

# **CROWAN PARISH**

## **Neighbourhood Development Plan**

### **2018 – 2030**

V2.4.2

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**Produced by**  
**Crowan Parish NDP Steering Group**

**21 May 2019**

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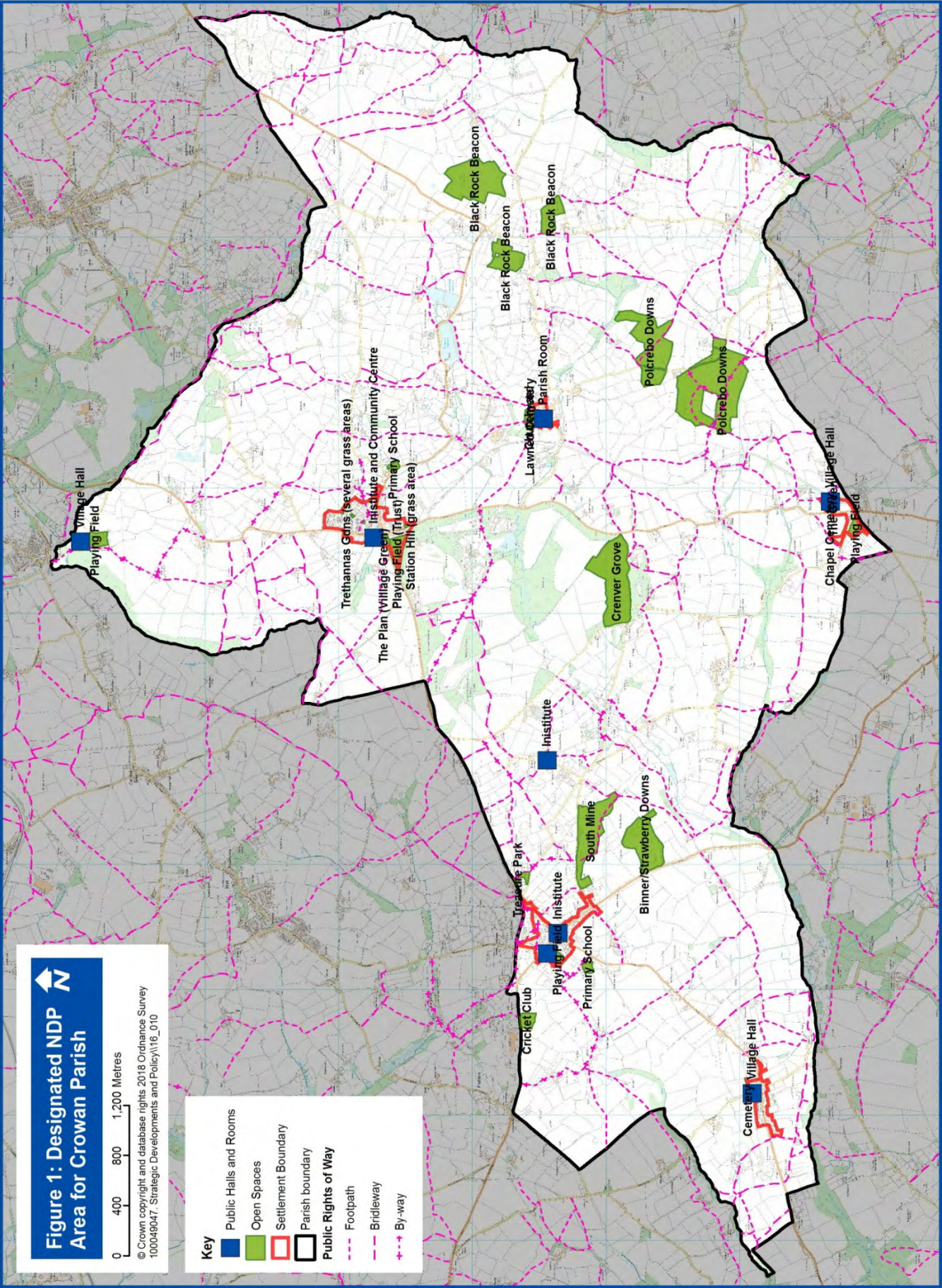
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## 1. Introduction

- 1.1. This document is the Crowan Parish Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for Crowan over the NDP period 2018 to 2030 and presents planning policies which seek to enable delivery of this Vision and these Objectives.
- 1.2. Neighbourhood Planning builds 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 Crowan NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community.
- 1.3. Crowan NDP 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.
- 1.4. 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 the NDP section of the Crowan Parish Council website [www.crowan-pc.gov.uk](http://www.crowan-pc.gov.uk) in the “Summary of Evidence” folder. [A glossary and abbreviations section is included at the back of this document for reference (Section 12)].
- 1.5. Crowan NDP applies to the area is that covered by the Crowan Parish Council and as shown on the map in Figure 1.
- 1.6. Crowan is situated in the west of Cornwall and is part of the Helston and South Kerrier Community Network Area (CNA).
- 1.7. The community of Crowan Parish have decided to develop a NDP in order to preserve the character of the area.
- 1.8. Once finalised and adopted by Cornwall Council (CC), the planning policies presented in this NDP seek to positively plan for the future of Crowan Parish and will be used and acted upon by CC planning officers, landowners and developers through the development process; providing clarity on the community’s needs and aspirations.



Figure 1 - CROWAN PARISH MAP





## 2. Crowan Parish NDP – The Preparation Process

### Getting this far.

2.1. The preparation of the NDP has been led by the Crowan NDP Steering Group. This group comprises Parish Councillors and other representatives :-

Colin Parnell (Chair)  
Loveday Jenkin  
Geoff Henwood  
Charles Hodson  
Alistair McLeod  
Jonathan Roberts  
David Smith  
Christopher Trevan  
Frank Webb

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 three years.

These have included a Parish Wide Survey in Spring 2015 plus various meetings and exhibitions including:-

- Praze Fair Show - July 2015
- Leedstown Show –September 2015
- Nancegollan Village Hall – September 2015
- Crowan Parish Room – November 2015
- Townshend Village Hall – November 2015
- Praze Fair Show – July 2016
- Leedstown Show – September 2016
- Praze Fair Show – July 2017
- Praze Fair Show – July 2018

Pre-Submission Consultations were carried out during August 2018 at:-

- Crowan Church Fete & the Parish Room
- Leedstown Village Hall
- Nancegollan Village Hall
- Praze Village Green (The Plan) & Institute
- Townshend Village Hall

Also Steering Group meeting minutes have been published on the Crowan Parish Council website [www.crowan-pc.gov.uk](http://www.crowan-pc.gov.uk) and the latest version of the draft NDP is also on the website for download.

2.3. All the consultations have been summarized in the 'Consultation Statement', as required by the formal NDP legislative requirements; this is also available at [www.crowan-pc.gov.uk](http://www.crowan-pc.gov.uk) in the NDP section.

2.4. The outcomes of the various consultations has highlighted the key priorities of:

- Protecting the character and environment of the area
- Delivering housing and employment opportunities to suit local demands
- Introduce Elderly & Infirm Housing

## What next?

- 2.5. Following submission of this 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 Crowan Parish NDP Steering Group) who will check the NDP to ensure it conforms with legislation, policies, designations and any other relevant documents. At such stage, 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. The NDP 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 Crowan Parish NDP will have to be taken into consideration when Planning Officers determine future Planning Applications.



### 3. **NDP Sustainability Appraisal**

In order to ensure that the plan considers environmental, social and economic issues, the Crowan Parish NDP Steering Group (SG) carried out an assessment of the policies in the NDP against the three strands of sustainable development. This is set out in the Basic Conditions Statement, alongside an assessment of how the policies perform against the NPPF and the policies in the Cornwall Local Plan. The Steering Group also requested Cornwall Council to screen the NDP to determine whether a Strategic Environment Assessment or a Habitat Regulations Assessment was required.

3.1 Crowan Parish NDP is supported by other documents and information, all of which are to be found within the 'Summary of Evidence' folder in the NDP section of the Crowan Parish website.

3.2 The 'Summary of Evidence' folder contains evidence of the work carried out in the development and preparation of the Crowan NDP, and has sections covering:-

- 2015 Survey Results
- NDP Documents including the Basic Conditions & Consultation Statements
- Press Releases & Posters
- Pre-Submission Consultation Feedback
- Strategic Environmental & Habitats Regulations Assessments
- Steering Group Meeting Minutes.

3.3 All supporting documents and evidence base are made available in the NDP section of [www.crowan-pc.gov.uk](http://www.crowan-pc.gov.uk)

#### 4. Crowan Parish: Background

Traditionally, Cornwall's numerous, scattered, small communities developed extremely close-knit links where most people, even today, know 'who's who'. In the rural areas these links are particularly strong, having been deeply embedded in the culture surrounding the mining, fishing and farming industries.

These activities produced a social tapestry of self-reliance and non-conformity which is what has given the special distinctiveness widely recognised in major initiatives such as the Objective One Programmes; the designation of Cornish Mining as of World Heritage Site Status and Cornish as an ethnic minority with a regionally identified language.

Crowan has existed as a parish since 1291 and, in the east forms part of an upland area of small family dairy and stock farms often shaped by the miners' smallholdings whilst to the west there are larger arable and intensive, double cropping horticultural interests.

There are five principal settlements, namely Crowan, Leedstown, Nancegollan, Praze-an-Beeble and Townshend. There are village halls at Leedstown, Nancegollan and Townshend with a public institute at Praze.

The parish rooms are located in Crowan as is the parish church whilst the Methodist Chapel is at Leedstown. There are many other small hamlets.

Praze and Leedstown have pubs and cricket grounds whilst there are public playing fields at Nancegollan and Leedstown. There is a shop and Post Office at Praze and scheduled Post Office attendance at the village halls at Nancegollan and Leedstown.

The GP [dispensing] Surgery is at Praze-an-Beeble but it is not possible for people to reach it by public transport from many parts of the Parish.

There is a busy agricultural garage and distributor at Leedstown together with a major horticultural collection, processing and distribution centre nearby as well as other similar facilities in the area and small business space at Praze and Nancegollan.

There are established primary schools at Praze and Leedstown and Sithney primary school lies just outside the Nancegollan boundary. There is a C of E primary school in the nearby parish of Breage. Secondary age pupils are bused to Helston, Hayle, Camborne, Penzance or Truro.

The public bus network has shrunk in recent years. This means that those households with travel-to-work needs often have to run more than one car. It is said that Cornwall has a high second car ownership but because of low wages they are older than average vehicles elsewhere.

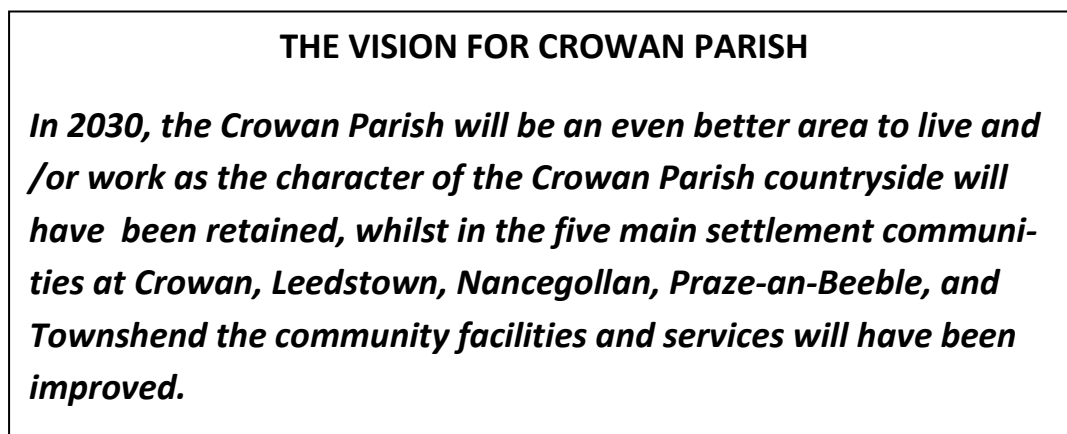
Mobile phone and broadband reception is patchy or, in some locations non-existent, putting the business sector, in particular, at a distinct disadvantage.

This consultation document suggests the framework against which future development should be appraised and dealt with.

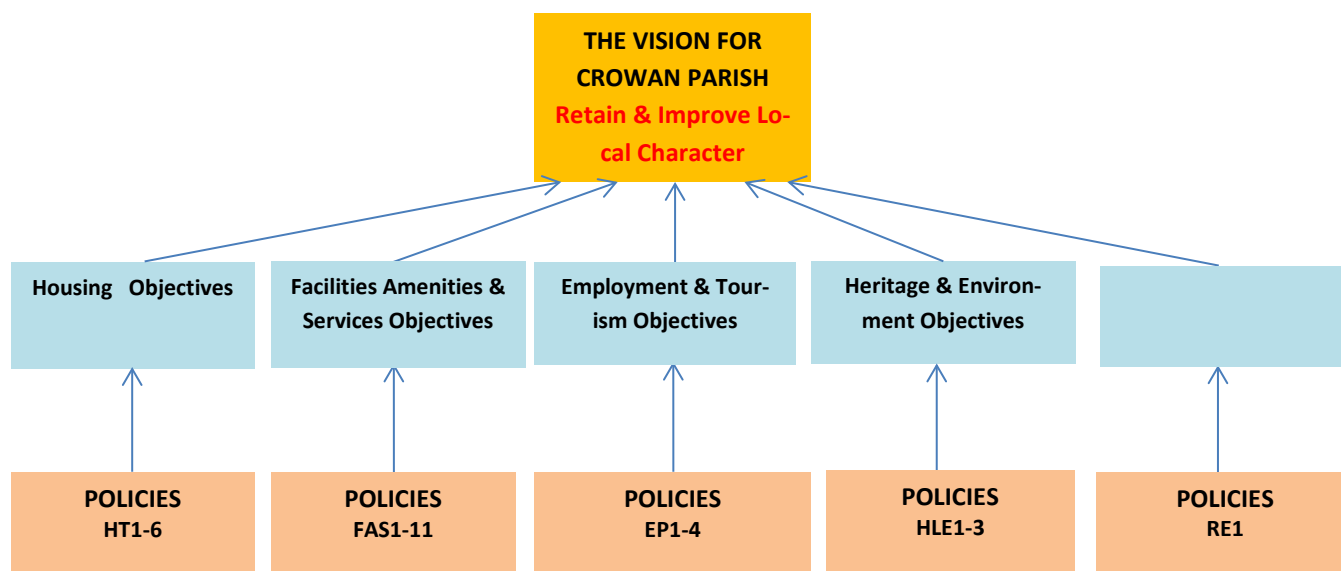
Further information can be found in Appendix B – Population & Demographics

## 5. Crowan NDP: The Vision

5.1 Every plan has an aim, and for the Crowan NDP it is for the policies of the NDP to help achieve a 'Vision' for Crowan Parish by 2030. The Vision for the Crowan Parish is as follows:



5.2 In order to achieve this Vision a number of 'Objectives' are set and then, in turn, in order to achieve these Objectives, a number of Policies are set out. It is these policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figure 2.



**Figure 2 Crowan NDP: Links between Vision, Objectives and Policies**

## 6. Crowan Parish NDP: Objectives

The Objectives of the Crowan Parish NDP are as follows:-

### **a) Housing Objective.**

To ensure that new housing matches the needs of local people and is located in harmony with the surrounding environment and existing buildings;

### **b) Community Facilities, Amenities & Services Objective.**

To provide a good quality of life in our villages with enhanced community facilities to meet changing needs whilst ensuring that the infrastructure of Crowan is developed and maintained to support the expectations and needs of parish residents;

### **c) Employment & Tourism Objective.**

To support and encourage local businesses particularly those in agriculture, tourism, leisure and light industry together with micro-business start-ups, ensuring that people have good access to and opportunities for local employment;

### **d) Heritage, Landscape & Environment Objective.**

To preserve and improve the Crowan heritage, biodiversity and its unique landscape character and the protected Wildlife Areas as well as the WHS, AGLV, and other environmental designations;

### **e) Renewable Energy Objective.**

To encourage the solar generation of electricity, but with minimal impact on the landscape, agriculture & environment.

## 7. Crowan Parish Housing Statement

### NDP Housing Requirement

- 7.1 The Cornwall Local Plan identifies nineteen different Community Network Areas (CNA) and the plan provides more detailed local guidance relevant to the needs and priorities of each community. Crowan Parish lies in the Helston and South Kerrier CNA which covers 18 parishes, including the town of Helston and the Lizard Peninsula.
- 7.2 Figures supplied by Cornwall Council are presented in Table 1, and show that the Local Plan Target for the wider Helston and South Kerrier CNA is 1,100 dwellings over the period 2010-2030 and, taking commitments and completions into account, the remaining Local Plan Target is for 70 dwellings over the period 2017-2030. The Crowan NDP's share of this target is 17% which amounts to a minimum of 12 dwellings.
- 7.3 The Crowan Parish NDP therefore seeks to deliver a minimum of 12 dwellings in the period 2017-2030 within the settlement boundaries and will rely on exception sites to provide for local need affordable housing.

	a) Local Plan Housing Target (April 2010 – April 2030)	(b) CNA Commitments (-10%) (April 2017)	(c) CNA Completions (April 2010 – April 2017)	(d) Local Plan Target (April 2017-April 2030) (a- (b+c))
Helston & South Kerrier (Rural)	1,100	388	642	70
	(e) Adjusted Pro Rata rate*	(f) Parish Commitments (-10%) (April 2017)	(g) Parish Completions (April 2010 – April 2017)	(h) Parish 's share of the remaining Local Plan Target ((e÷100)xd)
Crowan Parish	17%	41	82	12

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

### Delivering the Crowan Housing Requirement

- 7.4 The Crowan Parish NDP seeks to facilitate the delivery of a minimum of 12 dwellings allowing sufficient space for new housing within settlement development boundaries. This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlements and contributes to preserving and enhancing the identities of the settlements within the Crowan Parish. Any development outside the defined boundaries are deemed exception sites and these will only be permitted where a proven demand that is acceptable to both the Crowan Parish and Cornwall Councils
- 7.5 Table 2 sets out the policies to facilitate delivery of an estimated minimum 12 dwellings, meeting the NDP housing target.

Reference	Policy Scope
Policy HT1:	Development (Settlement) Boundaries
Policy HT2:	Local Housing Need
Policy HT3:	Conversion of buildings in the countryside
Policy HT4:	Design
Policy HT5:	Self Build
Policy HT6:	Housing for elderly and Infirm people

**Table 2: Policies to achieve the Minimum NDP housing target to be in conformity with Cornwall Local Plan.**



## 8. Crowan Parish NDP: Policies

### Housing

#### Policy HT1 – Development Boundaries

##### Background

- 8.1 The 2015 Survey clearly showed that over 80% of responses were in favour of the Parish Council having more control over planned building projects and agreed with the concept of Development (Settlement) Boundaries. The principles for the establishment of Development Boundaries are covered in Appendix A together with A4 size maps showing the Development Boundaries for the five villages within the parish viz. Crowan, Leedstown, Nancegollan, Praze-an-Beeble and Townshend.
- 8.2 Historically affordable housing has been the driving factor for the erection of new housing within the Crowan Parish, but this demand has diminished in certain locations within the Parish in recent years, viz. Leedstown. However there has been identified through consultations that there is now a developing demand for housing to suit elderly and infirm people that would also release larger properties to families whilst allowing them to stay within the Parish.
- 8.3 The strategy to deliver local needs housing in Crowan Parish is to establish Development Boundaries allowing infill and rounding off and rely on exception sites to meet local affordable housing need, when fully identified.

##### Intention

- 8.4 To direct development to existing settlements to minimise impact on the open countryside and maintain the character of the separate settlements within the parish. The policy also aims to direct development to areas where access to services can minimise the need to travel.

#### Policy HT1 - Development Boundaries (Area Wide)

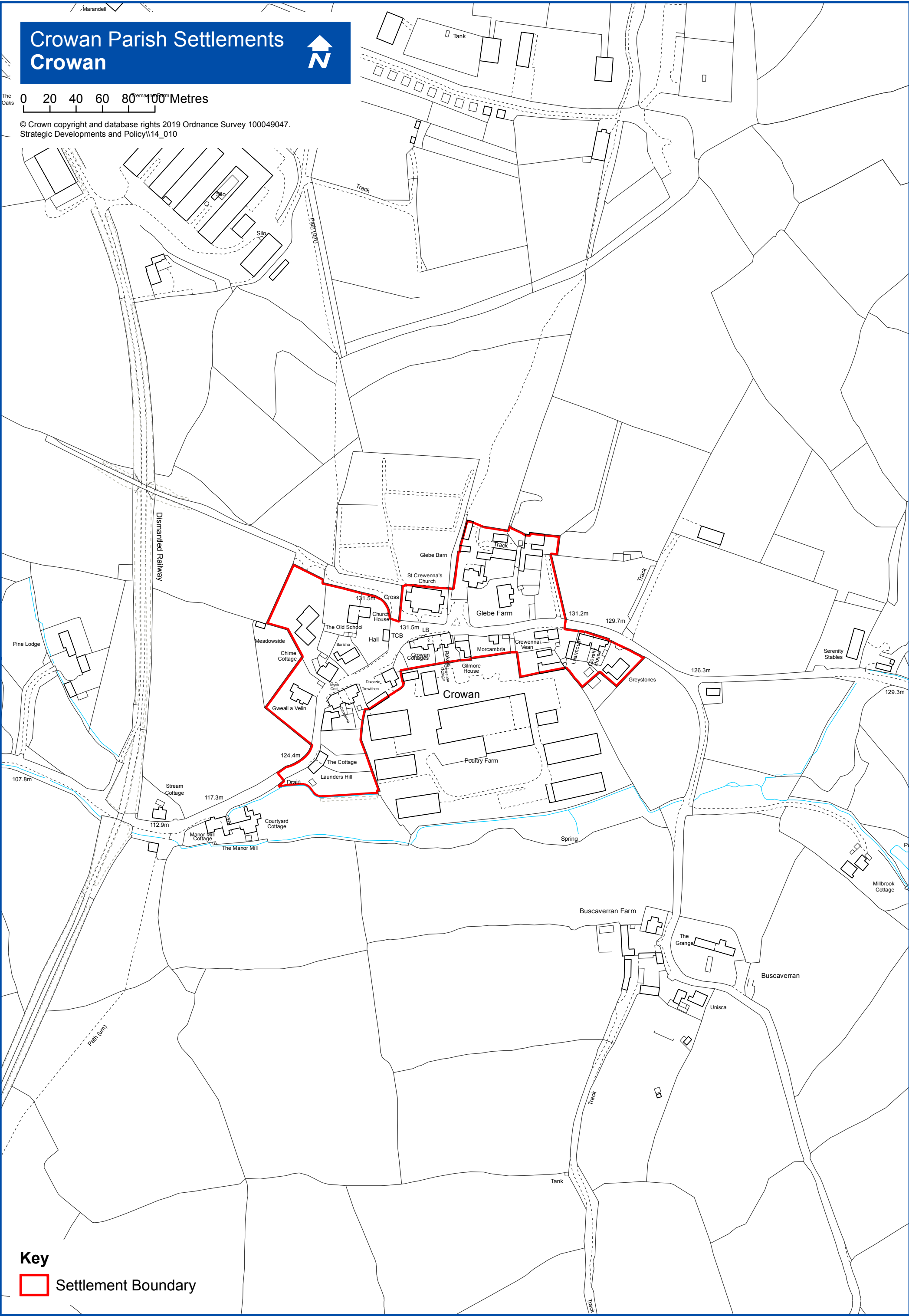
Development boundaries for the settlements of Crowan, Leedstown, Nancegollan, Praze-an-Beeble and Townshend are defined in Figures 3 – 7. Small scale infill development and development on previously developed land within the development boundaries will be supported where such development conforms to other policies in this Plan.

Crowan Parish Settlements  
Crowan



0 20 40 60 80 100 Metres

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Strategic Developments and Policy\14\_010



**Key**  
Settlement Boundary



**Crowan Parish Settlements  
Praze-an-Beeble**

0 50 100 150 Metres

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**SEE INSET**

**Praze-an-Beeble**

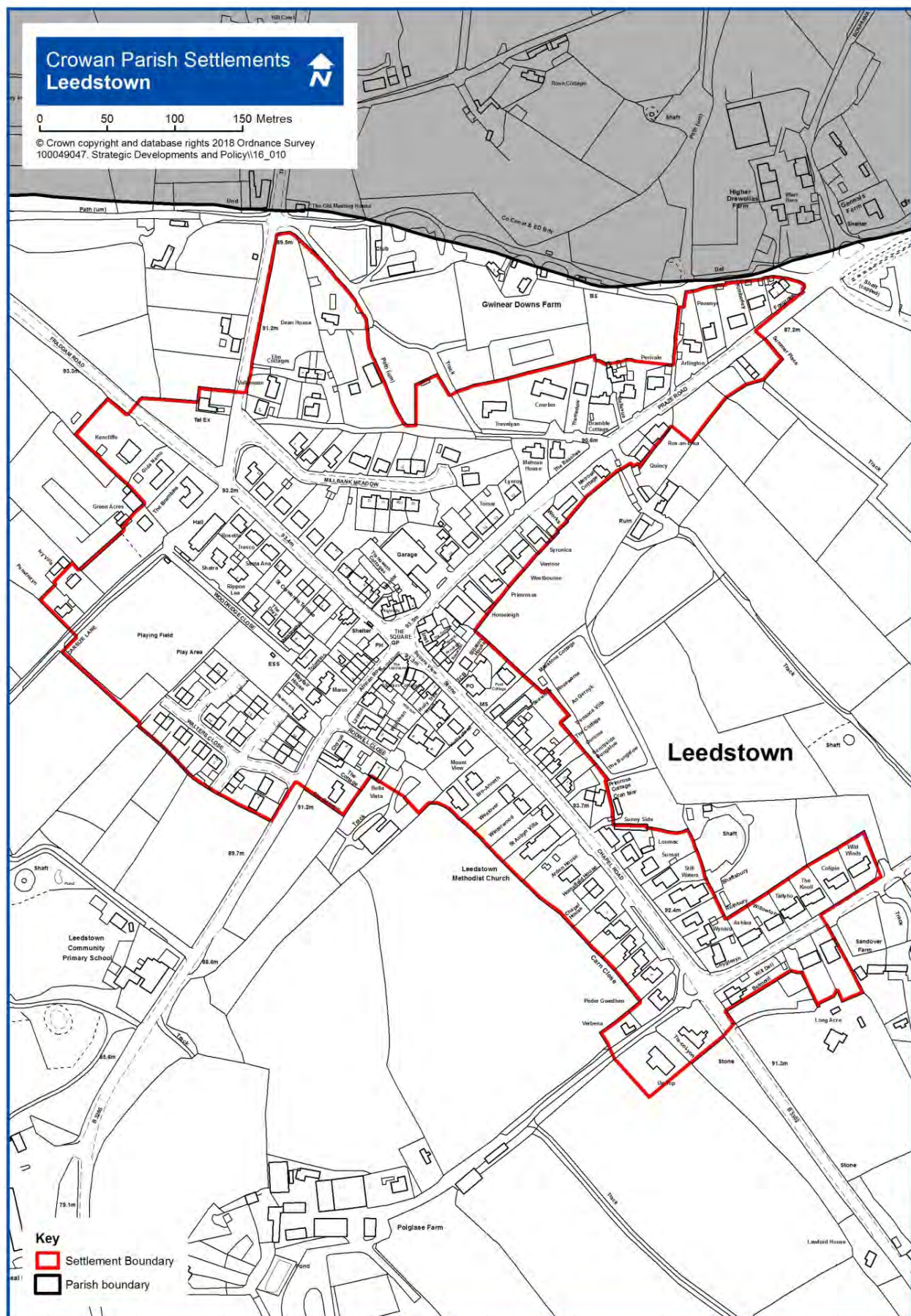
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**Key**

Settlement Boundary

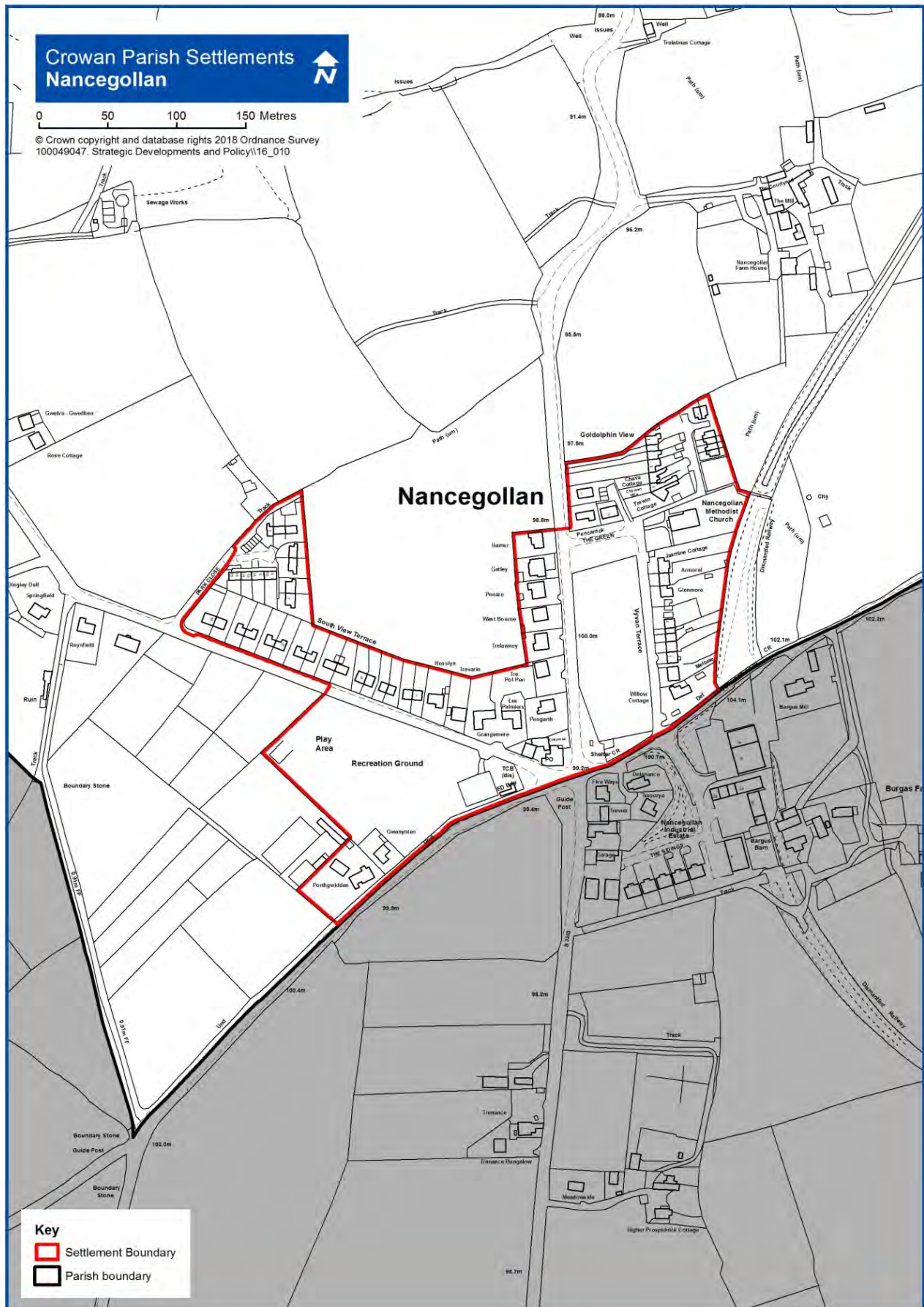


### Figure 5 – Leedstown Development Boundary



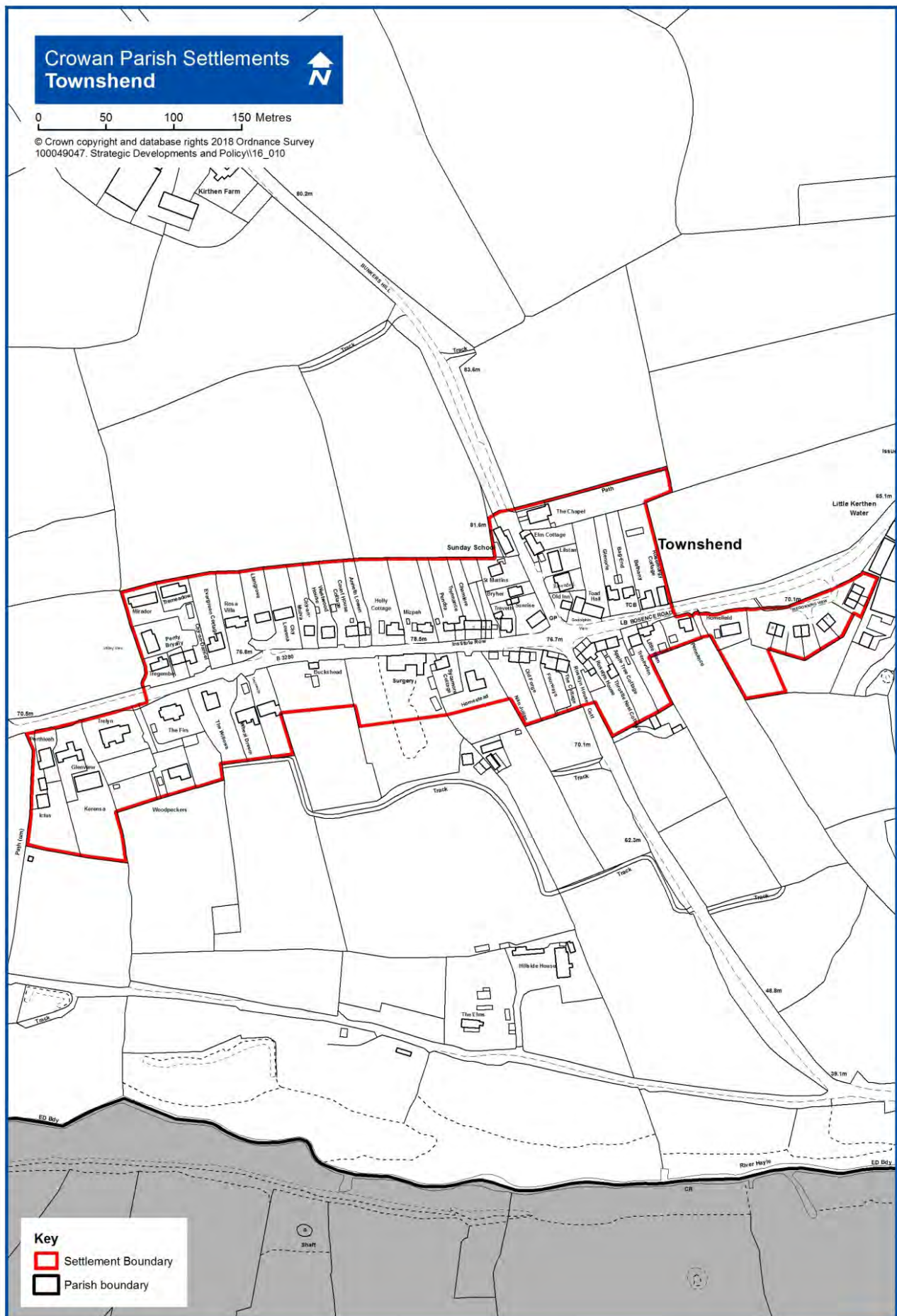


**Figure 6 – Nancegollan Development Boundary**





### Figure 7 – Townshend Development Boundary



## Policy HT2 – Local Housing Need

### Background

8.5 Sites within the development boundaries are unlikely to meet all affordable housing needs with Local Connections.

### Intention

8.6 In order to establish that the proposed development will meet a genuine need to live within the individual villages of the Parish, potential occupiers of the affordable housing element of a proposed development should fall within the current parish 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.

8.7 The amount of housing provided will be monitored at regular intervals by the Parish Council against the housing need expressed in the Homechoice Housing Register.

## Policy HT2 – Local Housing Need

The provision of affordable homes on exception sites in accordance with Policy 9 of the Cornwall Local Plan is supported. Any such development should relate well in scale and character to the size of the settlement that it relates to and the number, type, size and tenure of the affordable dwellings should reflect identified local needs as evidenced through the appropriate local registers and up to date local surveys completed using an approved methodology.

## Policy HT3 – Conversion of Buildings in the Countryside

### Background

8.8 There is a large number of old farm buildings spread across the parish, and as farming methods have changed over the years many buildings are now unused and often neglected. Feedback from the 2015 Survey showed that there was support for developments of redundant farmyard buildings and brown-field sites. Also such site redevelopments are supported by the Cornwall Local Plan.

### Intention

8.9 To minimise the need for new buildings in the countryside and to enable the reuse of redundant buildings that contribute to the character of the parish.

## Policy HT3 – Conversion of Buildings in the Countryside

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, unless the application can demonstrate lack of demand or viability following active marketing for at least twelve months.

## Policy HT4 - Design

### Background

8.10 There is a wide range of housing styles throughout the parish due to the times when they were built over the past 4-500 years, and whilst it would be nice to be able to provide specific style standards for new builds this would realistically be impractical. Accordingly, it has been considered better to work with the Cornwall Council Guide and concentrate on fitting designs with the character of local buildings, which seems to be the message of comments raised through the 2015 Survey. Also it is important that developments are designed to retain the character of the immediate locality, and this should include Cornish hedges, hedge banks and hedge rows, whilst creating safe and cohesive environments to avoid the opportunity for crime, disorder and anti-social behaviour.

### Intention

8.11 To preserve and enhance the character of whole Crowan Parish.

## Policy HT4 - Design

Development proposals should demonstrate how they respond to the Cornwall Council Design Guide and national policies and where practicable, comply with the BREEAM sustainability standards, and also should demonstrate how they sustain local distinctiveness and character in both the buildings and the landscape. The inclusion of new landscape features through the planting of new trees and flora will be preferred, and the overall design should create a safe environment for harmonious living.

## Policy HT5 – Self-build

### Background

8.12 The demand for self-build sites has been non-existent over recent years, but with the increase of self-employed people we anticipate that independently minded families will be considering this way to getting their own property, particularly with the increased availability of quality wood-frame kit buildings.

### Intention

8.13 To enable a supply of land to meet the aspirations of self-builders who can demonstrate a local connection to the parish, to contribute to meeting local need. Subject to the application conforming with appropriate site design and relevant policies within the Plan 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.

## Policy HT5 – Self-build

Proposals for self-build dwelling(s) on exception sites will only be supported for applicants who:

- i. demonstrate that they have a local connection in accordance with the local housing registers; and
- ii. the occupancy of the property will be restricted to people with a local connection in perpetuity as their main residence;

## **Policy HT6 – Housing for Elderly and Infirm People**

### **Background**

8.14 Over the Plan period it is recognised that there will be an increasing proportion of elderly and sometimes infirm people requiring housing, as currently around 22% of population is of retirement age or older. The 2017 Local Insight – Crowan (Appendix B – Population and Demographics) provides a clear picture of the demographics and vulnerability, with the numbers and households being higher than the national averages.

### **Intention**

8.15 To address this there is a need for small dwellings that meets the requirements of the Neighbourhood Plan and provides small homes with ground floor accommodation designed for people with access and movement difficulties will be supported.

## **Policy HT6 – Housing for Elderly and Infirm People**

Proposals to build housing which meets the needs of the ageing population within the settlement boundaries will be supported. For exception sites, where an element of market housing is required to support the viability of the proposal, the provision of smaller homes with ground floor accommodation which is designed for people with access and movement difficulties will be supported as part of the open housing market offer.

## Facilities, Amenities & Services

### Introduction

Within the Parish the local facilities, amenities & services are reasonably well provided for when considering the current population level. However, these needs may require reviewing subject to any further housing developments and the changing needs of the residents.

### Policy FAS1 - Recreational Areas - Open spaces, Playing Fields & Sports

#### Background

8.16 Throughout the Parish there are a range of open spaces available to the communities, covering sport and recreational facilities for a range of age groups. These facilities are essential assets to facilitate a feeling of well-being and quality of life for residents that wish to participate or support.

8.17 The public recreation facilities as defined by the Cornwall Council and mostly overseen by the Parish Council's Amenities Committee are listed in Appendix C - Open spaces, Playing fields & Sports Facilities

#### Intention

8.18 To support and develop the recreational and sporting areas & facilities throughout the Parish.

### Policy FAS1 - Recreational Areas - Open spaces, Playing Fields & Sports

The Recreational Areas listed in Appendix C and mapped in Figure 8 are to be protected, so applications for development that would result in their loss in whole or in part will be opposed unless alternative provision of equivalent benefit and standard is made, and that it would also comply with other Neighbourhood Plan policies.

Accordingly, applications for development that result in the loss of such areas 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.
- 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 FAS2 - Community/Village - Rooms & Halls**

### **Background**

8.19 There are a number of existing rooms and halls used by the communities throughout the Parish, and most of these are old buildings that have been bequeathed to communities and administered by trustees. The 2015 Survey clearly showed that there was interest in assuring the continuation and development of the facilities available for public use. The details of the properties are covered in Appendix E.

### **Intention**

8.20 To ensure that the availability of community/village rooms & halls is protected and favourable consideration is given to improving and adding further such facilities as needs are identified and proven.

## **Policy FAS2 - Community/Village - Rooms & Halls**

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

- i. the development shall meet the proven needs of the community;
- ii. it does not have significant harmful impacts on the amenities of nearby residents, local environment or road network;
- iii. car parking facilities, including disabled spaces, whilst affording safe and convenient access from highways and footways will be provided

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

- i. 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
- ii. 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
- iii. 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.

## **Policy FAS3 – Toilet Facilities**

### **Background**

8.21 The only existing public “One and All” toilet facility in the Parish is at Praze-an-Beeble, where it is much appreciated by locals and visitors alike. It is situated on the west end of The Plan village green, which means that it is close to the busy crossroads in the centre of Praze-an-Beeble. Accordingly, it is

convenient and visible for travellers, and also it is adjacent to the north side of the playing field. Its popularity was verified in the 2015 Survey and endorsed by local businesses through visitor feedback.

#### **Intention**

- 8.22 To ensure the on-going availability of a public toilet facility at Praze-an-Beeble, and identify other locations where other such facilities can be justified elsewhere in the Parish.

### **Policy FAS3 - Toilet Facilities**

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

- i. the development shall meet the proven needs of the community;
- ii. it does not have significant harmful impacts on the amenities of nearby residents or local environment;
- iii. it affords safe and convenient access from highways and footways

Proposals for the loss of a community toilet building for an alternative use must demonstrate that:

- i. there is no longer a need for the toilet facility as demonstrated through a process of community engagement; or
- ii. alternative provision can be made to a standard equivalent or better than the existing facility and equal or improved accessibility for the community.

### **Policy FAS4 - Car parking**

#### **Background**

- 8.23 As a rural area with poor public transport services, the need for personal transport is high, but as the majority of village housing was built prior to car ownership, and with a lot of narrow roads, parking is a real issue. Nowadays families are often with young adults who are still living at home, so additional vehicles need also to be catered for.
- 8.24 Currently within the Parish there are no free or fee paying Council owned car parks, and on-street car parking in certain residential locations is either non-existent or at a premium.
- 8.25 The 2015 Survey, and local planning meetings, confirm that this often causes residents to complain about congestion, inconvenience and safety particularly in the villages of Praze, Leedstown and Townshend.

#### **Intention**

- 8.26 All new developments must include adequate off road parking spaces and should the opportunities arise throughout the Parish then consideration will be given to providing a limited amount of additional public parking in order to reduce on street parking. All such provision will be subject to all other planning considerations and would involve local public consultations.

## **Policy FAS4 - Car parking**

On any new development sufficient on-site parking must be included to ensure no additional on-street parking is required, with at least two spaces per small unit (1-2 beds) and more for larger units (3+ beds).

Proposals for housing developments of four or more dwelling units will also be required to provide one further off-street visitor parking space per four dwelling units.

The provision of electric vehicle charging outlets will also be considered favourably.

## **Policy FAS5 - General Infrastructure**

### **Background**

8.27 The 2015 Survey clearly showed that there is great concern over additional building development due to the poor state of the existing infrastructure within the Parish. On the roads both in and out of the villages there is a lack of pavements and footpaths, so there is a need for improvements to safeguard pedestrians, horse-riders and cyclists.

### **Intention**

8.28 Developers must show that full consultations have been made to ensure reliable and acceptable road utility supplies will be provided. The Parish Council will continue to work closely with Cormac to ensure that the roads and highways are properly maintained throughout the Parish. Also it will liaise with the gas, electricity, sewerage and water suppliers to ensure satisfactory supplies and efficient use of resources consistent with maximum access for all domestic and business users.

## **Policy FAS5 - General Infrastructure**

All development proposals must demonstrate how access to key utility services, particularly water, drainage and sewage are provided.

## **Policy FAS6 - Public Rights of Way**

### **Background**

8.29 Cornwall Council carries out an annual programme of maintenance and protection of Crowan's network of Public Rights of Way (Footpaths, Bridleways and Byways) as shown on the map in Appendix D.

### **Intention**

8.30 To ensure that the public rights of way throughout the villages and countryside are protected.

## **Policy FAS6 - Public Rights of Way**

Proposals will generally be supported that add to, improve or safeguard existing rights of way, and dedicated permissive paths, or create cycle routes, bridleways and trails around and across the parish which may also permit cross boundary access to similar routes in neighbouring parishes.

## Policies FAS7 and FAS8 - Telecommunications

### Background

- 8.31 The provision of effective telecommunication is essential in a rural area like Crowan. This is important for reasons of economic viability and to enhance the ability for residents to access all methods of modern technology. In particular it is important to provide a high standard of broadband access not only for domestic use but also for the viability of rural and village based businesses. There are also areas within Crowan Parish that currently have black spots for mobile coverage and these need to be addressed.

### Intention

- 8.32 The Parish Council wishes to achieve full parish wide access to high speed broadband and mobile communication networks for all residential and business users by 2020. It will therefore work proactively with service providers, Cornwall Council and central government to achieve this aim. Development proposals are encouraged to show how access to communications technology has been taken into account and delivered where possible.

### Policy FAS7 – Telecommunications – Range of Services

All development proposals must show how access to telecommunications services has been taken into account and will be delivered.

### Policy FAS8 – Telecommunications – Masts etc

Any above ground installation for communications infrastructure must be designed to minimise visual intrusion and reflect the character of the area, in particular within the World Heritage Site and the Areas of Great Landscape Value.

## Policies FAS9 and FAS10 - Transport & Links

### Background

- 8.33 Within the Parish approximately 9% of the 1,325 households do not have a car, and as it is a rural area most people on average have to travel twice the national distance to shops, job centres, schools, GP Surgeries, Public houses, community facilities and Post Offices.
- 8.34 There is a particular issue for residents in Townshend and Leedstown as there is no public transport link to Praze where the only GP surgery, shop and other facilities are located.
- 8.35 Accordingly, personal transport is a requirement for most people, but for those without cars reliable public transport availability is essential and for this to work the level of service needs to be linked to the requirement and be made attractive. Further information on the scope of transport and links is covered in Appendix-G.

## Intention

- 8.36 Maintaining the town links with the villages and rural areas is an extremely important facet for access to health care and other facilities, particularly for younger and older people without access to their own means of transport.

### **Policy FAS9 – Transport & Links - Improvement**

Proposals for all development should demonstrate they have considered the inclusion of measures to enable improved public transport, cycling and walking within the parish and access to the towns of Hayle, Helston, Camborne and Penzance.

### **Policy FAS10 – Transport & Links – Sustainability & Special Needs**

Proposals for development will be encouraged to include measures for sustainable transport such as electric vehicle charging, and facilities for persons with special mobility requirements, impaired vision and cyclists.

## **Policy FAS11 - Education, Health and Social Care**

### **Background**

- 8.37 The 2015 Survey and subsequent consultations have raised concerns over the lack of capacity at the local primary, and secondary schools in nearby towns, should any substantial developments be proposed.
- 8.38 Health and Social care for the Parish are coordinated through the NHS and Cornwall Council Adult & Children's Social Care and is currently in the process of being reorganized to improve the continuity of care provided. Further details of schools, health and care services are covered in Appendix H.

### **Intention**

- 8.39 To ensure that no development proposals shall cause the existing education and health services to become over stretched. Accordingly the Parish Council will liaise at least annually with the relevant authorities to monitor and ensure the provision of educational, health and social care facilities, based on demographic analyses of need.

### **Policy FAS11 - Education, Health and Social Care**

Development proposals that improve or increase education, health and social care provision for parish residents and visitors will be supported.

## Employment & Tourism

### Policies EP1, EP2, EP3 and EP4 - Employment & Tourism

#### Background

- 8.40 The Parish is rural and land-locked with the majority of employment opportunities associated with agriculture and horticulture. Because of the relatively isolated, rural nature of the Parish, with no towns within its boundaries and no industrial estates [non-agricultural]; housing will continue to be focussed on the towns where provision and use of infrastructure, transport and resources is more efficient and cost-effective.
- 8.41 The statistics set out at Appendix-B can be summarised as:
- 40% of parish employment is directly related to agricultural and horticultural production and processing.
  - there is a relative dearth of tourism related activity and accommodation (Clowance Timeshare Estate being the exception.)
  - there are few workshops for rent and virtually no bespoke live/work residences
  - there are incomplete and therefore unusable public transport links to the surrounding centres of population necessitating high levels of 2<sup>nd</sup> car ownership to access jobs and services and
  - there is only partial coverage in the Parish of high speed broadband and poor mobile phone coverage.
- 8.42 A previous consultation survey of local residents resulted in 74% of respondents agreeing or strongly agreeing that commercial job safeguarding or creating development would be supported.
- 8.43 For many years Cornwall has received substantial grant support from the European Regional Development and Convergence Funds because its GDP per capita is less than 75% of the UK average.
- 8.44 The following issues/themes are significant to the Parish: reliance on agriculture and horticulture; the imbalance with other parts of the County in relation to tourism and transport links to the towns where major job opportunities are more prevalent; under investment and provision of facilities to encourage the growth of SMEs and micro-businesses; patchy access to high-speed broadband.
- 8.45 This Plan will concentrate on the above within the defined development boundaries where Town & Country Planning Use Classes A1, A2, A3, B1, B8, C1 and D1 are in scale with their surrounds and compatible with adjoining uses. Outside the development boundaries, the re-use of brown-field sites or redundant buildings might be appropriate, provided it is not in conflict with other policies in this Plan and the Cornwall Local Plan.
- 8.46 The Plan contains policies and recommendations that accord with the guidance and principles set out in the NPPF [Sections 1 & 4] and Policy 5 of the Cornwall Local Plan.

#### Intention

- 8.47 To support and encourage sustainable businesses that employ Parish residents and that can provide services to make the lives of residents and visitors more convenient, whilst reducing the need to travel to surrounding towns.

#### Notes

- 8.48 The employment policies will be interpreted and applied in a way that is consistent with the safeguarding of residential, landscape, built and natural environmental amenities.



8.49 Agricultural land classified by DEFRA as Grade 3 will need laboratory soil analysis to establish whether it is Grade 3A or not prior to any planning determination.

### **Policy EP1 – Employment and Tourism - Brownfield Sites**

The re-use of brownfield sites for employment creation purposes as well as proposals to upgrade existing employment land and premises will generally be supported, provided the requirements of CLP policies 5 and 21 are met.

### **Policy EP2 – Employment and Tourism - New Business**

Support will be given to new business opportunities within the development boundaries of Crowan, Praze-an-Beeble, Nancegollan, Leedstown and Townshend including work/live proposals.

### **Policy EP3 – Employment and Tourism - Diversification**

Outside the boundaries of the settlements defined in policies HT1 and EP2 agricultural diversification and co-operative agricultural or horticultural enterprise as well as Use Class B1 conversions of redundant farm buildings within existing complexes will be supported where compatible in scale with their surroundings and the protection of the environment and Best and Most Versatile Agricultural Land [ALC Grades 1, 2 & 3A]

### **Policy EP4 – Employment and Tourism - Local Retail, Hospitality & Services**

Service related businesses such as shops, Post Offices, pubs and restaurants will be retained and new ones within settlement boundaries will be supported. Proposals for change of use that result in the loss of a community facility will not be supported, unless the proposal can demonstrate:

- i. No need for the facility or service
- ii. Its retention is not viable
- iii. Adequate alternatives exist in locations that are accessible by walking, cycling or public transport

## Heritage, Landscape & Environment

### Policies HLE1, HLE2 and HLE3 - Heritage, Landscape & Environment

#### Background

(See also Appendix-I)

- 8.50 Crowan Parish is mainly rural with dispersed hamlets developed due to small scale agriculture in association with mining. The villages of Praze, Leedstown and Nancegollan are set on three sides of the Clowance Estate, once owned by the St Aubyn family and now a timeshare resort development. The track bed of the Helston Branch line runs through the parish as well as many mining tracks and carriage roads.
- 8.51 Agriculture, mining and the Clowance Estate were the main occupations. Market gardening and flower growing were very significant. Local mines provided further employment with some villagers walking to Troon Mines each week.
- 8.52 The 2015 Survey and subsequent consultations' feedback showed support to protect Crowan Parish's unique landscape character from inappropriate development and enhance the built environment by improving the quality of design in future development proposals.
- 8.53 Due to the geography of Crowan Parish, the severe floods seen in other parts of the country do not occur. However, in periods of heavy rain, certain locations in the Parish could be susceptible to flooding. These areas are mapped in Appendix J. To ensure any new development takes account of areas potentially at risk from flooding.

#### Intention

- 8.54 To provide some local detail to inform the implementation of Policy 23 and 24 of the Cornwall Local Plan and ensure that any development is sensitive to the outstanding natural, built and historic environment of the area and is particularly sensitive to the Outstanding Universal Value of the World Heritage Site status of the western area, the landscape value (AGLV) of the Carnmenellis area, the woodland and wildlife of the whole parish and the character of its historic villages and hamlets with careful consideration being given to the location, scale and design of all new development.

### Policy HLE1 - Heritage, Landscape & Environment – Boundaries, Flora & Fauna

New development, where appropriate, should protect and enhance biodiversity, consider and protect wildlife corridors whilst retaining trees, Cornish hedges, hedge rows and hedge banks. Designated and undesignated woodland and ancient veteran trees should be protected and enhanced. Where the removal of trees is unavoidable, a detailed tree appraisal and re-planting scheme should be agreed. Proposals to plant and establish new woodland areas will be supported, provided the proposal complies with other policies in the Neighbourhood development Plan. Proposals which meet other planning policies will normally be supported where they can demonstrate a significant improvement in biodiversity value and connectivity of wildlife sites.

### **Policy HLE2 - Heritage, Landscape & Environment – Local Characteristics**

All developments within the parish should be in keeping with the heritage characteristics of their environment and be informed by a suitably detailed heritage assessment using the adopted WHS Supplementary Planning Document (2017) where appropriate. Proposed developments within or affecting the setting of the AGLV will not be supported unless they are of a scale, design and location to be in keeping with the distinctive landscape and heritage characteristics of the surrounding area. Development within or affecting the setting of the WHS should accord with the WHS management plan, respect key attributes and their settings and should not harm their ability to express the Outstanding Universal Value of the WHS. Such development should not negatively impact on the wider heritage value of the site or surrounding area. All development should seek to conserve and enhance the quality and distinctiveness of the WHS as well as the wider historic environment.

### **Policy HLE3 - Heritage, Landscape & Environment - Flooding**

All developments will take account of the areas at risk as covered within the Parish Flood Plan and Maps see Appendix-J.

## Renewable Energy

### Policy RE1 - Renewable Energy

#### Background

- 8.55 Following our survey across Crowan parish the majority is definitely in favour of renewable energy, with the communities particularly supporting the installation of roof top solar panels on farm, commercial, domestic and public buildings.
- 8.56 Also they indicated that in future support may be forthcoming for small scale wind turbine and solar projects in appropriate locations but are firmly against the landscape being spoiled by large wind turbine and solar farms.
- 8.57 Accordingly, any developments that are proposed in the Crowan parish area must demonstrate (at the application stage) that they meet the criteria set out in CP Policy RE-1. This policy has been informed by Cornwall Council's Supplementary Planning Document (SPD) on Renewable Energy, using its descriptions on community energy models and assessments on landscape sensitivity to evidence the approach taken and the use for solar PV of any Best and Most Versatile Agricultural Land [classification Grades 1, 2 or 3a] will not be permitted unless there is compelling evidence that there are no suitable alternatives.
- 8.58 As the Parish falls within the Cudrose Airfield Safeguarding Zones and with changes in Government policy on Wind Turbines for power generation, this is not now an option.
- 8.59 In determining recent planning appeals the Secretary of State (SofS) has stated that solar PV array operations represent a considerable period of time for the loss of full productive capacity of Best and Most Versatile (BMV) agricultural land and its eventual reversibility is a matter to which little weight is given. He considers that such periods of solar PV use that these developments entail would not be perceived by those who frequent the areas concerned as being temporary and that the loss of potentially highly productive land goes against the spirit of Paragraph 112 of the NPPF. This is consistent with the results of consultation on Crowan's NDP.
- 8.60 Agricultural land classified by DEFRA as Grade 3 will need laboratory soil analysis to establish whether it is Grade 3A or not prior to any solar PV planning determination.

#### Intention

- 8.61 The purpose of the policy is to ensure that future renewable energy projects will be in line with the area landscape character and are appropriate and proportionate to the locations. The policy has been created at a local level in accordance with Section 10 of the National Planning Policy Framework, Policy 15 of the Cornwall Local Plan, the Cornwall Renewable Energy Supplementary Planning Document; and takes into account the 18 June 2015 Secretary of State for Communities and Local Government Written Statement on local planning for wind energy. Accordingly, the NDP does not allocate any areas for wind turbines or land based solar PV arrays.

## Policy RE1 - Renewable Energy

PV Solar Panels Proposals for roof-top solar and small solar arrays will be supported, providing:

- i. The applicant can demonstrate that any significant adverse impacts to the local landscape and environment are avoided and where necessary, mitigated. Applicants should use Cornwall Council's Supplementary Planning Document on Renewable Energy Annexes 1 & 3 and the landscape descriptions contained within CA05 and CA06 (Cornwall Landscape Character Study 2007) to inform their impact assessments. This assessment should include the potential for cumulative impacts in association with existing and approved solar PV developments.
- ii. They do not adversely affect residential amenity through noise generation, or overbearing visual impact; or have adverse impacts on highways and public rights of way.
- iii. In the case of solar array proposals, regard is had to other uses of the land. In particular, demonstrating how land beneath/surrounding the panels will be managed; and how they have avoided land with high potential for agriculture (Best and Most Versatile Land) In accordance with the NPPF and the 25 March 2015 Written Ministerial Statement which states the use of any BMV land for solar PV arrays should not be permitted unless there is compelling evidence that there are no suitable alternatives.
- iv. Proposals for solar PV development will not be permitted where they, together with existing and approved solar PV, would lead to a concentration of solar PV on a scale which would significantly change the character of the wider landscape in accordance with Annex 3 of the Cornwall Renewable Energy SPD
- v. Once any development that is permitted on agricultural land reaches the end of its operational life it must be removed and the site remediated to its previous quality for future agricultural activity.

## 9. Glossary & Abbreviations

The following abbreviations may occur within this or related documents:-

AONB	Area of Outstanding Natural Beauty
AGLV	Area of Great Landscape Value
BMV	Best and Most Versatile agricultural land
CIL	Community Infrastructure Levy
DaAS	Design and Access Statement
HH	House-holder
LCA	Landscape Character Assessment
Local Plan	Cornwall Local Plan: Strategic Policies Development Plan Document
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
OUV	'Outstanding Universal Value' of landscape was recognised by UNESCO's World Heritage Committee in 2006
SofS	Secretary of State
SSSI	Site of Special Scientific Interest
WHS	World Heritage Site - The Cornwall and West Devon Mining Landscape



## Appendices

### Appendix A - Development Boundaries

#### Process used for preparing draft Development (Settlement) boundaries

##### 1. Community Consultation

In the 2015 Survey and we asked whether the NP Steering Group should consider settlement boundaries. 83% of respondents supported the further consideration of developing settlement boundaries, 7% didn't agree.

##### 2. NP Steering Group Activity

As a result the former Kerrier DC Settlement Boundaries were taken for the five main communities - Crowan, Leedstown, Nancegollan, Townshend and Praze-an-Beeble, and then these have been reassessed taking account of subsequently approved plans, which have been built or not to date.

Also during this work consideration has been given to the identified Parish assets in the form of green/open spaces and playing fields within the proposed Development Boundaries.

##### 3. Defining Development Boundaries

In reconsidering and redefining the Development Boundaries, the following criteria and principles were used to determine the boundaries of the settlements named above:

- a) The character and built form of the settlement should be reflected and respected.
- b) Isolated or sporadic development, free standing, individual or groups of dwellings, farm buildings or other structures detached or peripheral to the main built community area of the settlement will be excluded.
- c) Where development is in close proximity to the edge of the built up area of the village, but the development is different in character, in that it forms part of the open countryside will be excluded.
- d) Sports complexes that are not located within the built up area of settlements will be excluded.
- e) Barn conversion will normally be excluded unless they lie within the built up area of the settlement;
- f) Schools, village halls, open/green spaces and play facilities where they are adjacent to the existing built up area will be included.
- g) Boundaries should follow clearly defined features e.g. field boundaries, roads, streams, walls, fences etc.
- h) Commitments for built development on the edge of a settlement will be included.

##### 4. Further Considerations

Include large dwellings with substantial curtilages adjacent to the built up area, where the character of the dwelling is similar to the adjoining development within the village.

It was also agreed that:-

Boundaries should generally follow the curtilage of dwellings within settlements except where;

- (i) large gardens or other open areas, would be inappropriately drawn into the built-up area, or
- (ii) the curtilage is separate to the dwelling, or (iii) that part of the curtilage or open area has the capacity to significantly and inappropriately extend the built form of the settlement.

**Maps of the defined Development Boundaries are covered in the context of Policy HT1:-**

- **Fig 3 - Crowan**
- **Fig 4 - Leedstown**
- **Fig 5 - Nancegollan**
- **Fig 6 - Praze-an-Beeble**
- **Fig 7 -Townshend**

## Appendix B - Population & Demographics

The following data provides a valuable insight into how the residents of Crowan Parish are made up:

**Total Population - 3,395**

**Gender split - 49.2% Male and 50.8% Female**

Age Group	Numbers
0-15 years	585
Working Age	2085
65 plus	720

### Ethnicity

Group Category	Numbers
White British	3,115
White non British	135
Mixed/Asian/Black	45

### Country of Birth

Group Category	Numbers
United Kingdom	3,030
Outside UK	305

### Population movement

Group Category	Numbers
Moved Address	350
Overseas Migrants	15

### Households

Group Category	Numbers
Married	565
Co habiting	120
Pensioner	290
Lone Parent	60
One person	155

## Faith

Group Category	Numbers
Christian	2045
Buddhist/Hindu/ other	30
No Religion	905

## Vulnerable Groups

Group Category	Numbers
Job seekers	13
Incapacity benefit claimants	110
Working age work-less age 25+	113
Working age work-less between age 16-24	15
Disability living allowance claimants	155
Attendance allowance claimants	90

All the above are slightly below the national average percentages.

## Working Age benefit claimants

Group Category	Total	Male	Female
Working age claimants	185	85	100
Income support claimants	20	N/A	N/A
Housing Benefit claimants	100	N/A	N/A

All the above are slightly below the national average percentages

**Crowan is ranked among the most deprived 20% of neighbourhoods in England (2015)**

## Children

Group Category	Numbers
Children in out of work households	55
Children in lone parent households	120
Children classed as living in poverty	70

(2012)

## Pensioners

Group Category	Numbers
Pensioner households with no car	79
Households with one pensioner	160
Pension credit claimants	120

(DWP Feb2015)

## Other vulnerable groups

Group Category	Numbers
Mental Health related benefits	40
People providing unpaid care	384

(above national percentage 2011)

## Housing

Group Category	Numbers
Detached	776
Semi detached	337
Terraced	232
Flats	23
Caravan or temporary	46
Second homes (2 x national average)	21
Owner occupied	1,056
Shared ownership	6
Social rented	61
Council rented	16
Rented from private landlord	164
Others	88

Other information:-

Category	Numbers	Comment
Houses lacking central heating	140	
Overcrowded houses	46	half national average
Vacant dwellings	94	above the national average
Population density persons per hectare	0.8	National Average 4.1

## Affordability

Category	Value	Comment
Average House price all types	£241,556	National Average £263.933
Average Wages in Cornwall	£18,354	83% of the National Average
Average hourly earnings	£9.11	79% of the National Average

## Crime

All crimes 1.2 per 1,000 population - National Average 8.0 per 1,000

## Life Expectancy and Health

Category	Years	Comment
Males	78	national average 77
Females	84	national average 82
People with long term illness	605	slightly above national average

Aspects of Healthy eating is above the national average  
Binge drinking and Smoking are all below the national average

### Education

On average people with no qualifications are below the national average, while people with level 4 (degree level) are above the national average.

Pupil attainment levels are above the national average.

### Economy

Income and fuel poverty households

Category	Percent	Comment
Crowan below 60% of median income after housing cost	17.4%	National average 21
Crowan households living in fuel poverty 255.	18.5%	National average 10.4%

Employment Category	Numbers	Comment
People in full time employment	767	
Part time	408	
Self employed	398	
Largest employment sector is Retail	255	
Health and Social Work	205	
Education	170	
Crowan Job claimants - average number per job	29	National average 3.5 per job

Main Employment Sectors	Percent
Agriculture is the biggest business sector	40.2%,
Construction	11.2%
Professional, Scientific and Technical services	8.9%

### Transport

9% Of the 1325 households do not have a car with the remainder having between one and four plus cars at a far higher percentage, almost double than the national average. With most people having to travel to shops, garages, job centres, banks, schools, GP's, pubs and Post Offices almost twice as far a distance than nationally.

This indicates that personal transport is an essential requirement due to lack of adequate public transport.

#### Sources of information:

- Local Insight Oxford Consultants for Social Inclusion (OCSI)2017
- Census 2011
- Department of Work and Pensions (2014)
- Communities and Local Government (Indices of Deprivation 2015)
- HM Revenue and Customs (2011 2014)
- Cllr Andrew Wallis (Blog)



## Appendix C - Open spaces, Playing fields & Sports Facilities

The following are public recreational and sports areas within the Crowan Parish:-

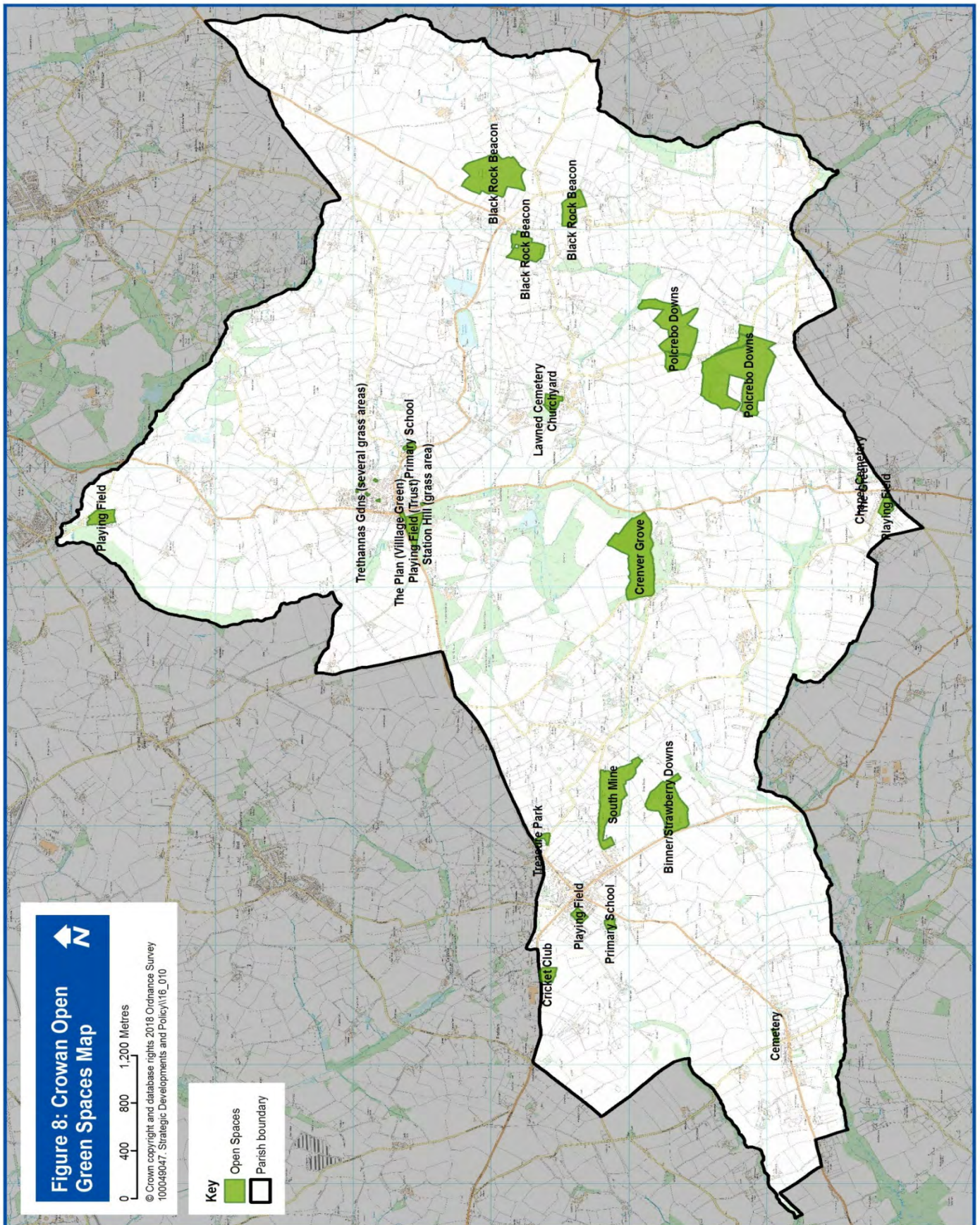
<b>Community</b>	<b>Name</b>	<b>Class</b>	<b>Pitches</b>	<b>Play Area</b>	<b>MUG A</b>
<b>Crowan</b>	<i>Churchyard</i>				
	<i>Lawned Cemetery</i>				
	<i>Blackrock Beacon</i>	<i>Open Access</i>			
<b>Leedstown</b>	<i>Playing Field</i>		<i>Soccer</i>	<i>Yes</i>	<i>Yes</i>
	<i>Primary School</i>		<i>Yes</i>	<i>Yes</i>	
	<i>Cricket Club</i>		<i>Cricket</i>		
	<i>Binner/Strawberry Downs</i>	<i>Open Access</i>			
	<i>Treasure Park</i>	<i>Open space</i>			
<b>Nancegollan</b>	<i>Playing Field</i>		<i>Soccer</i>	<i>Yes</i>	
	<i>The Green</i>	<i>Open space</i>			
	<i>Collins Close (grass area)</i>	<i>Open space</i>			
	<i>Chapel Cemetery</i>				
	<i>Polcrebo Downs</i>	<i>Open Access</i>			
<b>Praze</b>	<i>Playing Field (Trust)</i>		<i>Cricket</i>	<i>Yes</i>	<i>Yes</i>
	<i>Primary School</i>		<i>Yes</i>	<i>Yes</i>	
	<i>The Plan (Village Green)</i>	<i>Open space</i>			
	<i>Trethannas Gdns (Several grass areas)</i>	<i>Open Space</i>			
	<i>Station Hill (grass area)</i>	<i>Open Space</i>			
	<i>Crenver Grove</i>	<i>Nature Reserve</i>			
<b>Townshend</b>	<i>Cemetery</i>				
<b>Barrripper</b>	<i>Playing Field</i>		<i>Yes</i>	<i>Yes</i>	

Existing public open spaces that are to be protected within the Parish are as defined by Cornwall Council to include:-

1. Parks and gardens; Amenity green space; Civic spaces.
2. Natural and semi-natural green spaces, green corridors, & accessible countryside in urban fringe areas.
3. Public access sports facilities (outdoor): available for community games.
4. Children's play area – equipped.
5. Provision for teenagers – equipped facilities.
6. Allotments & community gardens
7. Cemeteries and churchyards.
8. School pitches and outdoors sports club facilities (No or limited public access).

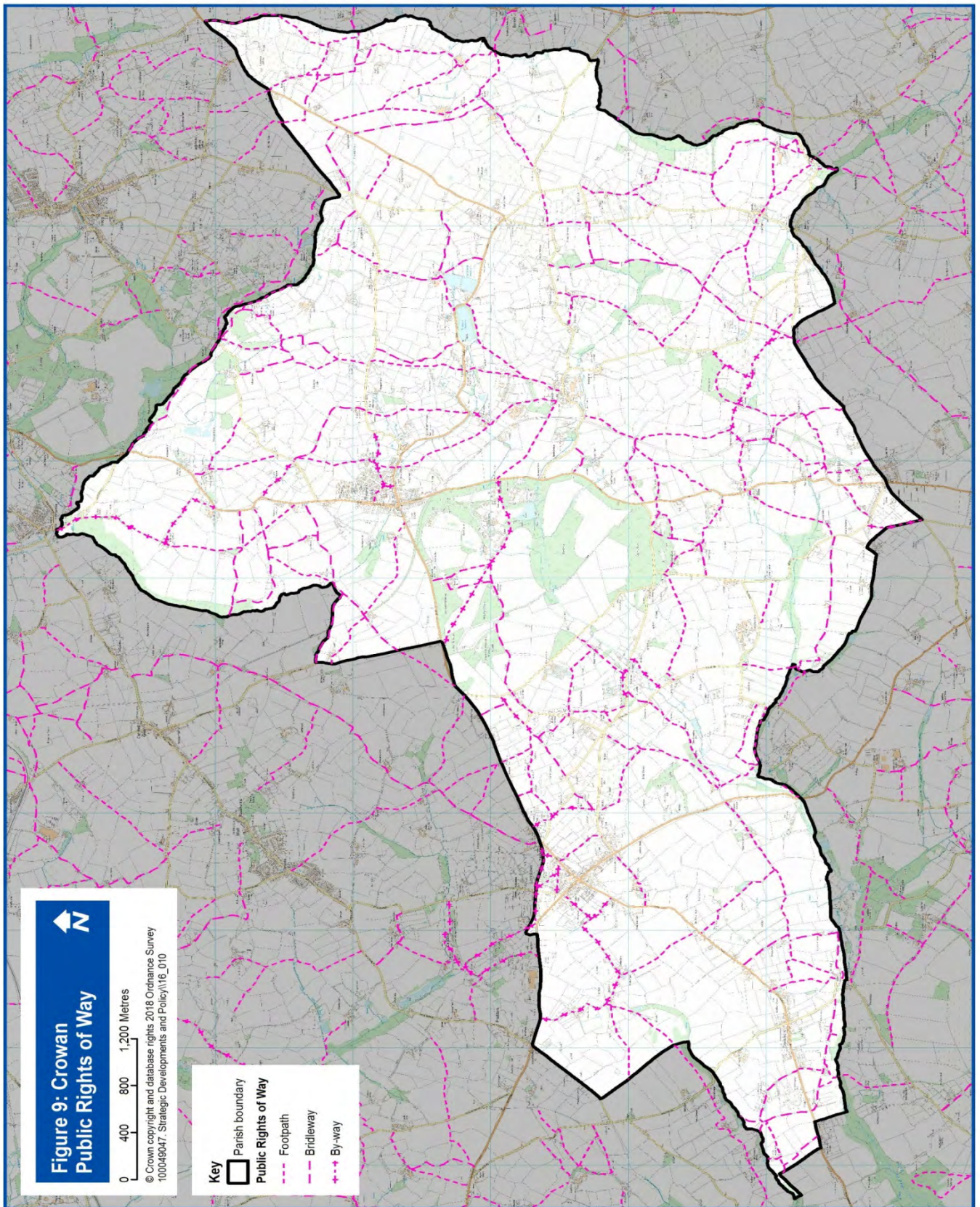
See Fig8 – Crowan Parish Open Spaces map

**Figure 8: Crowan Open Green Spaces Map**





## Appendix – D & Figure 9: Crowan Public Rights of Way Map



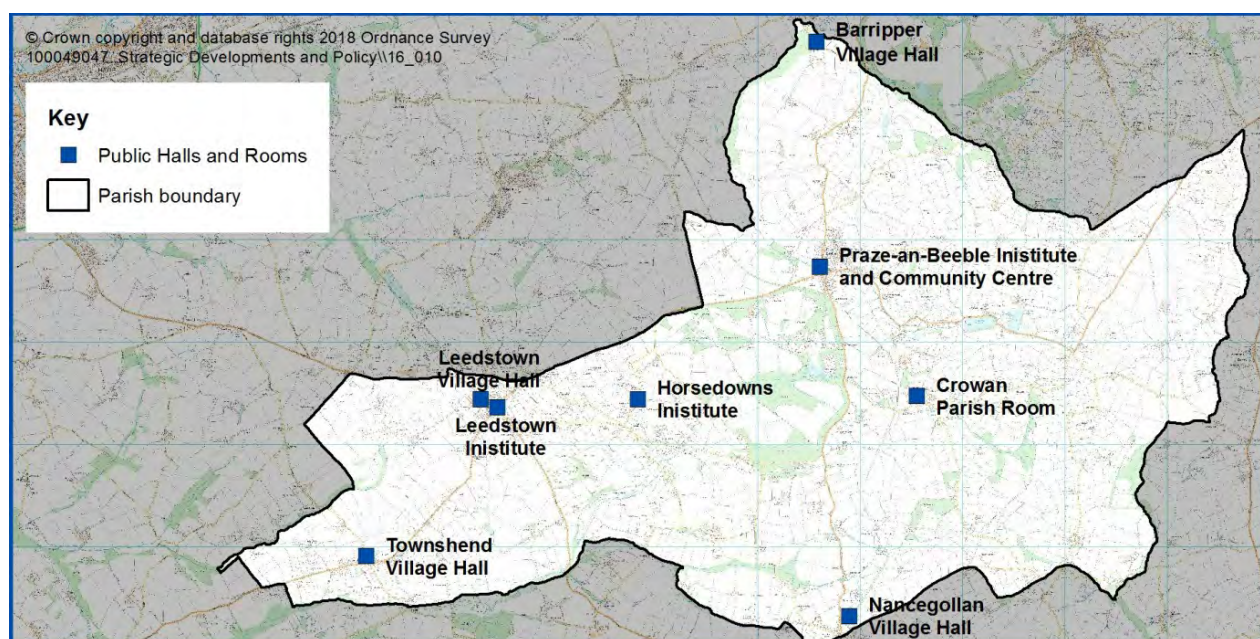


## Appendix E - Community/Village Rooms & Halls

The following are the properties that are used throughout the Crowan Parish and are under consideration as Community Assets of the Parish Council:-

Location	Title	Ownership	Facilities	Capacity	Kitchen
Crowan	Parish Room	Parish Council	Parking	16 Conference 30 Theatre	Yes
Leedstown	Village Hall	Trustees	Parking Stage Hall Disabled Access		Yes
	Institute	Trustees	Snooker/ Billiards Darts		
Horsedowns	Institute	Trustees	Snooker/ Billiards Darts		
Nancegollan	Village Hall	Trustees	Stage Hall Indoor Recreation Disabled Access	100	Yes
Praze	Institute	Trustees	Hall Meeting Room Disabled Access		Yes
	Community Room	Cornwall Council	Meeting Room		No
Townshend	Village Hall	Trustees	BBQ Hall Piano Disabled Access Community Lunch Film Club	70 seated 80 Standing	Yes
Barrripper	Village Hall	Trustees	Disabled Access		Yes

### Public Halls and Rooms Map



## **Appendix F - Consumer Retail, Food & Services**

### **i. Post Office & Convenience Stores**

There are village store and Post Office with also a bakery and hairdresser in Praze. There is also part-time Post Office service at Nancegollan Village Hall and following the recent closure of the Post Office in Leedstown future arrangements are under consideration.. There is a farm shop at Paul's Green plus a number of roadside home produce outlets and such outlets are to be encouraged without compromising the usual expectations and standards for walk-in retail premises.

### **ii. Pubs**

There are two public houses in the Parish that offer food & beverages:-

- St Aubyn Arms in Praze
- The Duke of Leeds in Leedstown

The bar and restaurant facilities at Clowance (Seasons Timeshare) are also available to the public.

### **iii. Food & Eateries**

Praze also has takeaway facilities with a popular pasty bakery and a fish & chip shop, both conveniently situated at the Square on the crossroads in the centre of the village.

### **iv. Motor Mechanics**

There are several mechanics throughout the Parish that provide a very needed and useful service whilst also ensuring employment for skilled personnel.

### **v. Financial Advisor & Property Letting Agency**

These are based in the Square at Praze and provide useful services locally whilst employing professional personnel.

These are all to be protected, and any move to open more consumer oriented shops & services in any of the five main settlements is to be favourably considered.



## Appendix G - Transport & Links

### Public Buses

Public bus services (see *Table below*) are limited and therefore tend to be inconvenient. The lack of a link between Leedstown and Praze is especially irksome for GP surgery attendance, and also prompts concern over the safety of primary pupils who have to walk to school. Any move to improve bus services would be welcome and would receive favourable consideration.

Service						
<b>38</b>	<b>Camborne</b>	Praze	Crowan	Sithney	Helston	
<b>39</b>	<b>Camborne</b>	Carnhell Green	Reawla	Leedstown	Townshend	<b>Helston</b>
<b>39A</b>	<b>Camborne</b>	Leedstown	Townshend			<b>Penzance</b>
<b>S-237</b>	<b>Camborne</b>	Praze	Leedstown	Townshend		<b>Penzance</b>
<b>S-332</b>	<b>Camborne</b>	Praze				
<b>S-343</b>	<b>Hayle Community College</b>	Townshend	Leedstown			
<b>S-238</b>	<b>Marazion</b>	Townshend	Leedstown	Hayle	Gloweth	<b>Truro</b>
<b>S-337</b>	<b>Hayle Copper-house</b>	Leedstown				<b>Helston</b>

S – Indicates to/from school/college services only

#### i. Community Bus

See preceding paragraph, if a community bus service were made available, it would be welcome and would be favourably considered. The possibility of a modest public subsidy should be given due consideration.

#### ii. Motor Cars & Cycles

The Parish is crossed by three roads of significance: the B3302 Hayle-Helston, the B3303 Camborne to Helston and the B3280 Goldsithney to Nine Maidens. Both Leedstown and Praze stand on the intersections of two of these roads.

There is a balance to be struck between convenience and economic/business considerations on the one hand and the environment, sustainability, rural quiet and enjoyment of living in the Parish on the other. There will be a growing need to manage traffic in various ways in order to limit its impact on the well-being and safety of Parish residents.

It will continue to be an important duty of the Parish Council to be vigilant and proactive in this task, working with Cornwall Council and the Highways Agency to keep the various considerations in balance but remembering that its first priority is upholding the well-being and safety of those it represents.

As noted, there is a need for judicious provision of additional permanent car parking facilities, though it is to be hoped that better public transport services may limit the growth of car ownership locally.

#### iii. Bicycles

There are at present no cycle paths in the Parish and although cyclists are a common sight on its roads there are safety challenges particularly on sections of road as the B3303 south of Praze. It would be hard, given the limited width of many of the roads in the Parish, to improve accessibility for cyclists, but serious consideration will need to be given to doing so in the interests of sustainability and tourism; alternative routes will need to be identified and signposted and cycle traffic given priority on them.

#### **iv. Connectivity**

With the exception of the challenges faced by cyclists, road connectivity is at present satisfactory and no special priority needs to be given to this area.

## **Appendix H - Community Education, Health and Social care Education**

### **i. Pre-School**

Existing pre-school facilities in Leedstown and Praze are to be protected and further provision will receive favourable consideration.

### **ii. Primary**

There are two primary schools in the Parish, at Praze and Leedstown, and they are to be protected. The establishment of additional maintained sector schools would receive favourable consideration.

### **iii. Secondary**

There is no secondary school in the Parish and it seems unlikely that one would be sited here in the future. Currently this need is covered by pupils travelling to schools in Camborne, Helston and Hayle.

### **iv. Adult Further Education**

There is no regular provision of adult further education in the Parish but any initiative designed to establish such facilities is to be given favourable consideration.

## **Health & Social Care**

### **i. Medical**

The existing **Praze Surgery** is essential to the Parish and the surrounding areas and needs to be protected. Favourable consideration should be given to its expansion of services, and/or to the establishment of further surgeries within the same GP practice (along the same lines as the additional surgery at Connor Downs, which is also used by Parish residents).

### **ii. Dental**

There are no dental treatment facilities in the Parish at present, so residents have to travel with the nearest surgeries being in Helston and Camborne.

### **iii. Mental**

The **Drym Valley Centre** is a well-established day care centre offering provision for adults (18 to their later years) that have severe and enduring mental illness, learning disabilities and dementia. Referrals are taken from the community mental health team and adult social services.

There is a great need for such facilities to be expanded throughout Cornwall especially with regard to adolescent mental health and dementia care.

Accordingly, favourable consideration is to be given to their establishment within the parish.

### **iv. Minor Injury & Accident**

There are no minor Injury & accident facilities in the Parish at present, so Parish residents have to travel to Helston or Barncoose, Redruth for minor injuries or Penzance or Truro for Accident and Emergency cases.

### **v. Hospital**

There is no hospital in the Parish, so all cases are managed through the NHS Royal Cornwall Hospital Trust at Treliske, Truro, with various units at Hayle & Penzance together with the NHS Foundation Trust Community Hospitals at Helston and Barncoose, Redruth.

#### **vi. Home Care & Care Homes**

Home care for infirmed and elderly is usually arranged through the Adult and Children's Social Care unit and provided by a number of organisations based throughout the county.

Also, there are three CQC registered care establishments in the Parish, and it is expected that as demand for places will increase due to both national and local demographics. Accordingly, as they provide an essential service, and also employment, their development and expansion should be encouraged.

- **Little Trefewha Care Home, Praze an Beeble, Camborne, TR14 0JZ**  
(01209) 831566      Provided by: [Little Trefewha Limited](#)
- **Highdowns Residential Home, Highdowns, Blackrock, Camborne, TR14 9PD**  
(01209) 832261      Provided by: [The Regard Partnership Limited](#)

## Appendix I - Heritage & Landscape Maps

The Crowan Parish area comprises two main Landscape Character Areas (LCA):-

- CA06 – Mount’s Bay East
- CA10 - Carnmenellis

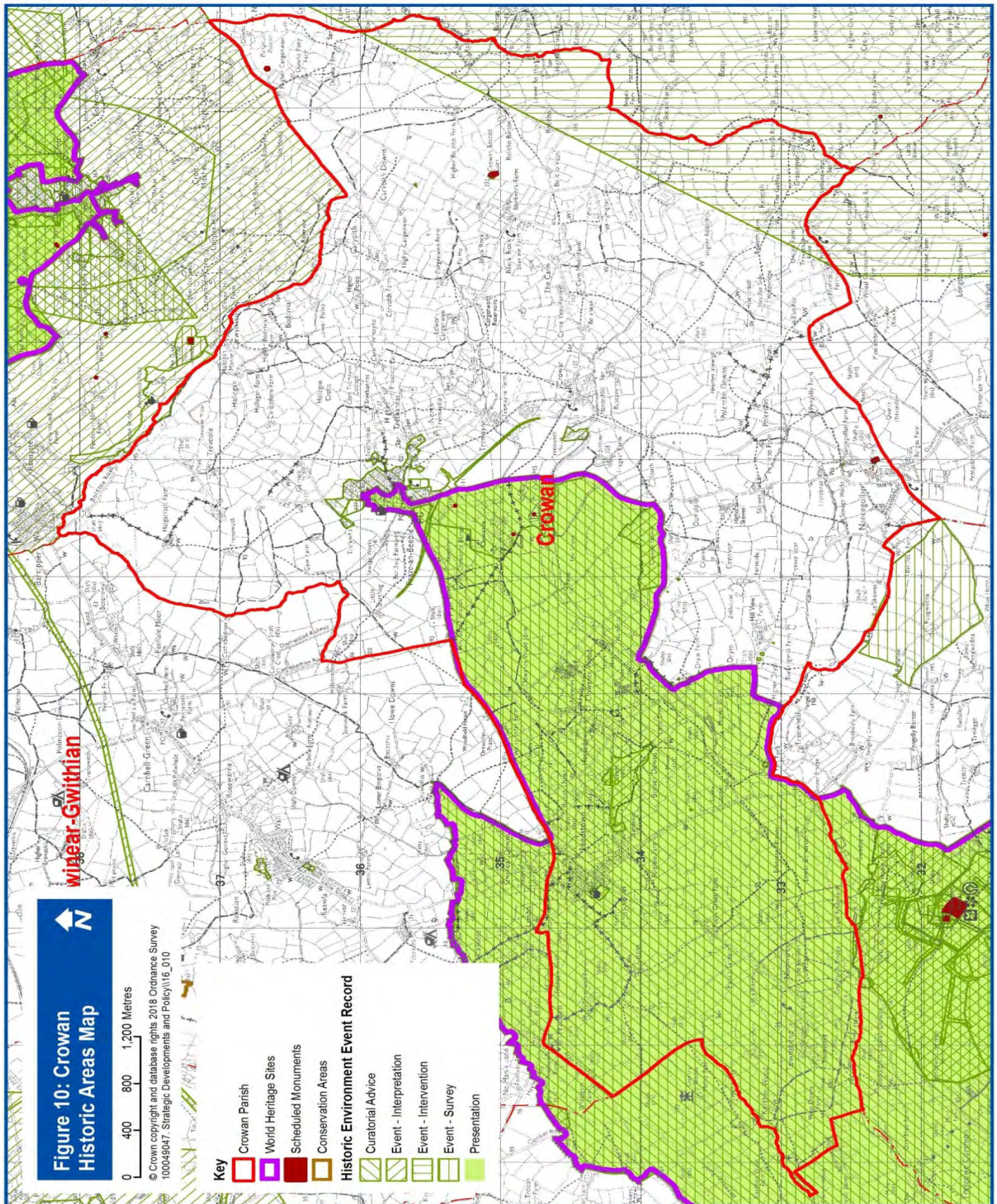
These are described fully in the “Cornwall 2007 Landscape Character Assessment” and a key feature of LCA CA06 – Mount’s Bay East is well vegetated hedges with some trees on boundaries with some hedges very high and dominant with a wealth of wildflowers,

**The following maps are intended to illustrate some of the key features of the area covered by the Crowan Parish:-**

- **Fig 10 - Crowan - Historic Areas**
- **Fig 11 - Crowan – Land cover**
- **Fig 12 - Crowan - Landscape**
- **Fig 13 - Crowan - Historic Tithe**
- **Fig 14 - Crowan – Environment and heritage –Engine Houses & Mines**
- **Fig 15 - Environment & Heritage - Designations (Protected Areas & Features)**



Figure 10: Crowan Historic Areas Map





### Figure 11: Crowan Land Cover Map

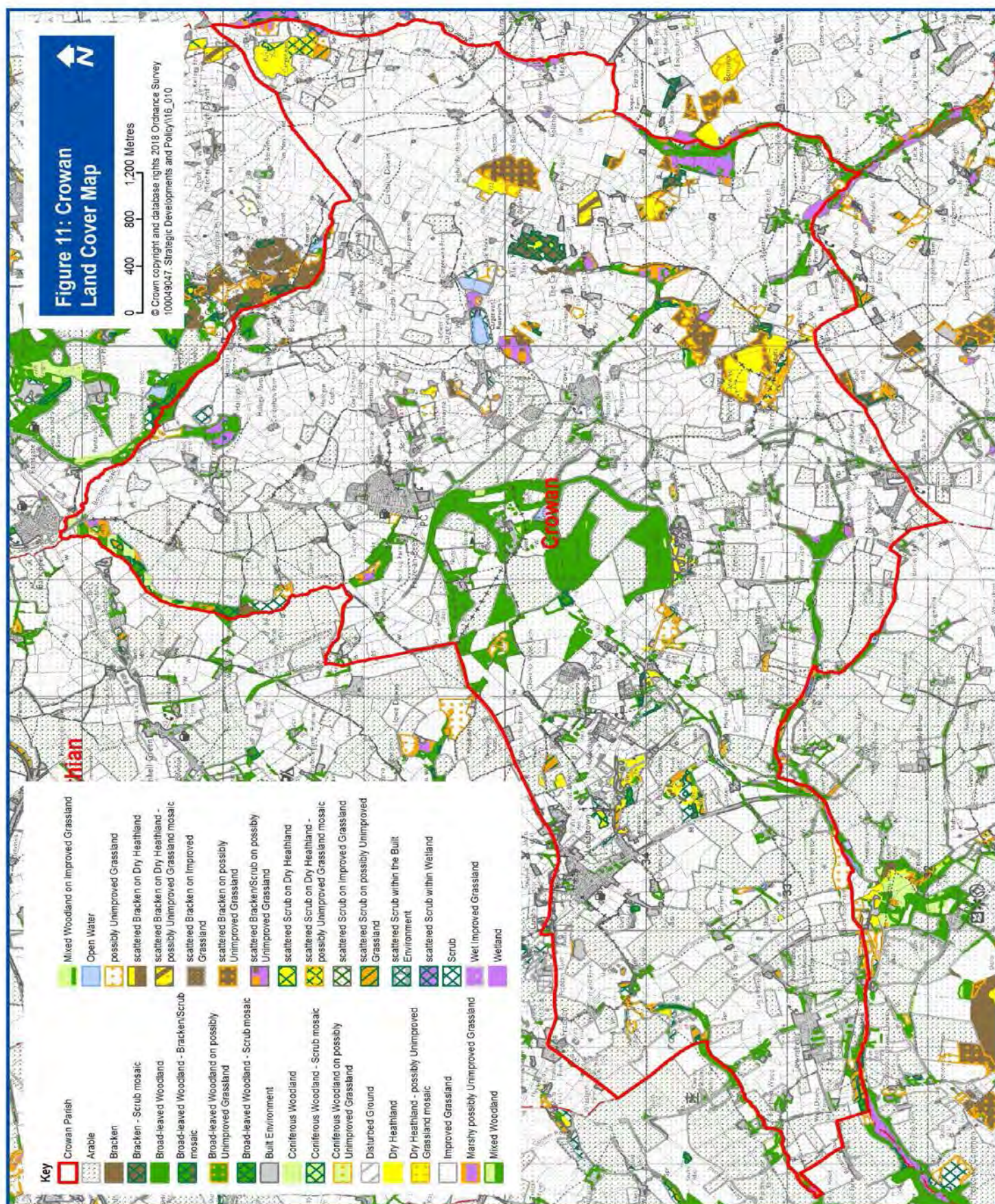




Figure 12: Crowan Landscape

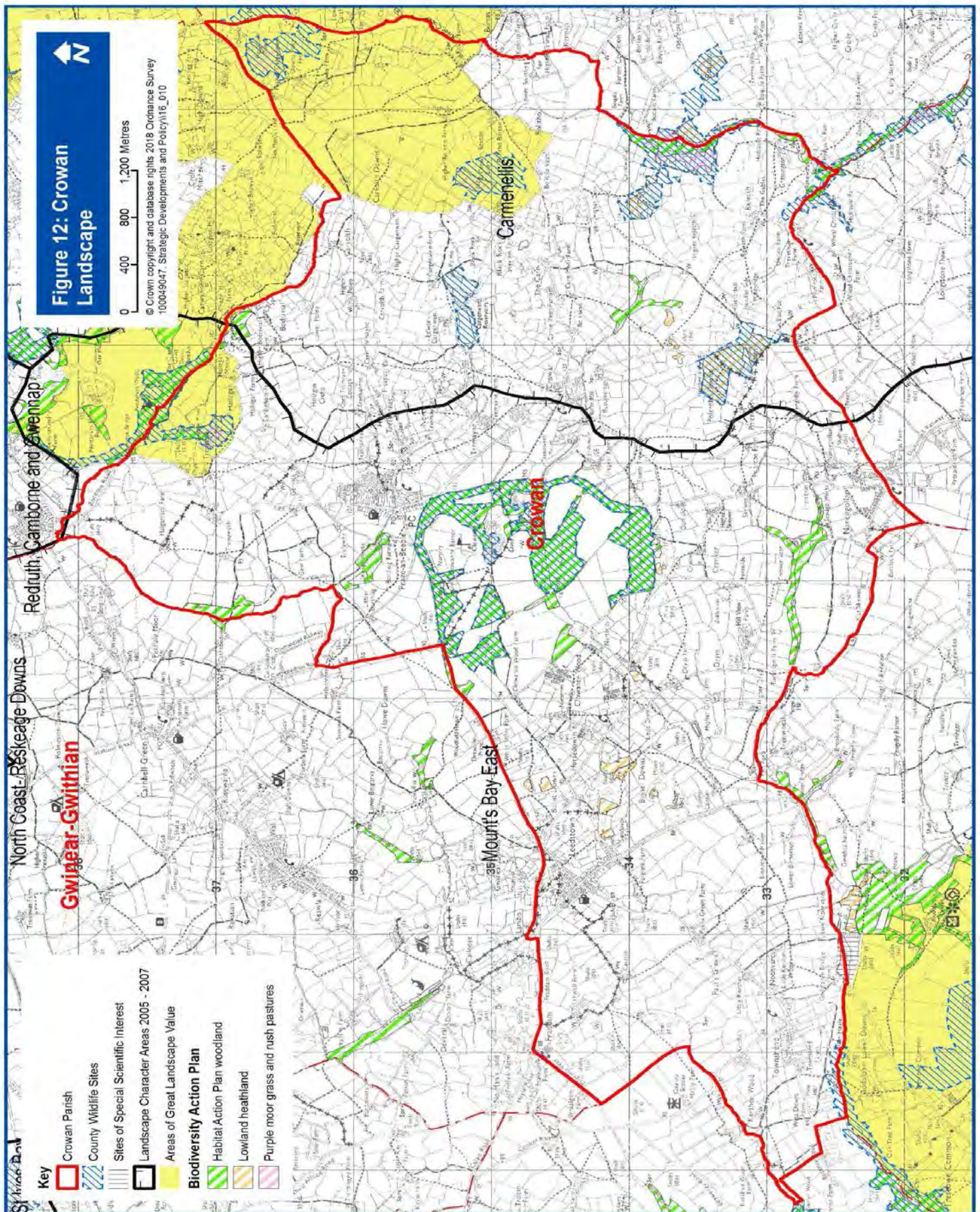




Figure 13: Crowan Tithe Map

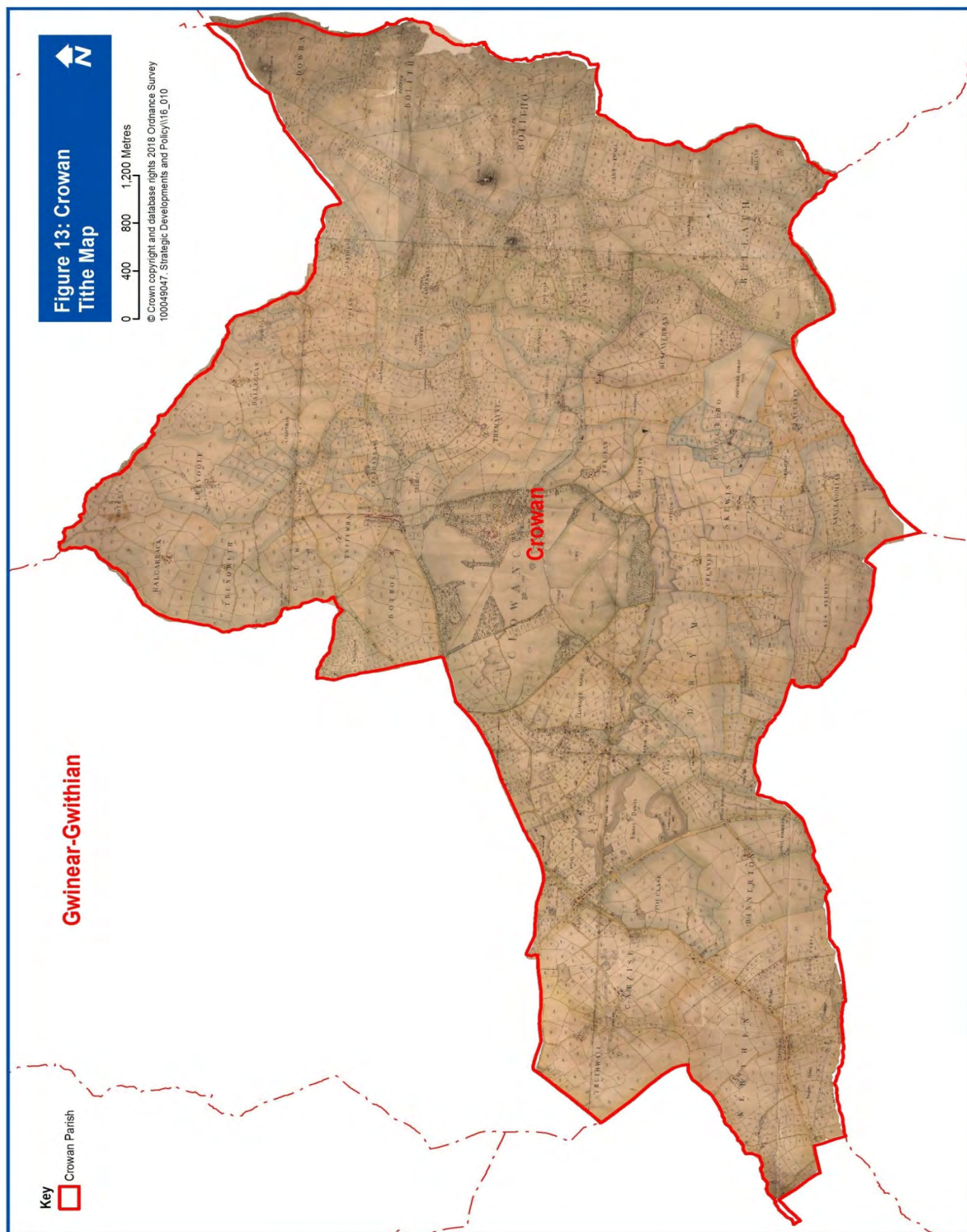
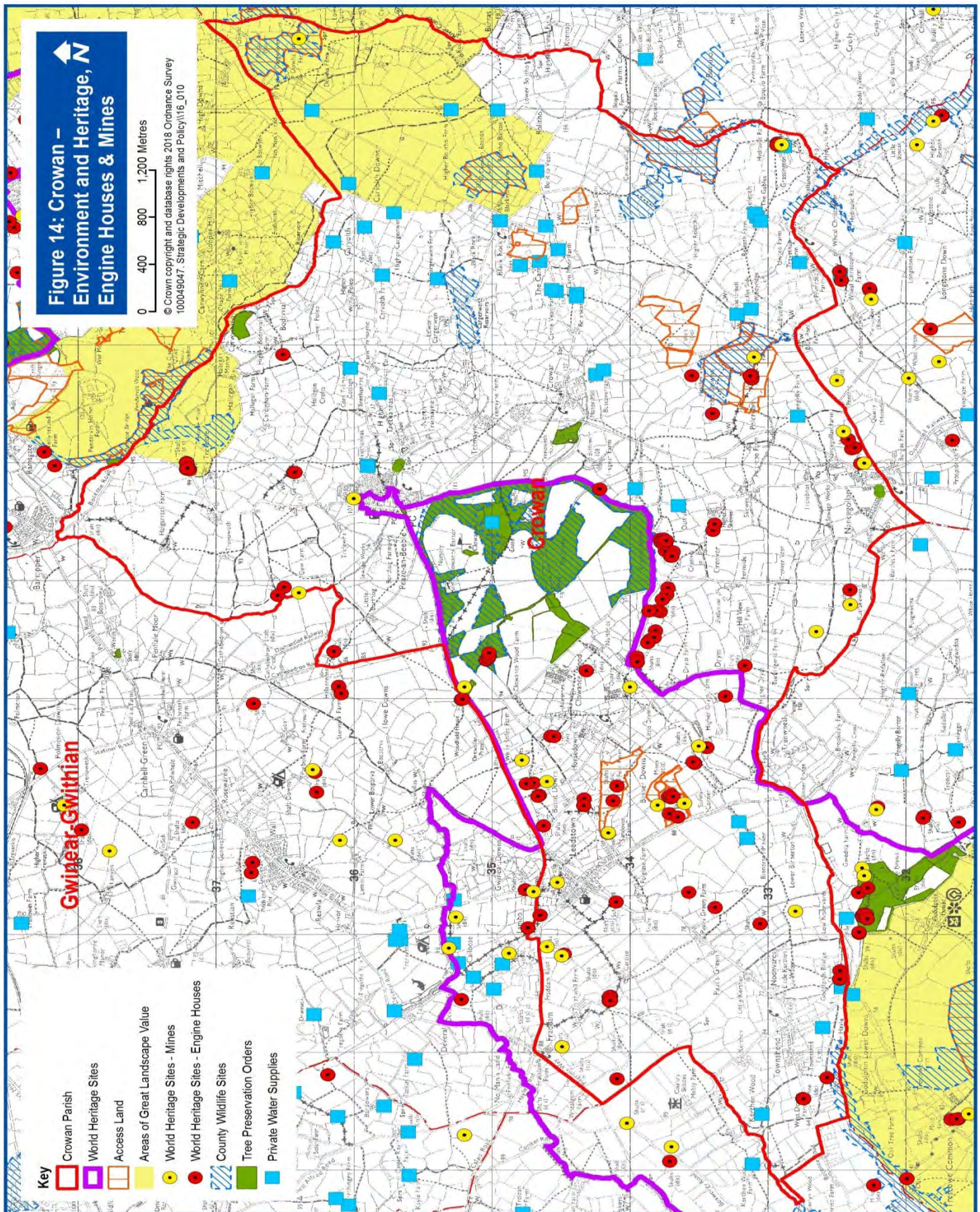


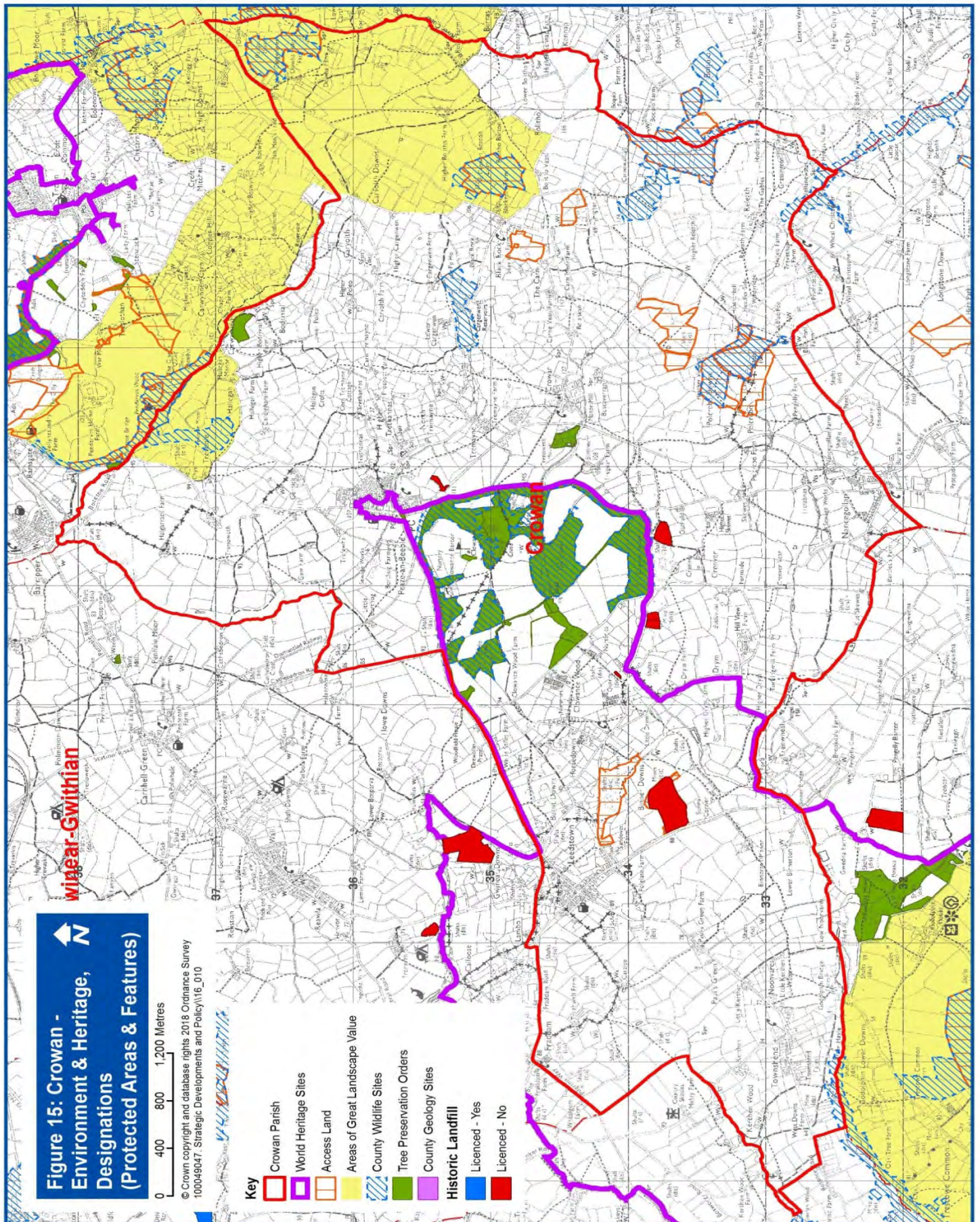


Figure 14: Crowan – Environment and Heritage, Engine Houses and Mines





**Figure 15: Crowan Environment and Heritage, Designation (Protected Areas and Features)**





## Appendix J - Flood Plan & Maps

Due to the geography of Crowan Parish, the severe floods seen in other parts of the country will not occur. However in periods of heavy rain certain locations in the Parish could be susceptible to flooding.

### RIVERS

There are two rivers in the Parish with their associated tributaries. The floodplains of which must be protected and maintained.

1/ **River Hayle** flows from Crowan, alongside the road behind cottages at Jenkins Bottom under the B3303 and into Clowance Estate. From there through farmland under the B3302 at Binnerton Bridge then out of the Parish.

2/ **River Beeble** flows from Cargenwin past Tremayne alongside B3280. Under B3280 at Praze Surgery to the back of Vyvyans Terrace. Under the B3303 at Praze Square to the back of pub then through farmland and eventually out of the Parish.

### LOCATIONS AT RISK

- 1/ Jenkin's Bottom
- 2/ Binnerton Bridge
- 3/ Drym valley
- 4/ Trenwheal valley
- 5/ The Square Praze

Due to runoff from fields etc. There is the risk of certain roads in the Parish being affected.

In considering development proposals regard should be had to safeguarding private water supplies.

See maps attached showing zone 3 areas susceptible to flooding.

### ACTIONS TO PREVENT FLOODING

1/ **At Jenkins Bottom and Binnerton Bridge** blockage of the river under the bridges could cause the roads to flood causing disruption to traffic and at Jenkins Bottom the flooding of cottages. Monitoring of the river and keeping the bridges clear would combat this problem.

2/ **Flooding of Praze** would be more serious as properties would be flooded. Monitoring the river where it flows by the road and ensuring the drains are clear on School Road would ensure any water would be taken away before it reached the village. Runoff water from building estates in the village must also be monitored and also made sure that it runs into clear drains. The Environmental Agency is responsible for the river to a point at Moorfields. They have recently removed a bridge that had collapsed into the river, thus clearing a serious problem.

**3/ Drym Mill and Trenwheal Mill.** Blockage under the bridges could cause flooding to the road and any surrounding properties. Monitoring the river and keeping the bridges clear would combat the problem.

It is important that the floodplains of the rivers and their tributaries are well maintained and protected.

### **ACTION DURING FLOODING**

After incidents in the past some residents in the Square are prepared.

In the event of possible flooding the Flood Warden will monitor the situation, giving assistance and ensuring any blockages are clear allowing water to be drained off before reaching the village square.

### **SERIOUS INCIDENTS.**

In the event of any serious incidents and houses having to be evacuated, provision is made for residents to be taken to the following locations:-

- 1/ The Surgery, Praze
- 2/ Crowan Primary School
- 3/ Praze Institute
- 4/ Townsend Village Hall
- 5/ Leedstown Village Hall
- 6/ Nancegollan Village Hall

### **CONTACTS**

**Flood Warden:-** F.J.Webb. 5, Vyvyans Terrace, Praze, TR14 0LD.      Mob:-07919263289

**Floodline :-** 0845 988 1188.

**Environment Agency:-** 08708 506506

**Emergency Services:-** 999

**Electricity Co:-** 0800 365 900

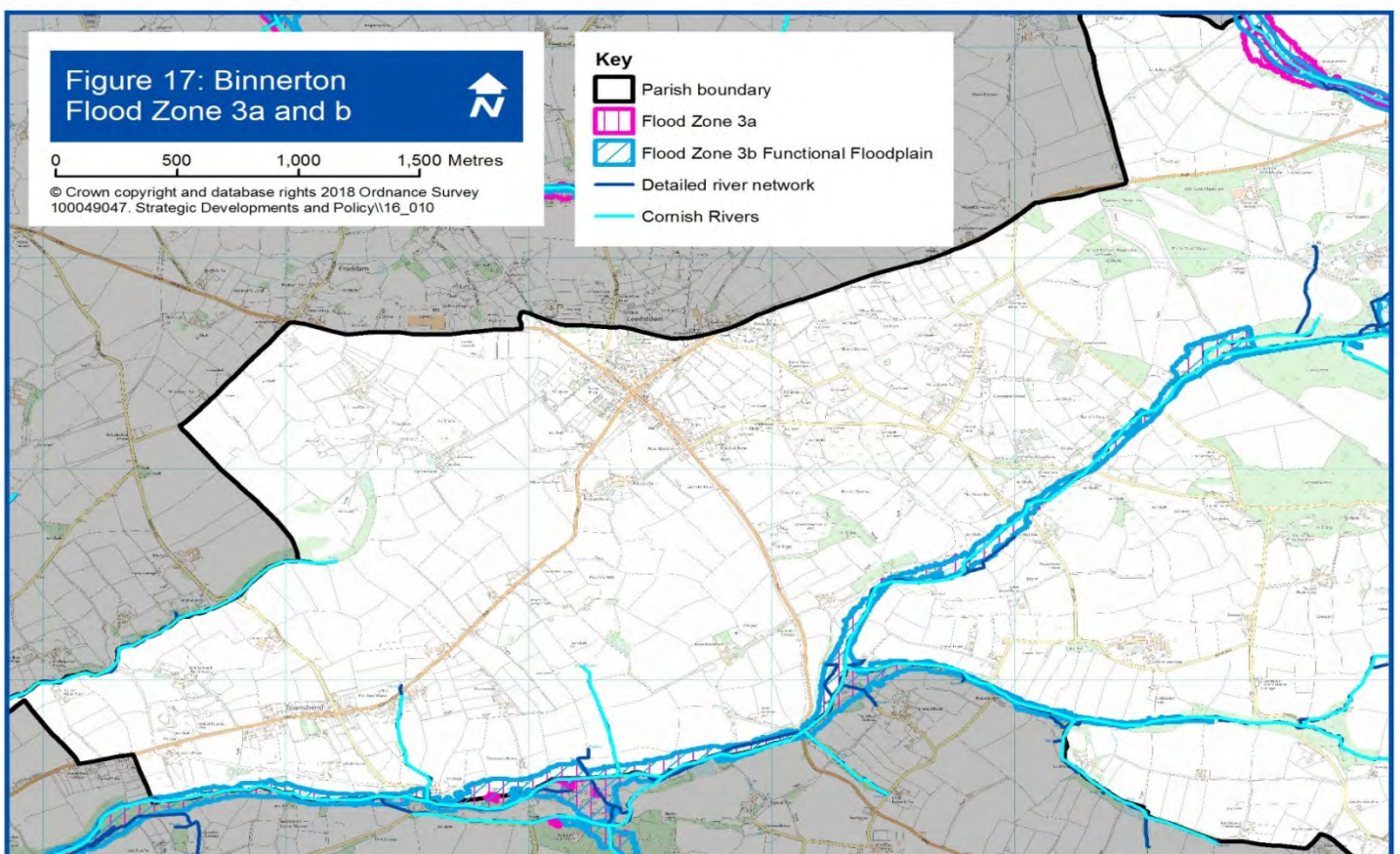
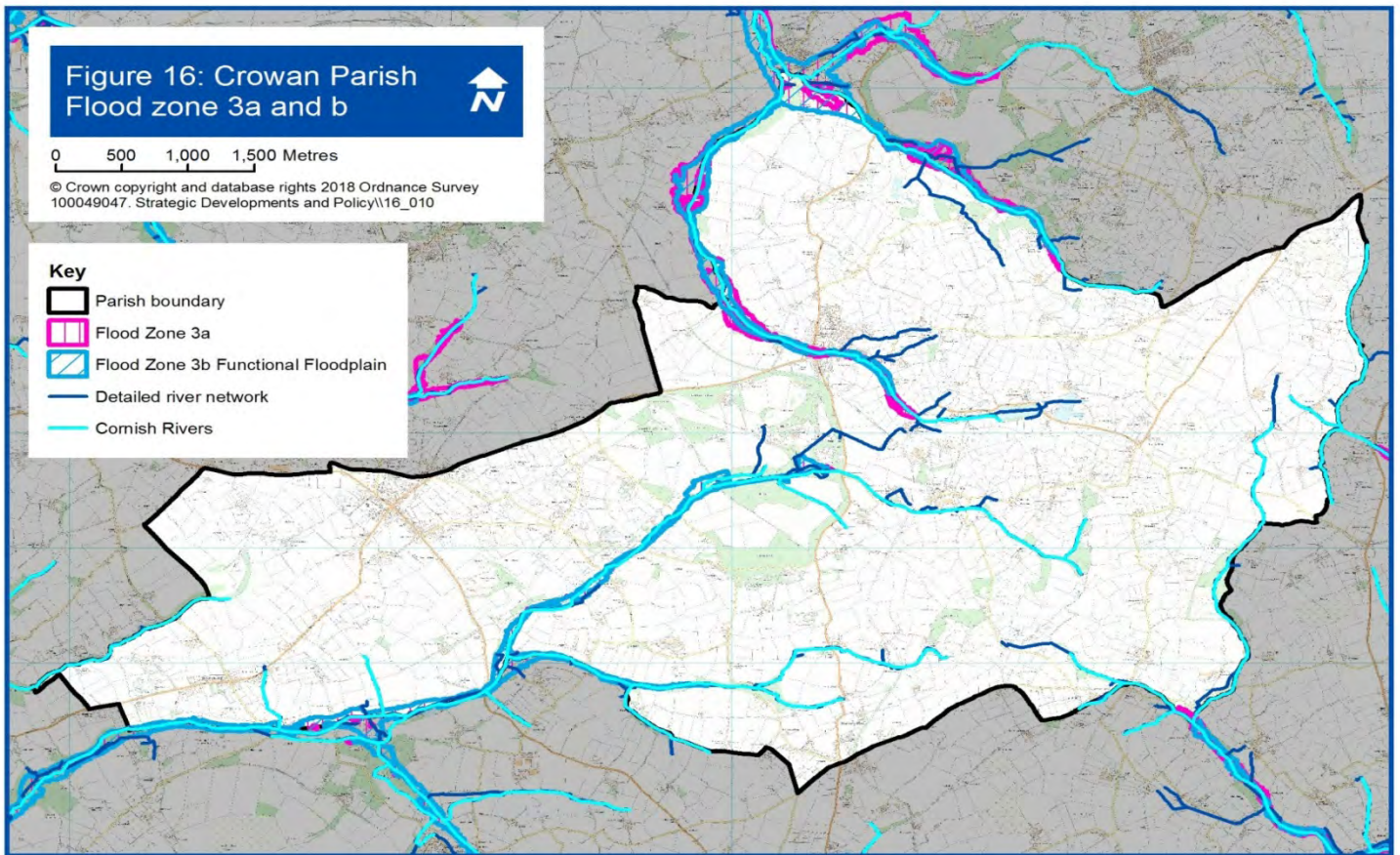
**Gas Co:-** 0800 111999

**Telecomms;-** 0870 2412724

**Cornwall Council:-** Local Office 0300 123 4100      County Hall 0300 123 4202



## Figures 16 and 17 : Crowan Parish Flood zone 3a and b and Binnerton Flood Zone 3a and b





**Figure 18: Praze Flood zone 3a and b**

