



St Erth Neighbourhood Plan 2017 - 2032



Summary Document



St Erth Neighbourhood Plan 2017 - 2032



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St Erth Neighbourhood Plan

Introduction

Our draft Neighbourhood Plan has now reached an important milestone and we need to ask if you agree with what it says.

“ What do you think of the work that has been done to reflect your ideas and concerns about our community’s future and how St Erth might evolve over the next 15 years? ”

The draft Plan deals with important matters like new homes, businesses and industrial units. It says where those buildings should go, what they should look like and what infrastructure, such as roads and lighting, should be provided.

Rather than send the full version of the draft Plan to every household, we have produced this summary document which we hope you will find interesting.

Inside you will see Objectives and Policies which have been developed from your responses to the Residents’ Survey at the end of 2014 and from what you told us at the Community Engagement Events in October 2015.

How do I comment on the Plan?

Monday 22 August 2016 is the start date for our formal consultation with you, local businesses and stakeholders, and it will run until Friday 7 October 2016.

Community Events

We've arranged community events around the parish during August and September, when you'll have the opportunity to discuss the Objectives and the Policies with the Plan team.

So please join us at:

Old School Room, St Hilary:

Wednesday 24 August 5pm to 7.30pm

Smugglers Inn, St Erth Praze:

Wednesday 31 August 5pm to 7.30pm

Frankie's Diner, St Erth Industrial Estate:

Wednesday 7 September 4.30pm to 7pm

Chapel Hall, St Erth:

Saturday 10 September 2pm to 4.30pm and

Thursday 22 September: 6pm to 8.30pm

If I can't attend these events, how else can I comment?

You can let us know your views by completing the feedback form with this summary document, or completing the same feedback form online at

www.sterth-pc.gov.uk/np

If you complete the paper version of the feedback form

Freepost it back to us using the envelope provided; or drop it in the box provided in the Shop/Post Office in Chapel Hill, St Erth; or post it through the letter box at 25 Fore Street, St Erth.

You can read and download the full draft Plan at

www.sterth-pc.gov.uk

request a full copy by emailing

nplan@sterth-pc.gov.uk

request a copy on our answerphone

01736 757575

or contact us through our Facebook page.

The deadline for your comments is 7 October 2016, so there is time to reflect and gather your thoughts - we promise to consider every response which will help us to improve the Plan.

The maps, tables and acronyms referred to in this summary document are set out in full in the draft Plan on our website www.sterth-pc.gov.uk/np

We look forward to hearing from you!

You said that you:

“...are concerned about: the amount and cost of new housing in and around St Erth; and the impact development may have on congestion, road traffic; pedestrian safety; and on the open countryside and biodiversity”

“...value highly the village shop/post office, other community facilities, and our green landscape - which should all be protected”

“...believe it is very important to create more jobs, especially by the A30 and railway station, which is an appropriate location for significant commercial development”



From all you told us, the Plan Team has developed the Objectives and Policies which follow:

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.

POLICY H I 1

Sites for new housing

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:

the development shall

- i. be well integrated in terms of scale, layout and design with existing dwellings in the village; and
- ii. provide at least 25% affordable housing; and
- iii. 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 Primary School;

- b. Little Mill to Tredrea Lane via Trehayes Meadow making use of the existing road header by positioning of bollards.

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

- iv. 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
- v. integrate with its surroundings in terms of scale, siting, design and character; and
- vi. ensure the safe movement of traffic without the need for alteration to the proposed access or the roads leading to the site which would have a significant adverse effect on the character and amenity of the surrounding area; and
- vii. contribute to the sustainability of the village's amenities: school, shop, pub; and
- viii. maintain important gaps between settlements or the setting or backdrop to the settlement.

All developments within and outside the settlement boundary must include a mix of tenure, type and size of dwellings in line with national and local policy. They must also provide or contribute towards the following where mitigation is required:

- ix. school facilities, where increased intake would result in lack of classroom space, insufficient sports provision, etc;
- x. sewerage, waste water treatment, surface water drainage and water supply;
- xi. suitable ducting to enable fibre optic connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to service providers;
- xii. burial of overhead cables;
- xiii. the prevention of noise, light, air or water pollution;
- xiv. the prevention of flooding, on site or elsewhere;
- xv. open space in line with Policy OS 1 and local and national policy.

Prior to the commencement of an approved development the developer will submit to and agree with the Parish Council a transport plan for the movement of construction traffic off-site, up to and including access to the development site. It must include details of time of deliveries so as not to conflict with rush hour traffic, school start and end times and construction vehicle restrictions, for example, size/weight.

All development proposals must provide and implement transport assessments that ensure the type and volume of traffic generated would:

- xvi. not harm the countryside or the rural character of local roads; and
- xvii. include measures, to be funded by the developer, that address the impact of the new development so as to ensure the continued safe and efficient operation of the strategic and local road networks.

In respect of Boscarnek, in order to minimise any adverse impact on residents:

- xviii. construction traffic during the development will have to be managed; and
- xix. appropriate traffic calming measures will need to be incorporated into development plans for once the development is completed.

POLICY H I 2

Separation of settlements

Proposals for development outside the settlement boundary must not impact on the existing open breaks between settlements which serve to retain and safeguard their individual identity and character.

Proposals for development within the settlement boundary must not result in the loss of, nor have an adverse effect upon, open areas within the village which contribute to the character, local amenity or environmental quality of their surroundings and the local environmental value.

Proposals for development must not impact on:

- i. undeveloped gaps that form an important break in development within built surroundings, or provide tranquillity and interest, or provide an important setting to a Listed Building or the character of the Conservation Areas; or
- ii. prominent local physical features within the settlement that contribute to its character.

Proposals for development of residential gardens, excluding home extensions that fall within Permitted Development Rights, will not be permitted where development would harm the character of the surrounding dwellings or Conservation Areas and reduce the amenity space of the dwelling.

POLICY H I 3 Highway safety

Development proposals should contain transport layouts which are designed to minimise conflicts between traffic, cyclists, horse-riders and pedestrians and facilitate safe and efficient parking for residents where possible.

To ensure that new development is able to provide a safe traffic environment, development proposals should include provision for or make contributions to provide a safer environment for pedestrians and road users through:

- i. a decrease in the average speed of traffic throughout the village and the parish by the provision of traffic calming measures or alternative mitigating measures;
- ii. facilitating safe and efficient parking for residents where possible;
- iii. traffic calming measures as part of the design of road access on all new development sites and contributions to improving safety on existing developments where traffic flow through that area is increased by the new development;

- iv. unless it is required to mitigate a potential road safety hazard or other requirement of the highway or police authority, developers should work with the highway authority to avoid the need for street lighting. Where lighting is essential it must be energy efficient and designed to prevent light spillage, glare and face inwards, away from open landscapes.

Support will be given to proposals for a safe alternative crossing for pedestrians and cyclists over the River Hayle linking the west and east parts of the village where such provision would not harm the setting of the listed bridge structure nor be in conflict with the village Conservation Area.

OBJECTIVE 2

Housing Types

To understand, plan and provide for locally generated housing needs, by managing development and encouraging a mix of sustainable housing types and tenures that will help residents remain within the area through different life stages.

POLICY H T 1 Phasing development

Proposals for development on the identified affordable led housing sites will be supported only when there is an identified local need. Proposals must ensure a continuity of housing supply and coordination with the provision of infrastructure, in particular waste water treatment and water supply capacity.

Monitoring of the ratio of housing need to housing supply will be carried out at regular intervals by the Parish Council. Should there be a shortfall in provision during the lifetime of the Plan and all five identified sites have been developed, further candidate affordable led housing sites will be brought forward only after further consultation within the parish.

No development applications will be supported on unidentified sites until all allocated and identified affordable led housing sites have been brought forward for development and the claimed additional need has been proven.

POLICY H T 2 Local housing need

In order to establish that the proposed development will meet a genuine need to live in the parish, potential occupiers of the affordable housing element of a proposed development should fall within the local connection criteria set out by Cornwall Council. When this has been satisfied, the application will be supported provided that the proposal meets the requirements of the housing policies of the Plan.

POLICY H T 3 Single dwellings

The conversion of existing non-residential buildings to dwellings or live/work units will be subject to the following criteria:

- i. the building is suitable for conversion and would not require substantial rebuilding and the change to a dwelling would not cause significant harm to the character or appearance of the building and its landscape or the countryside; and

- ii. the conversion would not result in the loss of employment or facilities, for example, shop, toilets, pubs, community buildings, for the village unless the application can demonstrate lack of demand or viability following active marketing for at least twelve months.

The replacement of existing dwellings will be considered where:

- iii. the existing structure has an existing lawful residential use;
- iv. the replacement dwelling would be broadly comparable to the size, scale and bulk of the existing dwelling and of an appropriate scale and character to its location.

New dwellings in the countryside must demonstrate the following:

- v. there is up to date evidence an essential need of the business for a dwelling on site for a full time agricultural, forestry or other rural occupation;
- vi. there is no opportunity to provide the dwelling through the conversion of a disused building in line with criteria i and ii of this policy; or

- vii. an existing dwelling on the site cannot be extended or brought back into use (provided the proposal would not have an adverse effect on the scale, rural character or appearance of the original building);
- viii. new development would not harm the character of the countryside or its natural resources.

Occupancy of any new dwelling, either conversion or new build, should be tied through the use of conditions or a planning obligation as necessary for the establishment of the enterprise and its subsequent operation.

POLICY H T 4

Design and construction

Development proposals should meet the design requirements of Cornwall Council Design Guide and national policies and where practicable, comply with the BREEAM sustainability standards.

Development proposals within the Conservation Areas will be expected to actively demonstrate in “Design and Access Statements” how they comply with these and other policies set out in the Plan.

POLICY H T 5 Tenure and size

Residential developments will be subject to the following criteria:

the proposal shall

- i. make provision for a mix of housing that reflects the need of the area, including for rented, shared ownership, subsidised purchase or open market dwellings;
- ii. reflect the character of the area in terms of design and layout making the most efficient use of the land available and achieve an appropriate density for the character of the area; and
- iii. must be designed to prevent through routes to traffic and be compatible with 20 mph zones.

Developments will be conditioned to ensure that the building of any affordable housing element will be phased alongside the open market property to ensure their timely delivery.

POLICY H T 6 Self-build

Subject to the application conforming with appropriate site design and relevant policies within the Plan, for either individual self-build affordable or custom build dwellings, on plots within the sites identified in Policies HI 1 or HT 3, submitted by an individual, a builder or a developer acting on behalf of an individual, or a community group of individuals such as a Community Land Trust, it will be considered favourably.

Proposals for an affordable self-build dwelling within the sites identified for affordable led housing in Policy HI 1 will only be supported for applicants who:

- i. demonstrate that they have a local connection in accordance with the Homechoice Housing Register; and
- ii. undertake in a section 106 agreement that the occupancy of the property will be restricted to people with a local connection in perpetuity as their main residence; and
- iii. undertake in a section 106 agreement that once the development has commenced, they will complete the building of the dwelling within two years.

OBJECTIVE 3 Open Spaces

To protect and enhance important areas of local green space which are highly valued and much used by local people

POLICY O S 1 Open space provision

Development will only be supported where provision is made for the open space needs of the development, consisting of 63.85 square metres per dwelling, made up of appropriate typologies. Play areas and sports facilities should be designed to be easily accessible by sustainable and active travel modes. Where there is access to alternative facilities, or the scale of the development will not allow for on-site provision, financial contributions to the development or ongoing maintenance and management of alternative facilities may be required.

Separate 'stand-alone' schemes for publicly accessible free outdoor recreational facilities, such as children's play space, will be considered in locations which are appropriate in terms of safe access and visibility and the development's potential impact on existing residents, such as noise or light pollution.

Proposals for the redevelopment of open space for recreational facilities will be considered where the proposal would:

- i. be wholly for outdoor sport, expand or enhance existing amenities, or develop new facilities for use by the school and/or the local community;
- ii. increase public access and accessibility to open space or recreational facilities in safe and secure surroundings;
- iii. provide new and diverse leisure and recreational activities in order to promote healthy and crime-free lifestyles, particularly for youngsters;
- iv. have no significant adverse impacts on existing residents, such as noise or light pollution the environment, highway safety, traffic or parking;
- v. have no significant adverse impact on the character of the landscape;

The lighting of outdoor facilities will not be permitted where it would result in light pollution, or adversely affect the character of the countryside or impact on wildlife or be a nuisance to neighbouring properties.

POLICY 0 5 2 Open space protection

Land that provides important formal or informal recreational space or sports pitch facilities for the Plan area are listed in Tables 1 and 3. Applications for development that result in the loss of this space will only be supported in exceptional circumstances where:

- i. sport and recreational facilities can best be retained and enhanced to at least equivalent community benefit or playing standard through the redevelopment of part of the site; or
- ii. alternative provision of at least equivalent community benefit, playing and facilities standard is made available in an appropriate location close to the community to which it relates and designed to be easily accessible by sustainable and active travel modes.

The Well Field (WF) shown on Map 4 is a privately owned site of locally valued open space due to the significant contribution it makes to public amenity by virtue of its character, appearance and function. Development proposals located within this site will only be permitted where:

- iii. it would support a recreational or sports use and where the proposal maintains or enhances visual amenity, does not detract from the open character of the area and does not prejudice the established function of the area; or

- iv. development is necessary for the continuation or enhancement of the site for recreation, leisure or nature conservation which would result in community benefits and where the proposal maintains the open character of the area and maintains or enhances visual amenity; or
- v. development is minor in nature and it can be demonstrated that the character and appearance of the area to be lost is not critical to the setting of the area or the integrity of the site.

POLICY 0 S 3 Allotments

The provision of new allotments will be supported where there is evidence of an unmet demand.

Proposals for the redevelopment of the existing allotment site (Map 4) will only be permitted where the applicant can demonstrate that the proposal would lead to an enhancement of allotment provision to meet the requirements of the local community or there is no demand.

POLICY 0 S 4 Public rights of way

Support will be given to proposals which improve and safeguard existing rights of way, increase and enhance existing public footpaths, and extend or create cycle routes, bridleways and multi-use trails across the parish, provided such ways are safe, convenient and attractive and do not adversely affect the character of the area nor have an adverse effect on other land uses in the vicinity.

Developments that harm or inhibit the use of public rights of way will not be supported unless alternative and appropriate provision is made.

POLICY 0 S 5 Wildlife and wild places

Proposals that would result in a significant net loss in biodiversity across the Plan area will not be accepted.

Proposals which achieve a net biodiversity gain across the Plan area will be supported, subject to the other policies of the Plan.

Any sites identified by Cornwall Wildlife Trust or other environmental bodies as having particularly high wildlife potential will be protected from development.

The lighting of outdoor facilities in open countryside will not be permitted where it would result in light pollution

nor adversely affect the character of the area, nor impact on wildlife. To help mitigate adverse impacts to local bat populations, proposals must only include outdoor lighting where necessary and avoid hedgerows and other wildlife corridors.

POLICY O S 6 Trees and hedgerows

Proposals for development must seek to retain and incorporate existing trees, woodland, hedgerows and Cornish hedges into the site layout and design.

Where development would have either a direct or indirect adverse impact on or unavoidable loss of trees or hedgerows or disturbance of road verges, proposals must demonstrate how the developer will mitigate against such loss or effect, to ensure enhancement of biodiversity in the Plan area.

OBJECTIVE 4 Community Buildings and Facilities

To retain and enhance buildings with a community focus which are a significant asset underpinning the vitality of the local community

POLICY C B F 1 Conservation of community buildings

Proposals for development of new community facilities or for the enhancement of existing ones will be subject to the following criteria:

the development shall

- i. meet the proven needs of the community;
- ii. not have significant harmful impacts on the amenities of nearby residents, the surrounding local environment or the local road network;
- iii. provide car parking facilities prioritising disabled spaces;
- iv. afford safe and convenient access from highways and footways; and
- v. be located having regard to the surrounding area within or immediately adjacent to the settlement boundary.

Proposals for the loss of or conversion of part of a community building for an alternative use must demonstrate that:

- vi. the proposal to reduce the area of the community facility would lead to the enhancement of the facility and the remaining area is still sufficient to meet community needs; or
- vii. there is no longer a need for the community facility as demonstrated through a process of community engagement or active marketing of the facility for community uses; or
- viii. alternative provision can be made to a standard equivalent or better than the existing facility and equal or improved accessibility for the community.

Where it is demonstrated that the existing community use is not viable, preference will be given to the change of use or redevelopment to alternative community use, including dual usage of existing or new facilities, before other uses are considered.

Where the proposed change relates to a religious building, proposals for an alternative use must, in addition, enable their continued traditional use. Proposals for alternative use that would not enable this will be required to demonstrate that the use is no longer required.

POLICY C B F 2

Sustainable development

Proposals in respect of all community buildings should specify how the proposal meets the national and local sustainable development principles. Compliance with the BREEAM excellence rating will be expected.

Sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables will be supported in Listed Buildings, buildings of solid wall or traditional construction and buildings in the village Conservation Area, provided that the special characteristics of these assets can be safeguarded for the future.

Support will be given to proposals for the construction, furnishing, refurbishment or restoration of all community buildings that incorporate plans for:

- i. reduction in energy consumption by incorporating energy efficiency techniques;
- ii. increasing the use of energy from renewable resources where this does not affect the setting of the building;
- iii. use of water conservation, rainwater harvesting and recycling measures.

Where not incorporated, the applicant should prove these are technically or financially unviable or would otherwise cause harm to the fabric and character of the building.

POLICY C B F 3 Improved connectivity

Proposals for renovation of, extension or alteration to a community building must include provision for connection to ICT through high speed broadband.

Proposals which require planning consent should incorporate the provision of underground ducting for fibre optic cables up to a community building boundary.

POLICY C B F 4 Support of St Erth School

Applications for expansion of the existing St Erth Community School building and the Children's Centre will be subject to the following criteria:

that such expansion

- i. is for educational purposes;
- ii. meets the requirements of the school and makes efficient and effective use of the site;

- iii. provides sports and/or recreational facilities that enhance the provision of community facilities as well as benefits the school;
- iv. does not result in reduced traffic safety or significant adverse traffic generation;
- v. does not result in the loss of educational facilities on the site;
- vi. meets the objectives for sustainable development elsewhere in the Plan.

Proposals for a Sports Hall which meet the requirements of the school and the wider community will be supported provided the requirements for new buildings within the Plan are met. Should the building of a Sports Hall within the school site take the provision of outside facilities below the required threshold, the community outside sports facility proposed in Policy OS 2 should be a shared facility with the school.

OBJECTIVE 5

Economic Development

To ensure that any large scale, commercial and/or industrial developments (individually or cumulatively) are sympathetically sited and do not impact significantly on landscape character

POLICY E D 1 Support of employment

Proposals which increase employment opportunities and maximise the use of existing units and land on the Industrial Estate will be encouraged. Proposals which result in the loss of employment opportunities will be resisted.

All proposals for industrial and business uses must be limited to use classes B1, B2 and B8 as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Proposals for development of small scale sites (typically one or two units) should:

- i. increase employment and make a positive and sustainable contribution to the local economy and be easily accessible by sustainable transport modes;
- ii. generate additional employment opportunities on existing employment sites;
- iii. not increase flood risk, nor impact adversely on environment, landscape, local infrastructure and amenities that cannot be satisfactorily mitigated;
- iv. have a positive impact on the character and appearance of the application site and its surroundings;
- v. provide mixed use development to encourage live/work opportunities as appropriate;
- vi. propose development which actively promotes hot desking and flexible office space with high speed broadband.

Storage and distribution facilities, as defined in class B8, must be easily accessible from the main road network, limit trip generation and the impact of traffic on rural roads.

In addition, proposals for development of larger employment sites well related to the Industrial Estate, as defined on Map 6, for industrial and business uses defined in use classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) must provide for:

- vii. safe access to and from the site;
- viii. the collection and disposal of surface water which will ensure the protection of the Hayle Estuary and Carrack Gladden Site of Special Scientific Interest;
- ix. the retention of existing boundary trees and hedges as part of a comprehensive landscaping and tree planting scheme.

POLICY E D 2 Use of existing buildings

The conversion of existing buildings for use class B1 within residential areas and B1 and B2 outside residential areas will be subject to the following criteria:

- i. the proposal does not have an adverse impact on the character of the building or its surroundings; and

- ii. safeguards are incorporated to prevent nuisance to surrounding uses by noise, traffic, light pollution; and
- iii. mitigatory measures are taken to ensure that services and infrastructure can support the use.

POLICY E D 3 Communications infrastructure

New development must demonstrate how it will contribute to and be compatible with local fibre optic, internet and telecoms connectivity. This should be demonstrated through a 'Connectivity Statement' provided for all planning applications detailing how the proposal takes communications connectivity into account.

The development of new communications infrastructure, including access to superfast fibre optic broadband and mobile technologies across the parish, will be supported where the location and design of any above ground installations is sympathetically chosen and designed to reflect the character of the area.

POLICY E D 4 Resource efficiency

Proposals for new development, retro-fit and conversions which incorporate energy efficiency and renewable energy generation must specify how the development meets the sustainable development principles in NPPF and where practicable, comply with the BREEAM sustainability standards.

Proposals should incorporate plans for self-sufficiency in energy and water. Where not incorporated, the applicant should prove these are technically or financially unviable.

Developments must provide for the protection of the quality, quantity and availability of the water resource, for example, by the use of water conservation, rainwater harvesting, recycling measures and minimising off-site water discharge through methods such as Sustainable Urban Drainage Systems (SUDS) and rain water harvesting systems.

POLICY E D 5 Transport infrastructure

Proposals should aim to improve transport infrastructure enabling an increase in public transport, cycling and walking around the parish.

Proposals should take into account the provision for people with restricted mobility, for example, pavements suitable for mobility scooters.

POLICY E D 6 Sustainable transport

All new development proposals must demonstrate how sustainable transport opportunities such as bicycle storage, electric vehicle charging and provision of facilities for disabled employees/visitors have been considered and incorporated.

Large scale developments (defined by Cornwall Council's guidelines) should provide a Travel Plan.

POLICY E D 7 Trans-shipment facilities

Proposals for trans-shipment facilities use class B8 at the Industrial Estate should demonstrate ease of access, the economic and environmental benefits and where they meet the requirements of other policies.

POLICY E D 8 Support of existing business

Development proposals that would result in the retention and/or expansion of significant community facilities and services will be encouraged.

Conversion or change of use of existing community facilities and commercial premises for other uses must demonstrate:

- i. it is unviable to continue the operation of the uses, demonstrated by market evidence of sustained attempts to secure its existing use or an alternative business re-use for at least twelve months; or
- ii. the facility can be re-provided within the premises or equally as conveniently accessible to residents at an alternative location within the settlement boundary.

Where the premises are within the Conservation Areas, its development, redevelopment or alteration must respect the character and appearance of the building and its surrounding.

Where the premises are Listed, or the work is likely to affect a Listed Building, the proposal must respect its intrinsic architectural and historic value, its design and particular physical features, its setting and contribution to the local scene.

POLICY E D 9 Support of tourism

Proposals for new tourism accommodation facilities or the expansion of existing tourism accommodation facilities will be considered where:

- i. the proposal would not have a harmful effect on the natural or built environment; and

- ii. it can be supported by existing local infrastructure or provide appropriate infrastructure to support the use; and
- iii. it would not lead to the net loss of tourist accommodation.

Change of use from purpose built holiday accommodation to residential will not be supported.

POLICY E D 10 Support of farming

Proposals for farm diversification projects, including those relating to employment, tourism, recreation and community services, energy production and food processing need to demonstrate that farming remains the primary business, and these ancillary uses are needed to maintain the farm as a viable business.

Re-use of existing rural farm buildings and rural premises designed for but not limited to food processing, for example, vegetables, meat, fish preparation and packaging, for residential purposes will not be supported unless reasonable attempts to secure business re-use have been made for at least twelve months or the residential use is a subordinate part of a scheme for business use or related to the farm activities.

POLICY E D 11

Promotion and advertising

Proposals for advertisements and signs will be approved where they are in keeping with the character and appearance of the surrounding area and do not create or intensify a proliferation of advertisements. Illuminated advertisements will not normally be supported outside of established industrial estates.

POLICY E D 12

Safeguard of food production

Development should avoid the use of best and most versatile land (agricultural land graded 1, 2 and 3a in the Natural England Agricultural Land Classification). Development will be considered only where there is no practicable alternative and the importance of the development outweighs the need to protect the best and most versatile land.

If agricultural land needs to be developed, and there is a choice between sites in different grades (Agricultural Land Classification grades 1-5), land of the lowest grade available should be used unless other sustainability considerations outweigh the agricultural land quality considerations.

General Policies

General Policies apply to more than one Objective in the Plan and so are listed here for clarity and to avoid repetition.

POLICY G P 1 Reduce flood risk

Proposals for new flood defences and those which safeguard and maintain the Causeway and retain existing flood defences will be supported. Proposals for additional flood defences and proposals which alleviate the likelihood of flooding will be supported provided that such proposals would not cause unnecessary and unacceptable impact on the surrounding and wider area, the environment and local infrastructure.

Proposals for new business or residential development within areas of known flooding and/or shown on the EAFM and the flood plain will not be supported.

The sites identified in the Plan for residential development are areas of low or no flood risk. Development in areas of Flood Risk Zones 2 and 3 as identified by the EAFM will only be permitted as long as it would be at no risk of flooding for its lifetime, taking account of climate change impact and would not exacerbate flooding on site or elsewhere.

All proposals for development will be:

- i. subject to employment of surface water mitigation techniques to ensure that there is no net increase in surface water run-off;
- ii. able to demonstrate how flood risk to and from development site(s) and the wider area will be managed, so that flood risk will not be increased overall;
- iii. able to and demonstrate that opportunities to reduce flood risk, for example, through the use of sustainable drainage systems and/or rain water harvesting, are included.

Consideration will be given to the mitigatory effects of flood protection measures in assessing proposals for development which could have an adverse effect on the following:

- iv. floodplains or areas at risk from flooding, including tidal inundation;
- v. tidal or fluvial defences or access to existing or future defences for maintenance and emergency purposes;
- vi. the free flow of flood water or reduced storage capacity;

vii. the quality of groundwater;

viii. watercourses where they could damage the integrity of the water environment.

The culverting of watercourses will not be acceptable where it would result in a break in the continuity of the river corridor or problems of safety, maintenance or flooding. Where practicable culverted watercourses should be reopened and restored to their natural state.

POLICY G P 2

Communications infrastructure

Proposals which seek the expansion of electronic communication networks and high speed broadband along with improvements to connectivity should show that:

- i. the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures; and
- ii. the numbers of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network; and
- iii. the development has been sited and designed to minimise the impacts on the character and appearance of the surrounding area.



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