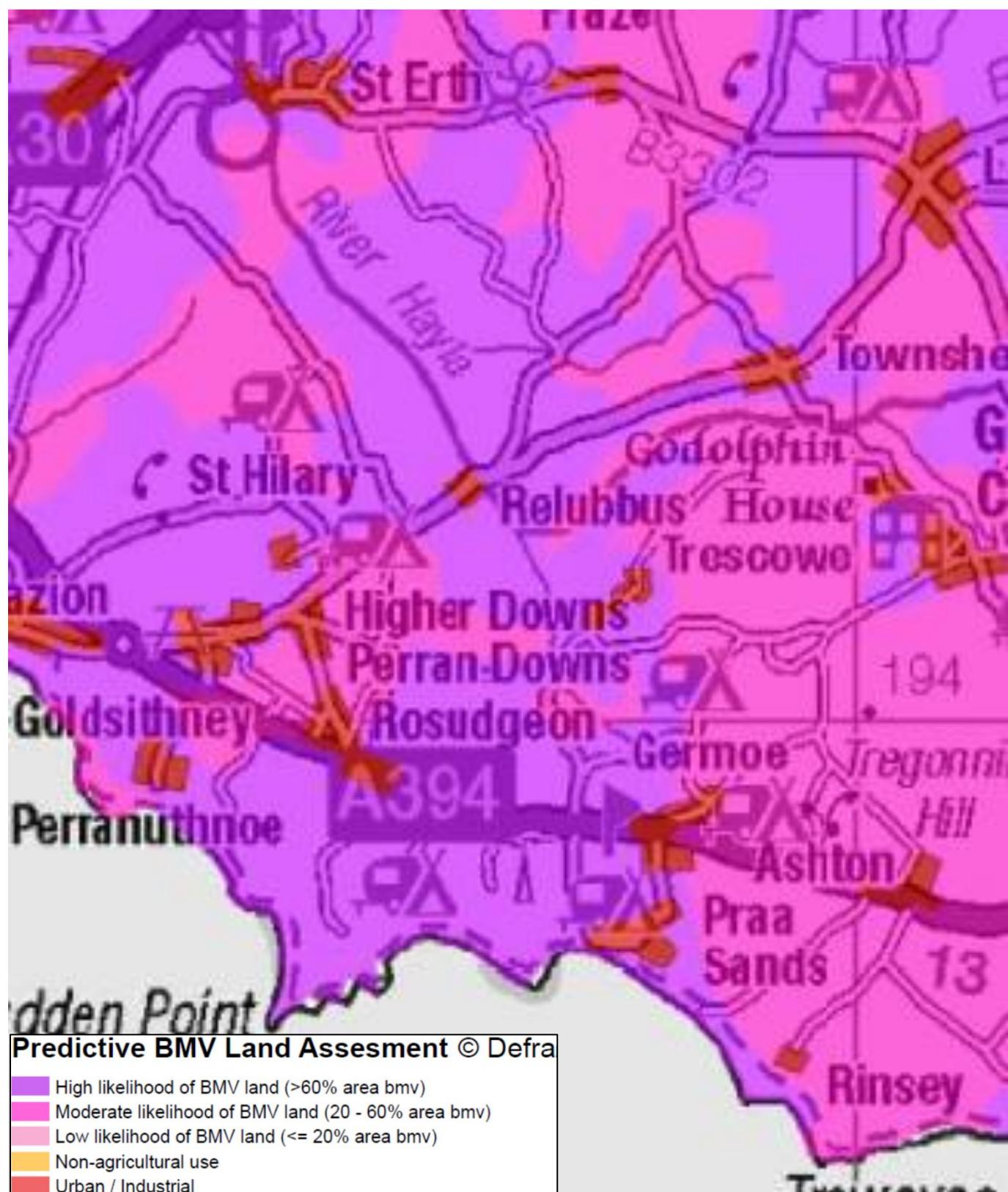


Figure 7 St Hilary Ancient Woodland Inventory

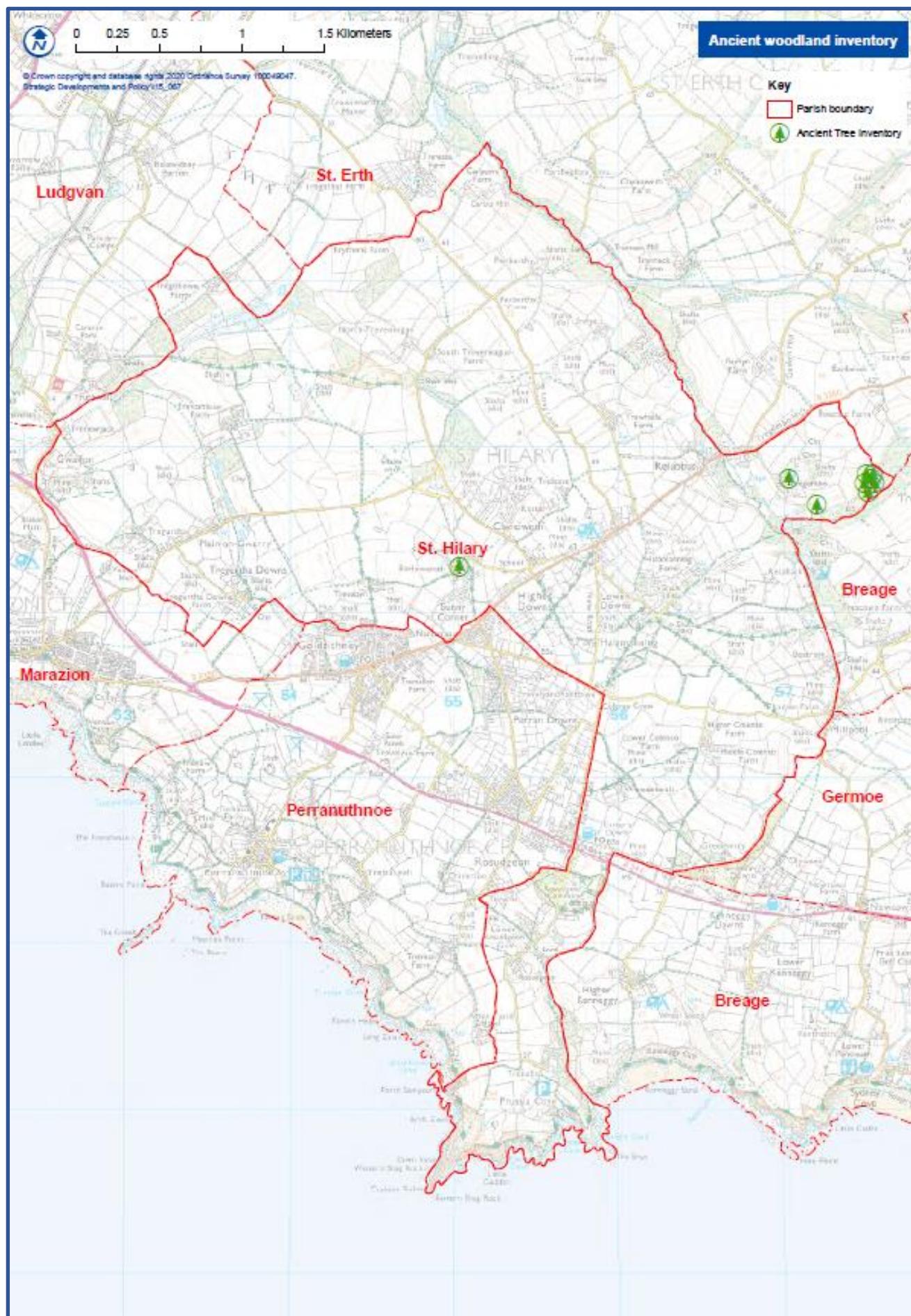


Figure 8 St Hilary Tree Preservation Order (TPO) Points and Areas



Figure 9 St Hilary Land Cover Map 2005



Figure 10 St Hilary SSSI and County Wildlife Sites



Figure 11 St Hilary Wildlife Resources including ERCCIS hedge mapping

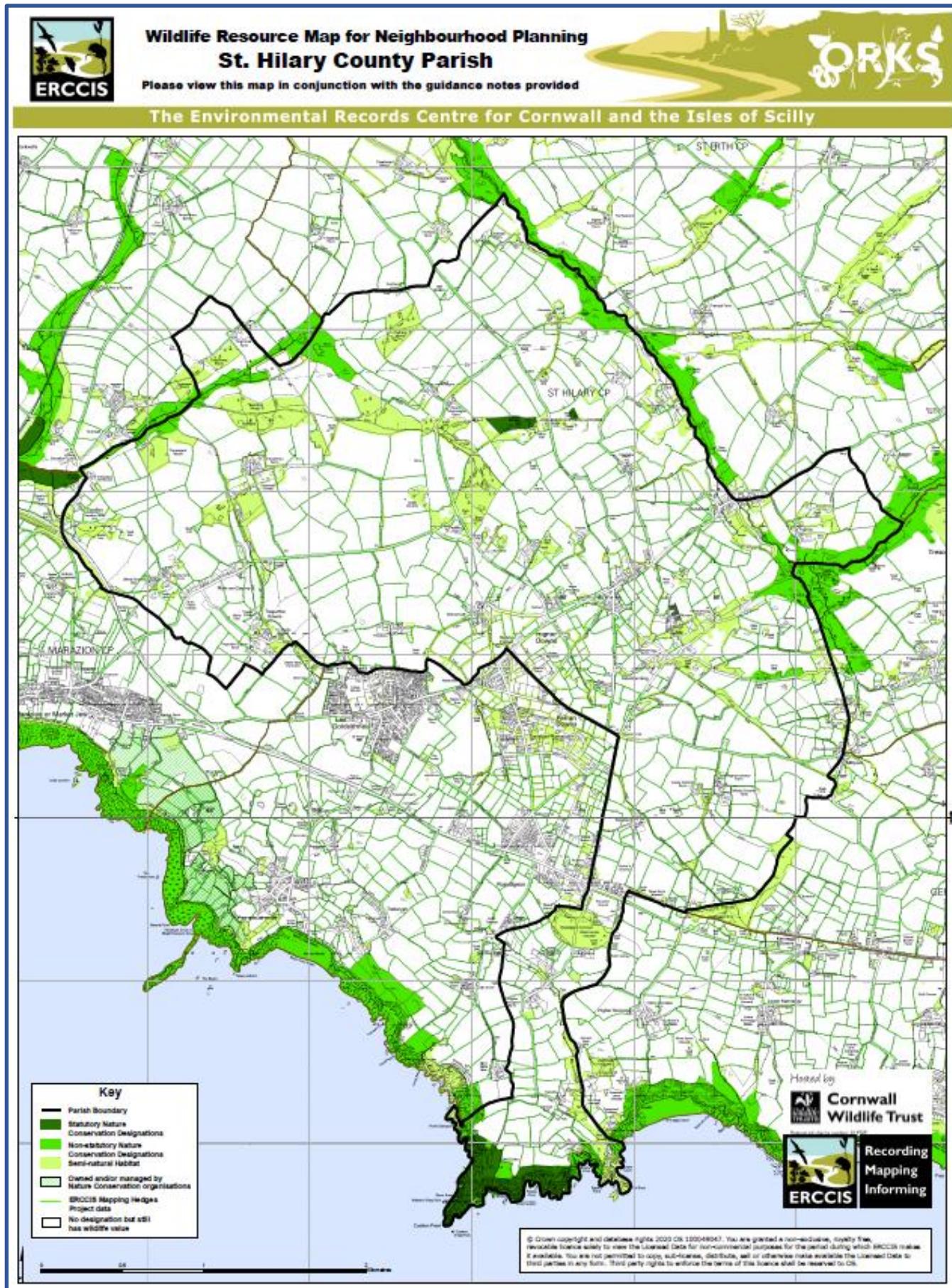


Figure 12 St Hilary Local Landscape Character Assessment (LLCA) – Landscape Types

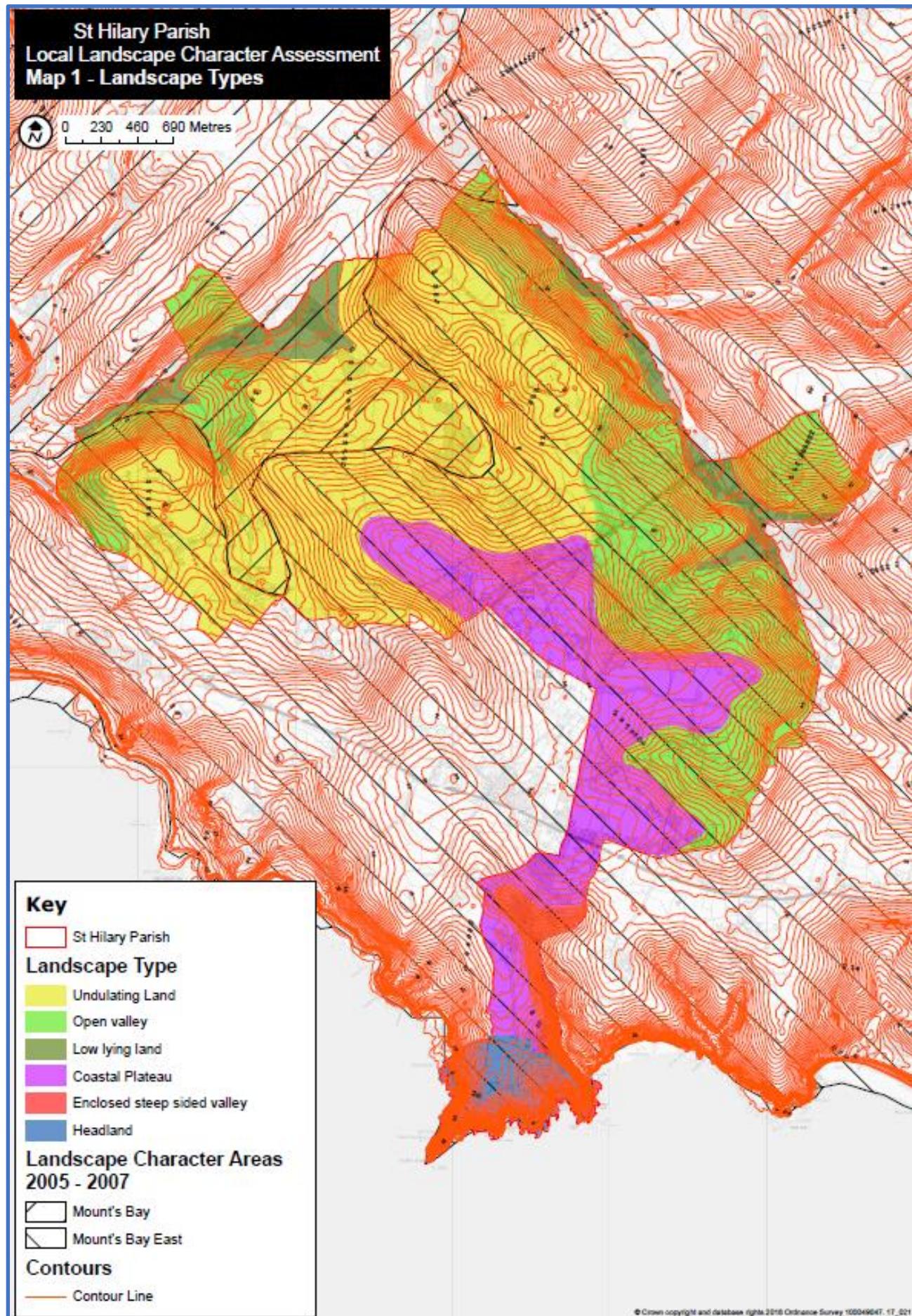


Figure 13 St Hilary Landscape Character Assessment (LCA - 2022)

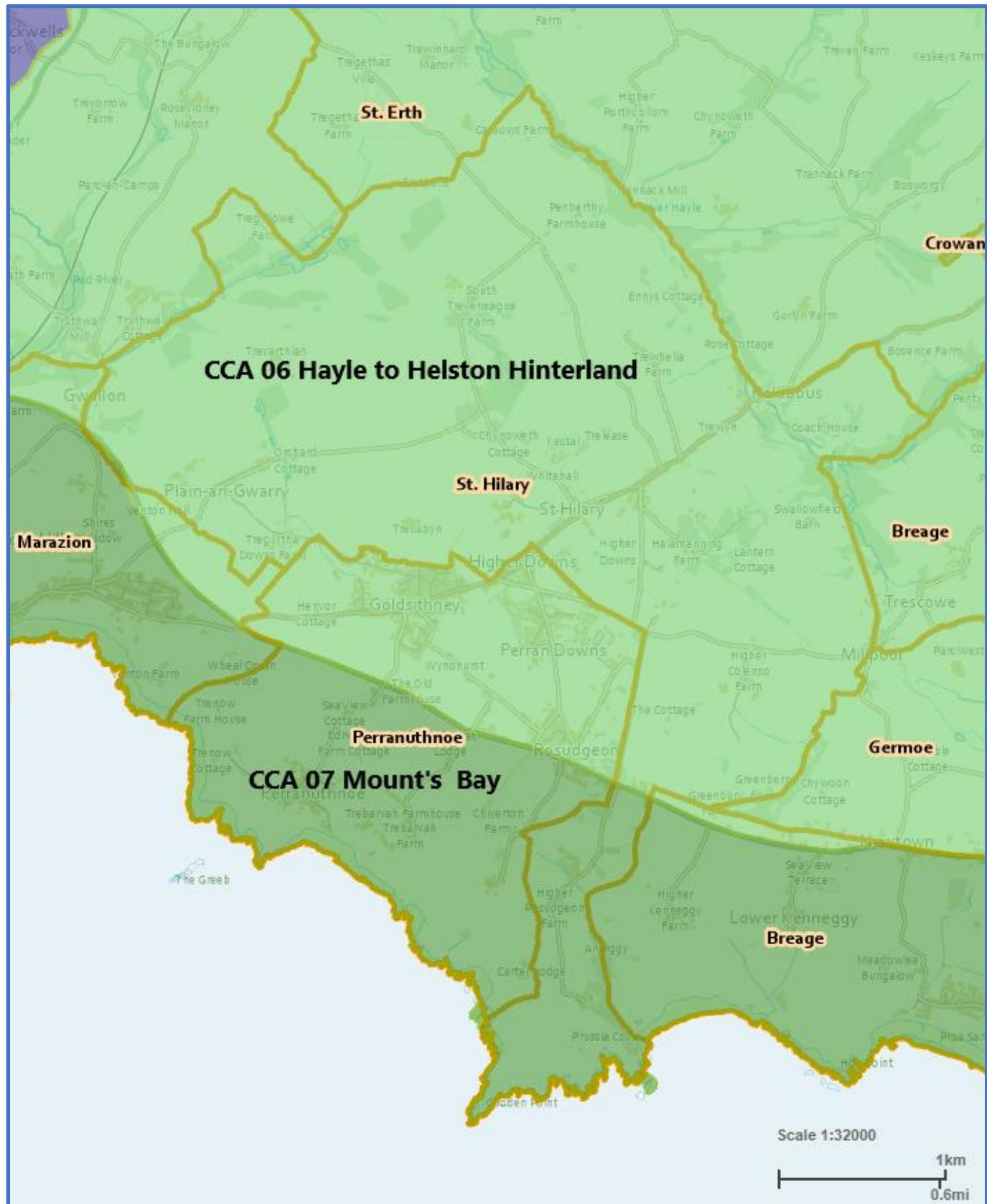


Figure 14 St Hilary Cornwall National Landscape (CNL)

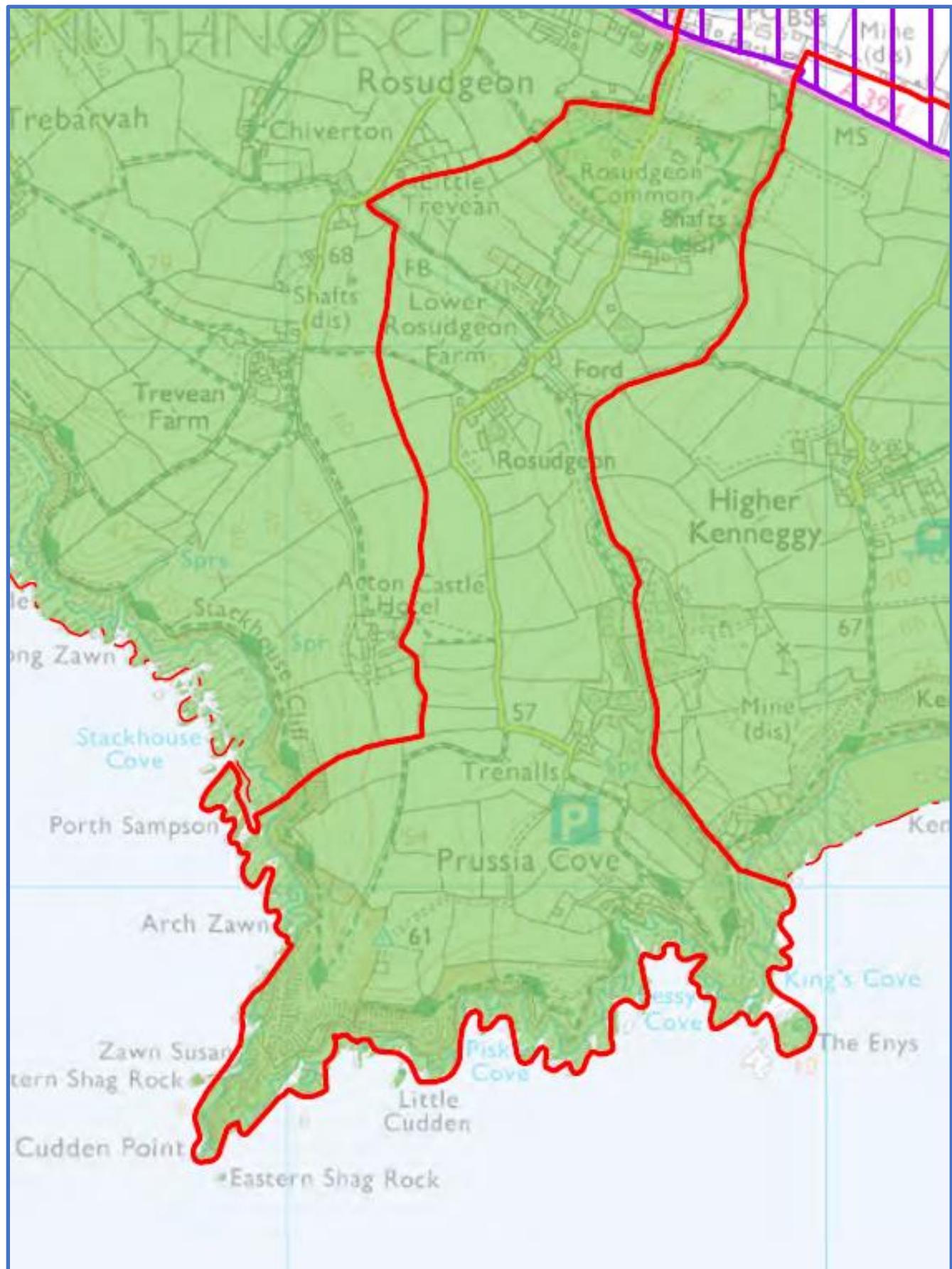


Figure 15 St Hilary Cornwall National Landscape (CNL) – Landscape Types

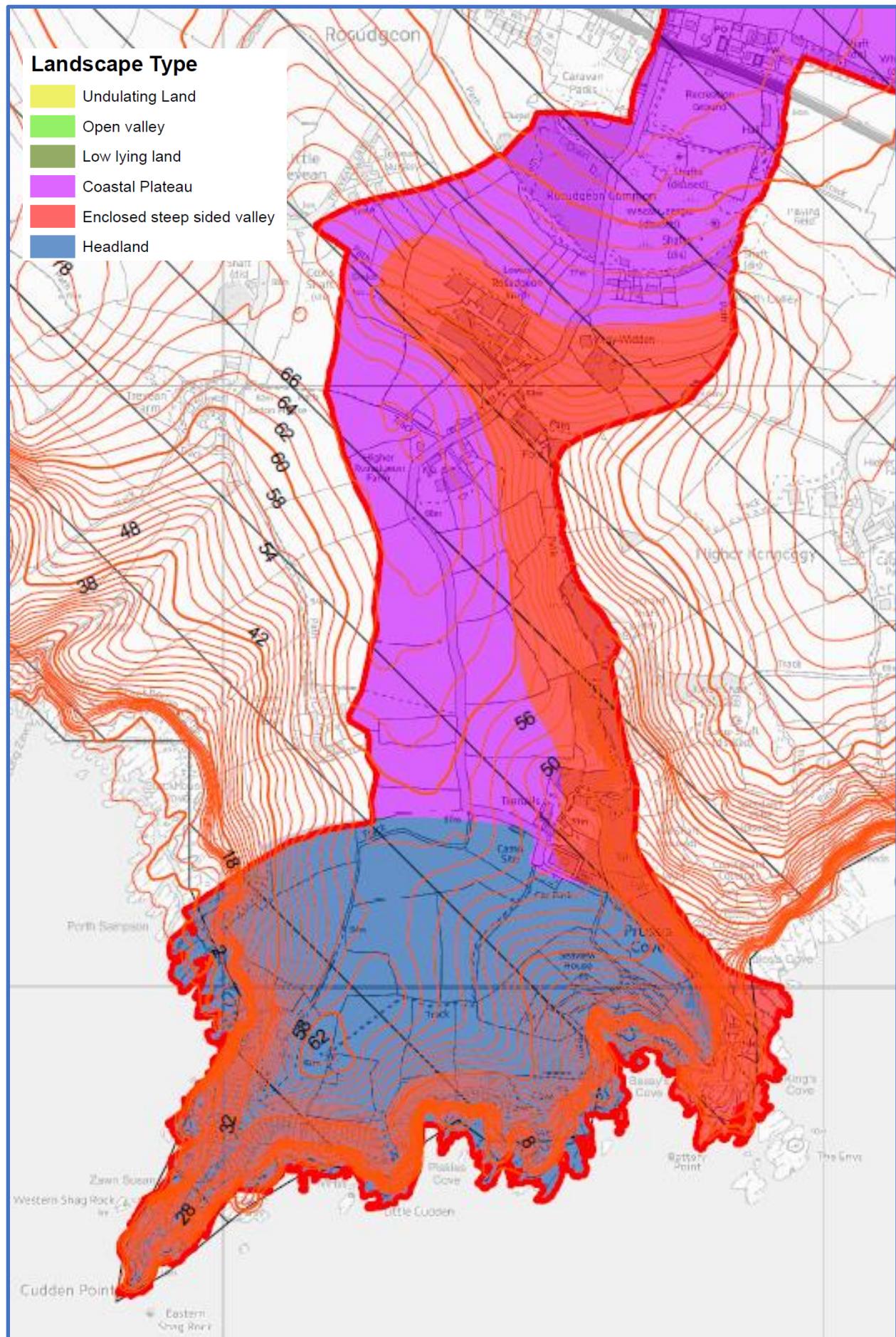


Figure 16 St Hilary National Landscape (CNL) – Landcover 2005

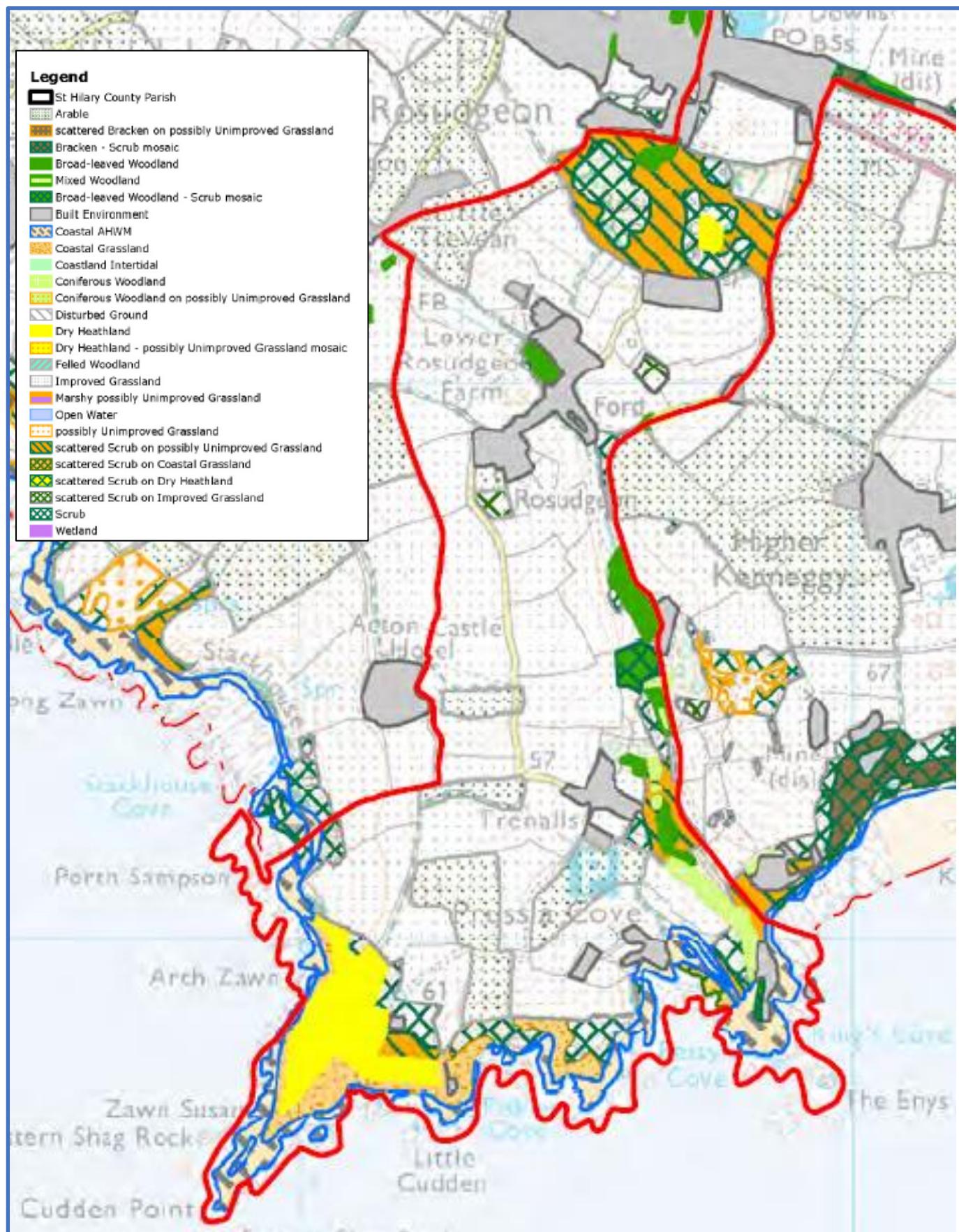


Figure 17 St Hilary Cornwall National Landscape (CNL) – Wildlife Resources with ERCCIS hedge mapping

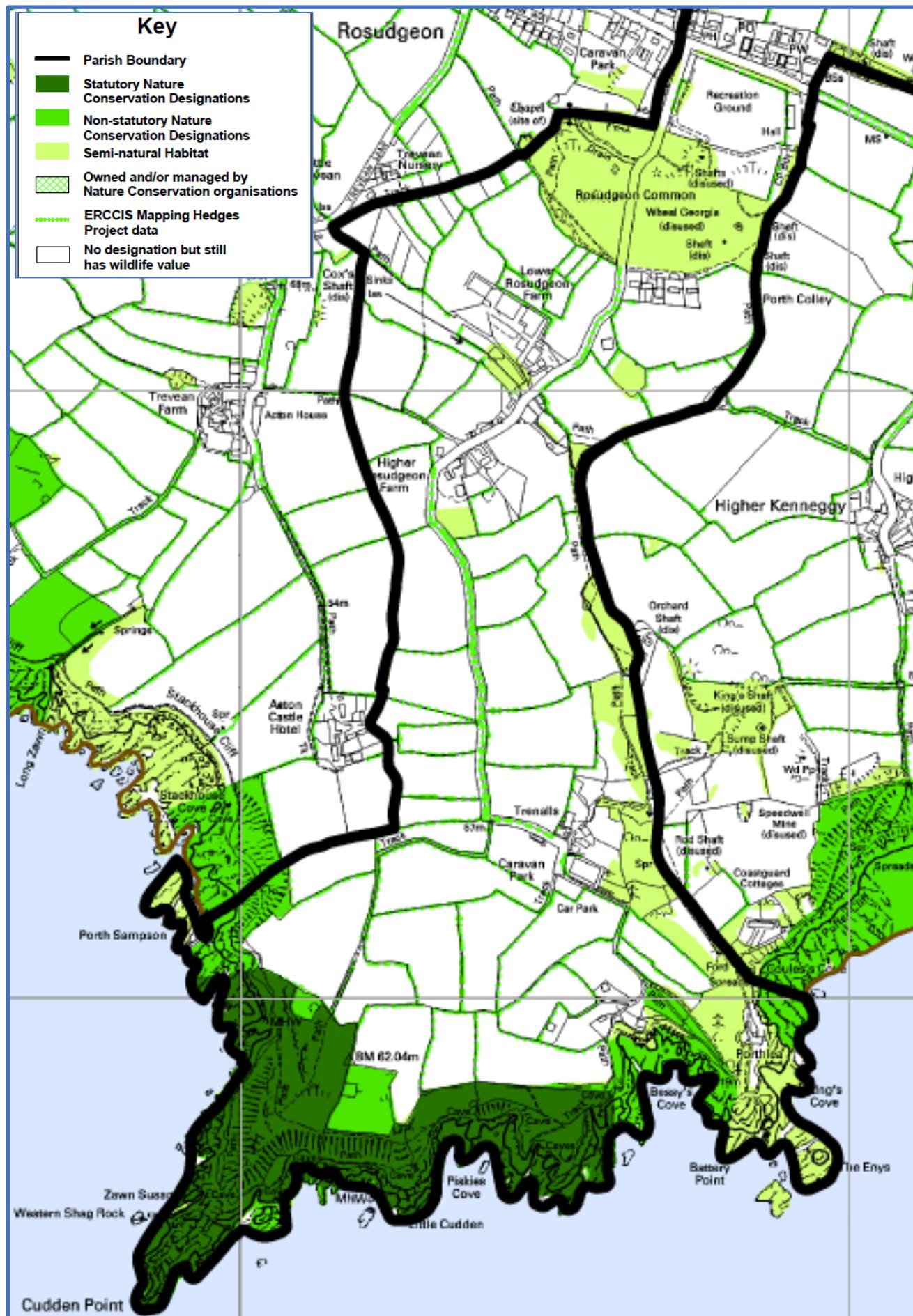
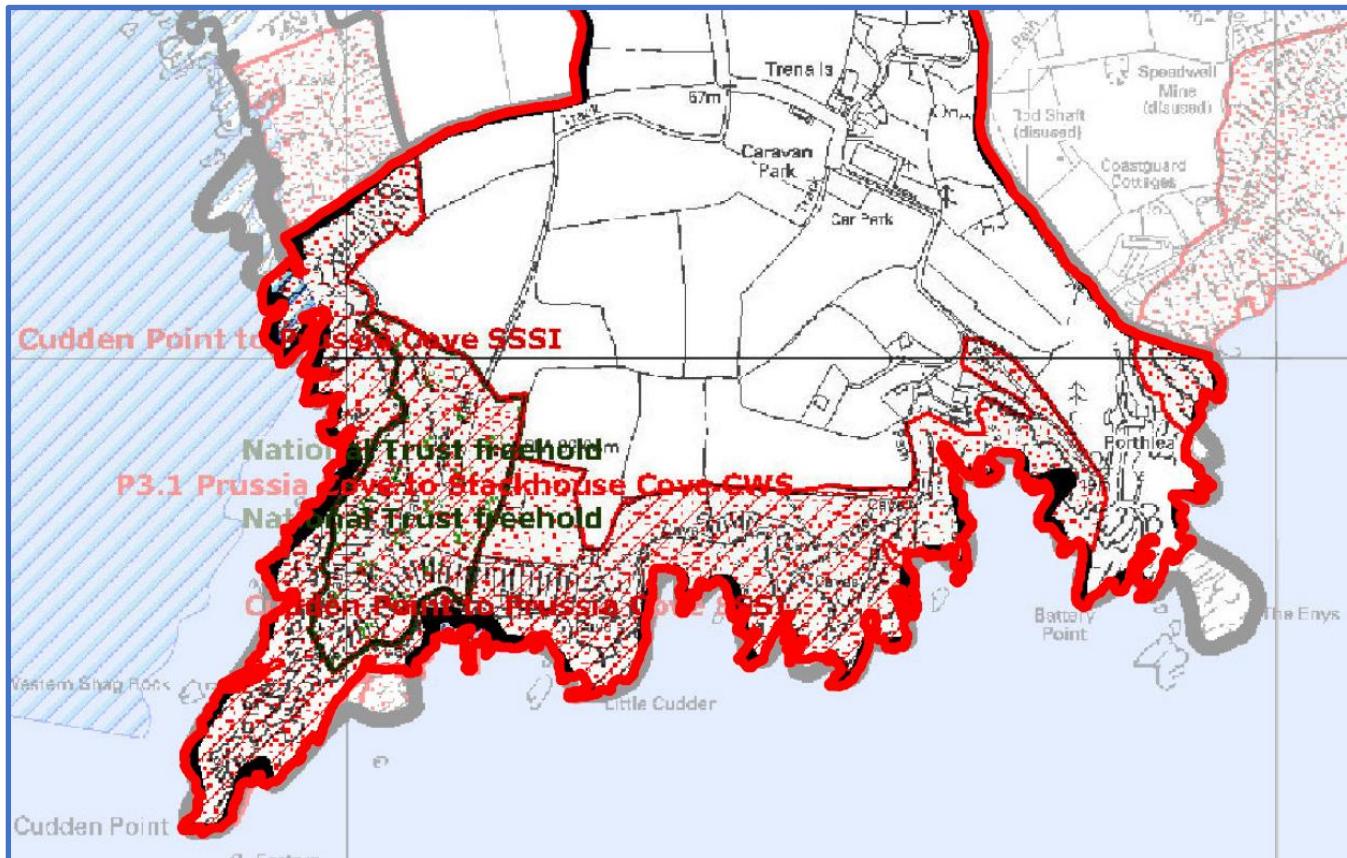


Figure 18 St Hilary Cornwall National Landscape (CNL) – SSSI and County Wildlife Site



Legend

- St Hilary County Parish
- Ramsar Sites (Important Wetlands)
- Special Protection Areas (SPA)
- potential Special Protection Areas (pSPA)
- Special Areas of Conservation (SAC)
- candidate Special Areas of Conservation (cSAC) Marine
- proposed Special Areas of Conservation (pSAC)
- Marine Conservation Zone
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves (NNR)
- Local Nature Reserves
- County Wildlife Sites (CWS)
- County Geology Sites (CGS)
- Roadside Audit - Biological Sites
- Roadside Audit - Earth Science Sites
- Ancient semi-natural
- Ancient replanted woodland
- Ancient cleared woodland
- Cornwall Wildlife Trust Reserves
- Woodland Trust Reserves
- RSPB Reserves
- National Trust Ownership

Figure 19 St Hilary Historic Landscape Assessment 1994

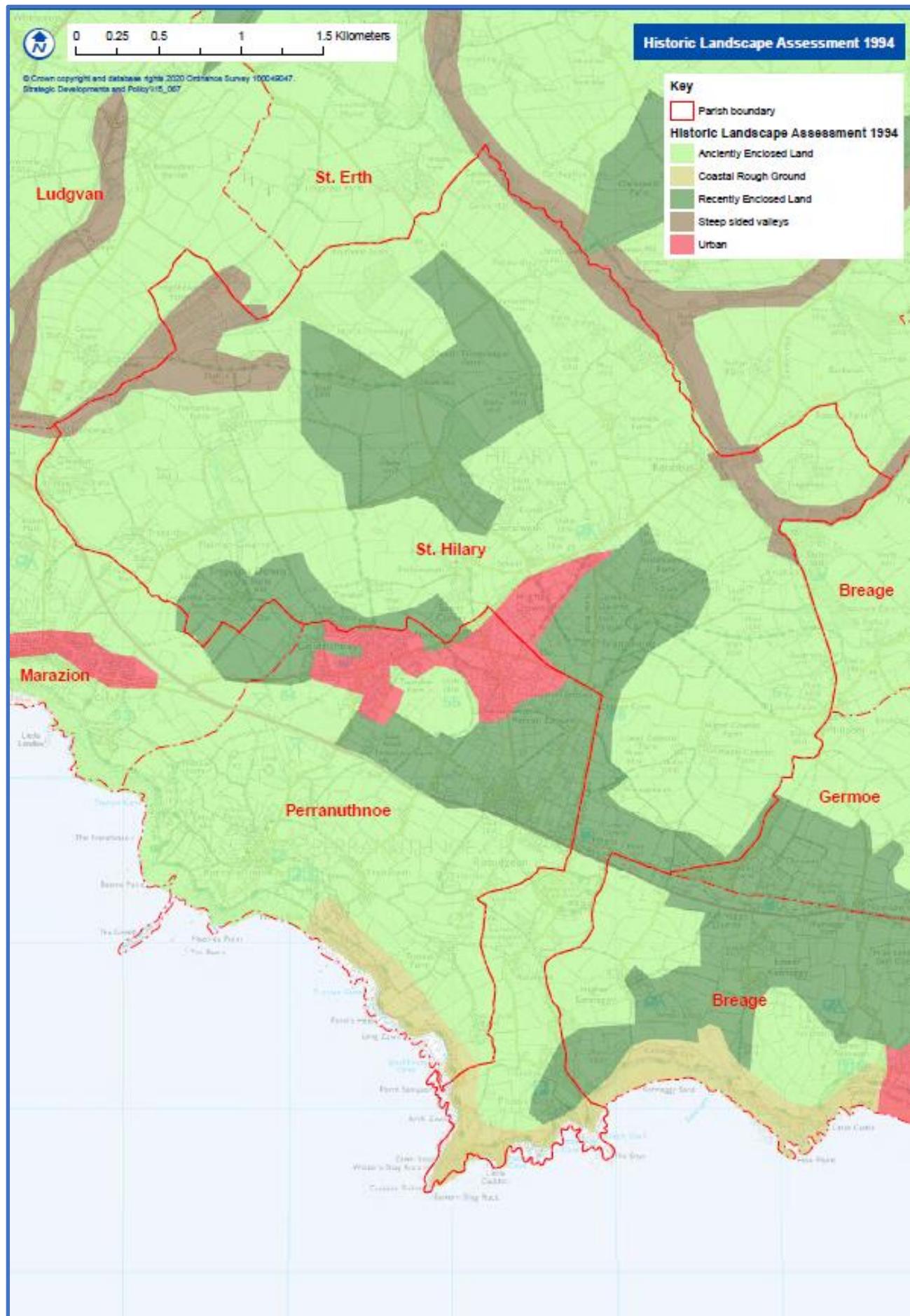


Figure 20 St Hilary Historic Landscape Assessment – latest available

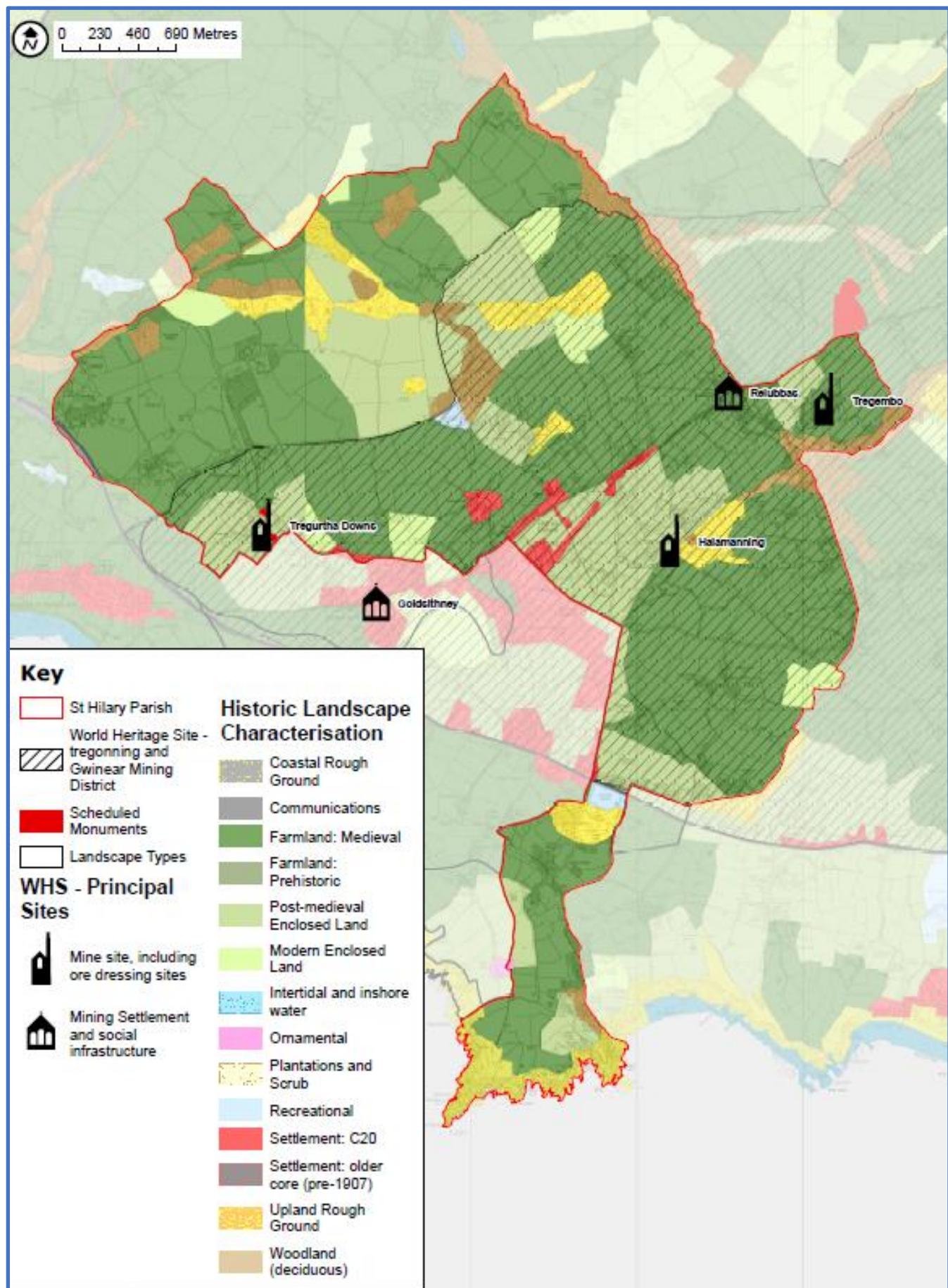


Figure 21 St Hilary Non-designated Heritage Assets and Scheduled Monuments

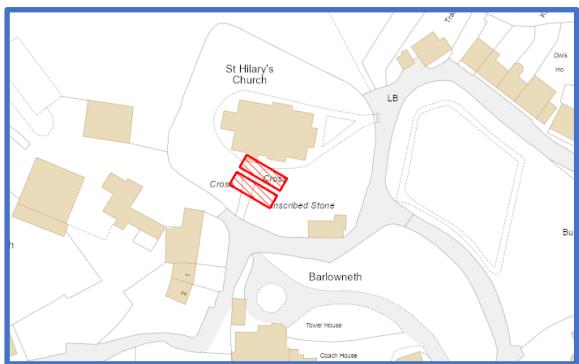
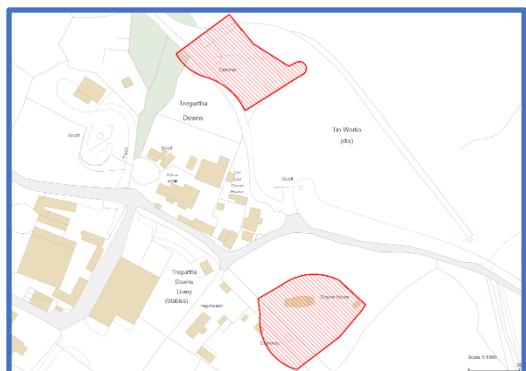
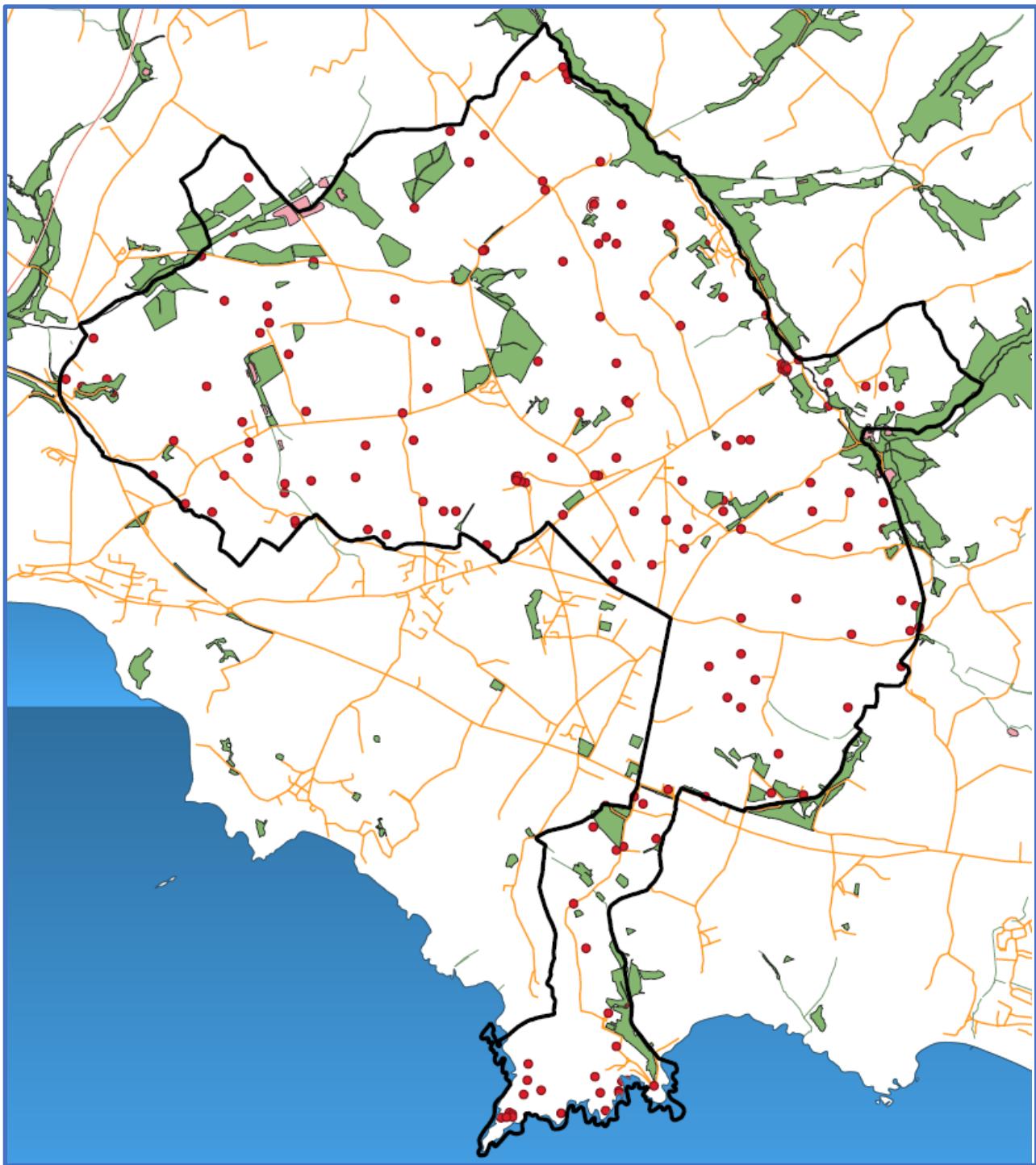


Figure 22 St Hilary Parish Conservation Areas

St Hilary and Relubbus Conservation Areas – blue hatched areas

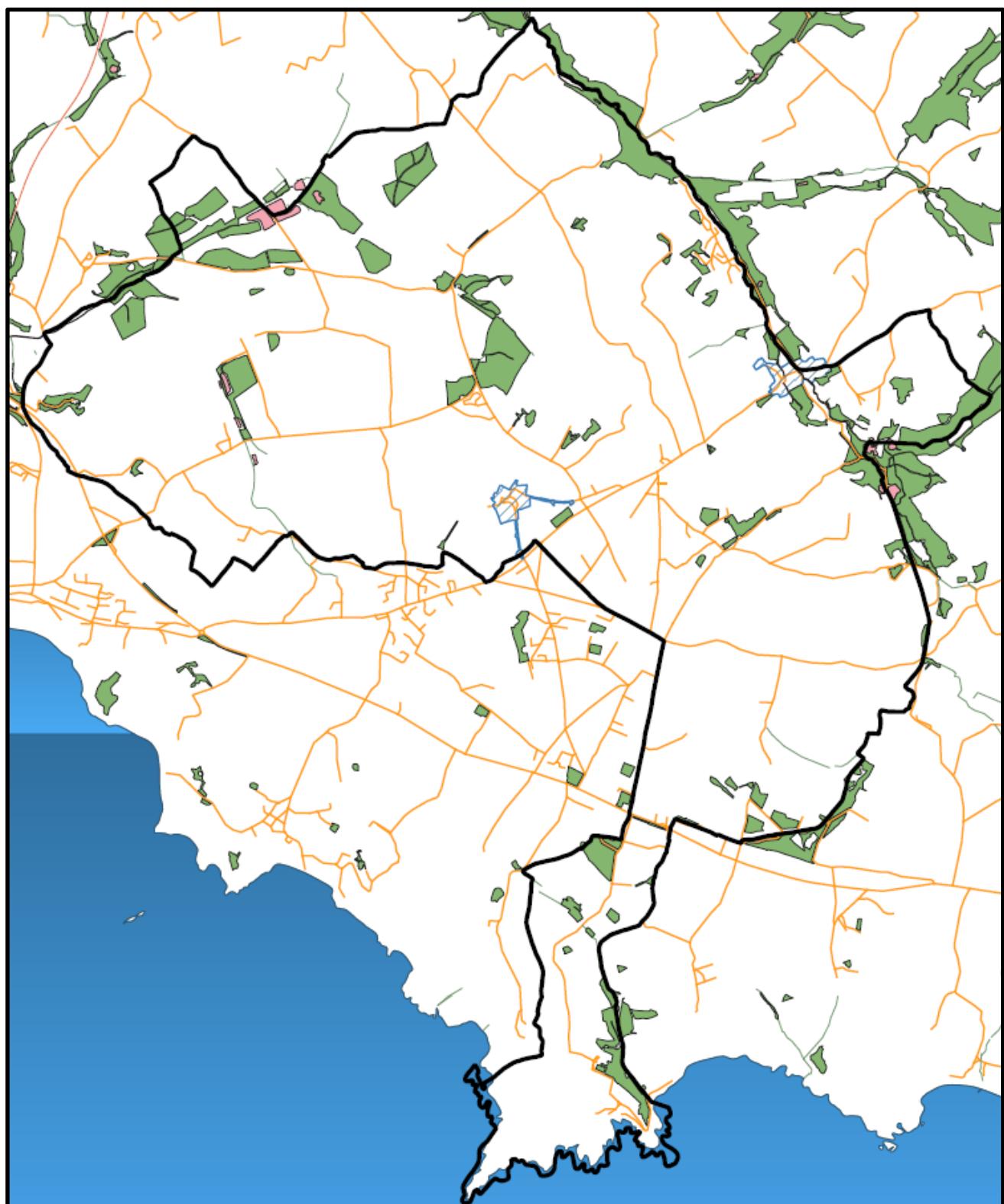


Figure 23 St Hilary Conservation Area

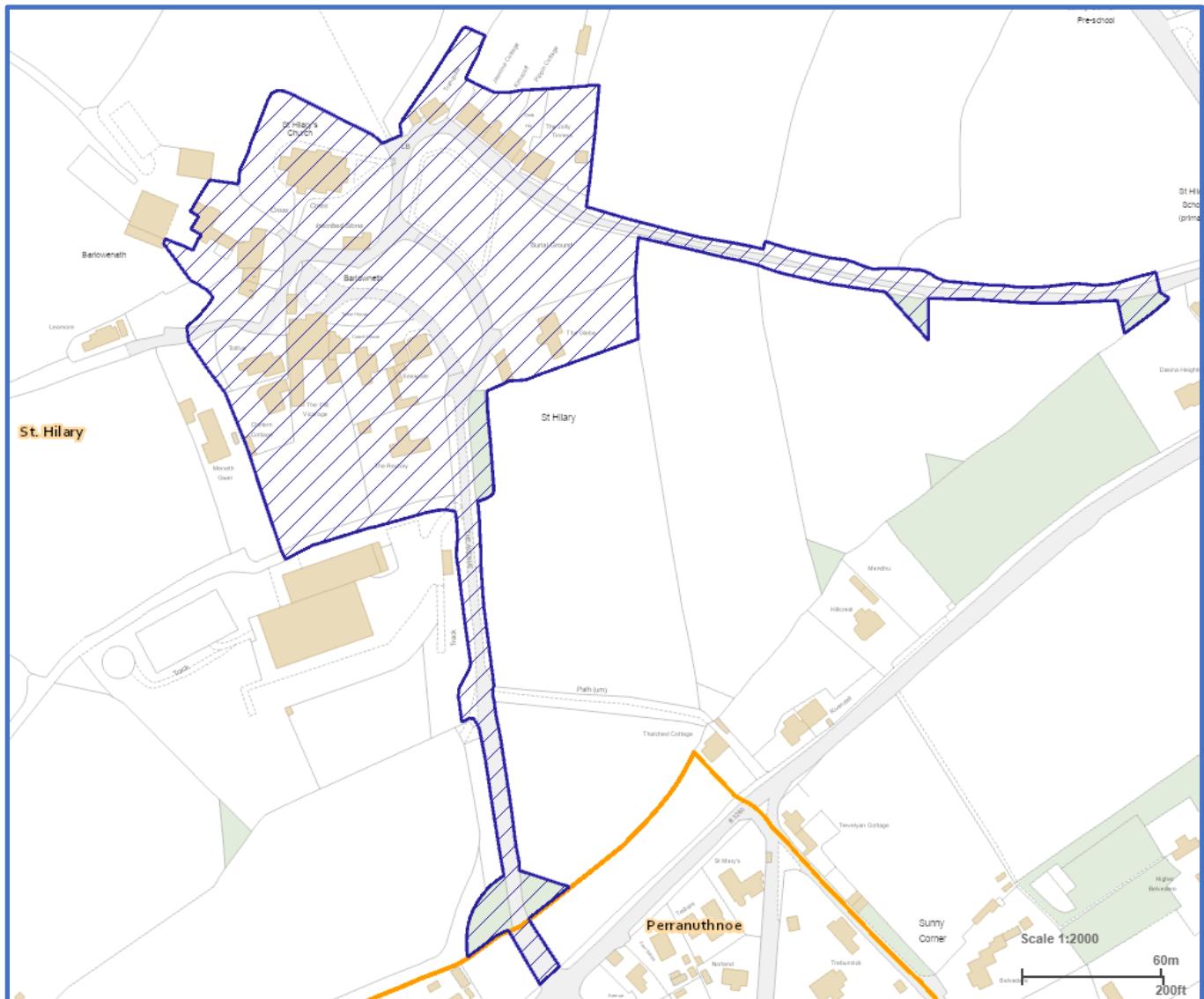


Figure 24 Relubbus Conservation Area

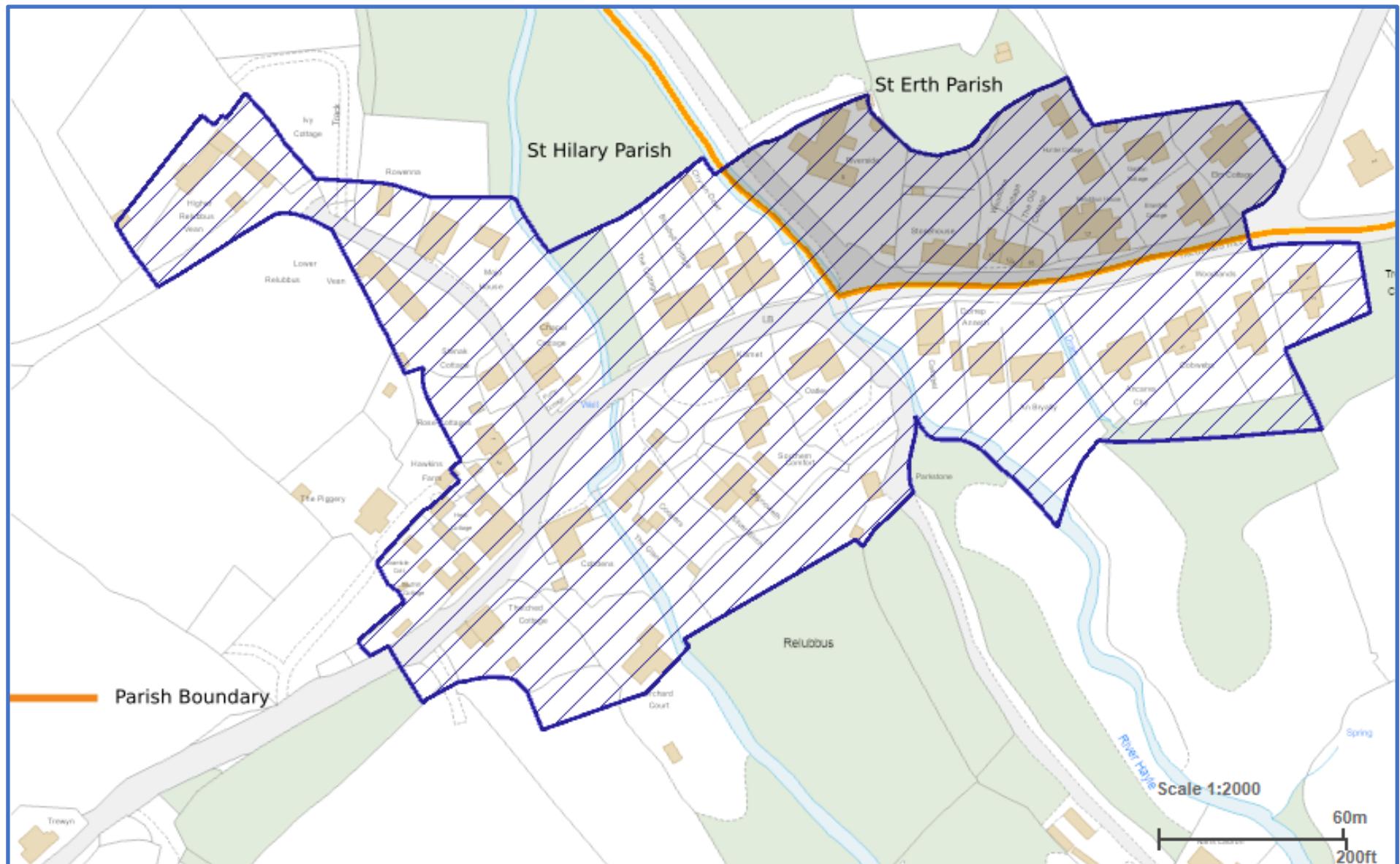


Figure 25 The Cornwall and West Devon Mining World Heritage Site – Area 3 Tregonning and Gwinear Mining District with Trewavas

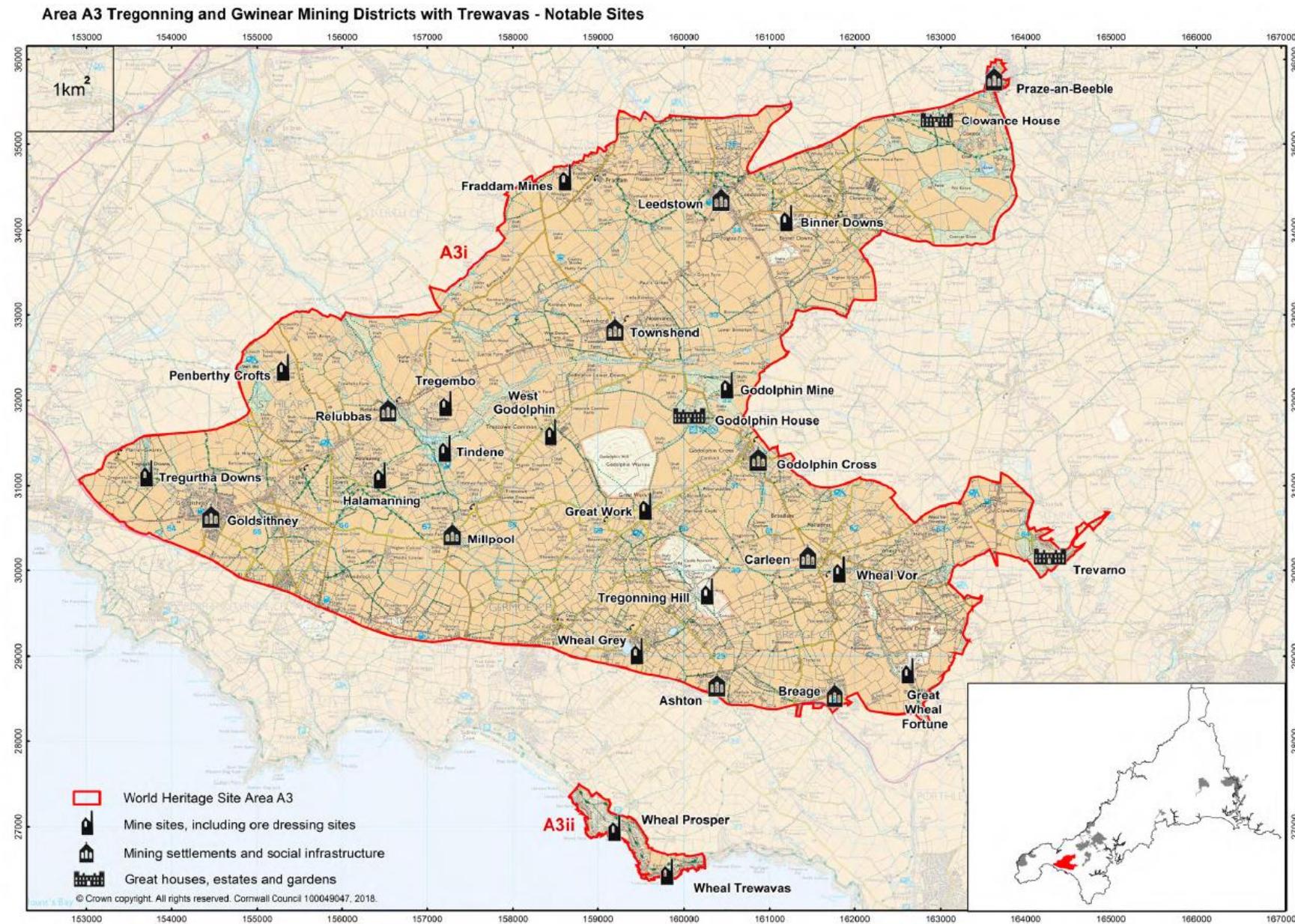


Figure 26 St Hilary Mineworkers' smallholdings

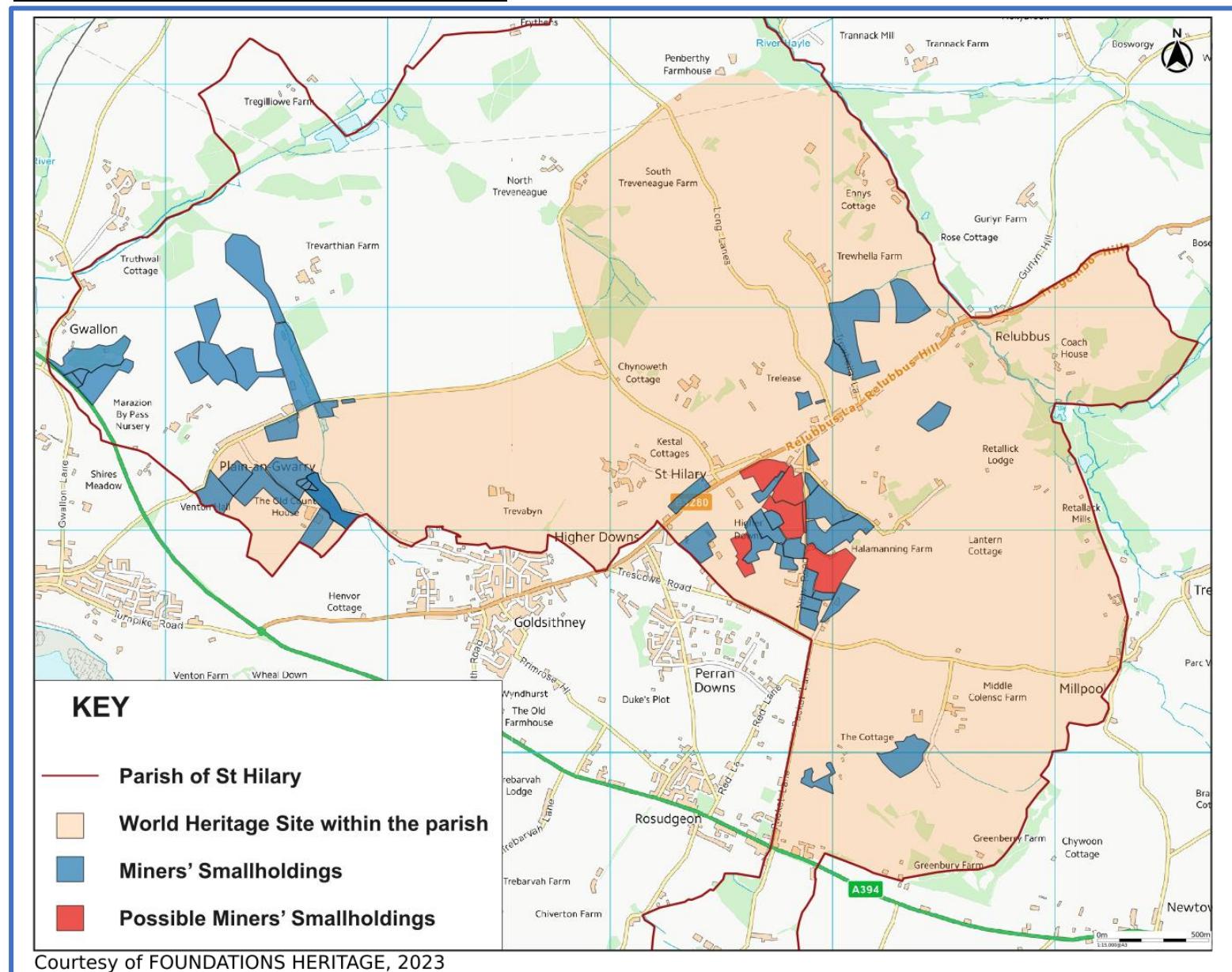


Figure 27 St Hilary Mines and Engine Houses

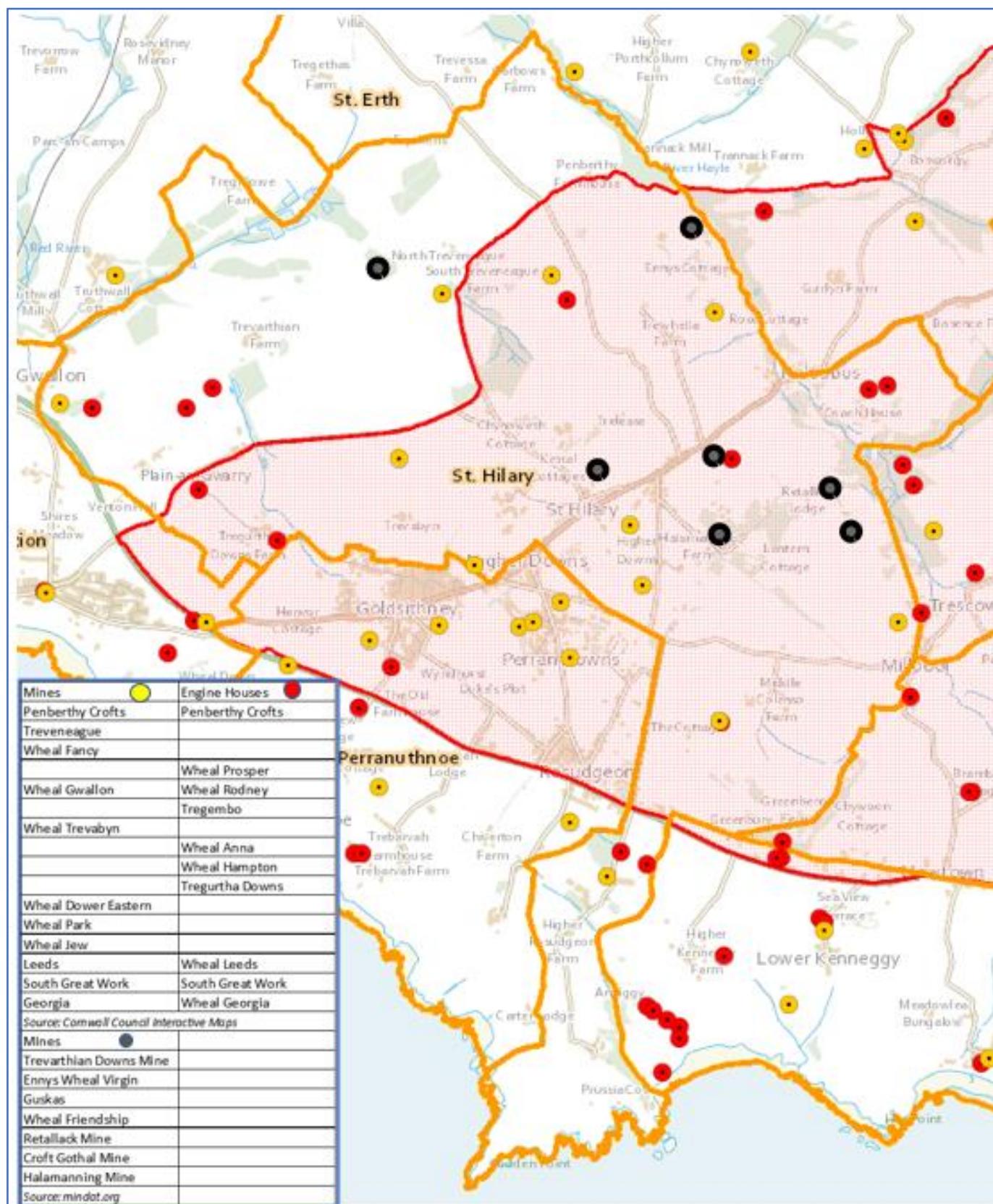


Figure 28 St Hilary Historic Environment Record Aerial Investigation Map



Figure 29 St Hilary Flood Zones and Shoreline Management Plan Areas

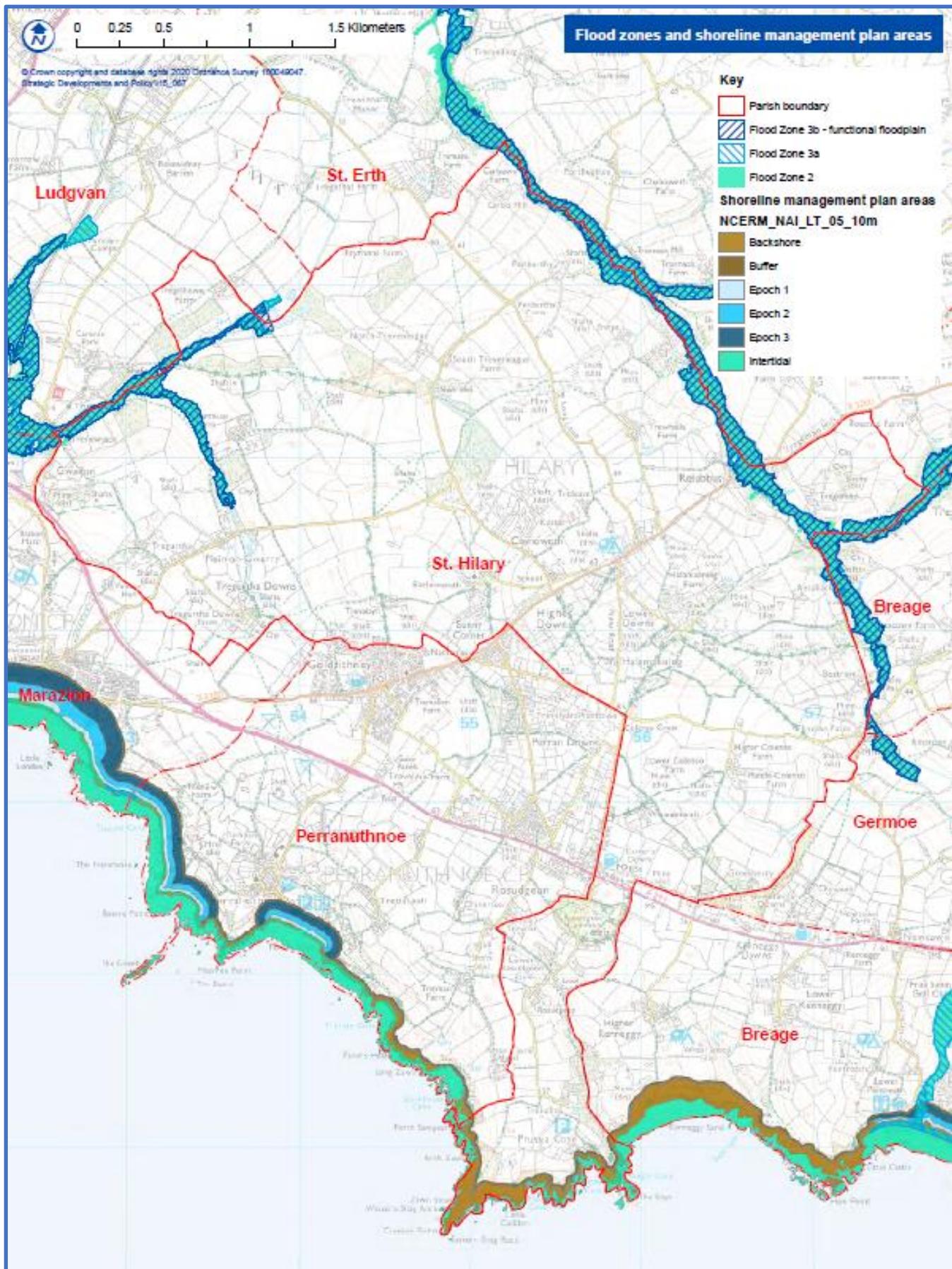


Figure 30 St Hilary Incidences of Surface Water Flooding Identified by Residents



Figure 31 St Hilary - Development Boundary

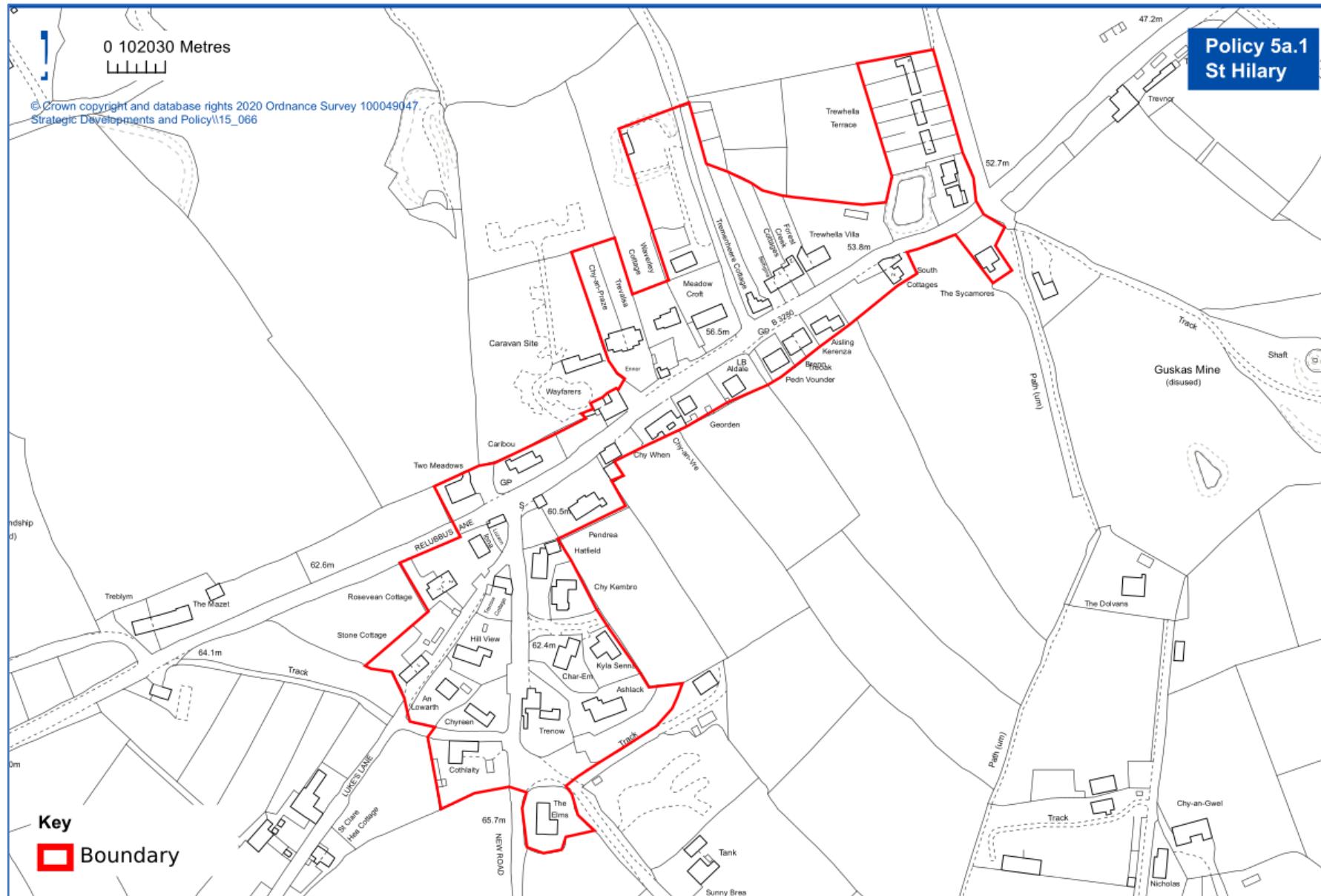


Figure 32 St Hilary Churchtown – Development Boundary

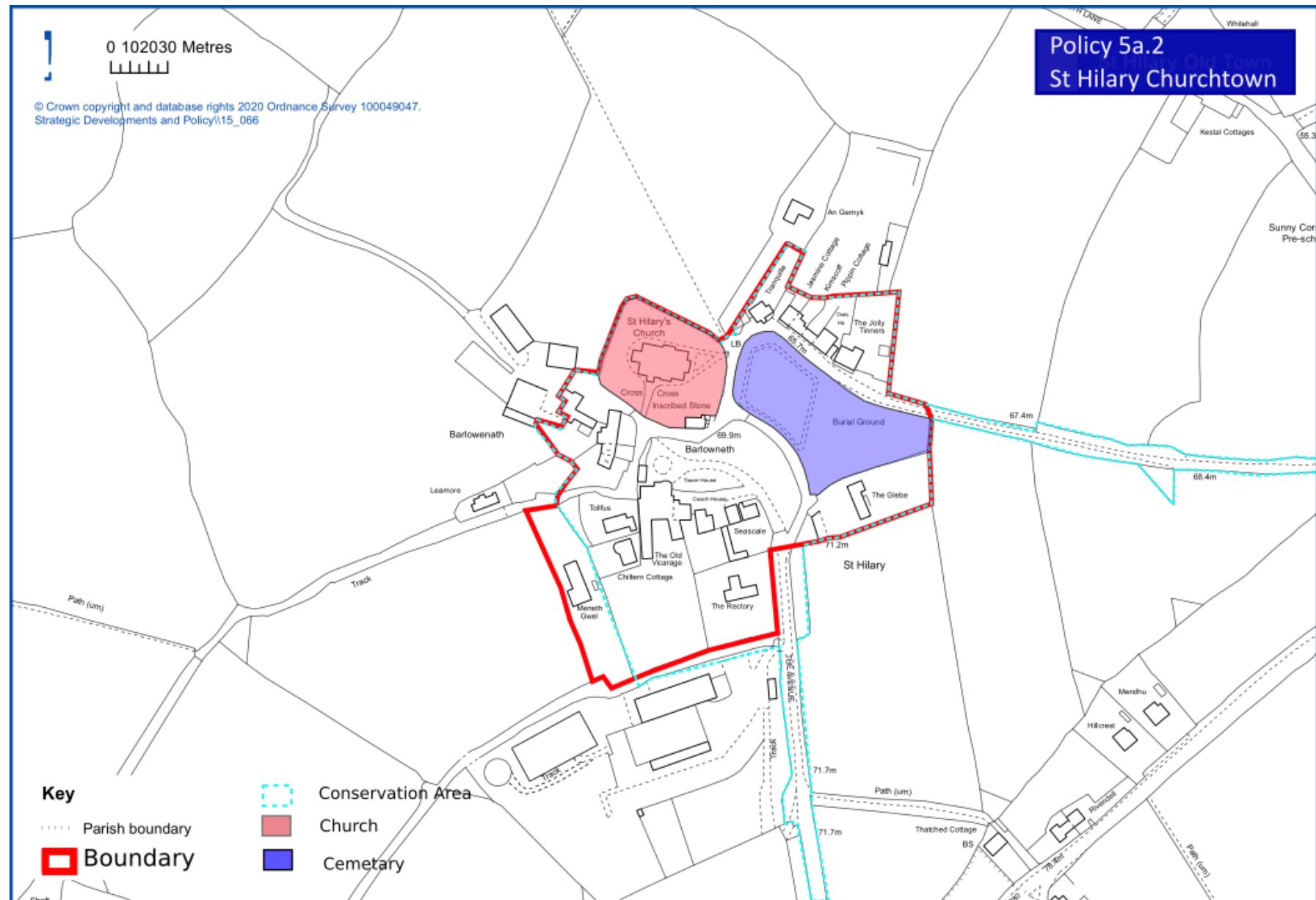


Figure 33 Relubbus – Development Boundary

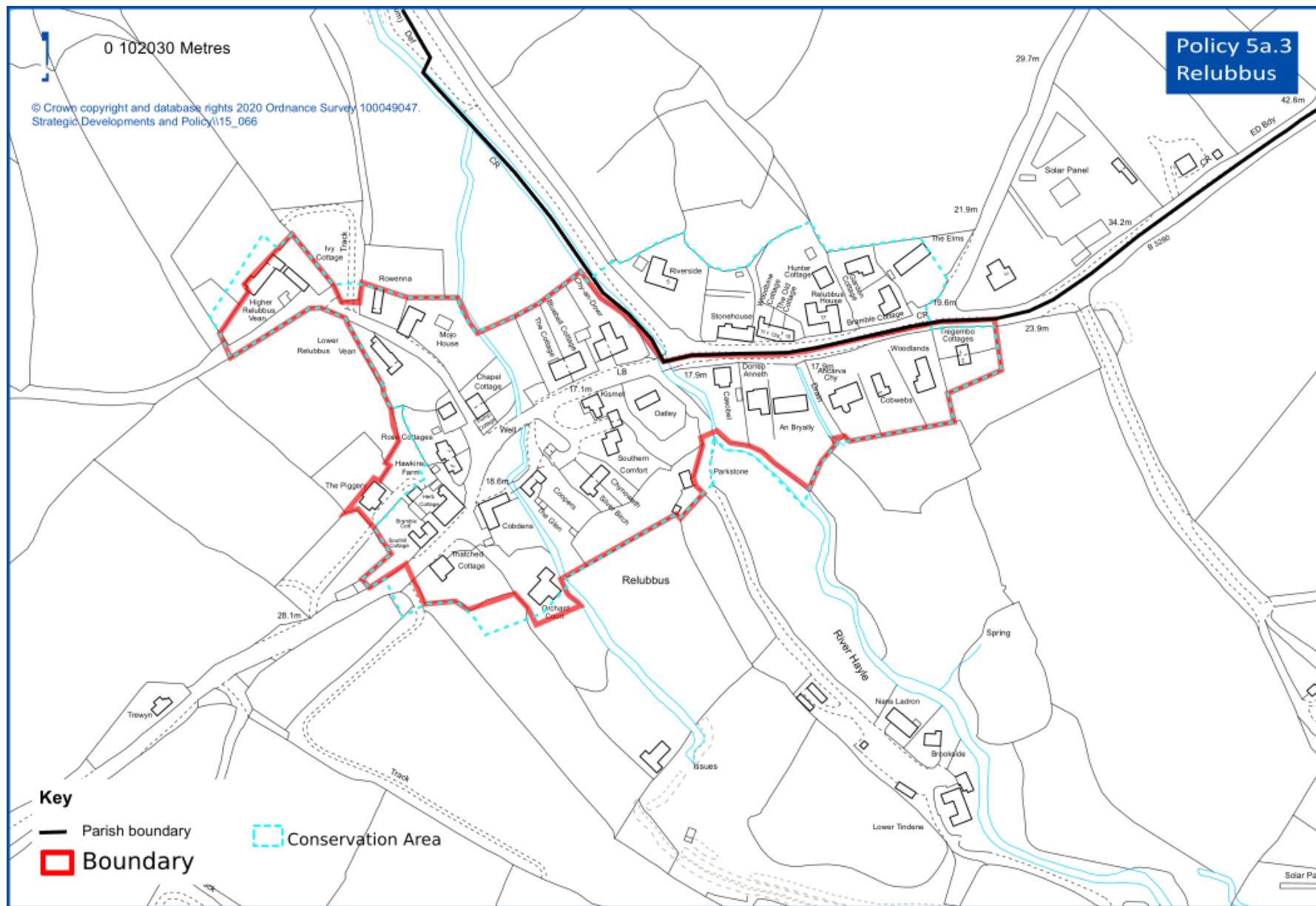


Figure 34 Plain-an-Gwarry – Development Boundary



Figure 35 Rosudegeon – Development Boundary

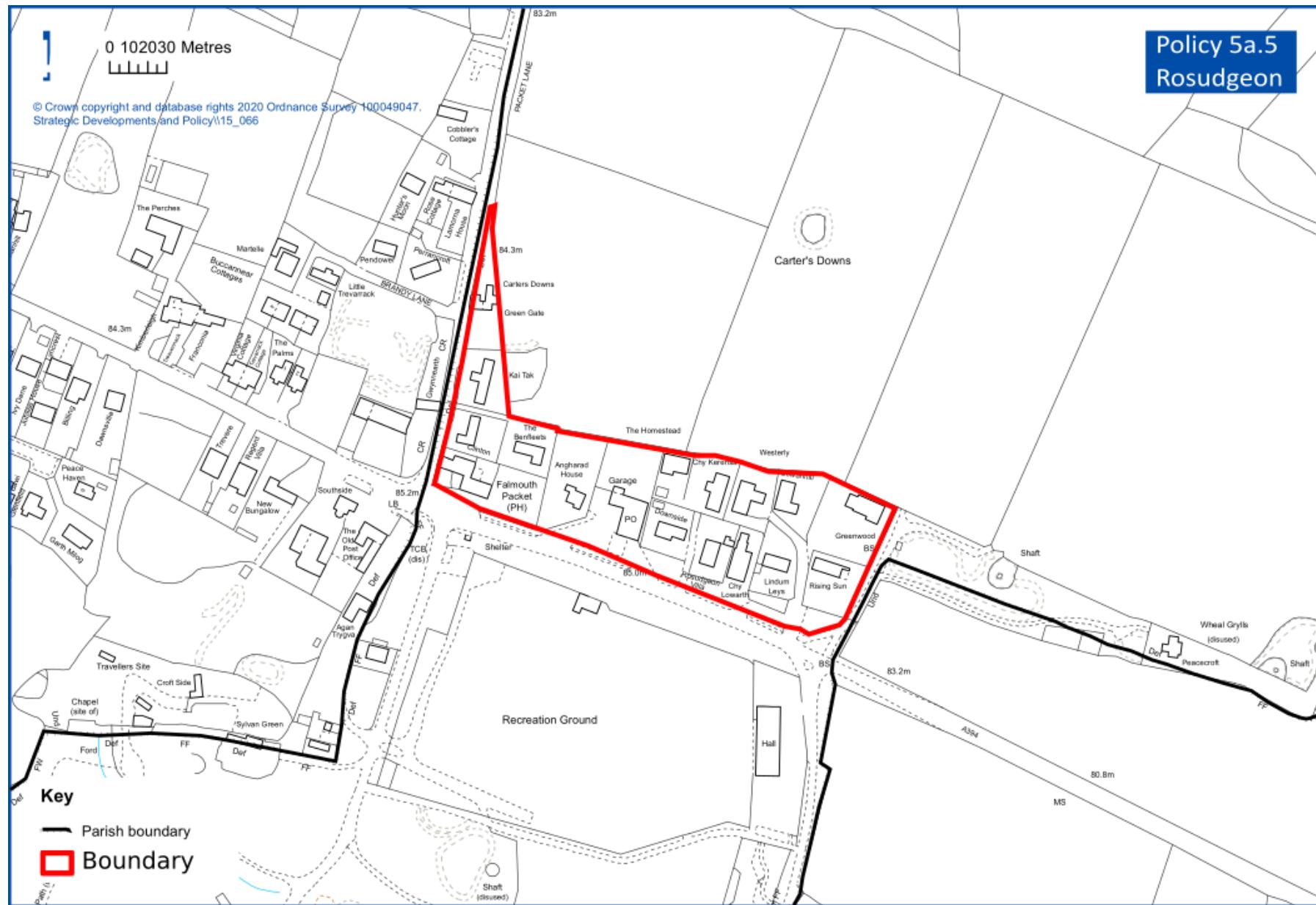


Figure 36 Gwallon - Development Boundary

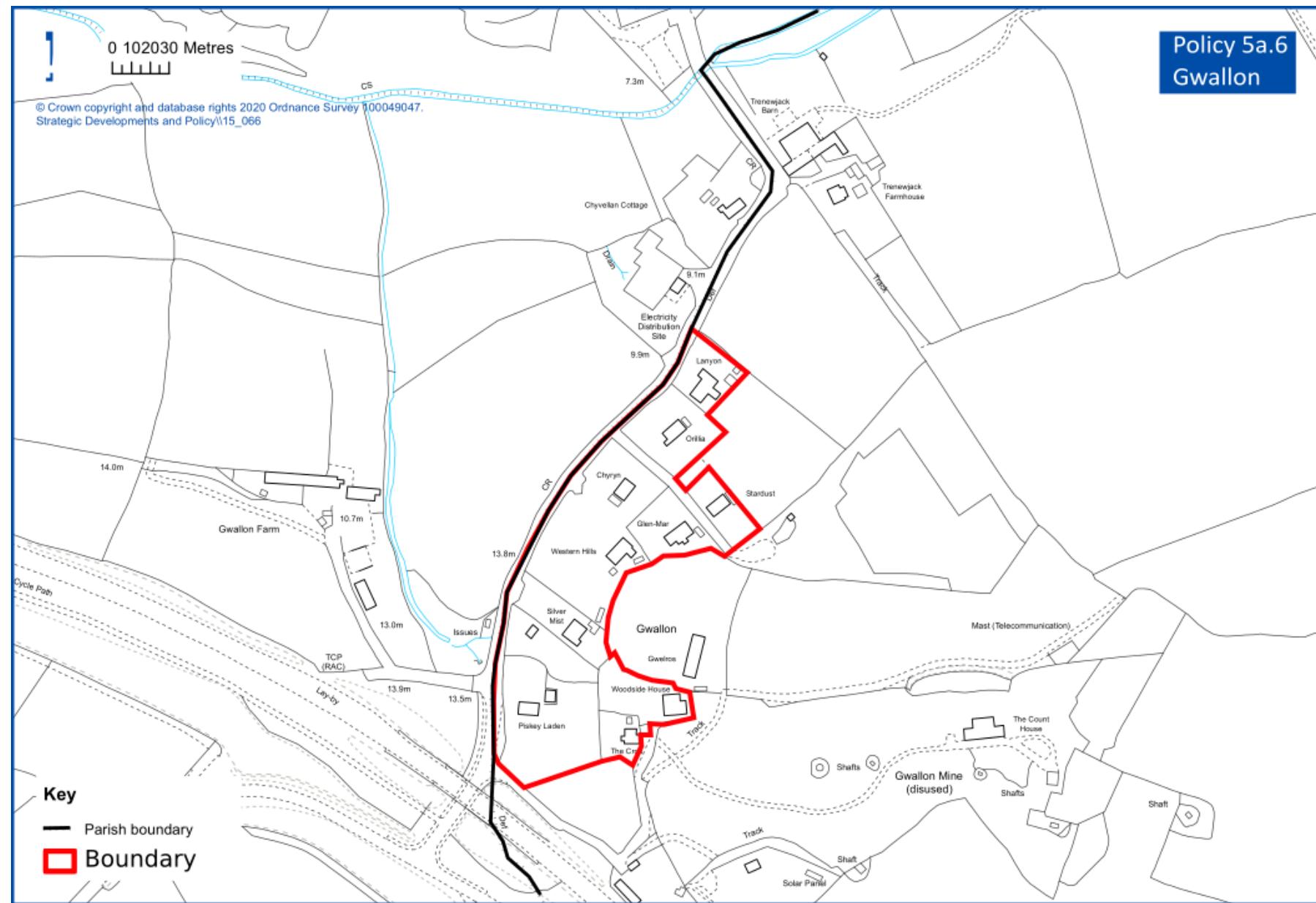


Figure 37 Gears Lane – Development Boundary

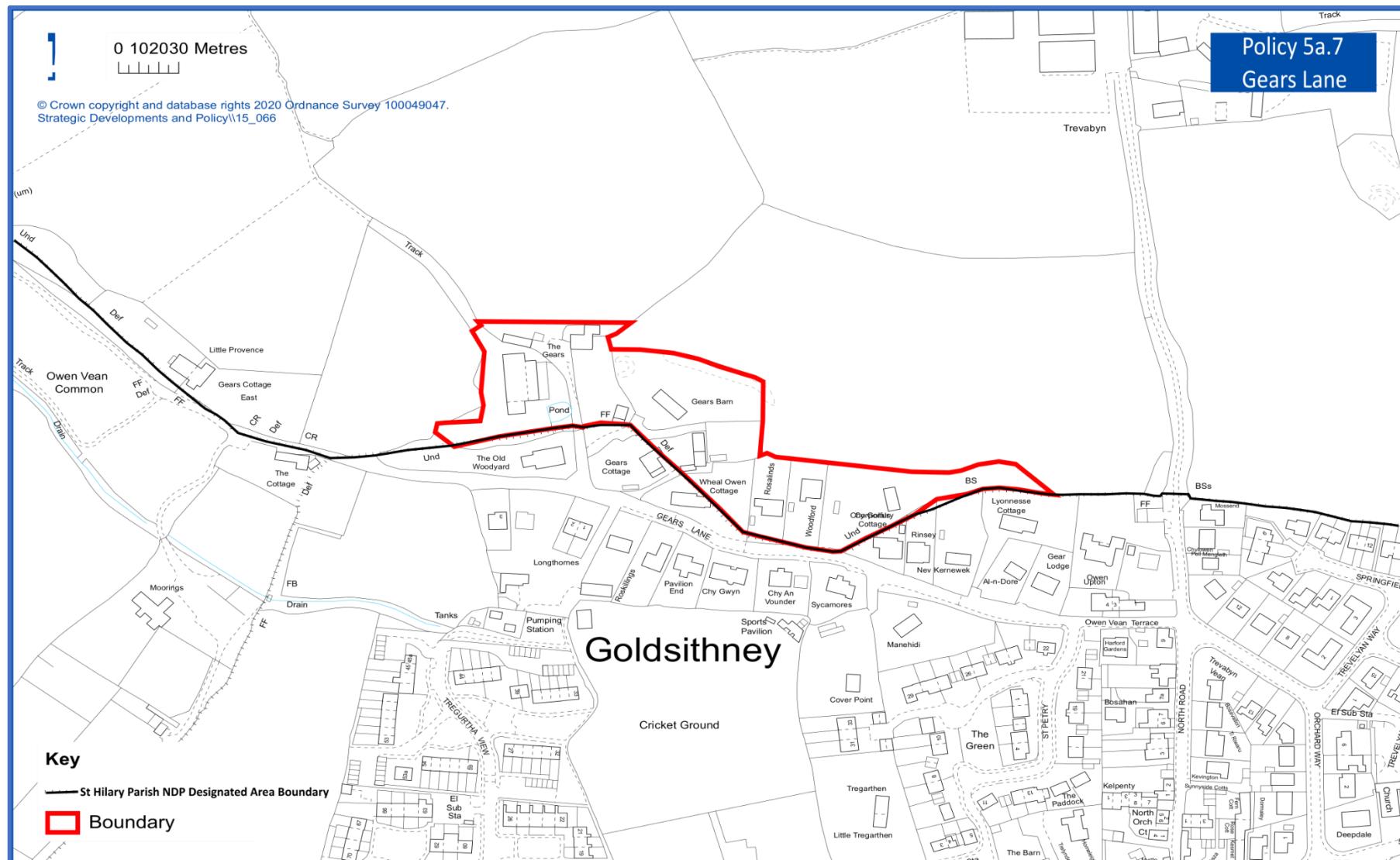


Figure 38 St Hilary Bus service routes



Figure 39 St Hilary Caravan and Camping Sites



Figure 40 Views and Vistas that are special

The views and vistas that residents have told us are special and should be protected.

The point on the symbol on the map is the viewing point and the inclination of the symbol indicates the direction of the view.



Views and Vistas that are special – location and description

	Viewing point	OS Grid SW	PROW No	Description
1	Long Lane & footpath	549 331	112/50/1	From high point view looking SW overlooking undulating farmland around Trevarthian Farm, Plain-an-Gwarry, to Marazion and St Michaels Mount and Mounts Bay
2	Penberthy Cross, Long Lanes	552 329		From high point view looking SW all around Friendship Woods through to Plain an Gwarry
3	Footpath between Trevarthian and Treveneague	540 324	112/59/3 112/59/4 112/58/1	Panoramic view looking W of Penwith Moors, NW of Trencrom, SW of St Michaels Mount and SE of Friendship Woods and St Hilary with the church spire.
4	Footpath, Trevarthian Farm	538 321	112/63/1 112/64/1	View looking NW to Trencrom Hill
5	Long Lane & footpath	556 320	112/48/1	From high ground looking SW over undulating Cornish agricultural landscape with irregular pattern of fields towards higher ground with the trees surrounding St Hilary church and tall church spire protruding above the tree tops
6	Entrance to Trevabyn Farm & footpaths	544 316	112/70/1 112/61/2 112/60/1	From the brow of hill panoramic view S of the south coast and view N of the north coast
7	North of Plain-an-Gwarry footpath	535 316	112/75/1	View looking N stretching to Trencrom Hill, stunning views and beautiful sunsets
8	Footpaths from Relubbus & Halamanning to Millpool	566 317 569 314 571 310 572 309	112/89/1 112/45/1 112/41/1 112/40/1	Views looking E and SE of the River Hayle valley across Tregembo to Trescove Common from footpaths from Relubbus and Halamanning to Millpool
9	Relubbus Lane	562 317		View looking N over open fields to Carbis Bay (St Ives Bay)
10	School Lane	556 313		View looking NW and N to Trencrom Hill, Knills Monument (St Ives) and Hayle Estuary.
11	Lane to St Hilary Church	553 312		View looking N and NW over land and fields with no significant development, towards Castle Dinas and the West Penwith Moors
12	St Hilary Churchtown and footpaths	550 313	112/86/2 112/85/1	View looking across fields to Friendship Woods (no buildings to spoil it) and N across fields to Penwith Moor
13	Lane to Halamanning and footpaths	561 311	112/42/1 112/43/1	View looking E to Godolphin Hill and Tregonning Hill and S towards coast
14	New Road and footpaths	558 307- 558 311	112/32/1 112/43/1	View looking E across open fields/farmland to Godolphin and Tregonning Hills from New Road and footpaths
15	Higher Downs footpaths	556 310	112/34/1 112/35/1 112/36/1 112/37/2	View looking N of St Ives Bay at Hayle, NW of Trencrom Hill and E of Godolphin Hill
16	Greenbury – Woodstock footpath	561 298	112/22/2	View looking NE of Godolphin Hill, Colenso and Tregonning Hill
17	Georgia Mound, Rosudgeon Common	557 293	112/17/2	Expansive panoramic views from Georgia Mound of agricultural and mining landscape to St Michaels Mount, Marazion, Penzance in the W, to Tregonning Hill and Godolphin Hill to the ENE and Mullion and the Lizard in the SE
18	Prussia Cove Road	557 295		Views from top of Prussia Cove Road looking S to SW and SE over fields to the sea
19	Prussia Cove coastal footpath	554 278	112/1/3	Views looking to W around to E over coves and sea with no significant developments
20	Cudden Point coastal footpath	550 278	112/5/1 112/6/3 112/6/5	Views looking NW of Mount's Bay
21	Bostrase Farm footpath	573 306	112/91/1 201/79/3	Views looking N to Tindene mine, E to Tregonning and Godolphin Hills, SE to Germoe Church and S to Kenneggy Highs
22	Croft Gothal mine and footpath	568 308	112/40/1	Panoramic views looking N, S, E and W
23	North of Colenso Cross footpath	559 305	112/29/1 112/31/1	View looking towards N of fields and trees

Appendix 2: St Hilary Parish Design Guide

Introduction

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

2. Design in new housebuilding has risen to the top of the planning agenda. Government has recognised that design, fitting in with the existing environment and using aesthetic judgements is part of what is important. It is now felt that design in England is "shockingly poor" and that there should be a statutory obligation for beauty in new housing.

3. A new strategy, "Building Better, Building Beautiful", to ensure that distinctive rural vernacular is considered, is included in the Planning for the Future planning reforms. The need for housing design sympathetic to existing local vernacular is now officially of importance to rural communities. Former MHCLG Minister Jake Berry noted that neighbourhood plans gave local communities "the ability to come up with local design standards, which enables people to protect or encourage the local vernacular when seeing development in their area".

4. Good design, sympathetic to the local vernacular (traditional style), is more likely to win approval at parish council, county and

national level. Not only will it improve the likelihood of approval in planning terms but, as important, it will win approval from the neighbours. St Hilary Parish welcomes this desire to maintain its distinctive character when considering any planning application.

5. Any Neighbourhood Plan Design Statement must be guided by the principles in the National Planning Policy Framework and the county level local plan as set out in *A Design Statement for Cornwall, 2001* and the policies in the Cornwall Local Plan 2010-2030, adopted in March 2013, together informing the design process.

6. For the purposes of St Hilary Parish NDP where design is presented as 'outstanding' or designed to 'enhance its immediate setting' in order to meet the policies set out in the NPPF, the following criteria will apply:

- The scale, design, layout, form and landscaping of the development should not be physically or visually overbearing on, or incompatible with, surrounding landscape or settlement character
- Appropriate development in the parish will have applied the principles set out in the NDP written and pictorial design guidelines and policies and will complement local landscape and settlement character and will not be conspicuous or imposing on their setting.

Overview of the Parish

7. St Hilary Parish is one of the most rural parishes in Cornwall. Seven relatively small settlements with very low density housing have been identified in this NDP as suitable for having development boundaries. These are: Plain-an-Gwarry, Relubbus, St.Hilary Churchtown, St Hilary, Gwallon, Rosudgeon and Gear's Lane. However, by most standards they are not typical settlements having few of the services you might normally expect.



8. The parish is otherwise defined by scattered dwellings in the countryside built along the roadside and set back in relative isolation.



9. The range of styles is in the vernacular tradition (i.e., the local style that has evolved naturally over the centuries) with few exceptions. Like anywhere else, its houses and cottages have been modernized over the years,

mainly in the form of roof replacements, window replacements, small extensions, and the addition of garages and conservatories. There are very few, if any, loft conversions or additional storeys added.

10. Unlike most parishes in England and certainly Cornwall, most new houses (that is, built in the second half of the 20th Century) have been designed with references to traditional style and use of local materials and in the same scale as their existing neighbours.



11. Houses that have been built in the 21st Century have, so far, been scaled to match their existing neighbours and have made some reference to local materials and style. Unlike its neighbours (e.g., above Praa Sands and in Perranuthnoe), St Hilary has maintained its traditional character and there are no modern houses built in a style, 'breaking ranks' and having nothing to do with the vernacular.



Our Approach

12. Government has given us the opportunity, through a Neighbourhood Development Plan, to influence the design of housing in our parish, encouraging a sympathetic approach.

Feedback from our engagement with the parish suggests a wish to maintain its existing character and discourage houses of an entirely modern design.



13. From the evidence gathered from the residents of the parish, it is clear that the preference is for any new houses to be well designed and environmentally efficient, respectful of their natural surroundings and their neighbours, to make use of local materials and not to build in a cheap and generic modern style even when at the 'affordable' level.

14. A new house is not only an investment for its owner but an investment for all people who live in St Hilary Parish, maintaining the parish as an attractive place to live and work long into the future. A badly designed and cheaply built house is a poor investment for its owner, ageing badly instead of improving with age, harder to maintain and harder to sell. As important, it is a bad investment for the parish, eroding its appeal as an attractive place to live.

15. St Hilary Parish enjoys a rich legacy of high-quality cottages and larger buildings reflecting the local vernacular, establishing a sense of place, respecting the setting, village scape and landscape character. New buildings in St Hilary will reflect the timeless elements found locally to create a sense of place and character that is in harmony with its historic settlement pattern and character.

16. These design policies and the design guide will set standards that will steer potential developments towards a successful application and result in a positive contribution to the socio-economics of the parish making it a more welcome addition to the built environment. Future planning applications submitted to the parish council should have considered the following Design Guide Policies and are strongly encouraged to complete the design checklist. Any application will also have sought pre-application engagement with the Parish Council, Cornwall Council and an approved design review body (e.g., Design Council CABE).



Design Guide - Policies

Summary

DG-Policy A: Buildings should relate well to their site and surroundings. Views to and from important physical and landscape features in the parish should not be adversely impacted.

DG-Policy B: Buildings should be of a scale and density appropriate to the existing built environment.

DG-Policy C: Any new development should respect the existing character of our public highways and the pleasure of using PROWS.

DG-Policy D: New buildings should be bespoke designs, not selected from irrelevant catalogue 'products' but draw inspiration from and blend with local building traditions.

DG-Policy E: Newbuild design will use natural and indigenous materials for wall finishes, roofs and windows.

DG-Policy F: Roof lines should contribute to a varied and individual skyline.

DG-Policy G: Where possible there should be a sufficient garden size and the boundaries between private and public spaces should be defined.

DG-Policy H: Buildings should take advantage of solar gain and other sustainable opportunities.

DG-Policy I: Contemporary and futuristic elements may be included where they are not in conflict with other objectives.

DG-Policy J: Provision for biodiversity and lighting schemes should be submitted as part of the detailed proposal and should minimise any impact on the NDP Dark Skies Policies 2b and 7a.

DG-Policy K: Conversions of barns and other industrial buildings for change of use must align with other design policy objectives.

DG-Policy L: Extensions should be sympathetic to their parent structure and align with other policy objectives.

DG-Policy M: New buildings are strongly encouraged to be accessible and adaptable as laid down in building regulations standard M4(2) and M4(3)

DG-Policy N: All development proposals should consider the need to design out crime, disorder and antisocial behaviour to ensure ongoing community safety and cohesion.

Detail

DG-Policy A: Buildings should relate well to their site and surroundings. Views to and from important physical and landscape features in the parish should not be adversely impacted.

17. St Hilary Parish is a traditional agricultural community consisting of small low density settlements and isolated farmsteads with a distinct rural and open countryside character. Rural and industrial heritage characteristics are the prevailing feature throughout St Hilary.



The design of new buildings should respect the unique rural context and history of these settlements and any development should complement its surroundings by drawing upon, and being inspired by, its unique assets, respecting any designations. Variety within the parish means that what may fit in one context may be wrong in another. The layout and position of a building and its access needs to reflect local patterns in order to 'fit in'.

18. Any development should contribute to the character of St Hilary Parish as a whole, incorporating design principles that reflect the historic and local landscape character. A planning application should therefore demonstrate through a design and access statement and accompanying documents how it complements the character of the parish. The statement and accompanying drawings must provide sufficient detail for proposals to be properly understood.

19. The design and access statement must include an appraisal of the site and identify its opportunities and constraints with an assessment of views to and from the proposed development. Applications must explain clearly and concisely how the proposals have been informed and influenced by this appraisal.

DG-Policy B: Any new building should be of a scale and density appropriate to the existing built environment.

20. The scale and massing of all new buildings must be informed by and sensitive to traditional local built character within the locality. The silhouette of buildings, local settlements, and views into and out from them rely upon sensitively scaled buildings. Proposed building heights should be guided by traditional building scale, form and grain locally, and the scale and massing of buildings should also be informed by the nature of the neighbourhood.

21. New buildings in St Hilary Parish should not exceed two storeys. St Hilary Parish enjoys relatively low-density housing. Houses are usually provided with well sized gardens reflecting the agricultural traditions of the parish. The denser settlements comprise small cottages clustered more tightly together and fronting towards the highway. A private outdoor garden amenity space should be provided for all new dwellings where possible. Densities and spacing should reflect these traditional forms – even terraced cottages should have well-proportioned gardens. Native tree cover is also important and provision for new native tree cover is encouraged as part of every application.

DG-Policy C: Any new development should respect the existing character of our public highways and the pleasure of using PROWS.

22. Vehicular access should integrate seamlessly into the existing highway network which is characterized by the main B3280 and narrow arterial routes with boundary hedgerows. Limited footways and kerbing and minimal street lighting keeps the parish rural and avoids a suburban feel. Any new developments should adhere to this and avoid unnecessary exterior lighting to minimize light pollution.

23. Any new buildings whether they are domestic, agricultural or otherwise commercial should have a minimal visual impact. The perception of the parish is defined by a combination of views into and out from the settlements with open views towards the countryside, or across open spaces, visible from roads and PROWS and these should not be violated/interrupted. Reducing the visual impact can be achieved by planting native species between a development and the countryside and this should be included in an application wherever possible.

DG-Policy D: New buildings should be bespoke designs, not selected from irrelevant catalogue 'products' but draw inspiration from and blend with local building traditions.

24. Recent developments in nearby parishes often lack physical and visual connections to their historic landscape character and are composed of largely standardised house builder 'products'. This may be less of a concern where the standard of architecture is already poor or the style is predominantly modern. However, this approach does not fit with St Hilary Parish which has so far avoided the inappropriate use of modern materials and techniques.

25. For example, timber and synthetic cladding is not traditional as a finish for houses in St Hilary and will not be supported. It may be suitable on small scale garden sheds. Timber cladding is not a characteristic commonly found on houses and is to be avoided. Slate hanging is traditional in Cornwall as a way to prevent damp although is not typical of St Hilary. Similarly, the use of glass and steel may suit Praa Sands sea front but it would clash badly and upset the balance that exists in rural St Hilary.

26. The rhythm of the buildings and houses in the parish, their frontages and how they relate to the street should influence the design of new buildings. The ratio of wall to windows and doors, the building materials, pre-dominance of pitched roofs and chimneys as well as the vertical emphasis to windows should also influence design of new buildings. Roof shapes on traditional buildings within the parish are typically simple, with long, relatively low, pitched forms (30-35 degrees) and uncomplicated ridge lines. New buildings should respect these characteristics. Attention to such references will not restrict new design but it will ensure that the design of new buildings is consistent with the quality of form and character in the best of the parish.

27. The design of windows is one of the most important factors influencing the character and appearance of new buildings. Proportions, details and means of opening (sliding sash or hinged casements) which are characteristic of older properties can be adapted to suit new buildings and help them to fit in with their surroundings. In general, window and door styles should be kept simple, well proportioned, and of a style that suits the character of the building, normally with a strong vertical emphasis to the openings with reveals (i.e., the setback of windows and doors from the outer face of the wall) of at least 50mm.

DG-Policy E: Newbuild design will use natural and indigenous materials for wall finishes, roofs and windows.

28. Walls, especially where they are visible from the highway or PROWS should be faced in local style granite (preferably of a characteristic warm grey-brown tone). Lintels and corner quoins are typically of granite, of a natural cut look not machine finished. Token areas of stonework with render between should be avoided. It is traditional for visible facades to be more expensive in materials and building quality than end walls which may have a more rendered but not flat look and be painted. Artificial and regular-sized imitation stone is to be avoided. Reclaimed roof slates and quoins are encouraged.

29. Roofs are typically of Delabole slate in either regular sizes or random widths and diminishing courses. New construction should use a paler buff grey matt tone rather than an imported austere dark and more shiny tone. Ridge tiles are more typically terracotta/reddish-orange in colour not black. Artificial and concrete tiles are to be avoided.

30. Windows are typically of softwood and variously painted, with sliding sashes. Where plastic is used it should be of a timber appearance and traditional design subdivided by glazing bars. Stained brown hardwood windows should be avoided. Doors should have a painted timber appearance avoiding 'off the peg' plastic examples.

31. Brick, apart from chimney stacks, is alien to the parish and its use is to be discouraged. Brick dressings, string or band courses etc. are equally discouraged.

32. Wherever possible, traditional materials and finishes for doors and windows, e.g., painted softwood, should be encouraged and should be double glazed where permitted. Stained brown hardwood window and door frames are not traditional and are discouraged and when replaced, painted frames and glazing bars are preferred.

33. A materials palette should be included and illustrated within any Design and Access Statement and should be the subject of a design review.

DG-Policy F: Roof lines should contribute to a varied and individual skyline.

34. Design of new buildings should consider the skyline. Subtle variations in the roofline improve the visual appeal, reflecting topography and respecting existing local design and building traditions. Gables which break the eave line also help to articulate the roof-scape and add visual interest as does the use of chimney stacks. Designs should include roof pitches similar to those found locally.

DG-Policy G: Where possible there should be a sufficient garden size and the boundaries between private and public spaces should be defined.

35. Boundaries are critical to a sense of place and ownership. The presence and character of boundaries, especially along the frontage of properties, influences the highways in the parish and should be considered in new developments. Where possible, properties should have a defined boundary segregating private and public spaces. Open frontage dominated by parked cars should be avoided.

36. Enclosing Cornish hedges and low walls are a strong feature in rural locations and dispersed settlements in the parish. Timber boarding over hedge-banks should be avoided. In St Hilary Parish local stone walling to front gardens is especially traditional. Where possible traditional walling techniques should be used with stone. Close-boarded, larch lap, or woven timber fences and concrete and plastic fencing should generally be avoided especially where visible from the public realm.

37. Provision for parking should not be visually intrusive.

DG-Policy H: Buildings should take advantage of solar gain and other sustainable opportunities.

DG-Policy I: Contemporary and futuristic elements to be included where they are not in conflict with other objectives.

DG-Policy J: DG-Policy J: Provision for biodiversity and lighting schemes should be submitted as part of the detailed proposal and should minimise any impact on the NDP Dark Skies Policies 2b and 7a.

DG-Policy K: Conversions of barns and other industrial buildings for change of use must align with other design policy objectives.

DG-Policy L: Extensions should be sympathetic to their parent structure and align with other policy objectives.

DG-Policy M: New buildings are strongly encouraged to be accessible and adaptable as laid down in building regulations standard M4(2) and M4(3).

DG-Policy N: All development proposals should consider the need to design out crime, disorder and antisocial behaviour to ensure ongoing community safety and cohesion.

38. Although crime was not mentioned in the public consultations as being an issue in the parish, the Crime and Disorder Act 1998 (CDA) established that the responsibility of reducing crime does not fall solely to the police. Section 17 of the CDA requires local authorities to consider the crime and disorder implications of all their activities and functions and do all that they reasonably can to reduce these problems. Designing out crime and designing in community safety through planning can be a vital tool in fulfilling this duty. Through careful design at the planning stage and discussion with the local public services the potential for crime can be reduced and community safety improved in all new developments, not just housing, and this should be considered in the design proposals for development within the neighbourhood area.

[**St Hilary Parish Design Guide-Check List**](#)

Visual Guidance - section

VG-1 REFERENCES TO THE VERNACULAR



A fine example (right) of a 20th Century architect of a new build in Relubbus referring to one of the most important listed buildings in the parish, Tregembo (left), just up the hill. The plan with gabled wings extending forwards around the front door and the style of windows must have been inspired by the earlier house.

VG-2 REFERENCES TO THE VERNACULAR



The 1970s new build on the left has clearly been influenced by its Victorian neighbour on the opposite side of the road where the garage doors have replaced the shop window below a forward-facing gable. The granite facing, natural slate roof and terracotta ridge tiles are also sympathetic to the local vernacular. Fashionable in the late 20th century, the stained hardwood windows might now be white giving it an even more traditional local character.

VG-3 REFERENCES TO THE VERNACULAR



The 1970s new build on the right is sympathetic to the design of its near neighbour in Relubbus where the roof is hipped and the small windows are tucked up under the eaves. The wall is also granite faced in the traditional local colour. If built today, the stained hardwood windows might now be white or otherwise painted to make it even more traditional and in keeping with the conservation area.

VG-4 UNSYMPATHETIC DESIGNS



A fine example of making absolutely no attempt to blend in with your neighbours! The typical 1970s bungalow is a next-door neighbour to the cottages on the right and given that they are within the curtilage of St Hilary church, it is all the more unfortunate. However, this type of bungalow is rarely proposed these days and the front gate is very traditional.

VG-5 WINDOWS



The windows on these old cottages (left) are double-glazed and UPVC but are a very good copy of the traditional painted softwood windows they replaced. Those on the right have been replaced with stained hardwood and have only two panes in a less traditional style.

VG-6 TRADITIONAL STYLE



This is a good example of white four-paned sash windows giving the cottage a much more friendly and cheerful and cosy appearance than the almost invisible dark windows on the left hand cottage. However, the new build to the left is a perfect example of being sensitive to the scale and proportions of the existing house and only the concrete lintels give it away as a modern cottage. Perhaps when the windows are replaced they will be a pale colour and more visible as they are the 'eyes' of any building.

VG-7 REFERENCES TO THE LOCAL STYLE



This modern cottage has gone to the expense of facing the ground floor with granite but economised on the first floor. But even this much expense has immediately identified the cottage as Cornish, whereas the other houses of similar date in St Erth could be found anywhere in the UK.

VG-8 DESIGNING IN THE TRADITIONAL LOCAL STYLE



The modern cottage to the left (in Breage) is a very good imitation of a classic traditional Cornish cottage as found in Chynoweth Lane, St Hilary (right). The original cottage has PVC double-glazed windows, but they are white and are a good imitation of the original four-paned sash windows, demonstrating what can be easily achieved. The new build has casement style windows, but being green, not stained hardwood, they look traditional. The new build lacks chimneys but the natural slate roof is very similar in tone to Delabole, perhaps more typically Cornish than the choice of darker slates on the new roof of the older cottage.

VG-9 DESIGNING IN THE LOCAL STYLE



The new build cottage on the right is a very good example of what can be done to blend in with its next-door neighbour, the much older cottage on the left. The back of the new build is completely modern and surprisingly large, but nobody sees it.

VG-10 DESIGNING IN THE LOCAL STYLE



The new house on the left in Rosudgeon is a few hundred yards further west than the new houses on the right. Those on the right are immediately recognizable as Cornish being granite faced with white sash style windows, grey natural slate and orange ridge tiles set behind a Cornish hedge. The house on the left is entirely alien with cladding, a glass balcony, white plastic drainage and surrounded by a tanalised wooden fence which will never grow better with age unlike the Cornish hedge. The houses on the right are much more popular with the neighbours and they look as though they are built to last and will probably hold their value better.

VG-11 DESIGNING IN THE LOCAL STYLE



A marvelous example of a substantial modern house recently built on the border of St Hilary in the local style. The granite is the right mellow tone, the dormers have slated sides, the roof has the Delabole pale blue-grey tone with orange terracotta ridge tiles. It is obviously a new house but a very welcome addition!

VG-12 SYMPATHETIC EXTENSIONS



Three fine examples of making an extension look as though it had always been there. The wing to the right of the Falmouth Packet Inn is only 40 years old. The cottage in the centre, in Packet Lane, has a much more obvious extension but it is still very sympathetic to the original building. That on the right has also made every effort to make its rear extension blend with its parent house.

VG-13 DESIGNING IN THE TRADITIONAL LOCAL STYLE



This new house in Rame is a splendid example of imitating its neighbours and what a difference it makes. It will age well too. It's asymmetrical windows also add a barnlike character which again makes it look much older than it is; a very unusual touch in a new house.

VG-14 GARDENS



A charming example of a traditional walled front garden and a contemporary version in front of a new build in Ashton.

VG-15 UNSYMPATHETIC DESIGN



An example in Crowan parish of superficial, cheaply constructed new builds having no local relevance in style or design popping up in an otherwise undeveloped rural stretch of road towards Townsend from Relubbus. They are little less than an insult to their existing neighbours and completely change the atmosphere of the nearby countryside.

VG-16 SKYLINES



The broken skyline is recommended when houses are built side by side as in this terrace in Breage parish.

VG-17 ALIEN DESIGN



The brand-new prefab off the peg house just over the border in Perran parish (left) makes no attempt whatever to look local and is entirely alien. It could be anywhere and the materials used will not last. The new house on the border with St Hilary to the right was built at the same time and will hold its value, require less maintenance and make a welcome contribution to the parish. Also, the granite house will age well as moss and lichens grow on the stonework whereas the plastic house will age very badly making it a short-term investment.

VG-18 WINDOWS



The replacement windows of the cottage (left) in Relubbus have imitated their unusual original arched glazing bar design retaining some of the history and character of their originals whereas the cottage to the right has lost their original interest.

VG-19 GENERAL DESIGN DIFFERENCES



Two buildings of similar shape and size near each other on New Road, St Hilary. The older (originally two semi-detached cottages) may have solar panelling and new double-glazed windows but it nevertheless has an original local look and shows that modernising an old house need not necessarily spoil it. The new house built in the 1990s on the site of an older house has a very harsh appearance, makes no reference to the vernacular and is unlikely to improve with age. However, it is of a similar scale to others in the neighbourhood.

VG-20 NEW BUILDS IN THE VERNACULAR



A fine example of adding two houses onto an existing terrace in Helston. The absence of chimneys gives them away but their window design is better than the replacement widows of the original cottages to the right!

VG-21 WINDOWS AND ROOFS



These houses in Breage are very similar except that the house on the left has been re-roofed with concrete tiles and its replacement louvre windows have no glazing bars giving it a harsher and less attractive appearance than the house on the right which also has replacement double-glazed windows and a front door in a more original style.

VG-22 WINDOWS



Another example of two similar cottages where the replacement windows in the example on the right have lost some of the traditional look of the cottage on the left.

VG-23 LOCAL STYLE



Two contemporary 20th century houses near each other in St Erth parish. One proudly not in the local tradition called Tudor House, the other with minor references to the vernacular.

VG-24 ALIEN MODERN DESIGNS



Examples of poorly built, badly designed cheap housing at Goonhavern which relate to nothing, developed purely for a quick profit.

VG-25 FITTING IN WITH THE NEIGHBOURS



Left: Whereas the two outer houses have a small amount of granite facing as a nod to the vernacular, the 'infill' house only uses natural pale grey slate with orange terracotta ridge tiles to identify it as Cornish. However, it is discrete in its scale and set back from the others and does not attempt to dominate its existing neighbours.

Right: This new house in Rame has matched its existing neighbours with great sympathy, the front granite faced, rendered on the sides, the same height and roof pitch with natural pale slates and a traditional low curtilage garden wall. If the windows were four-paned sash style it might be even better!

VG-26 WALL FINISHES AND WINDOWS



The new houses on the left have some token cladding in an attempt to break the monotony of the white render, but for little more expense, they could have token areas of hanging pale grey slate, some granite, a chimney pot and glazing bars and look immediately Cornish as demonstrated by the house on the right in Long Rock.

VG-27 ELEMENTS OF DESIGN



The new house in St Erth on the right is not dissimilar in size and basic design to the older house on the left in Long Rock. The newer house might gain much if it had white framed double-glazed windows as used in the older house.

VG-28 ELEMENTS OF DESIGN



Cladding has become the modern equivalent of hung slate but is not traditional on a dwelling in Cornwall and only rarely on a barn or shed. Slate may be a more expensive option but it will require less maintenance, age better and last longer than wood or plastic cladding as well as being in the local style.

VG-29 WALL OPTIONS



Hanging slate on the walls of this house in Newtown is an alternative to cladding. It is more traditional and unlike cladding, it requires less maintenance and will improve with age. Also note the use of solar panelling on the less visible roof.

VG-30 CONTEMPORARY VERSIONS OF TERRACED HOUSING



The modern equivalent of a traditional Cornish terrace of houses in Ashton compared with a terrace in Helston. The small variance in roof heights and depth of house breaks monotony and the front gardens soften the visual impact when viewed from the highway. Both of the standard porch options are used in each case. The general scale and style of the original houses is well followed.

VG-31 LEVELS OF LOCAL STYLE



The house at the top forms part of the same development in Ashton as those below and on the right. The top house faces the main road and is more visible and has therefore been given a greater area of granite facing, has chimney pots, a traditional porch and is generally more traditional in style. The houses behind also have some traditional references but pavements, tantalised fences and lamp posts give it an urban atmosphere.

VG-32 BARN CONVERSIONS AND RECLAIMED MATERIALS



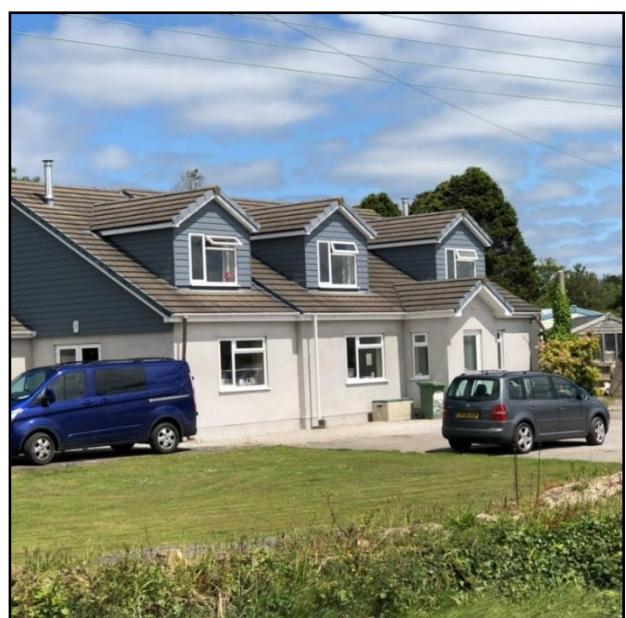
Using smaller and heritage style vellum skylights can give a new roof an older and more traditional look. Reclaimed slates are no more expensive than new ones, last as long and the variegated shades blend better with the multitude of tones in a granite wall. However, skylights are not supported on new development as they do not conform to Policy 7a of the NDP with respect to protecting the dark sky.

VG-33 RECLAIMED MATERIALS



The roofs above are new but have used reclaimed Delabole scanle slate lending them an old and softer look with diminishing courses and a variety of shades. The orange ridge tiles have also been reused. It is most likely that the quality of slate will last longer than new slate and is less brittle.

VG-34 REFERENCES TO AND NOT TO THE LOCAL STYLE



Three new houses in the Breage/Helston area. Those on the left have several references to the local style