

OBJECTIVE 1: HOUSING AND INFRASTRUCTURE

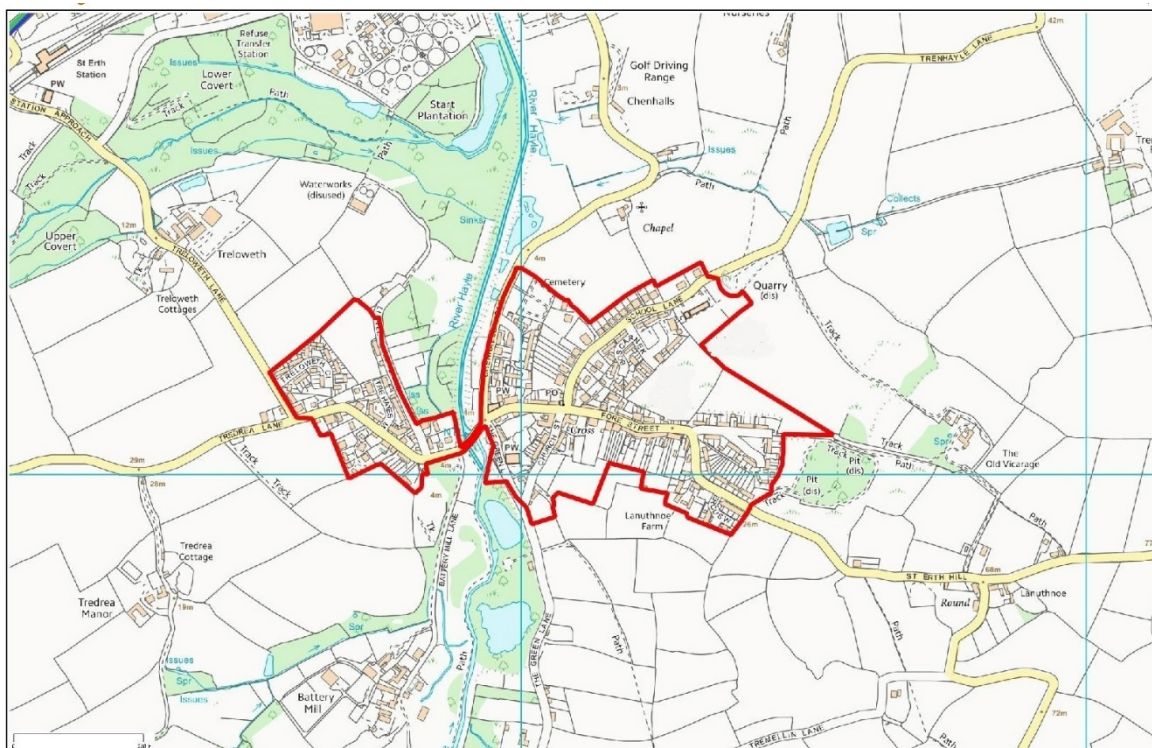
To identify appropriate sites for future housing, giving particular weight to the traffic implications, given constraints arising from the Parish's narrow roads, old bridge, on-street parking and lack of public transport

1.1 Scale and siting of development - sites suggested should minimise the impact on the village, highways and mains services, but ensure the sustainability of the village's amenities: school, shop, pub, etc

Introduction

The siting and design of new development should always respect the qualities in the natural and built environment that provide local distinctiveness. The integration of development with its surroundings, in both rural and built up areas, is a significant factor in limiting its impact on both the immediate locality and wider landscape. It is essential therefore that, in pursuing a sustainable approach to the landscape and built environment, development proposals are of a scale appropriate to the area and located so as to minimise visual impact. In order to minimise adverse impact, the majority of sites identified are within or in close proximity to St Erth village. This also ensures that they are close to amenities. Any development within or outside the settlement boundary of St Erth must take into account whether it is likely to have an impact on the Conservation Area, historic buildings, St Erth Pits, and the rural location and applicants would be expected to provide a Heritage Statement with supporting documents. Any new development should respect the character and appearance of the village Conservation Area and the setting of Listed Buildings in the Parish. The process of selection involved several meetings with lengthy discussion of candidate sites viewed on a large scale Parish map and site visits where neighbours' views were sought. Following further discussion the sites put forward in the Plan were finally selected by the application of the St Erth Rural

Map 2: Settlement Boundary



Date Created: 19-5-2016 | Map Centre (Easting/Northing): 155110 / 35163 | Scale: 1:7422 | © Crown copyright and database right. All rights reserved (0100054645) 2016 © Contains Ordnance Survey Data : Crown copyright and database right 2016

Exception Site Checklist ([Appendix C](#)) to ensure the least impact on infrastructure, existing settlements, Listed Buildings and other heritage assets, biodiversity, geodiversity, ecology and mitigate the loss of best and most versatile agricultural land. The selection of sites was also tested and received support at the 2015 Community Engagement Events.

There is scope for development within the settlement boundary shown on Map 2 to meet the number identified as the Parish's share of the Cornwall Local Plan (CLP): Strategic Policies which apportions 480 dwellings to be delivered in the three parishes that make up the rural area of Hayle and St Ives Community Network Area (CNA). Figures supplied by Cornwall Council are presented in Table 1, and show that as a minimum the Parish needs to deliver around 23 new dwellings between 2017 and 2030, to be considered in general conformity with the Local Plan.

Table 1: Minimum NDP housing target to be in conformity with Cornwall's Local Plan

	(a) Local Plan Housing Target (April 2010-April 2030)	(b) CNA Completions (April 2010 - April 2017)	(c) CNA Commitments (-10%) (April 2017)	(d) Local Plan Target (April 2017-April 2030) (a- (b+c))
Hayle & St Ives CNA (Rural)	480	222	76	82
	(e) Adjusted Pro Rata rate*	(f) Town/Parish Completions (April 2010 - April 2017)	(g) Town/Parish Commitments (-10%) (April 2017)	(h) Town/Parish's share of the remaining Local Plan Target ((e÷100)xd)
St Erth Parish	28%	55	34	23

* Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census

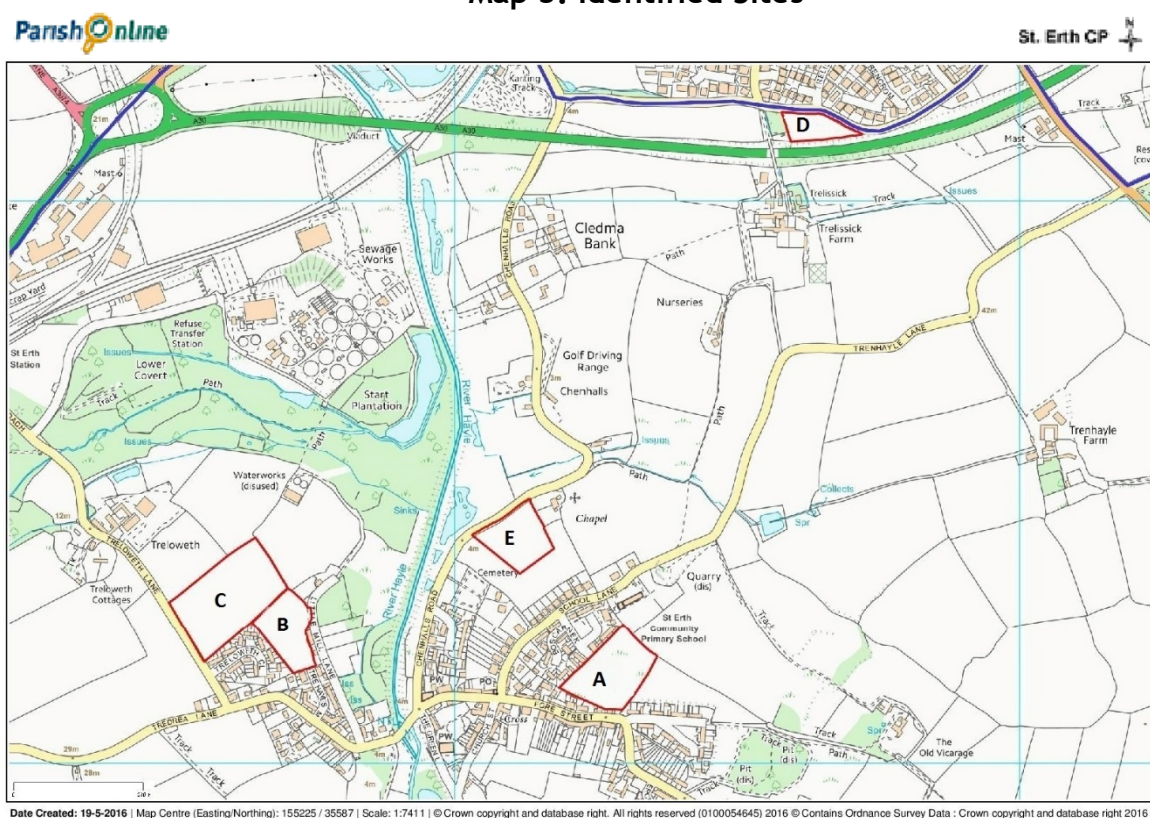
Two sites have been identified, Boscarnek and Little Mill, shown A and B on Map 3 to meet this need, alongside limited infill development. These have been selected as they would not extend the perimeter of the village into the countryside and with good design will have the least impact on the historic buildings and Conservation Area within the village. Sites within the settlement boundary will include a target of at least 25% affordable dwellings, and will be sufficient to meet the identified local need and expected growth during the Plan period of around 54 dwellings (2017 - 2030).

The Boscarnek site is particularly well situated for access to the school. Any proposal for this site must include provision for safe pedestrian access linking it, and by association Vicarage Gate, Fore Street, Ercus Way and Lanuthnoe, directly to the school without the need for the longer and more dangerous route via Fore Street and School Lane. However, it is recognised that development on this site will have an impact on the road network through the existing Boscarnek estate, School Lane and the rest of the village that will need addressing at the planning stage. Appropriate traffic measures will need to be incorporated into development plans to reduce impact on the local highway network and

traffic and pedestrian safety as a result of the development. The southern boundary of this site is adjacent to the village Conservation Area and Porch Cottages, and in proximity of although not immediately adjacent to Anvil House and the Vestry Rooms, with the Old Vicarage above and to the east, all Grade II Listed Buildings. Any development must ensure through careful design that the layout is such that it minimises impact on the Conservation Area and Listed Buildings.

It is recognised that additional local housing may be needed during the plan period to meet local housing needs beyond that provided for on the Boscarnek or Little Mill sites. Therefore a range of other sites has been identified, outside the settlement boundary, which may be suitable for meeting this need (where sufficient affordable housing need is identified) through affordable led housing schemes at Treloweth, Water Lane and Chenhalls Road, shown C, D and E on Map 3.

Map 3: Identified Sites



Key:

Within Settlement Boundary:

A Boscarnek, B Little Mill

Outside Settlement Boundary (Affordable housing led sites):

C Treloweth, D Water Lane, E Chenhalls Road

New development has been permitted immediately adjacent to the Chenhalls Road site, despite opposition from the Parish Council, Cornwall Council and the Residents Association, at the appeal stage. The proposed area for development extends this to its natural boundary with existing dwellings to the north. It is away from both the Conservation Area and any listed building. Access to the village and its services/amenities is available on foot through a pathway onto School Lane therefore traffic impact is minimized. It is believed that any application for development of this site

would succeed, certainly on appeal. Chenhalls Road is the main route out of St Erth to Hayle and its amenities.

The Treloweth site has easy access to St Erth station and the A30, with public transport links for buses and trains to Penzance, St Ives, Hayle, Camborne and further afield for work and shopping. It immediately adjoins an existing housing estate which, though not built with sympathy to its surroundings, does not have an impact on the conservation area nor any listed building. Visual impacts are not the only consideration in preserving the setting of historic assets and any development would be required to be of sympathetic design, built of suitable materials and ensure that the layout is such that it minimises impact on the Grade II Listed Treloweth farmhouse.

Water Lane is on the boundary of the Parish with Hayle making the town and its facilities readily accessible by car, bicycle and on foot. The A30 with bus, car and rail links both east and west is also nearby.

Development of any of these sites would have the least impact on traffic through the village, a concern of residents; only be supported if proven demand exceeds supply after development of those within the settlement boundary; and must be driven by affordable housing need. All applications should assume 100% affordable housing as a starting point in line with Policy 9 of the CLP. These three sites will meet housing need for the Parish within and beyond the lifetime of the Plan.

Development of the Little Mill site will have an impact on the road network through Trehayes Meadow and onto Tredrea Lane. The preference would be for access to this site to be from Treloweth Lane.

This would require an access through the exception site at Treloweth. It is recognised that, as an exception site, its development would be delayed until the two sites within the settlement boundary have been developed unless they cannot reasonably be developed during the plan period.

Therefore, proposals for development of the Little Mill site may need to provide temporary access through Trehayes Meadow (access for construction and other site traffic will be agreed through the Traffic Management Plan) until such time as the Treloweth site is developed. Thereafter, access to the Little Mill site should be through the Treloweth site only (by means of an access point developed to the connected edge of the Little Mill site) and any temporary access through Trehayes Meadow restricted to provide pedestrian or cycle access only.

All five proposed sites received the support of the community at the Parish wide Community Engagement Events held in October 2015.

Evidence/justification

2006-2016 St Erth Parish Plan; 2014 Residents' Survey Summary; St Erth Residents' Survey Housing Development, Q5 response: demand on services; Q6 response: preference for site type, large or small; 2014 Residents' Survey Comments not included in Survey Analysis Nos: 15, 16, 32, 48, 49, 52, 56, 115, 121, 125, 129; 2015 Community Engagement Event; Strategic Housing Land Availability Assessment (SHLAA); St Erth Parish Council: Enabling the Provision of Affordable Homes in the Parish.

POLICY HI 1 - Sites for new housing

Development in or adjacent to the Conservation Area or near important features such as Listed Buildings should take account of the historic fabric of the area and should preserve or enhance the character or appearance of the Conservation Area.

A Heritage Statement should be provided in support of all development proposals within or adjacent to the Conservation Area and other designated heritage assets. Such statement should outline the significance of any heritage assets affected and any adverse impacts that the development may have on heritage assets. It should also include any proposed mitigation measures, as well as how the proposed development will contribute to the character and setting of the relevant heritage asset(s).

Proposals within the settlement boundary on the two allocated sites at Boscarnek and Little Mill providing around 54 dwellings during the plan period will be subject to the following criteria:

- i. construction traffic during the development will be managed in accordance with details agreed with the Parish Council and submitted to the Local Planning Authority; and

the development shall

- ii. be well integrated in terms of scale, layout and design with existing dwellings in the village; and
- iii. provide at least 25% affordable housing; and
- iv. provide for future access between Treloweth Lane and Little Mill through Treloweth by the construction of highway to the boundary of Little Mill with Treloweth to ensure its future connection to Tredrea Lane;
- v. include provision for safe pedestrian and cycling only access between:
 - a. Boscarnek site to the rear of the school and to Vicarage Gate/Fore Street to provide a continuous footway for pedestrians between Fore Street and the rear of St Erth School;
 - b. Little Mill to Tredrea Lane via Trehayes Meadow making use of the existing road header by positioning of bollards upon completion of any future vehicular access through Treloweth to Treloweth Lane.

Where additional local housing need is identified; outside the settlement boundary on the affordable led housing sites at Treloweth Lane, Water Lane and Chenhalls Road, proposals will be subject to the following criteria:

the development shall

- vi. be led by and provide a majority of affordable housing to meet the needs of St Erth Parish, at a starting point of 100% in line with Policy 9 of the CLP, unless viability requires that a small amount of open market housing is essential; and
- vii. integrate with its surroundings in terms of scale, siting, design and character; and
- viii. ensure the safe movement of traffic without the need for alteration to the proposed access or the roads leading to the site that would have a significant adverse effect on the character and amenity of the surrounding

