

TOLVADDON, PARK BOTTOM, TEHIDY

YOUR SAY

ILLOGAN'S FUTURE

You can read or download the full draft Illogan Parish Neighbourhood Development Plan (IPNDP) document via the IPNDP website www.illoganneighbourhoodplan.wordpress.com. Also copies can be obtained or viewed at the Illogan Parish Council office.

As part of the statutory six week formal consultation process we really want to know what you think!

Comments can be made via the IPNDP Facebook page, via email to illoganndp@illoganparishcouncil.gov.uk or via the following Freepost address:

Freepost IPNDP

Closing date for comment is 14 April 2018.

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.

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.

Education

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

Environment & Heritage

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

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.

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

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

Policy PH 1a Settlement Boundaries

Small scale infill and development on previously developed land within the new settlement boundaries (Figure 1) will be supported only where such development conforms with other policies within this plan.

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.

Policy PH 1c Protected Gaps

The open and undeveloped nature of the gaps and visually important green corridors shown in Figure 2 will be protected to prevent coalescence, retain the identity of the settlements and protect the character of the landscape.

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.

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.

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.

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.

LEISURE AND RECREATION

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

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

FACILITIES AND AMENITIES

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

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.

ENVIRONMENT AND HERITAGE

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

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.

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.

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.

Cornwall Local Plan Policy 26.

1. Development should take account of and be consistent with any adopted strategic and local flood and coastal management strategies including the Shoreline Management Plan and Catchment Flood Management Plans for Cornwall and the South West River Basin Plan.
2. Development should be sited, designed, of a type and where necessary relocated in a manner that mitigates flood risk.
3. Development proposals of 10 dwellings or more or over 0.5 ha should provide a long term water management plan, which includes maintenance of surface water drainage systems, measures to improve the network of surface water drainage systems on and around the site (e.g. culverts etc.) and identifies opportunities and funding for future enhancement.

TRANSPORT AND TRAFFIC

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.

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

Policy TT1 Residential Parking

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 in line with Policy 27 of Cornwall Local Plan.

Proposals for all new homes should provide for one off road parking space for each bedroom, unless otherwise justified having regard to site specific circumstances and Cornwall Council parking standards. Any garage facility provided as integral to or part of any single home or development should be of a size commensurate with use by an average sized motor vehicle.

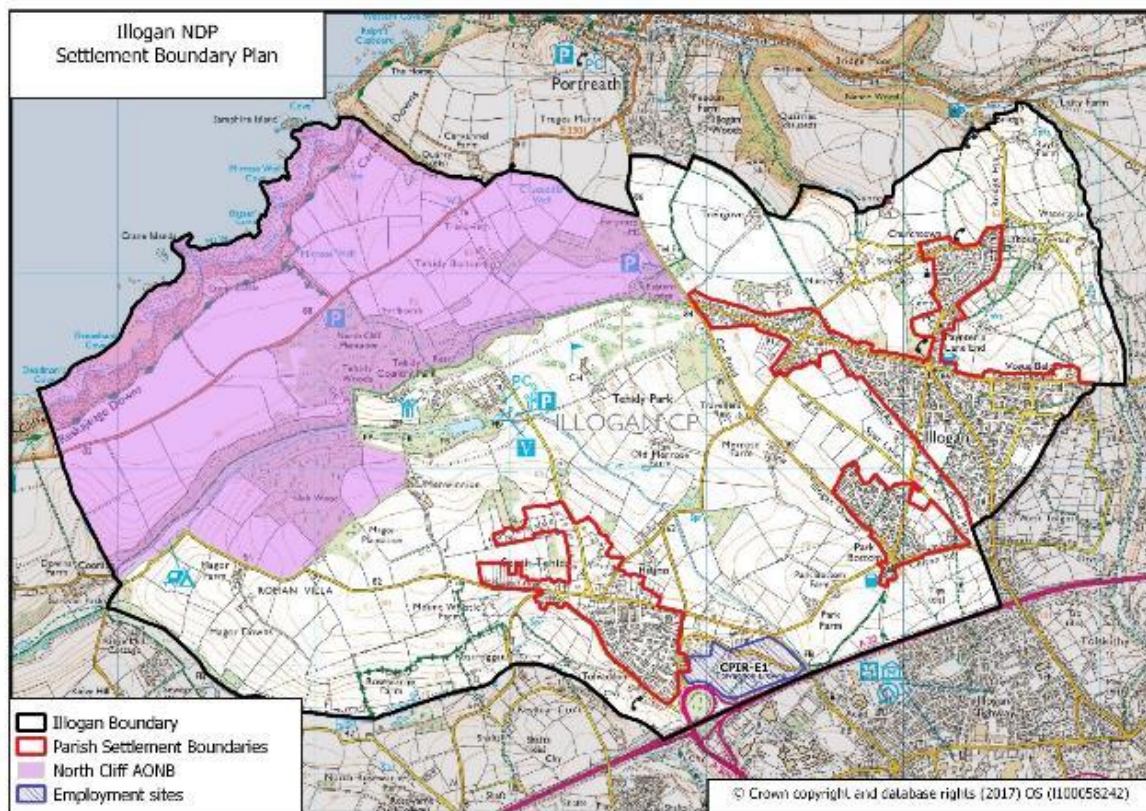


Figure 1 New Settlement Boundaries

Large scale copies of these maps are available to view at the Illogan Parish Council office and can be viewed or downloaded via the IPNDP website: www.illoganneighbourhoodplan.wordpress.com .

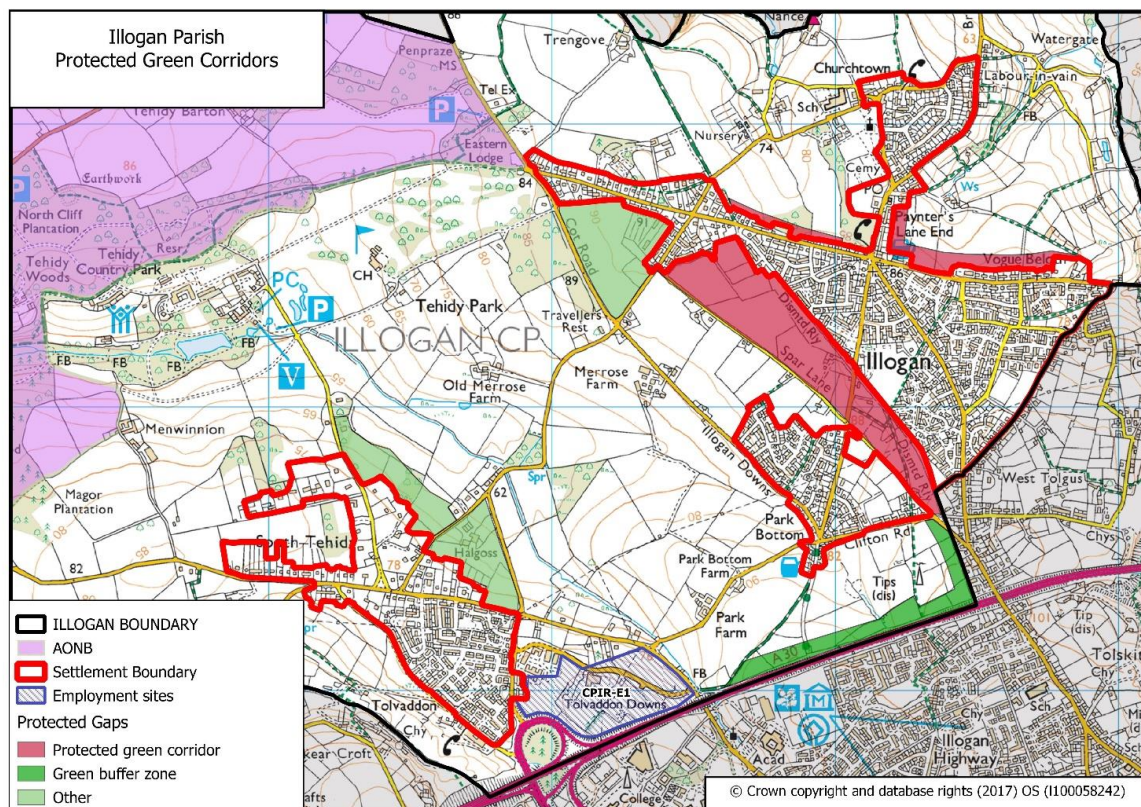


Figure 2 Protected Gaps