

# The Illogan Parish Neighbourhood Development Plan



2016 - 2030

Produced by Illogan Parish NDP Steering Group on behalf of Illogan Parish Council

## Preface

Welcome to the Illogan Parish Neighbourhood Development Plan covering the settlement areas of Illogan, Churchtown, Park Bottom and Tolvaddon and South Tehidy.

The Plan has been produced by a Steering Group made up of community volunteers including three members of Illogan Parish Council, informed and led throughout by public engagement and consultation.

Developing a Neighbourhood Plan is a Government initiative through the Localism Act 2011 to empower communities to help shape the future of the area in which we live and work and runs in tandem with the Cornwall Local Plan (CLP), which runs to 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated in 2030. However, as a Parish Council we may deem it necessary to update the Plan at an earlier date if local circumstances warrant any earlier review.

Illogan is a thriving Parish with a distinctive rural feel and a rich and diverse historical heritage. Whilst this plan is committed to fulfilling our housing obligations as outlined within the Cornwall Council's Camborne, Pool, Illogan and Redruth re-generation program, the policies detailed within the plan focus on supporting small developments and changes seeking to restrict development which would harm the rural nature and heritage characteristics of our Parish.

Thank you for taking the time to read and consider this Plan. As a community, your input, feedback and approval will be key to ratifying a document that will help in informing planning and development for many years to come.

Cllr. Margaret Roberts MBE, Chair of Illogan Parish Council

Cornish translation provide by Cornish Language Office / Sodhva an Taves Kernewek

Dynnargh dhe Dowl Displegyans Kentrevel Pluw Yllogan, ow synsi ynno ranndiryow trevesigeth Yllogan, Egloshalow, Talvadn, Park an Goles ha Tihydin.

Askorrys re beu an Towl gans Bagas Lewya hag ynno bodhogyon a'n gemeneth, y'ga mysk tri esel Konsel Pluw Egloshalow, kedhlys ha ledys dres pub rann gans keskolm poblek ha keskussulyans.

Displegya Towl Kentrevel yw ragdres an Governans der an Reyth Leelieth 2011 rag gallosegi kemenethow dhe gavos lev, ganso may hallons i furvya dedvedhek an ranndir ynno may trigons hag oberi, ha hemm a res yn kettermynnek gans Towl Leel Kernow, hag a bes bys dhe 2030. Gwiw yw bos an keth termyn diwedh dhodho, ha rakhenna daswelys ha nowydhhes a vydh yn 2030. Byttegyns, avel Konsel Pluw, y'n breusyn gwiw martesen dhe nowydhhe an Towl orth dydhyas a-varra, mar tendillo kesstudhyow teythyek daswel a-varra.

Yllogan yw pluw a sewen, gans omglewans powel hag ertach istorek golusek ha divers. Hedre vo an towl ma omres dhe gowlwul agan ambosow anedhans dell yw deskryfys yn towlen dhastinythi Konsel Kernow rag Kammbronn, Poll, Egloshalow ha Resrudh, an policis manylys a-bervedh an towl a fogel war skoodhya displegyansow byghan ha chanjyow rag fronna displegyans a allsa pystiga gnas powel ha gnasennow ertach agan Pluw. Meurastahwi a gemeres an termyn dhe redya ha prederi a'n Towl ma.

Avel kemeneth, agas ynworrans, dasliv ha komendyans a vydh a res dhe fasthe skrifen a wra gweres kedhla towlennans ha displegyans rag lies bledhen a dheu.

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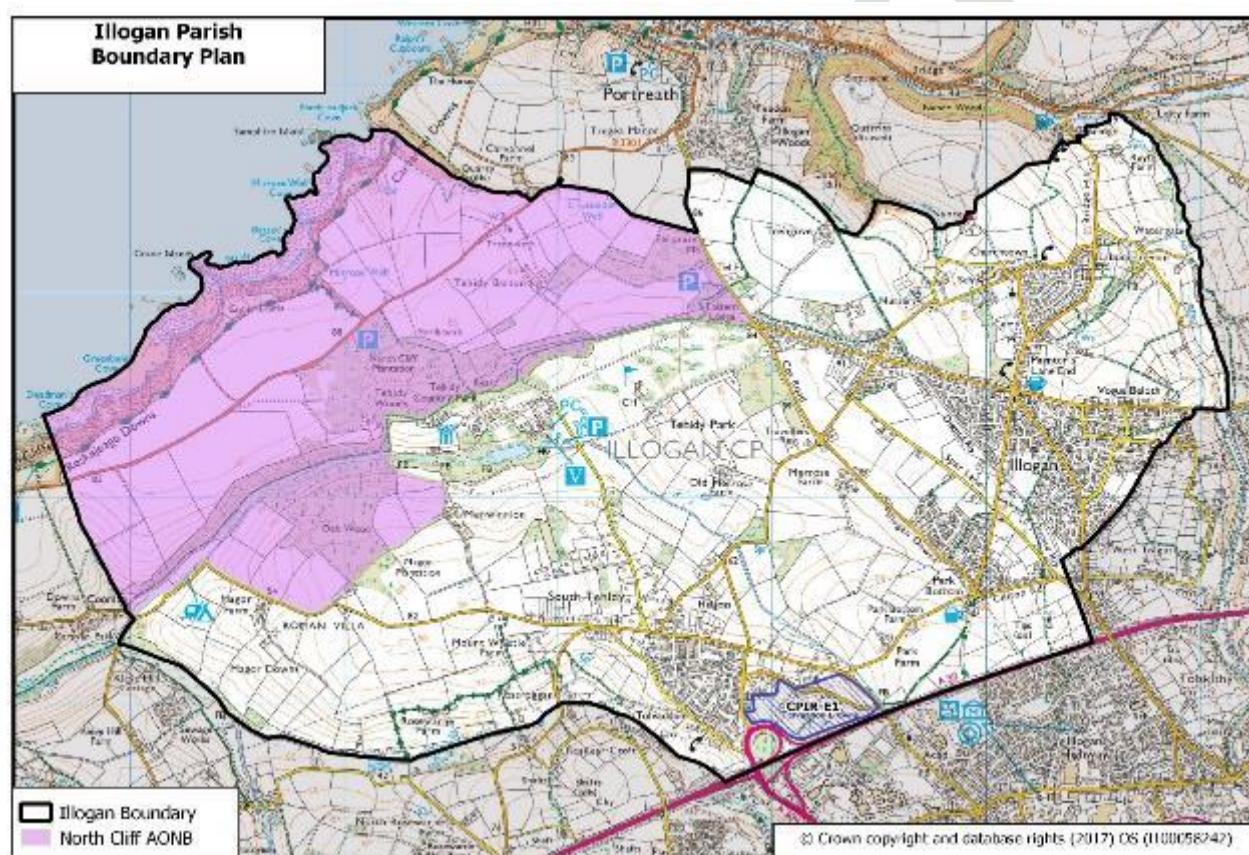
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## INTRODUCTION

- 1.1 This document is the draft Illogan Parish Neighbourhood Development Plan (IPNDP) and presents the visions and objectives of the Parish for the duration of the Neighbourhood Development Plan (NDP) period to 2030.
- 1.2 The Parish of Illogan is situated between the conurbation of Camborne, Pool and Redruth to the South and the dramatic Cornish Coast to the North. The Parish covers an area of 1236 hectares forming part of the Camborne, Pool, Illogan and Redruth (CPIR) Community Network Area (CNA). CNAs are the way in which Cornwall Council connects with local communities under the devolution agenda and helps them address important local issues. Although clearly rural in nature the Parish of Illogan is included in CPIR due to there being an allocated site for employment at Tolvaddon Downs (CPIR-E1).



*Figure 1 Illogan Parish Boundary Plan*

- 1.3 The purpose of the IPNDP is to build on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan: Strategic Policies Development Plan Document (Local Plan), to give an extra level of detail at the local level. The IPNDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community.
- 1.4 The IPNDP runs in tandem with the Local Plan, which runs to 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated in 2030. The Parish Council may however deem it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.
- 1.5 This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed at ([www.illoganneighbourhoodplan.wordpress.com](http://www.illoganneighbourhoodplan.wordpress.com)) and ([www.illoganparishcouncil.gov.uk](http://www.illoganparishcouncil.gov.uk)).+ A glossary and abbreviations section is also included at the back of this document for reference.



## 1. ILLOGAN PARISH NDP - THE PREPARATION PROCESS

- 2.1 The preparation of the IPNDP has been led by the Illogan Parish NDP Steering Group. This group comprises allocated Parish Council representatives and community volunteers. (Basic Conditions Statement – Appendix 1)
- 2.2 The preparation of this NDP has been informed throughout by a comprehensive programme of consultation. Consultations have been taking place over the last 18 months. These have included:
- Parish wide questionnaires to residents and businesses;



- Meetings and exhibitions in the Parish meeting rooms etc.
  - Creation of a dedicated website [www.illoganneighbourhoodplan.wordpress.com](http://www.illoganneighbourhoodplan.wordpress.com) and Facebook page etc.
- 2.3 All the consultations have been summarised in Appendix 2 the Consultation Statement, as required by the formal NDP legislative requirements; this is available at the NDP dedicated website and Illogan Parish Council website.
- 2.4 The outcomes of the various consultations have highlighted the key priorities of:
- Protection of existing settlement boundaries and green corridors.
  - Protection of open and green spaces including agricultural land.
  - Protection of heritage assets.
  - Delivery of affordable housing allocation numbers.

## **What Next?**

- 2.5 Following submission of the draft plan to Cornwall Council for their consideration it will be consulted on before being sent to an independent examiner (mutually agreed by Cornwall Council and the IPNDP Steering Group), who will check the plan to ensure it conforms with legislation, policies, designations and any other relevant documents. The Independent Examiner may recommend that the NDP is amended before continuing to the Referendum stage
- 2.6 The NDP will be subject to a Referendum, in order to gauge community support and will only be adopted by Cornwall Council if the majority of those voting in the Referendum support it.
- 2.7 Once adopted, the policies contained within the IPNDP will have to be taken into consideration by the Planning Authority when determining future Planning Applications.

## **Illogan NDP - Supporting Documentation**

- 2.8 The IPNDP is supported by a variety of other further documents and information, which are often referred to in this document. The key supporting document referred to throughout this NDP is the Summary of Evidence Appendix 3.
- 2.9 The 'Summary of Evidence' document presents summary outcomes from studies and the various consultation exercises and is detailed within six themed sections:
  - Homes and Development
  - Facilities and Amenities
  - Environment and Heritage
  - Transport and Traffic
  - Leisure and Recreation
  - Education

## 2. ABOUT ILLOGAN PARISH

### History

- 3.1 The Parish has a rich and diverse history retaining a predominantly rural outlook and agricultural focus. Records indicate that a settlement was present within this Parish in the 13th Century.
- 3.2 The medieval parish ran inland from the coast to encompass the impressive Stone Age hill-fort on the granite outcrop on Carn Brea. Early settlement of the area is also evident from later Bronze Age burial sites and the embanked iron age homesteads, some of which were the embryonic sites of modern farms with names first recorded in medieval records (e.g. Trengove, Treloweth, Trevenson, Nance, Carvannel, Magor, Merrose).
- 3.3 During these early times most people lived their lives at subsistence level, relying on patchy pastoral farming and the search for tin in streams and surface outcrops. The population, not exceeding a few hundred, was further depleted by plagues such as the Black Death (1348) and in 1591 when the registers record the burials of perhaps a third of parishioners.
- 3.4 The upsurge in mining and its subsidiary industries, together with the growth in communications and development of Portreath harbour, led to a boom in population and a greater demand for homes. From the eighteenth century working families were leased plots of land by the mineral lords so that the waste became a pattern of small, regular shaped fields interspersed with a sprinkling of cottages.
- 3.5 Despite this growth in 1840 still only one house stood at Paynters Lane End, although by 1851 New Row (Robartes Terrace) had appeared, as did a larger church and a new school (the present Old School Centre and Village Hall), founded by the Bassets. The Church registers show that between 1813 – 1822 well over half the male population were either miners, tanners or in other connected trades.
- 3.6 To the North of the Parish and bounded by the Atlantic Coast is the Country Park of Tehidy, one of only four in the County of Cornwall. The manor, one of the largest in the area, was a seat for many centuries of the junior branch of the Basset family, some of the earliest Norman settlers in England. They accrued enormous wealth in the eighteenth century through leases they granted for the mining of tin and copper. In 1873 they were Cornwall's fourth largest landowner.
- 3.7 Francis Basset put his money and influence to good use during his lifetime, including giving miners working his copper mines 400 acres of Tehidy land to cultivate as smallholdings. He was also responsible for the financing of the plateway from Poldice to Portreath. When he died in 1835, 20,000 people gathered at Tehidy for the funeral procession and the de Dunstanville monument was erected on Carn Brea in his honour. In 1845 Lady Bassett bequeathed the land known as Glebe Fields to the people of the Parish.



Tehidy House 1904 Tea Treat

- 3.8 Tehidy house was sold in 1916 and in 1919 was opened as a sanatorium for the treatment of tuberculosis. Two weeks after the hospital opened it was gutted in a fire rumoured to be the handiwork of Tehidy ghosts but it was rebuilt and remained in use as a hospital until 1988.
- 3.9 In 1983 Cornwall County Council purchased the grounds and developed the Country Park. Despite the fact that some redevelopment has taken place within the boundary of the 'estate', the heart of the woodland park remains and is the largest woodland in West Cornwall.



Mary's Well circa 1904.





Paynters Lane End, turn of the 19th Century.

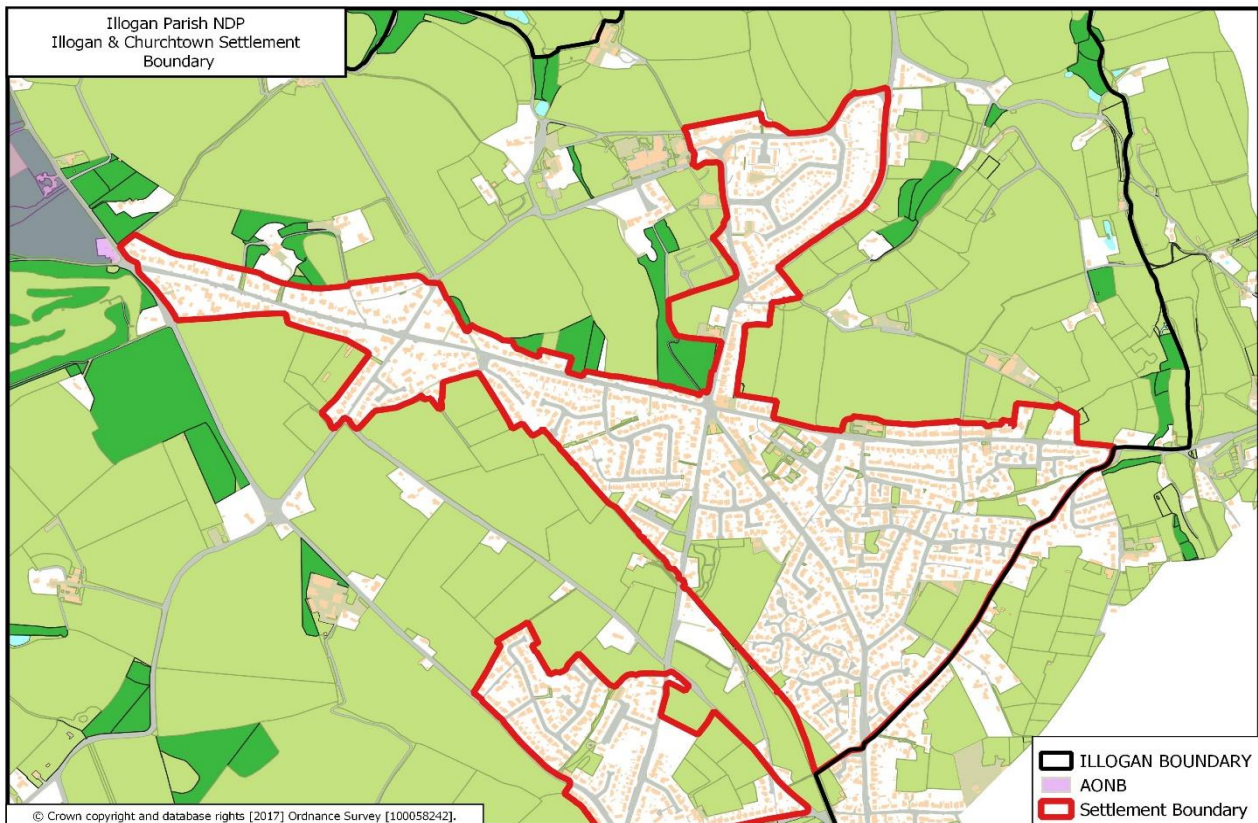
3.10 In post war years many established families left the area as new ones moved in to the growing housing estates that served as dormitory areas for local towns, or cater for the retired. Speed of change over the last fifty years has been remarkable and it is difficult to predict the impact on the Parish, for better or worse, from future developments; the Heartlands Project, a possible rebirth of mining, inward migration, further housing development and the resultant demands on infrastructure. Such change is as inevitable as it is necessary and a weighty responsibility making the IPNDP a critical part of the future shaping of this beautiful Parish for generations to come.



Churchtown circa 1900s

### 3. ILLOGAN TODAY

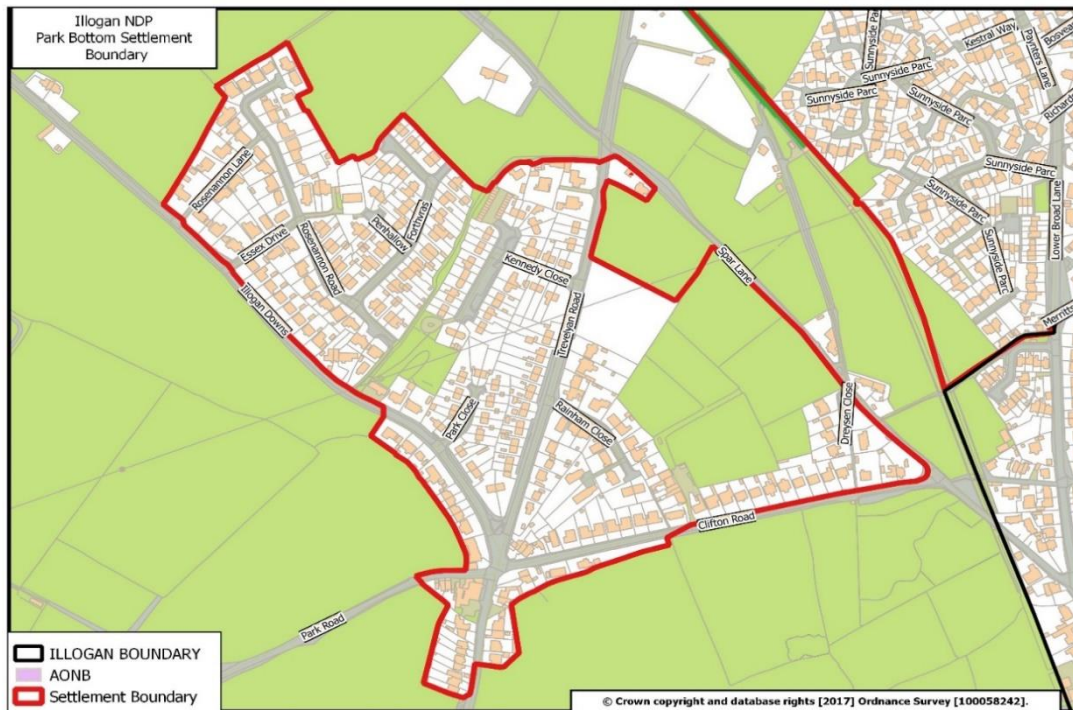
- 4.1 Illogan Parish as we see it today was designated in 1985 and is much smaller in size and differs in character from the historic parish, being settled around the rural boundary of the Tehidy estate and separated by the A30 from the former mining conurbations of the Camborne, Pool and Redruth settlements (CPR). The Parish is made up of a number of distinct areas, the main ones being; Illogan, Park Bottom, Tolvaddon and Tehidy but also including; Churchtown, several farms (Bridge Hill, Home, Nance, Magor, Merrose, Rayle, Park and Trengove) and North Cliffs.
- 4.2 Today the Parish has clearly defined areas of residential development which have evolved around the old arterial routes of Mount Whistle Road, leading into Park Road and Clinton Road, Broad Lane, leading into Paynters Lane and Church Road, Alexandra Road, leading into Basset Road and finally Cot Road, leading into Illogan Downs.
- 4.3 All of these routes link the older settlements within the parish and help shape the pattern of development we see today. New settlement boundaries have been proposed for the INDP which define where future development should take place within the Parish. These boundaries were derived from unadopted boundaries proposed by the former Kerrier Council and are detailed below.
- 4.4 **Illogan and Churchtown** formed from the large triangle of development encompassing Paynters Lane End, Voguebeloth, Harris Mill and Broad Lane, commonly referred to as Illogan and the community of Churchtown.



**Figure 2 Illogan and Churchtown Settlement Boundary**

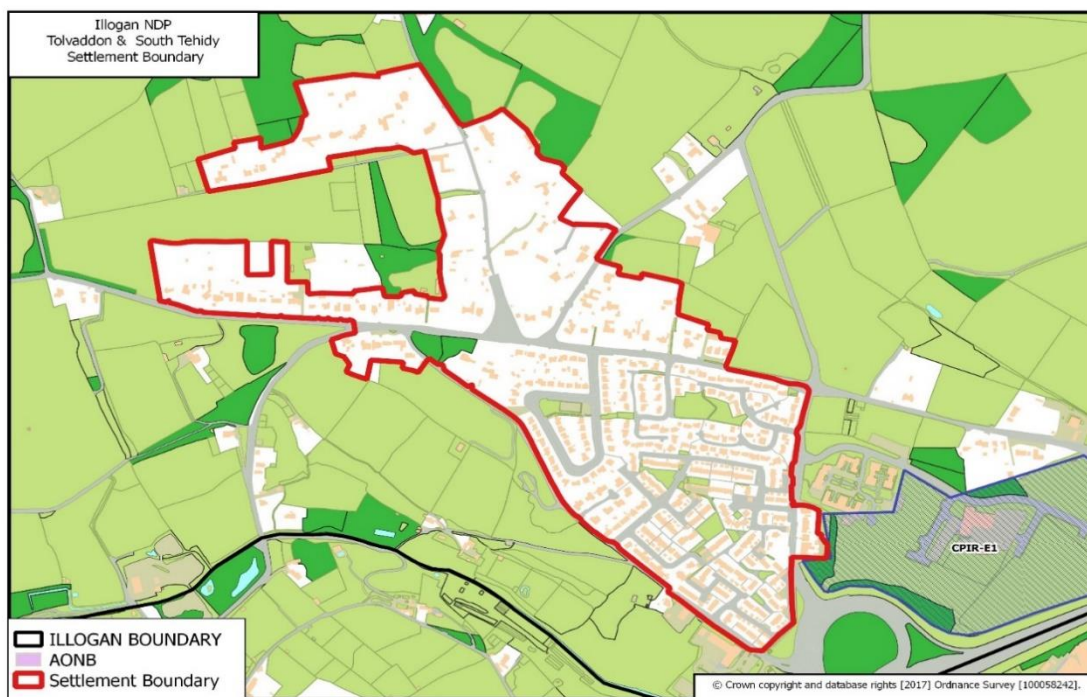


- 4.5 **Park Bottom and Illogan Downs;** situated in open countryside in the South East corner of the Parish and separated from Illogan by Spar lane to the North and Pool by the A30 to the South and to the West by a large swathe of historical grade 2 agricultural land.



**Figure 3 Park Bottom Settlement Boundary**

- 4.6 **Tolvaddon and South Tehidy;** Tolvaddon comprises predominantly 1970's high density housing separated from the much lower density properties of South Tehidy by Mount Whistle Road. South Tehidy has developed along the former South access to Tehidy estate.



**Figure 4 Tolvaddon and South Tehidy Settlement Boundary**

- 4.7 Illogan Parish has a population of 5355 people (Office for National Statistics (ONS) mid year estimates 2014) of which 59% are shown to be of working age which is slightly below the national average of 63%. Naturally, this equates to there being a slightly higher than average number of residents over the age of 65, an unsurprising statistic given that the South West has long since been considered a retirement idyll. Conversely, the number of young people in the Parish is entirely consistent with the national average.
- 4.8 Data available from the ONS clearly identifies that within our parish we have a wide demographic of resident, from the relatively well off to those on very low or none and or supported incomes. Areas of economic deprivation can be found in all wards throughout the Parish.



## 4. KEY THEMES, FUTURE VISION AND POLICIES

### Introduction

- 5.1 Extensive public consultation events have been carried out during development of the IPNDP. The outcomes from these events clearly show that residents generally experience a high level of satisfaction living in Illogan Parish. However, they also expressed concern over the impact of further housing development on the rural feel of the parish, particularly the negative impacts on the green spaces between the communities and the consequent pressure on services such as schools and health provision. Further concern was expressed over the parish being assimilated into the Camborne, Pool and Redruth conurbation.
- 5.2 The key issues and future vision as identified by the community are evidenced in the following chapter along with the Cornwall Local Plan policies and INDP local policies required to address these issues during the plan period to 2030.

#### **Mission**

Retain and enhance the Parish of Illogan's unique rural settlements through appropriate development and by ensuring that existing and proposed infrastructure is reflective of the community's needs.

#### **Homes and Development**

Create a friendly place for people to live, by providing good quality housing to meet local needs reflecting the distinct character, look and feel of the Parish.

#### **Education**

Support the development of young people through allocating sufficient space for educational needs.

#### **Transport & Traffic**

Ensure that transport infrastructure is adequate to support growth and to improve linkages to the Parish of Illogan's communities, whilst helping to reduce rural isolation.

#### **Facilities and Amenities**

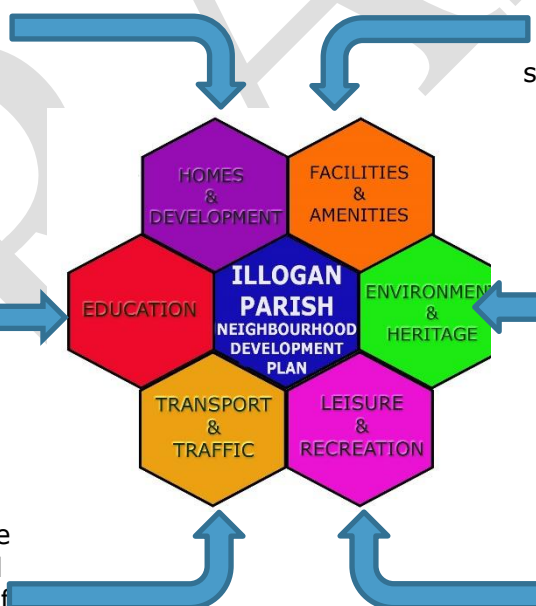
Promote the retention and development of local services and community facilities, such as GP surgeries and pharmacies, local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

#### **Environment & Heritage**

We must preserve the unique landscape character and historic heritage of the Parish and protect it from inappropriate development.

#### **Leisure & Recreation**

Protect the most important 'green assets' whilst improving and increasing the provision of open space and green links for the existing and future population.



## Homes and Development

### Background

- 5.3 There are approximately 2500 households in the Parish 96% of which are sited within the proposed settlement boundaries. The combined settlement of Illogan and Churchtown is the largest with 61% (1520 households), Tolvaddon and South Tehidy is the second largest with 22% (545 households) and 13% (320 households) are within the Park Bottom Settlement. Just 4% (114 households) are located outside the settlement boundaries.
- 5.4 Illogan Parish has a significantly higher proportion of detached properties, at 42%, compared with the average for England of 22%. Semi-detached properties make up 32% of properties very much in line with national figures. There are fewer terraced properties as a proportion of the total housing stock, just 21%, compared with 35% terraced properties in England as a whole. For both purpose built and other types of flat the proportion in Illogan is 5%, compared with 22% for England. This is entirely typical for a predominantly rural Parish.
- 5.5 In terms of home ownership, 1803 (76%) of properties in Illogan are owner occupied compared with 64% in England, with 57% of these being mortgage free. There are 275 (11%) households living in social rented households and 307 (13%) living in property rented from private or other sources.
- 5.6 The average price of housing in Illogan is significantly lower than in England and other parts of the South West with a greater number of properties in the lower council tax bands. However this is not a robust measurement of affordability as it takes no account of lower than average wages in the Parish.
- 5.7 There are 39 vacant properties in the Parish (Council Tax applications data), of which 16 are classed as 'long term vacant' (in excess of 6 months). This low number reflects the efforts of both Central and Local Government to address this issue.
- 5.8 Feedback from community consultation regarding second home ownership in the Parish showed that 85% of respondents felt that new home provision should be for full time principal residence. Records indicate that there are 35 registered second homes in the Parish (1.6%), a level that does not justify any policy intervention at this stage. This should be monitored and reviewed as part of the ongoing process at a trigger point of 5%.

### Illogan Parish Housing Statement

- 5.9 Guidance states that NDPs must be in 'general conformity' with the Local Plan for their area and must show how they will meet or exceed the housing target for their NDP area. The housing target for Illogan Parish and the strategy the IPNDP has adopted to deliver it is set out below.
- 5.10 Illogan is considered a mainly rural parish by Cornwall Council and as such has no strategic housing allocations in the Cornwall Site Allocations Development Plan Document (DPD). It is considered reasonable for the parish to plan to deliver a pro-rata share of the CNA rural housing figure (10 homes) and a pro-rata share of the small-scale windfall development of CPIR (79 homes) Figures supplied by Cornwall Council are presented in Table 1 below and show that as a minimum Illogan Parish needs to deliver 89 new dwellings between 2017 and 2030, to be considered in general conformity with the Local Plan.

	Local Plan Housing Target (April 2010-April 2030)	CNA Completions (April 2010 – April 2017)	CNA Commitments (-10%) (April 2017)	Local Plan Target (April 2017-April 2030) (a- (b+c))
CPIR CNA Rural	1000	302	450	248
CPIR small scale windfall	5200	1665	2813	722
Illogan Parish (Rural)	(e) Adjusted Pro Rata rate*	Town/Parish Completions (April 2010 – April 2017)	Town/Parish Commitments (-10%) (April 2017)	(h) Town/Parish 's share of the remaining Local Plan Target ((e÷100)xd)
	4%	1	0	10
Illogan Parish small scale windfall	Proportion of urban built up area**	Urban area completions	Urban area commitments	Share (12%) of estimated windfall 2021-30 (Local Plan Table 1)
	12%	174	26	79

\* 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 AONB (i.e. areas deemed inappropriate for large scale development).

\*\* Where this is the proportion that development within Illogan Parish contributes to the built up area of CPIR.

**Table 1: Minimum IPNDP housing target to be in conformity with the Local Plan.**

5.11 The IPNDP seeks to facilitate the delivery of approximately 89 dwellings through allowing sufficient space for new housing within new development boundaries. This is in keeping with past performance and will ensure that development takes place in the most appropriate areas to a scale which is in keeping with the settlements, which contributes to preserving and enhancing the identity of the Parish and is in keeping with the wishes of local residents expressed through wide ranging public consultation.

5.12 This will not fully satisfy the affordable housing need identified for the parish, since the sites involved are likely to be below the threshold for on-site affordable housing provision. Affordable housing will be delivered on exception sites in accordance with Cornwall Local Plan Policy 9 Rural Exception Sites.

Policy	Estimated number of dwellings
Policy PH1: Village Development Boundary	89 as infill and small scale windfall within settlement boundaries
CLP Policy 9 & INDP Policy PEH1	80 affordable homes on rural exception sites

**Table 2: Estimated number of dwellings delivered by the Illogan Parish NDP policies.**

## VISION

**Create a friendly place for people to live, by providing good quality housing to meet local needs, that reflects the distinct character and does not detract from the look and feel of the Parish.**

- 5.13 Whatever your age, where you live matters. The UK is facing a crisis of housing availability with many struggling to get their foot on the first step of the housing ladder. This situation has additional pressures and considerations here in Cornwall where the rate of second home ownership and holiday homes further impact on affordability and leads to upward pressure on property prices.
- 5.14 In Illogan Parish specifically, we have evidenced through consultation and feedback that there is also pressure at the top of the ladder. An above average number of residents over the age of 65 and with Government projections indicating that this figure will continue to grow and virtually double in this Parish over the next 15 years meaning that there will be a shortage of suitable housing for those in later life. There are currently no national targets for homes for older people.

**Objective:** To provide new housing to meet local needs, including a greater range of affordable housing for residents.

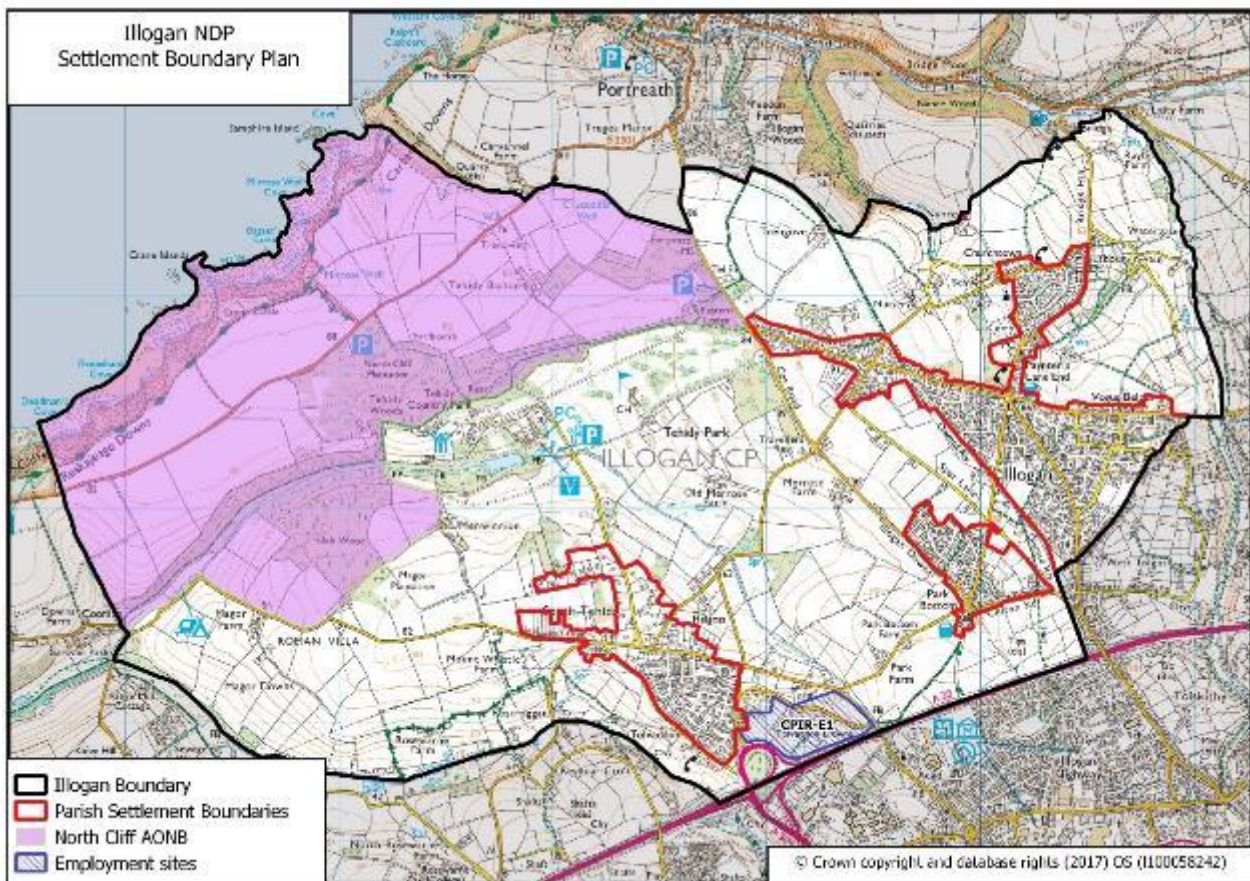
### Evidence

- 5.15 Illogan is considered a mainly rural parish by Cornwall Council and as such has no strategic housing allocations in the Cornwall Site Allocations DPD. Nonetheless the parish should plan to deliver a pro-rata share of the CNA rural housing figure (10 homes) and a pro-rata share of the small scale windfall development of CPIR (79 homes).
- 5.16 Recent housing developments and applications in the parish have provoked considerable opposition from residents in the affected settlements and wider communities. Park Bottom has seen an increase of 25% in housing stock through one development along the Spar Lane green corridor and the loss of the valued open space, the Glebe Field, due to the local diocese selling the plot for housing caused considerable hostility. These developments along with interest from developers in developing land at Halgoss Farm and the Old Cricket Field severely impact on the rural feel of the parish, a sentiment strongly felt throughout the consultation events.
- 5.17 Data from Cornwall Council Affordable housing team reports that 230 people have expressed an interest with Homechoice in obtaining affordable housing in the Parish, although only 61 have Illogan as first choice. Guidance from Cornwall Council suggests we should aim to deliver enough affordable housing to meet the needs of people who have Illogan as 1st choice. Most of this target has already been committed through the aforementioned developments on Spar Lane and the Glebe Field along with Cornwall Council's affordable housing initiative in Tolvaddon. It is considered that sufficient development opportunities exist on rural exception sites adjacent to settlement boundaries to achieve the required level of affordable housing.
- 94% of respondents favoured brownfield sites for development, however those sites that were identified through the consultation process are elsewhere within the CPIR community network area.
  - 87% of respondents favoured small scale developments.



### Policy PH 1a Settlement Boundaries

Small scale infill and development on previously developed land within the new settlement boundaries (Figure 5) will be supported only where such development conforms with other policies within this plan.



**Figure 5 New Settlement Boundaries**

### Policy PH 1b Rural Exception Sites

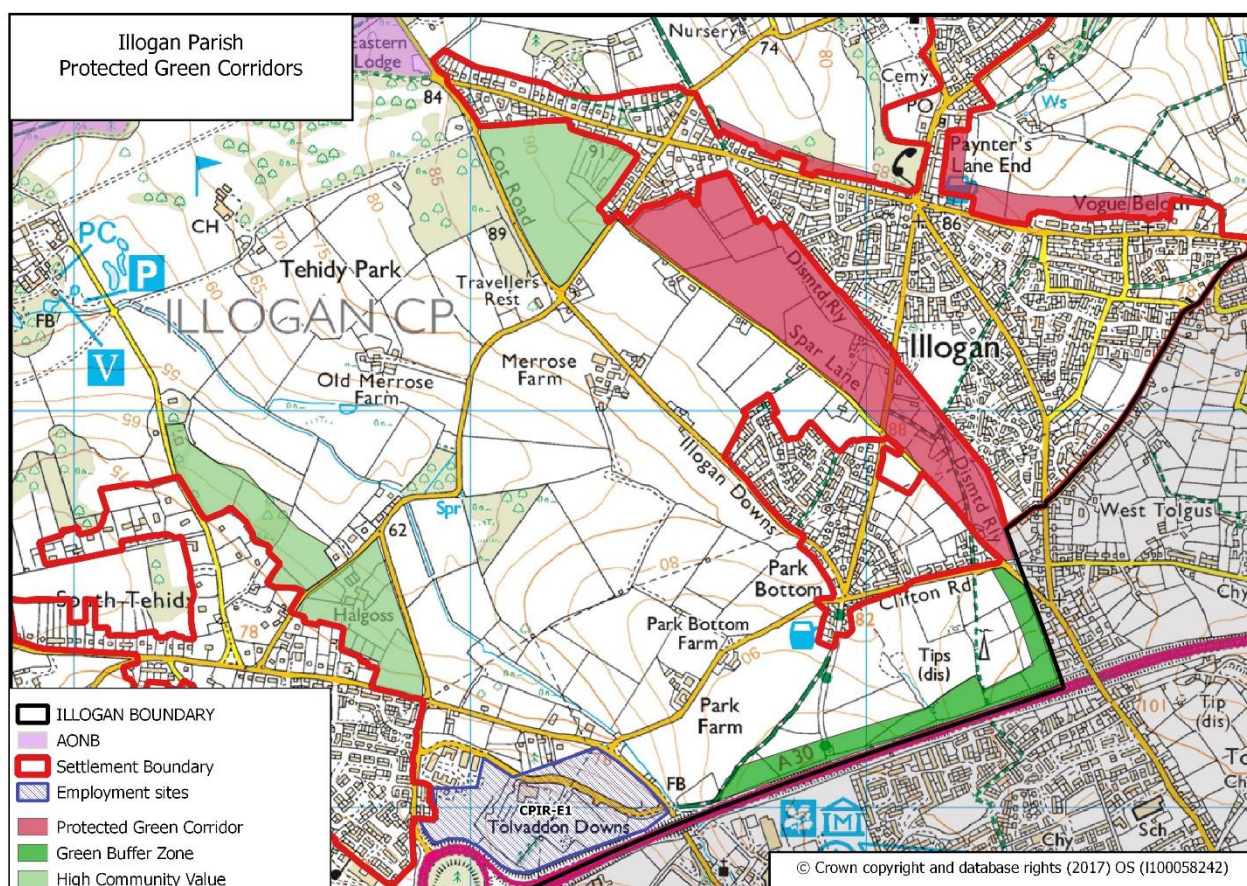
Development proposals on sites outside of but adjacent to the settlement boundaries, whose primary purpose is to provide affordable housing to meet local needs will be supported where such developments conform with the policies in this plan and Cornwall Local Plan Policy 9.

- 5.18 The consultation process highlighted significant concern that recognisable gaps between what are the current settlements boundaries should be preserved to prevent encroachment of development and to maintain existing settlement patterns. Commonly named areas; The Spar Lane corridor between Park Bottom and Illogan; Haggoss to Park Bottom across agricultural land; Trevenson Moor to Broad Lane South of Clifton Road; Vogue Beloth to Manningham North of Bassett Road.



5.19 Significant feedback was received identifying concerns over undeveloped land currently subject to application(s) and or developer interest and highlighted as being of considerable value to the community in the protection of green corridors and space; Glebe Fields and land at Primrose Farm; Halgoss farm leading into the Tehidy Country Park to the North.

## Policy PH 1c Protected Gaps



**Objective:** Provide a mix of housing types to allow for the movement of residents into the Parish and to enable movement and change of residence within the Parish.

#### Evidence

- 5.21 Increased life expectancy and the desire for older people to be cared for in their own homes is driving the need for extra care housing and accessible housing provision.
- 5.22 Whilst there is no national target for the provision of homes for older people it is anticipated that we should aim to provide around 25 accessible housing units pro rata by 2030 to meet the expected demand resulting from an increase in the number of residents aged over 75 in Illogan Parish from the current 520 to over 900 by 2030. This number should be achieved within the current stock of single storey dwellings in the Parish.
- 5.23 The subject of suitable homes for an elderly population was the subject of consistent comment throughout the consultative phase.
- 74% of respondents were in favour of self build plots for local people.
  - 63% of respondents support a mix of housing provision in terms of size / type.
  - 45% of respondents believed that more sheltered housing was a priority.
  - 23% of people have a limiting long-term illness in Illogan Parish compared with 18% across England, which is in line with the higher proportion of residents aged over 60 in the Parish.

#### **Policy PH2 Housing Mix**

**New housing developments of 10 dwellings or more should provide an appropriate mix in respect of size, type, price and tenure to address identified need and market demand and conform with Cornwall Local Plan Policy 6.**

**Objective:** Maintain the look and feel of the Parish by ensuring a high level of build, design and sustainability.

#### Evidence

- 5.24 Unsurprisingly for an ecclesiastical Parish, where historic settlements date back over a thousand years, the predominant feel within the Parish today remains strongly agricultural and rural. Large areas of land, both surrounding and between the settlements in the Parish, are still actively farmed. The identification and maintenance of a 'rural feel' within the Parish was strongly identified throughout our public consultation events and remains a source of constant comment and feedback.
- 92% of respondents think that the physical look of the area helps to sustain and shape the character of the Parish.
  - 92% of respondents feel that appropriate use of materials combined with design is important in retaining the character of the Parish.
  - 68% of respondents expressed concern regarding the 'look' of new developments.
  - There are no properties over 2 storeys high in the Parish

### **Policy PH3 Design**

**New development should demonstrate good quality design and respect the character and appearance of the surrounding area. It must be limited in height, mass and external finish to be in harmony with other properties in the adjacent area, thereby enhancing, through design and placement, the local character and function of the Parish.**

**New development should follow the Cornwall Council Design Guide, and demonstrate how the development addresses the guidance by submitting a statement which follows the sustainability checklist included in the Design Guide.**

#### **Objective:**

To ensure that due consideration is given to the protection of gardens which are integral to the character of the area; to ensure that development does not result in the loss of, or significant harm to, the ecological or landscape value of private residential gardens in the NDP area.

#### **Evidence**

**5.25** Development in private gardens has been on the increase in recent years in the NDP area, particularly in those areas of the parish where properties sit in larger than average plots which lend themselves more readily to subdivision. This type of development is particularly prevalent in properties in the South Tehidy area of Mount Whistle Road and South Drive and at the western end of Alexandra Road. Whilst it is recognised that this can make a useful contribution to the housing target, over development would have a significant negative impact on the historic landscape value and visual amenity of these areas. This was recognised in consultation on the NDP where almost 90% of respondents thought that the rural landscape across South Tehidy should be protected. There is therefore a need to guide, but not prevent, development in private gardens in these sensitive areas.  
NB This policy is not intended to restrict extensions to existing residential properties which fall within the criteria set by other national and local policies.

### **Policy PH4 Development in Existing Private Gardens**

**Infill development in private gardens will be permitted only where all of the following apply:**

- a) there is no loss to the character, local amenity or environmental quality of surroundings;**
- b) the site is served by a suitable existing highway on one or more boundaries;**
- c) maintain a building to plot ratio representative of the surrounding plots and provide a useable amenity space for both the existing and additional building;**
- d) proper respect is given to the relationship between the building size and plot size, which should be in keeping with the character area;**
- e) the proportions of the new buildings are in keeping with the character of the area;**
- f) significant features, trees, granite walls, etc. are preserved and reconstructed/replaced where unavoidably affected by development.**

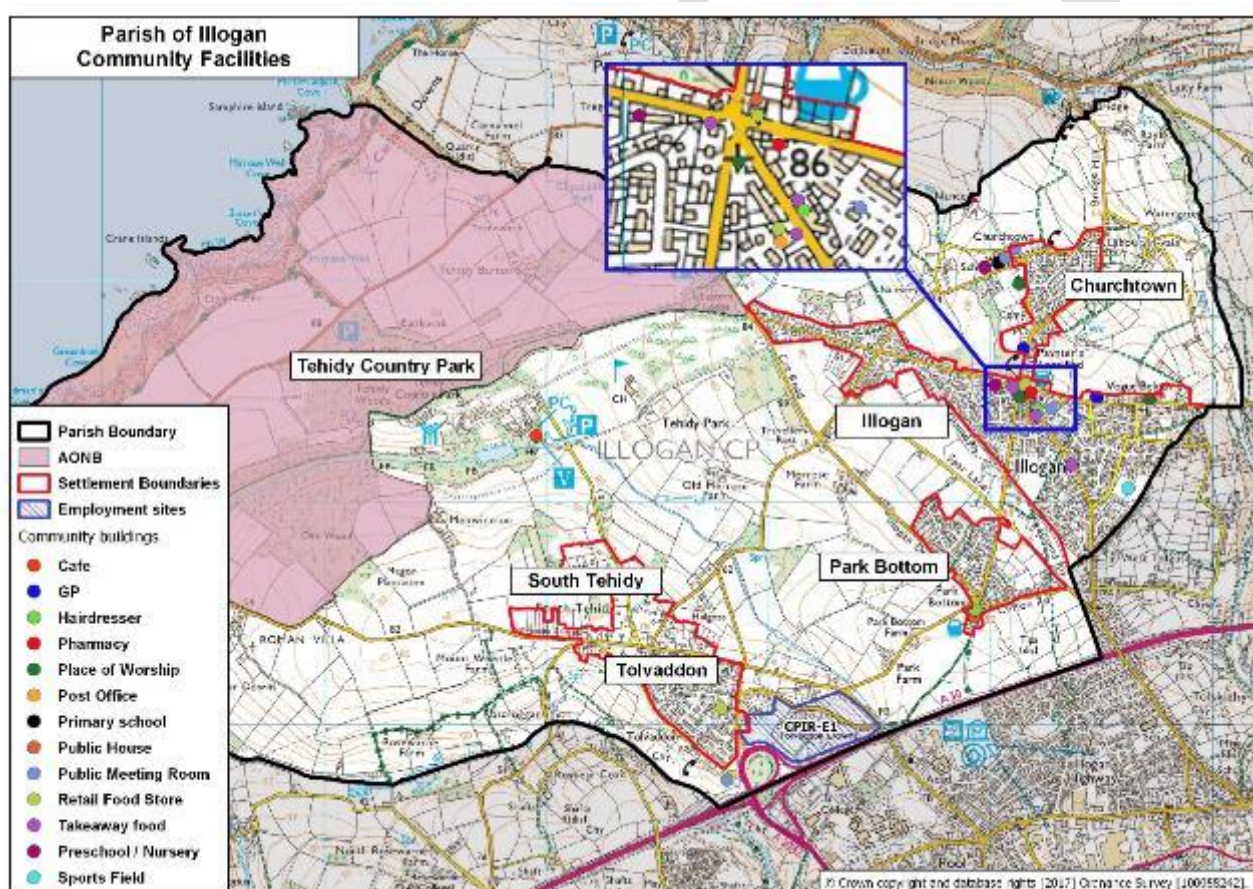


## Facilities and Amenities

### Background

5.26 Local facilities and services for the community, located within the community, underpin the sustainability of a rural Parish such as ours. Retention, improvement and development are key to all service provision but particularly those that are crucial to the vulnerable, youth, elderly and those in need in any community. The demographic trend towards an older population in the Parish must be taken into account when considering the provision and retention of all services.

5.27 As can be seen from the illustration below, the majority of local amenities have, perhaps unsurprisingly, gravitated to the largest settlement areas although each of the three largest 'communities' has a 'local food shop' geographically sited.



**Figure 7 Illogan Parish Community Facilities**

## VISION

**Promote the retention and development of local services and community facilities, such as GP surgeries and pharmacies, local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.**

**Objective:** To ensure that all services and facilities are retained and where appropriate developed to meet future need.

### Evidence

- 5.28 The settlements of Illogan, Park Bottom, and Tolvaddon each currently provide local access to basic grocery shopping with 42% of respondents regularly making use of the local shopping facilities. In addition, within the Parish of Illogan, Post Office services, fast food establishments, GP surgeries, pharmacy, hairdressers, public houses and places of worship are available. There are also community buildings which provide a variety of services from baby and toddler groups, to yoga and WI.
- 5.29 The predominant responses throughout the consultation events have been that residents wish to see the protection of current building stock thus protecting these services. Any increase in the population of the Parish resulting from housing development should consider the impact on community services and look for opportunities to enhance them wherever possible.
- 5.30 This plan strongly supports any initiative and development that seeks to protect or enhance the delivery and provision of health care and access to GP services within the Parish.
- 88% of respondents want the parish council to identify land suitable to designate for the purposes of cemetery space.
  - 82% of respondents stated that more health facilities would be required to cope with an already increased demand.
  - 82% of respondents would support measures to ensure that local shops and public houses are retained.
  - 79% of respondents believe that more facilities are required for the older generation.

#### **Policy FA1 Protecting Services and Amenities**

**In considering the need for any further retail provision this plan would seek to protect business premises that currently provide an amenity value. Support for development, or re-development, would only be considered where a 'like for like' amenity provision would continue and / or enhance local service provision, whilst remaining consistent with the scale and function of surrounding services in line with Cornwall Local Plan Policy 4.**

### **Policy FA2 Protecting Sports Facilities**

**This plan seeks to protect existing sports facilities that currently provide an amenity value. Support for development, or re-development, would only be considered where a 'like for like' amenity provision would continue and / or enhance local service provision, whilst remaining consistent with the scale and function of surrounding services in line with Cornwall Local Plan Policy 4.**

### **Policy FA3 Surplus Community Buildings**

**Where buildings in community use are demonstrated to be surplus to current or anticipated future requirements, alternative uses which are compatible with adjoining uses and any remaining community uses, may in principle be supported.**

### **Statement on the Provision of Future Cemetery Space in Illogan Parish**

- 5.31 The provision of cemetery space in Illogan Parish has a resonance with local people following the loss of Glebe Field for housing. Many in the Parish considered this land to be the natural place for cemetery expansion in the future given its central location and proximity to both the historic churchyard and current cemetery. This topic was raised by a significant number of residents (70%) during the consultation process for the IPNDP.
- 5.32 Cornwall Council Bereavement Services has responsibility for managing cemeteries in West Cornwall, the current position regarding cemetery space is set out below:
- There is no legal requirement for anyone to provide land for burials in England. Historically the church made land available, but this is no longer the case. It is now national policy for the Church of England to sell land rather than make it available to the community for cemetery use.
  - The burden of providing land has thus fallen on local councils.
  - There is at least a 10 year supply of burial plots in Illogan cemetery given current mortality rates. This is based on an average of 30 burials per year, 15 in existing family graves and 15 in new graves
- 5.33 Following the loss of the Glebe Field Illogan Parish Council are actively considering the issue of future provision of cemetery space for the parish.

## Transport and Traffic

### Background

- 5.34 Modern travel patterns and transport place huge pressures on the historic form and qualities of the rural landscape, and Illogan Parish is no exception to this necessary evolution. As a predominantly rural Parish, having access to facilities and services for the residents of Illogan, and particularly for vulnerable groups, is critical to day to day life and for long term sustainability. Reliable and affordable public transport, adequate and well maintained infrastructure and services all play a vital role in enabling residents to have freedom of movement, retain independence and provide health and economic benefits.
- 5.35 Despite its rural aspect the Parish of Illogan has good transport links to the Camborne, Pool and Redruth (CPR) conurbation. There is also convenient local access to the A30, the main distributor road through West Cornwall, which provides links to the rest of Cornwall and beyond. The key services of employment, major food supermarkets and other retail outlets, secondary and further education and leisure facilities can easily be accessed in under 15 minutes for Parish residents with access to a car. There are also bus services linking the Parish with the main centres in CPR, and Truro where the major hospital is situated, with generally 2 buses an hour in operation providing a 30 minute frequency.
- 5.36 Notwithstanding the close proximity of essential services to the parish the predominant mode of travel for residents remains the private car, with over 75% using the car every day compared to only 4% using public transport on a daily basis. Reliance on the private car has led to higher than average car ownership in the Parish which results in high levels of on street parking in areas where there is limited scope for off road parking. This leads to local congestion, poor access for bus and other large vehicles and concerns over road safety. The paving over of front gardens to provide off road parking has also contributed to localised flooding from runoff.

### VISION

**Ensure that transport infrastructure is adequate to support anticipated growth and to improve accesses to and from the Parish to key services.**

**Objective:** Improve transport connectivity by sustainable mode of travel by locating development within safe easy walking distance of bus stops, schools, health centres, shops and other community facilities.

### Evidence

- 5.37 There is a good network of public rights of way, including public footpaths, cycle tracks and bridleways around the Parish reflecting the historic mining trails and tramways, although connectivity between the settlements is often indirect and often requires part of the journey to be undertaken on the public highway.



5.38 The footpaths within the settlements are of a varying standard, often substandard or nonexistent, a reflection of the historic nature of the area.

- 86% of respondents wanted improved footpaths.
- 76% of respondents use a motor vehicle every day.
- 70% + felt that developers should have to provide new footpaths and pedestrian routes.
- 55% of respondents never use public transport.

**Objective:** To limit the negative impact of new developments on street parking and road safety within the Parish.

### **Evidence**

5.39 The high level of car ownership in Illogan results in increased on road parking particularly in the older parts of the settlements. This in turn has an impact on traffic flow, access and road safety.

- 83% of respondents felt that more parking facilities were needed.
- 66% of respondents wanted all new developments to have minimum off road parking standards.

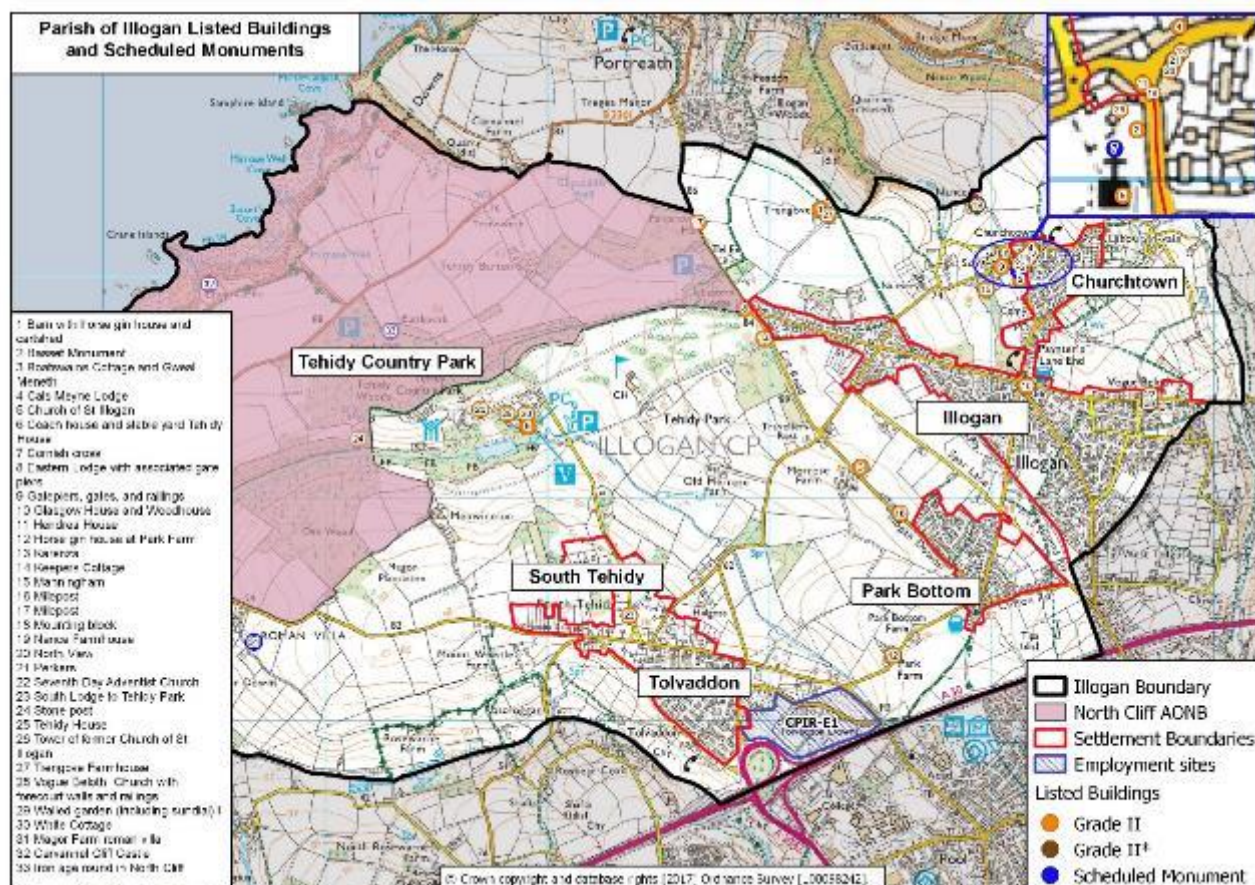
#### **Policy 27 of the Cornwall Local Plan,**

**Transport and accessibility, provides guidance and policy that stipulates that all development should provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated.**

## Environment and Heritage

### Background

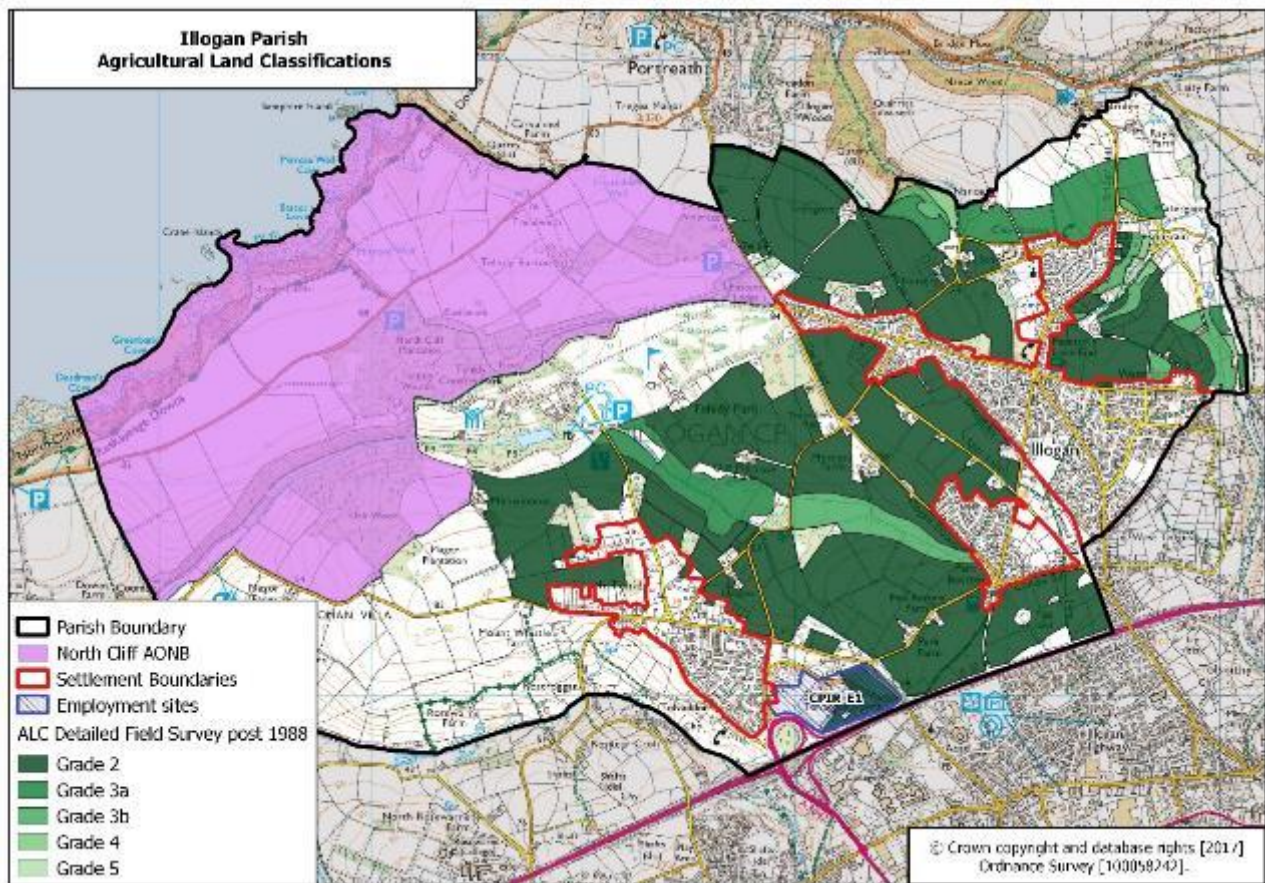
5.40 The Parish has a rich and diverse collection of listed and historically interesting and important buildings, sites and monuments. There is considerable local knowledge, pride and local 'ownership' of these assets within the Parish. These are mapped and listed in the following illustration.



**Figure 8 Illogan Parish Listed Buildings and Scheduled Monuments**

5.41 The overall 'feel' of the Parish is rural, comprising of well established and working farms with the majority of agricultural land graded as the highest value 2, areas of outstanding natural beauty and other open areas. This has been consistently highlighted as an important consideration by residents who took part in the many opportunities to consult on this plan.





**Figure 9 Illogan Parish Agricultural Land Classification**

## VISION

**We must preserve the unique landscape character and historic heritage of the Parish and protect it from inappropriate development.**

**Objective:** To protect and enhance the green corridors; between the Parish's individual settlements and between the Parish, Camborne, Pool and Redruth.

## Evidence

5.42 The Parish has a strong and distinctive rural and working agricultural identity spanning nearly a thousand years. Historic growth of the settlements has not diminished the 'rural feel' within the Parish and is clearly held as one of the key factors driving respondent feedback. Responses received from the community engagement process clearly demonstrate the importance of the 'rural feel' to residents with almost unanimous support against any development on agricultural and other defined green spaces.

- 97% of respondents think that the green spaces within the Parish should be protected from development.

### **Policy PEH1 Development Outside Settlement Boundaries**

**Any development proposals which may impinge on open countryside outside of the settlements boundaries must be located and designed to maintain the separation of the settlements and to compliment the relevant landscape characteristics of the plots.**

**Objective:** To protect, enhance and conserve the AONB, landscape and views in around and of the Parish.

#### **Evidence**

- 98% of respondents supported policies that would protect traditional hedges, meadows and woodlands.
- 89% of respondents were very concerned about the impact of views and 'looks' of the Parish.

### **Cornwall Local Plan Policy 23.**

**Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance.**

**Objective:** To use land efficiently and preserve high quality productive agricultural land whilst protecting and enhancing the rich historic environment of the Parish.

#### **Evidence**

5.43 Illogan Parish has in excess of 30 listed buildings and scheduled ancient monuments. The Cornwall and the Isles of Scilly Historic Environmental Record (HER) has over 200 entries for Illogan Parish including ancient woodlands and medieval field boundaries.

- 98% of respondents favoured policies that protected traditional hedges, meadows and woodland.
- 97% of respondents were concerned over the loss of farm and agricultural land. 94% of respondents favoured brownfield sites over greenfield for any development.
- 57% of respondents were concerned regarding potential for loss of heritage features.



## Cornwall Local Plan Policy 24.

Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.

**Objective:** To ensure that the design and location of new development is resilient to the effects of climate change and flooding.

## Evidence

5.44 New development can increase indirect flood risk in locations beyond the development site simply by increasing the amount of run-off from the developed area. Limiting discharge levels from new build will reduce risks while embedding high levels of sustainability in new developments. The Parish sits within 2 significant zone 3 flood risk areas (source Environment Agency).

- 78% of respondents raised flood prevention as a priority for siting and building decisions.

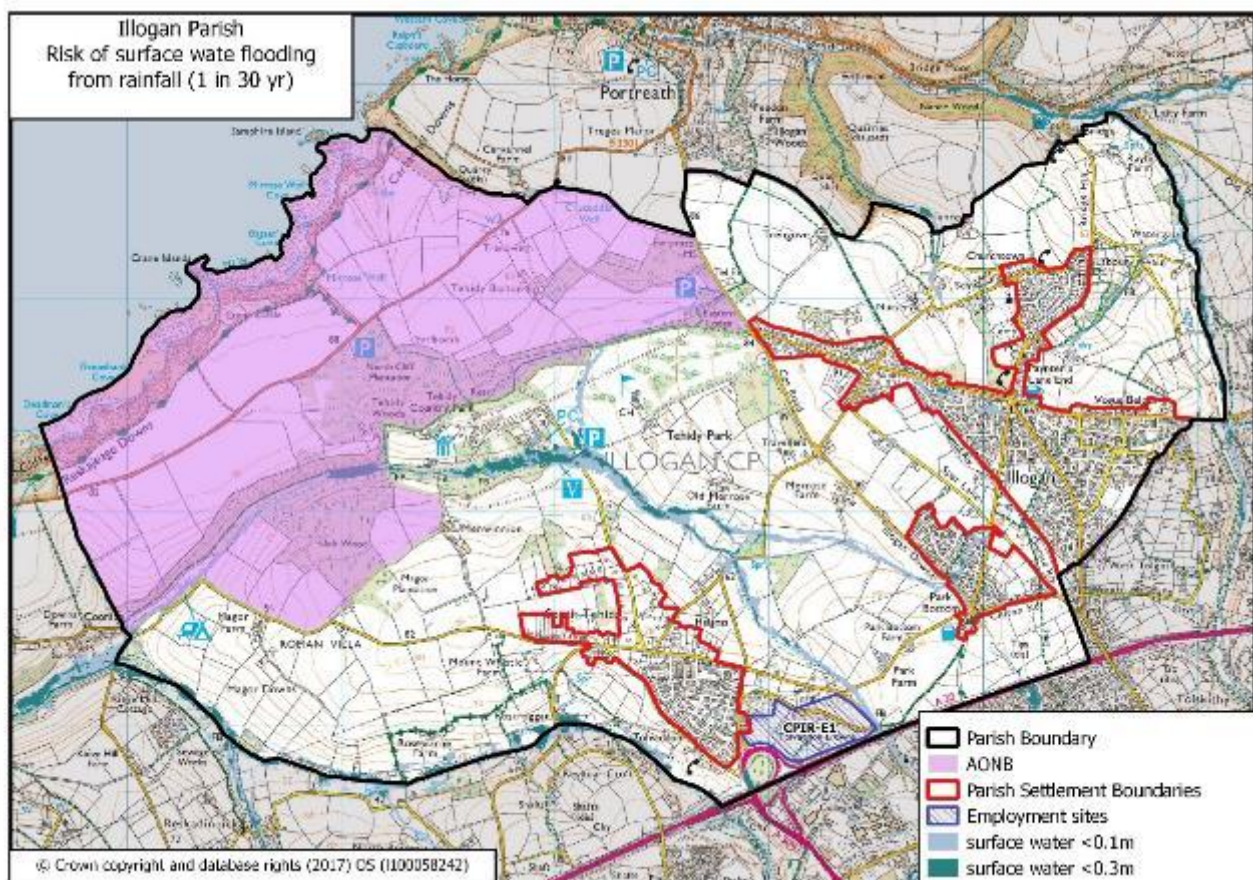
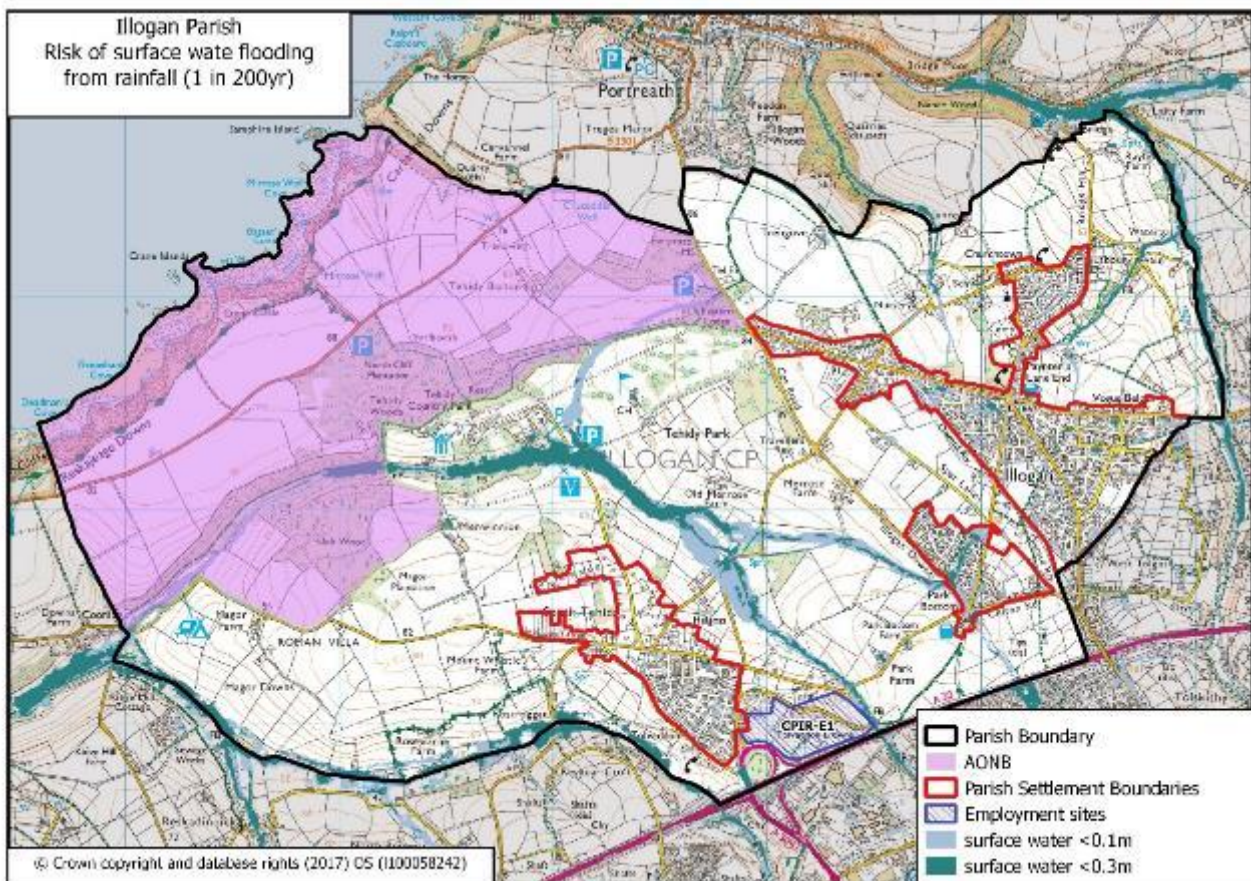


Figure 10 Illogan Parish Risk From Surface Water Flooding (1 in 30 yr)





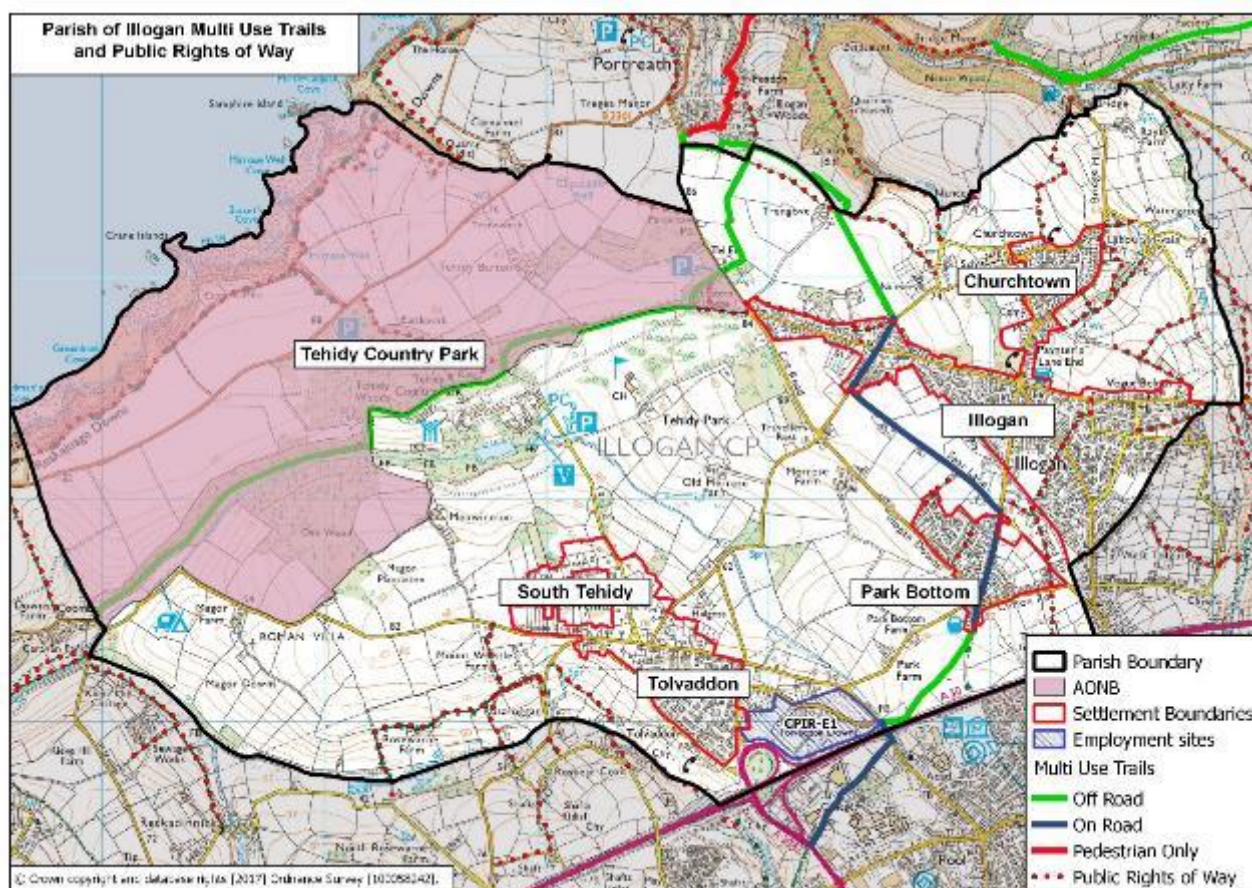


## Leisure and Recreation

### Background

5.45 The rich mining area of Cornwall's central mining district benefits from a network of multi activity trails. Many of the trails closely follow the historic tramway and railway routes once used to transport ore and vital supplies to and from the many tin and copper mines in the area to ports such as Devoran and Portreath.

5.46 The Parish has a good network of footpaths and cycle tracks based around historic mining trails and tramways. These link the Parish with the historic harbour at Portreath, the North Cliff AONB and Tehidy Country Park although links are poor between Tolvaddon and the other settlements. Almost 60% of respondents to the residents survey walk daily and 13% cycle at least once a week, so the trails and paths are well used.

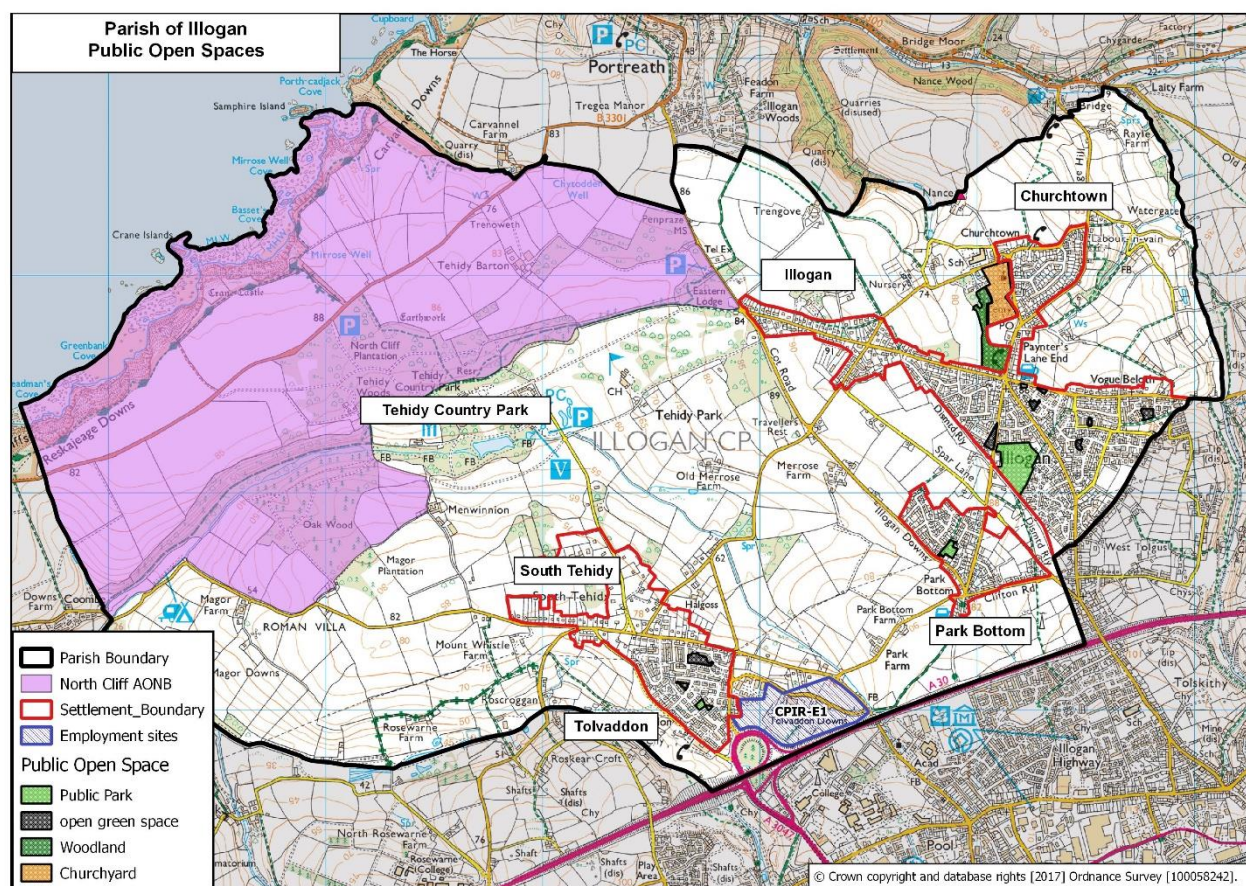


**Figure 12 Illogan Parish Trails and Footpaths**

5.47 The rural surroundings are an important leisure asset and North Cliffs AONB, Tehidy Country Park and the Mineral Tramways as well as coastal hinterland, provides many opportunities for walking, cycling, horse riding and other outdoor pursuits.



5.48 The parish has public parks in each settlement which provide a valuable community facility. Illogan Parish Council has taken over ownership of Illogan Park from Cornwall Council and recently upgraded the children's play equipment. Other valued public open spaces within the Parish include public green space within housing developments, the historic churchyard and Manningham Woods, a protected woodland. These are shown in Figure 13 below.



**Figure 13 Illogan Parish Public Open Space**

## VISION

**Protect the most important 'green assets' whilst improving and increasing the provision of open space and green links for the existing and future population.**

**Objective:** To ensure that the 'Open Green Spaces' of the Parish are recognised and safeguarded against development.

## Evidence

5.49 During public consultation and engagement events there was almost unanimous agreement and support for the absolute protection from development, other than enhancement, of 'Open Green Spaces', Parks and gardens, recreational and sporting facilities, children's play areas, civic spaces (churchyards etc.) and established and or perceived green corridors. There was further comment and support for the enhancement of child and youth facilities.



5.50 All green spaces of the Parish, including parks, woodland, gardens and private and publicly accessible spaces contribute towards the character of the area providing resources of nature conservation, recreation and community value.

- 98% of respondents believe that all playing fields should be protected from any development.
- 80% of respondents think that there should be more facilities for young people.
- 71% of respondents feel that more play parks and areas are required.

#### **Policy PLR1 Green Spaces**

**Development that results in the loss of existing green spaces or that results in any harm to their character, setting, accessibility, appearance, general quality or amenity value will not be permitted unless certain restrictions and or criteria are met as per Cornwall Local Plan Policy 4**

## Statement on Education

- 5.51 Feedback from public events suggests that any future proposals for providing additional capacity for Illogan Primary School would be welcomed by residents and should be supported.
- 5.52 This plan supports the development of young people and in an ideal world would seek to ensure that there were sufficient local school places available for local children, now and in response to any potential increase in demand. However, education provision is not an area covered by development planning and there are no specific education policies contained within the Cornwall Local Plan.
- 5.53 Cornwall Council has divided Cornwall into geographical areas called 'designated areas' (sometimes called 'catchment areas') which assist the council in ensuring there are enough school places and to determine entitlement to school transport. School designated areas are each served by a specific school or schools and, if a school is oversubscribed, catchment areas may be used, as part of a range of criteria, by the school when determining allocations. However, catchment areas do not follow parish boundaries and the school nearest to an address may not always be the designated school for that address.
- 5.54 In the Parish of Illogan there are catchments for 5 different primary schools and 2 secondary schools.
- 5.55 Illogan Primary School presently accommodates a significant number of pupils that do not live within the school's catchment area. So although, within the timescales of this plan, it is anticipated that new developments in the parish may generate a small increase in the primary school age population, it is anticipated that the increase in the number of local children could be accommodated without requiring a significant increase in the facilities of the school.

## 5. Glossary

**AFFORDABLE HOUSING** – Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

**AREA OF OUTSTANDING NATURAL BEAUTY (AONB)** – A formal designation of an area where planning control is based on the protection and enhancement of the natural beauty of the area.

**BROWNFIELD LAND** – Land that has been previously developed.

**CAMBORNE, POOL, ILLOGAN and REDRUTH (CPIR)**

**CHANGE OF USE** – A material change in the use of land or buildings that is of significance for planning purposes e.g. from retail to residential.

**CORNWALL LOCAL PLAN (CLP)**

**COMMUNITY NETWORK AREAS (CNA)**

**CONFORMITY** – There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with local policy.

**CONSULTATION** – A communication process with the local community that informs planning decision-making

**DEVELOPMENT** – Legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

**DEVELOPMENT PLAN DOCUMENT (DPD)** – A document setting out the local planning authority’s policies and proposals for the development and use of land in the area.

**GREENFIELD SITE** – Land where there has been no previous development

**GREEN INFRASTRUCTURE** – Landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.

**GREEN SPACE** – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

**HOMECHOICE** - the choice based system for letting council and housing association homes to rent in Cornwall.

**HOUSING ASSOCIATIONS** – Not-for-profit organisations providing homes mainly to those in housing need.

**ILLOGAN PARISH NEIGHBOURHOOD DEVELOPMENT PLAN (IPNDP)**

**INDEPENDENT EXAMINER** – An examination of a proposed neighbourhood plan will be carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

**INFRASTRUCTURE** – Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

**LEGISLATION** – The Acts of Parliament, regulations, and statutory instruments which provide the legal framework within which public law is administered.

**LISTED BUILDINGS** – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

**LOCALISM** – Shifting power away from central government control to the local level. Making services more locally accountable, devolving more power to local communities, individuals and councils

**LOCAL AUTHORITY** – The administrative body that governs local services such as education, planning and social services.

**LOCAL PLAN** – The name for the collection of documents prepared by your local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

**LOCAL PLANNING AUTHORITY** – Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

**LOCAL REFERENDUM** – A direct vote in which communities will be asked to either accept or reject a particular proposal.

**NATIONAL PARK** – An area of natural or semi-natural land designated in order to maintain the special ecological, geomorphological or aesthetic features of the area.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)** – The government policy document adopted in March 2012 intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

**NEIGHBOURHOOD AREA** – The local area in which a neighbourhood plan can be introduced.

**NEIGHBOURHOOD PLAN** – A planning document created by a parish or town council or a neighbourhood forum, which sets out vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.

**NEIGHBOURHOOD PLANNING** – A community-initiated process in which people get together through a local forum or parish or town council and produce a plan for their neighbourhood setting out policies and proposals for the development they wish to see in their area.



**POLICY** – A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

**PUBLIC OPEN SPACE** – Open space to which the public has free access.

**QUALIFYING BODY** – Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.

**REFERENDUM** – A vote by the eligible population of an electoral area may decide on a matter of public policy. Neighbourhood plans and Neighbourhood Development Orders are made by a referendum of the eligible voters within a neighbourhood area.

**RURAL** – Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

**SCHEDULED ANCIENT MONUMENT** – A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

**STAKEHOLDERS** – People who have an interest in an organisation or process including residents, business owners and government.

**TOWN AND COUNTRY PLANNING ACT 1990** – Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the 'principal act'.

**URBAN** – Having the characteristics of a town or a city; an area dominated by built development.

## **6. List of Appendices**

Appendix 1 – Basic Conditions Statement

Appendix 2 – Consultation Statement

Appendix 3 – Summary of Evidence

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