

Final Version

# FOWEY PARISH



## NEIGHBOURHOOD DEVELOPMENT PLAN 2019-2030



1st October 2019



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## 1 Introduction

- 1.1 This document is the Draft Fowey Parish Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the area over the NDP period to 2030 and presents planning policies which seek to enable delivery of this Vision and these Objectives.
- 1.2 This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed at [www.foweysfuture.co.uk](http://www.foweysfuture.co.uk) A glossary section is included at the back of this document for reference (Section 14).
- 1.3 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 Fowey parish NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community.
- 1.4 Fowey Parish 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 Town Council may however deem it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.
- 1.5 Fowey Parish NDP applies to the entire parish covered by Fowey Town Council (as shown in Figure 1).
- 1.6 Fowey Parish is situated on the south east coast of Cornwall and is part of the St Blazey, Fowey and Lostwithiel Community Network Area (CNA).

### Why Fowey Parish needs a Neighbourhood Development Plan

- 1.7 This NDP defines the community vision for how Fowey Parish will develop in the future. If adopted at referendum, this Plan will stand alongside the Local Plan to guide development within the parish and will cover the period of 2019-2030.
- 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 Fowey Parish- to improve the supply of housing to meet local needs, boosting the local economy and protecting and enhancing the environment. This NDP 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.

# Fowey Parish Neighbourhood Development Plan

## Figure 1 Fowey Parish NDP Designated Area



## 2 Fowey Parish NDP – The Preparation Process Getting this far

- 2.1 Fowey Town Council is the qualifying body responsible for the preparation, consultation and submission of the NDP. The preparation of the NDP has been led by the Fowey Parish NDP Steering Group and supported by workshop groups, CC, Cornwall Rural Community Charity, Locality and Big Lottery funding.
- 2.2 The preparation of this NDP has been informed throughout by a comprehensive programme of consultation with the community. Consultations have been taking place over the last three years. These have included:
- Creation of a dedicated website, [www.foweysfuture.co.uk](http://www.foweysfuture.co.uk)
  - Public meetings and exhibitions
  - Workshops on key themes of the NDP
  - The employment of consultants to undertake online and home- delivered questionnaires
  - The NDP has been an agenda item for Fowey Town Council to enable the Chair of the steering group to update the Council each month
  - Regular updates in the monthly Parish Magazine ‘Fowey News’ distributed to every house in the parish
- 2.3 All the consultations have been summarized in the ‘Consultation Statement’, as required by the formal NDP legislative requirements; this will be available at [www.foweysfuture.co.uk](http://www.foweysfuture.co.uk).
- 2.4 The outcomes of the various consultations have highlighted the key priorities of:
- Affordable housing
  - The impact of second homes on the community
  - Environmental protection
  - Heritage protection
  - Health and well-being
  - Infrastructure
  - Encouraging a vibrant economy

### What next?

- 2.5 Following submission of this draft plan to CC for their consideration it will be consulted on before being sent to an independent examiner (mutually agreed by CC and the Fowey Parish NDP Steering Group) who will check the NDP to ensure it conforms with legislation, policies, designations and any other relevant documents. At that 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 CC if the majority of those voting in the Referendum support it.
- 2.7 Once adopted, the policies contained within the Fowey Parish NDP will have to be taken into consideration when Planning Officers determine future Planning Applications.

### 3 NDP Sustainability Appraisal

- 3.1 In order to ensure that the plan considers environmental, social and economic issues, the Fowey NDP Steering Group carried out a light touch 'NDP Sustainability Appraisal (SA)'. The NDP SA considered the Fowey NDP Vision, Objectives and Policies against a SA Framework, in order to consider how these aspects perform against 19 key sustainability objectives, these being :

- |                               |                                     |
|-------------------------------|-------------------------------------|
| 1. Climatic Factors           | 11. Design                          |
| 2. Waste                      | 12. Social Inclusion                |
| 3. Minerals and Geo-diversity | 13. Crime and Anti-social behaviour |
| 4. Soil                       | 14. Housing                         |
| 5. Air                        | 15. Health, Sport and Recreation    |
| 6. Water                      | 16. Economic Development            |
| 7. Biodiversity               | 17. Education and Skills            |
| 8. Landscape                  | 18. Transport and Accessibility     |
| 9. Maritime                   | 19. Energy                          |
| 10. Historic Environment      |                                     |

- 3.2 The Sustainability Appraisal Checklist<sup>1</sup> presented a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for Fowey.

### 4 Fowey NDP - Supporting Documentation

- 4.1 Fowey NDP is supported by a variety of other further documents and information, which is often referred to in this document. The key supporting document referred throughout this NDP is the Summary of Evidence and Documentation<sup>2</sup>.
- 4.2 The Summary of Evidence and Documentation presents summary outcomes from studies and the various consultation exercises and is detailed within themed sections:

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<sup>1</sup>The Sustainability Appraisal Checklist at [http://www.foweysfuture.co.uk/data/uploads/541\\_868695377.pdf](http://www.foweysfuture.co.uk/data/uploads/541_868695377.pdf)

<sup>2</sup>Fowey Parish NDP Summary of Evidence and Documentation  
[http://www.foweysfuture.co.uk/data/uploads/547\\_206905601.pdf](http://www.foweysfuture.co.uk/data/uploads/547_206905601.pdf)



- General Development
- Housing
- Natural Environment, Heritage and the Built Environment
- Community Facilities; Health and well-being
- Business, Employment and Transport
- Renewable energy and Climate change

4.3 All supporting documents and Evidence Base Report are made available at [www.foweysfuture.co.uk](http://www.foweysfuture.co.uk) [alternatively hard copies can be made available by request to Fowey Town Clerk<sup>3</sup>].

## 5 Fowey NDP: The Vision

5.1 Every plan has an aim and for the Fowey Parish NDP the aim is for the policies of the NDP to help achieve a ‘Vision’ for Fowey by 2030. The Vision for Fowey Parish is as follows:

**The Vision for Fowey Parish**  
“To maintain and enhance Fowey Parish as a sustainable and vibrant community with a unique coastal and rural landscape”

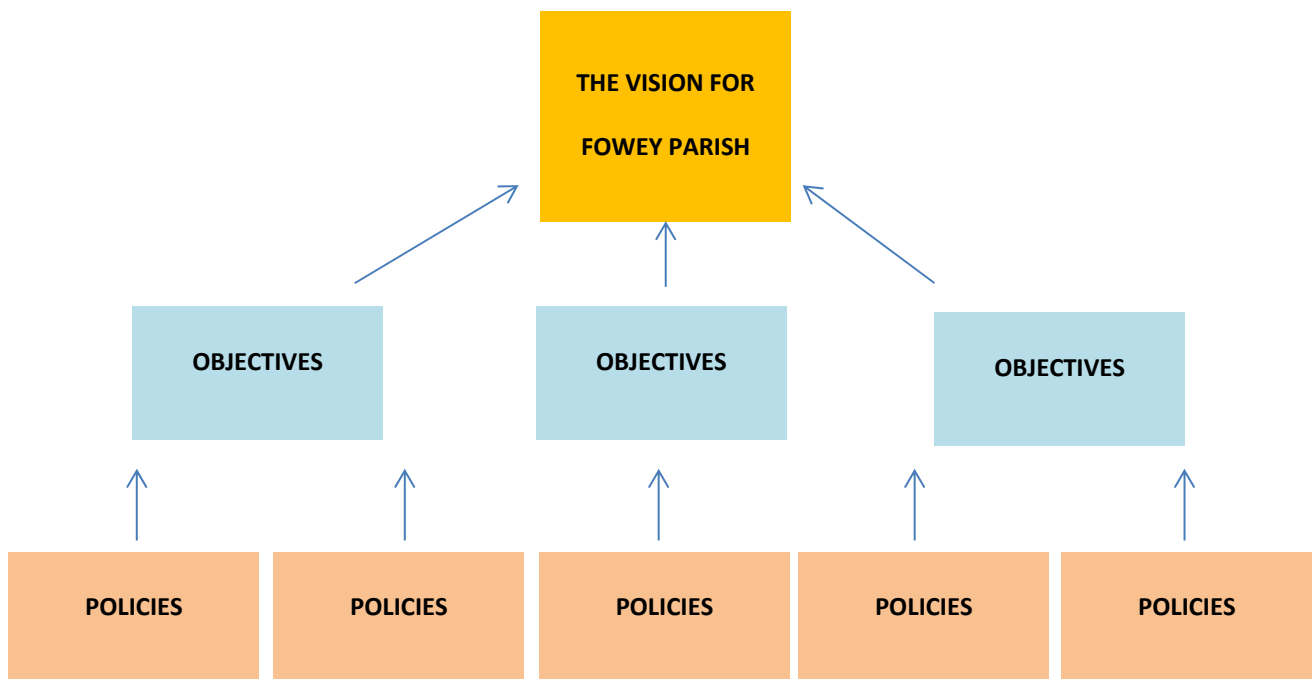


Figure 2: Fowey Parish NDP: Links between Vision, Objectives and Policies

<sup>3</sup>Sallyvincent957@btinternet.com

- 5.2 This vision requires a number of 'Objectives' to be set out which can be achieved by pursuing the policies that are outlined. 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.

## 6 Objectives of Fowey Parish NDP

### A. General Development:

- General criteria which any new development proposals will be expected to meet in Fowey Parish.
- Good design to reflect the local identity of Fowey Parish.

### B. Housing:

- Support small scale, new development to provide affordable housing for local need.
- Accommodate the changing requirements of full time residents in Fowey Parish.

### C. Natural Environment, Heritage and the Built Environment

- Protect and enhance Fowey Parish's unique landscape, estuary and coastline; habitats and open spaces from inappropriate future development.
- Protect and enhance buildings and spaces of heritage and community value, ensuring Fowey remains a cultural rich place to live and visit.

### D. Business, Employment and Transport

- Provide opportunities for economic growth and employment.
- Support the opportunity for sustainable modes of transport including walking and cycling.
- Reduce the amount of through traffic in the town during the summer season, leading to a safer, less polluted environment.

### E. Community facilities, health and well-being:

- Support the development of infrastructure to meet future needs.
- Support services and amenities which provide community health and well being.

### F. Renewable Energy and Climate change:

- Support appropriate energy reduction/carbon reduction and energy production technologies that are of a scale and design that do not erode the character of the landscape, the estuary and coastline of Fowey Parish.
- To prevent flood risk and minimise other impacts arising from climate change.

## 7 Fowey Parish Housing Statement

### NDP Housing Requirement

7.1 Cornwall’s Local Plan apportions 900 dwellings to be delivered in the 3 parishes that make up the rural area of St Blazey, Fowey and Lostwithiel CNA. Figures supplied by CC are presented in Table 1, and show that Fowey Parish needs to deliver no new dwellings between 2018 and 2030, because it is within the AONB and will be in general conformity with the Local Plan.

	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))
St Blazey, Fowey and Lostwithiel CNA (Rural)	900	281	494	125
	(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)
Fowey Parish	0%	34	112	0

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

7.2 However, it is acknowledged that there is a local housing need across the parish. A Housing Need Survey<sup>4</sup> was carried out in September 2017 and outlines a ‘snapshot’ of the local housing need in the parish at that point in time. The report concludes that the evidence ‘Demonstrates with confidence that there is an identified local housing need’ with 86% of eligible respondents wanting affordable rented/intermediate-sale affordable housing in the parish.

### Delivering the Fowey Parish Housing Requirement

7.3 The minimum housing target for the Fowey NDP to demonstrate conformity with the Cornwall Local Plan is 0. Hence there is no policy setting out a housing target for the NDP area.

7.4 However, our housing policies are permissive in principle of supporting housing that responds to local housing need. To deliver this objective we are minded of the national status of the AONB designation. Hence only small scale new development is supported.

7.5 In Figure 6 showing Recent Housing Development in Fowey, there have been 66 affordable houses built since 2009.

<sup>4</sup> Please see Housing Needs survey [http://www.foweysfuture.co.uk/data/uploads/506\\_1457504726.pdf](http://www.foweysfuture.co.uk/data/uploads/506_1457504726.pdf)



- 7.6 The NDP seeks to facilitate the delivery of new housing, to meet local needs, within the identified development boundary and through rural exception sites. This is to ensure that development takes place in the most appropriate areas to a scale which is in keeping with the settlement and contributes to preserving and enhancing the identity of Fowey and the landscape character and scenic beauty of the AONB landscape.

### **Fowey Parish Housing**

- 7.7 The Plan will provide for a limited amount of small-scale housing to meet local needs. It will do this through:
- Identifying development boundaries for the built up area and acknowledging those edges that are critical or sensitive to these (see Fowey's LLCA<sup>5</sup>).
  - Supporting small-scale infill (see Glossary) sites and conversions within Fowey, and within Polkerris, including plot sub-division where it does not cause undue detriment to residential amenity or the character of the locality.
  - Prioritising collaborative partnerships with one or more Housing Associations and other registered providers (eg CLT's) to bring forward affordable housing led schemes (where required to meet local need) on rural exception sites and infill sites (see Glossary).
  - Supporting the redevelopment of previously developed sites to housing and to mixed uses where this would not cause undue detriment to residential amenity or the character of the locality.
  - Ensuring that in aggregate, over the period of the plan, housing developments include a suitable mix of accommodation types to meet local needs, including starter dwellings for young residents and for the elderly and disabled (single storey and lifetime homes; see Glossary for definitions).

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<sup>5</sup> Fowey Settlement Edge Assessment Local Landscape Character Assessment  
[http://www.foweysfuture.co.uk/data/uploads/533\\_1029295635.pdf](http://www.foweysfuture.co.uk/data/uploads/533_1029295635.pdf)

## 8 Objective 1 General Development

- **General criteria which any new development proposals will be expected to meet in Fowey Parish.**
- **Good design to reflect the local identity of Fowey Parish**

### General Development Policy 1: Sustainable Development

#### Policy 1: Justification

- 8.1 Sustainable development is at the heart of the NPPF and in the CLP Policy 1 Presumption in favour of sustainable development.
- 8.2 Appendix 1: Design and Character in Fowey Parish identifies what is the local character and distinctiveness of the area<sup>6</sup>.

#### Policy 1 Intention

- 8.3 The intention of this policy is to ensure that new development will meet the needs of the whole community and contribute to Fowey's economic, social and environmental future.

### Policy 1: Sustainable Development

1. Where appropriate new build development should demonstrate how the proposal supports a building's resilience to climate change and energy efficiency whilst being sensitive to local character and distinctiveness.
2. All development proposals should consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion.

### General Development Policy 2: Design and Character of Fowey Parish.

#### Policy 2: Justification

- 8.4 Good design is an important aspect of Fowey Parish NDP. It is important that any new development should reflect Fowey's 'local identity' this will create a sense of pride and work well for people's needs now and in the future.
- 8.5 At the NDP, Environment Workshop<sup>7</sup>, ten aspects of Fowey Parish local identity and distinctiveness was identified.

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<sup>6</sup> Appendix 1: Design and Character of Fowey Parish <http://www.foweysfuture.co.uk/data/uploads/559.pdf>

<sup>7</sup> NDP Environment Workshop [http://www.foweysfuture.co.uk/data/uploads/546\\_304942088.pdf](http://www.foweysfuture.co.uk/data/uploads/546_304942088.pdf)

- 8.6 The Cornwall Local Plan states ‘Development must ensure Cornwall’s enduring distinctiveness and maintain and enhance its distinctive natural and historic character’ (Policy 12: Design). In our community questionnaire (2015)<sup>8</sup> there was concern that the ‘distinctiveness of Fowey’ could be lost through inappropriate development.
- 8.7 Similarly, the historic character of both Fowey Conservation Area and Polkerris Conservation Area (Appendix 3 Fowey and Polkerris Heritage Built Environment<sup>9</sup>) should be respected as should the design guidance given for these areas.
- 8.8 The Parish of Fowey is almost completely covered by the Cornwall AONB Management Plan (2016-2021)<sup>10</sup>. The AONB (See Figure 3) is highly regarded by residents and in our Environment workshop;<sup>11</sup> opinions agreed that any development in the AONB should be for local need only.
- 8.9 Fowey Settlement Edge Assessment, LLCA (2018)<sup>12</sup> has been prepared by CC to identify the valued and sensitive landscape attributes as a baseline to help ensure future development safeguards these values.

### Policy 2 Intention

- 8.10 The intention of this policy is to reinforce and strengthen the provisions of the CLP regarding design and the character of the Fowey Parish local landscape and built environment, and to make it easier to decide whether planning applications comply with local priorities.

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<sup>8</sup>NDP Questionnaire Summary 2016 p24 [www.foweysfuture.co.uk/data/uploads/536\\_817271849.pdf](http://www.foweysfuture.co.uk/data/uploads/536_817271849.pdf)

<sup>9</sup> Appendix 3: Fowey and Polkerris Heritage Built Environment p8-11  
<http://www.foweysfuture.co.uk/data/uploads/559.pdf>

<sup>10</sup> Cornwall AONB Management Plan (2016-2021) <http://www.cornwall-aonb.gov.uk/management-plan/>

<sup>11</sup> NDP Environment workshop [http://www.foweysfuture.co.uk/data/uploads/546\\_304942088.pdf](http://www.foweysfuture.co.uk/data/uploads/546_304942088.pdf)

<sup>12</sup> Fowey Settlement Edge Assessment, A Local Landscape Character Assessment (2018)  
[http://www.foweysfuture.co.uk/data/uploads/533\\_1029295635.pdf](http://www.foweysfuture.co.uk/data/uploads/533_1029295635.pdf)

## Policy 2: Design and Character of Fowey Parish

1. Proposals for new development must be sited and designed so as to promote and support the distinctive character of the AONB in Fowey Parish and the Fowey Parish Conservation Areas.
2. The scale, massing, character, appearance and density of development should relate sympathetically to the built and natural environment of Fowey Parish, including any impact on the skyline, visually exposed plateaus, ridges or steep sided valley sides as identified in the Fowey Settlement Edge Assessment, Local Landscape Character Assessment (2018).
3. Public spaces and routes should be attractive, accessible and easy to move through and function effectively for all in society, especially those with mobility difficulties.
4. As part of the evidence of compliance with this policy, planning applications should include, where appropriate, a clear visual representation of the final form of the proposed buildings in the context of their immediate neighbourhood and wider protected landscape.

### Relevant Planning Policies

National Planning Policy Framework - March 2012	Cornwall Local Plan: Strategic Policies 2010-2030
NPPF Policy 3: Supporting a prosperous rural economy NPPF Policy 4: Promoting sustainable transport NPPF Policy 6: Delivering a wide choice of high quality homes NPPF Policy 7 : Requiring Good Design NPPF Policy 10: Meeting the challenge of climate change, flooding and coastal change NPPF Policy 11 Conserving and enhancing the natural environment NPPF Policy 12 Conserving and enhancing the historic environment paras. 9, 17, 115,116	Policy 1: Presumption in favour of sustainable development Policy 2: Spatial Strategy Policy 3: Role and function of Places Policy 6: Housing mix Policy 7: Housing in the countryside Policy 8: Affordable housing Policy 9: Rural Exception Schemes Policy 12: Design Policy 13: Development standards Policy 16: Health and wellbeing Policy 23: Natural environment Policy 25: Green infrastructure

# Fowey Parish Neighbourhood Development Plan

Figure 3: AONB in Fowey Parish





## 9 Objective 2: Housing

- **Support small scale, new development to provide affordable housing for local need.**
- **Accommodate the changing requirements of full time residents in Fowey Parish.**

### Fowey Development Boundary

9.1 Please see Figure 4 below showing the Development Boundary for Fowey.

### How Fowey Development Boundary has been determined

- 9.2 The development boundary of Fowey has been defined by updating the historic development boundary, adopted in the Restormel Borough Local Plan (2001-2011) to include St Catherine's View and the recent development of Hill Hay (2012). The new development boundary also includes the planned site of a park and ride scheme proposed by Wainhomes in 2012 as part of their Section 106 agreement (see Figure 4).
- 9.3 The 82 houses at Hill Hay (2012) were built outside the historic development boundary and have been recognised as a poor example of protecting the AONB<sup>13</sup>. In arriving at the new development boundary, Fowey Town Council was mindful of this and keen to keep a tight development boundary, to avoid repeating such development.
- 9.4 The development boundary includes an important edge of the Fowey settlement next to Lankelly Lane housing (Figure 4) and recognised in the Fowey Settlement Edge Assessment - (LLCA, Jan. 2018)<sup>14</sup>. The boundary is formed by mature trees within a hedge to the rear gardens of the detached properties. This hedge and trees are over 120 years old (see Figure 5).
- 9.5 This Cornish hedge boundary is significant because it faces open fields and is bounded by the main road into Fowey the B3415 which leads up to Four Turnings roundabout and represents the rural gateway to Fowey.
- 9.6 Another sensitive edge of the the development boundary meets the Conservation Area on Polvillion road and to the south of the houses along Tower Park and covers the Brewery Fields. The Monterey Pines are another key landscape feature on Brewery Fields. While Green Lane is also covered by a UK Biodiversity Action Plan habitat of woodland.

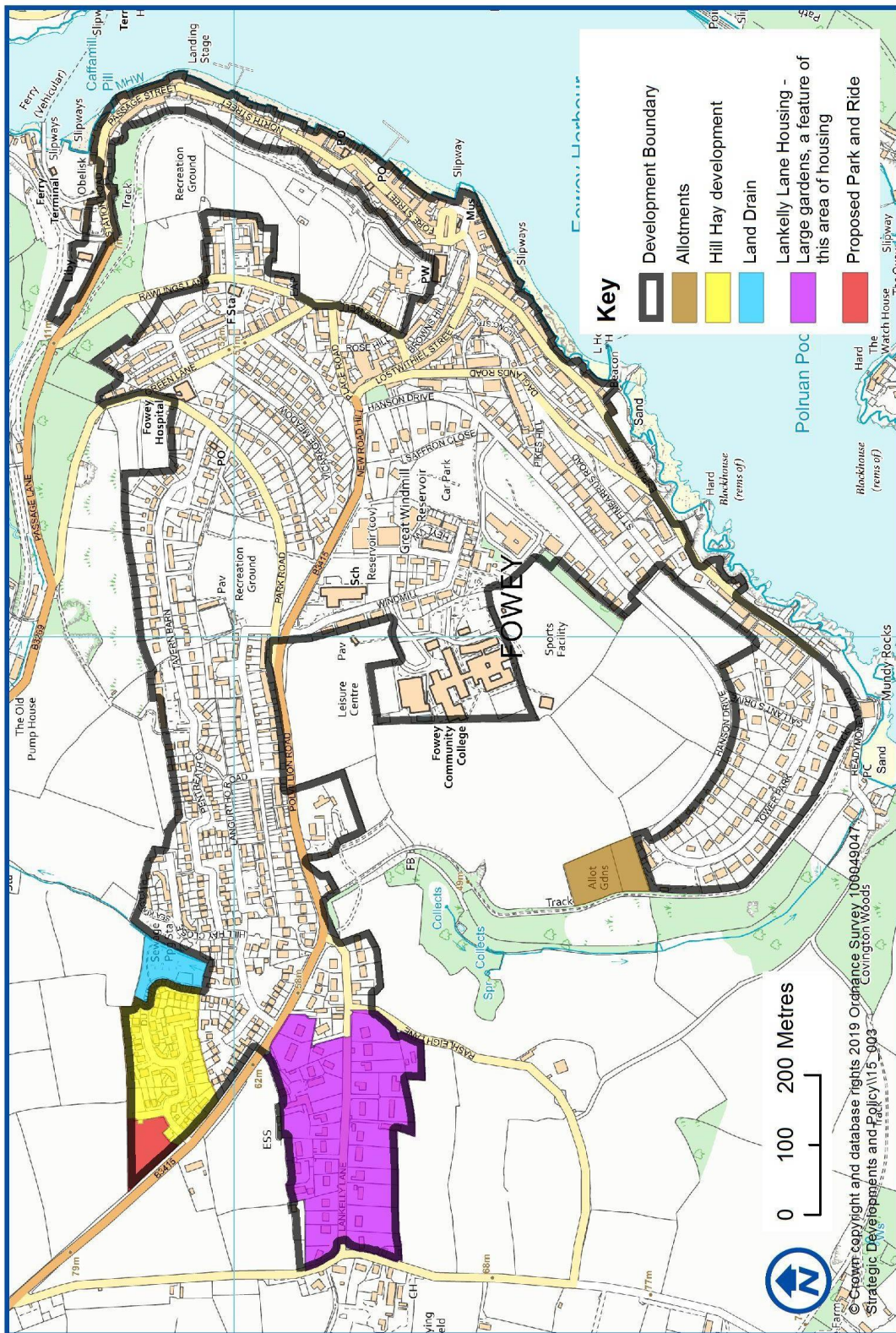
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<sup>13</sup> AONB's and Development (National Trust) <https://www.nationaltrust.org.uk/documents/national-trust-areas-of-outstanding-natural-beauty-and-development.pdf>

<sup>14</sup> Fowey Settlement Edge Assessment- Local Landscape Character Assessment Stage 2 2018 pg 142-143  
[http://www.foweysfuture.co.uk/data/uploads/533\\_1029295635.pdf](http://www.foweysfuture.co.uk/data/uploads/533_1029295635.pdf)

# Fowey Parish Neighbourhood Development Plan

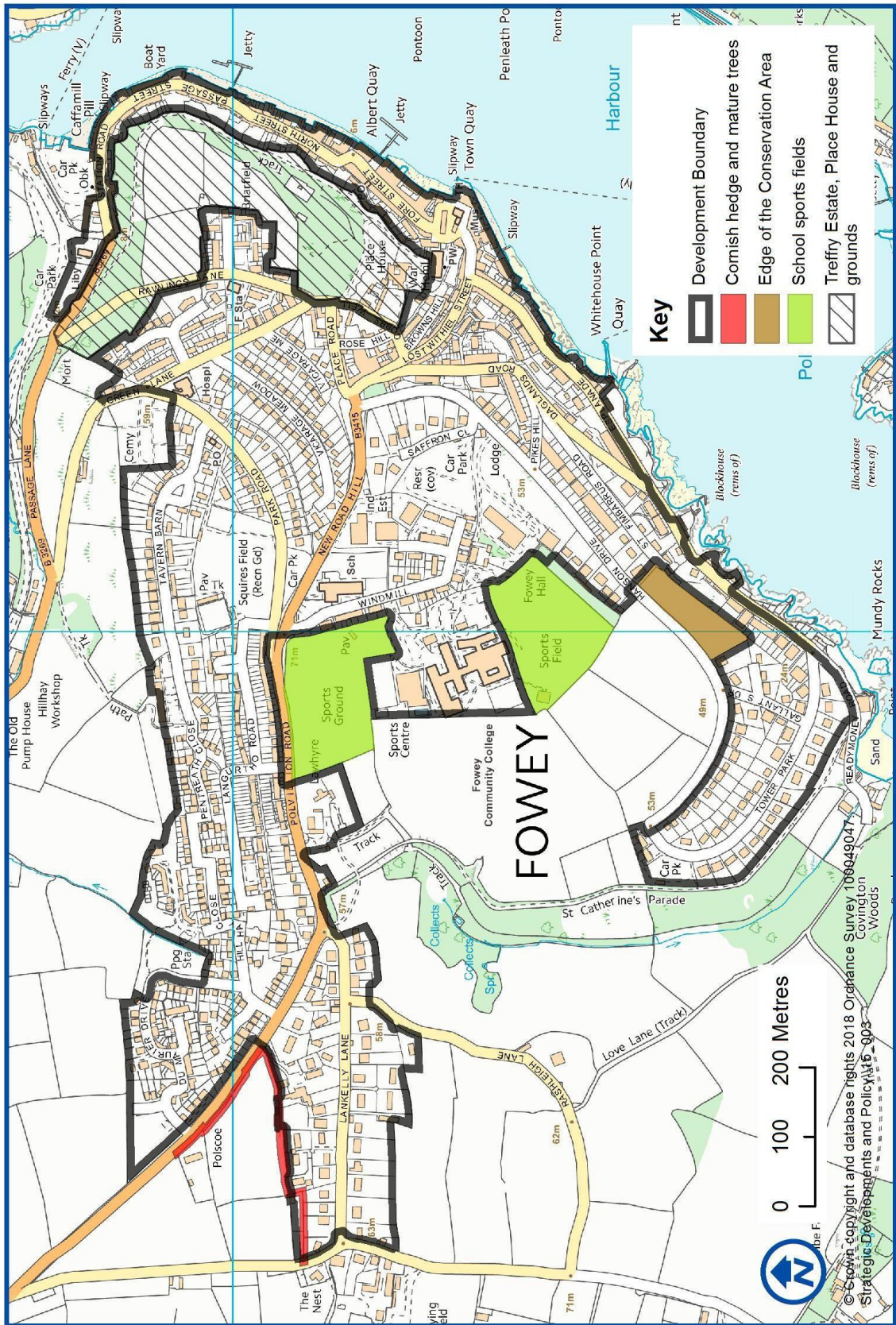
Figure 4: Fowey Development Boundary





# Fowey Parish Neighbourhood Development Plan

Figure 5: Fowey Development Boundary, sensitive edge of settlement





- 9.7 Place House, a Grade 1 listed building and home to the Treffry family since the 13th century, is in grounds which provide an important setting to Fowey from the river; one of the key character elements of the scenic background to Fowey. The surviving gardens and parkland are a significant component of the complex and have had an impact on the development of the town as a whole (see also Policy 10 and Figure 11).

Picture 1: Place House and grounds



- 9.8 To the east, the development boundary runs along the side of the estuary, for over a mile between the side creeks of Readymoney, to the south, and Caffa Mill Pill, to the north, thus providing a natural development boundary edge.

### **Housing Policy 3: Housing within the Fowey Development Boundary**

#### **Policy 3: Justification**

- 9.9 In the community consultation (2015) there was a strong preference for small developments, and infilling within Fowey<sup>15</sup>. There are very few brownfield sites in Fowey and limited scope for development beyond possible ‘infill’ or ‘rounding off’ of sites (see Glossary), house replacement and reuse of existing buildings.
- 9.10 However, there have been in the past 9 years 115 houses built in Fowey, of which 66 were for affordable housing (see Figure 6), three of these developments were with Ocean Housing LTD, a not for profit, charitable registered provider of social and affordable housing.
- 9.11 The LLCA survey of the Edge of Settlement Assessment of Fowey indicates there are few sites suitable for the development of significant numbers of houses.
- Development would be harmful to the landscape character and views with no possibility to mitigate the effects
  - Landscape designations (AONB, Heritage Coast, Conservation Area) are present

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<sup>15</sup> Fowey NDP –Community Questionnaire Summary January 2016 pp 7-8  
[http://www.foweysfuture.co.uk/data/uploads/537\\_431385596.pdf](http://www.foweysfuture.co.uk/data/uploads/537_431385596.pdf)

- Locally valued landscapes and features such as BAP Priority woodland, ancient woodland, and the Daymark on Gribbin Head
- 9.12 The Development Boundary will protect the AONB land outside this boundary, restricting development to small- scale Rural Exception sites for affordable led housing, (in line with Policy 9 of the Cornwall Local Plan, Rural Exception sites).
- 9.13 A public consultation in March 2018<sup>16</sup> about the proposed development boundary saw every household in the Parish receive a copy of the Fowey News with a map of the proposed tightly-drawn development boundary for Fowey. This was followed up with a well-attended ‘drop in’ session at the Squires Field Community Centre, where residents could see larger maps and discuss any issues they might have. There was resounding support for the proposed DB which sees a tightly drawn boundary around the edge of settlement.
- 9.14 It is recognised that there must be exceptions for development outside the development boundary for conversion of redundant buildings, for example conversion of barns, or land for ‘small scale’ affordable housing.
- 9.15 The development boundary for Fowey will follow the existing extent of the settlement, its community facilities and infrastructure so that any further development is led by the provision of affordable homes in line with Policy 9 of the CLP, Rural Exception sites.

### **Policy 3: Intention**

- 9.16 The intention of this policy is to establish a Development Boundary around the settlement of Fowey in order to clarify where infill and rounding off, house replacement and re-use of existing buildings may occur.

### **Policy 3: Housing within the Fowey Development Boundary**

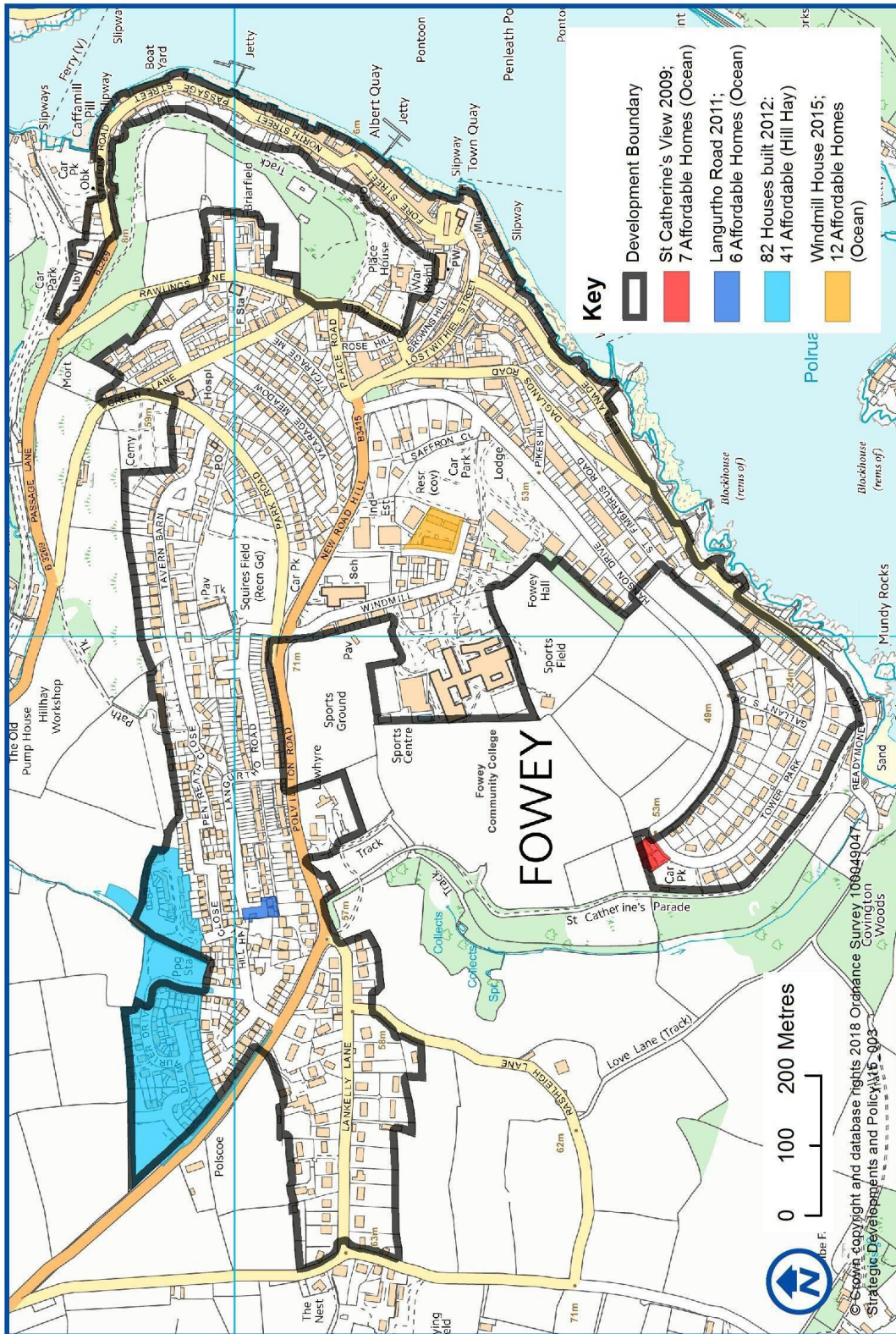
1. Proposals for small scale infill, rounding off and development of previously developed land will be supported within the Development Boundary for Fowey (see Figure 4).
2. Proposals for residential development, outside of the Fowey Development Boundary will be considered as Rural Exception Sites in line with Policy 9 of CLP.

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<sup>16</sup> Fowey Parish NDP Summary of Evidence [http://www.foweysfuture.co.uk/data/uploads/547\\_206905601.pdf](http://www.foweysfuture.co.uk/data/uploads/547_206905601.pdf)  
pg 21

# Fowey Parish Neighbourhood Development Plan

Figure 6 : Recent Housing Development in Fowey





## Housing Policy 4: Small scale Affordable Housing on Rural Exception sites

### Policy 4 Justification:

- 9.17 The CLP Policy 23 (Natural Environment) provides guidance for protection of the AONB and will ensure that development is in accordance with the great importance accorded to this landscape nationally. Fowey Parish is designated as an AONB (see Figure 3) as well as having a Heritage Coastline and the desire to protect Fowey from significant further development was strongly expressed in the Community consultation (2015).
- 9.18 In rural areas, land for affordable housing can be provided through Policy 9 of the CLP, Rural Exception Sites. These sites would not normally receive planning permission for housing development because national and local planning policies restrict development in the countryside.
- 9.19 In order to understand how the landscape around the medieval town of Fowey could accommodate any future housing growth, Fowey Town Council commissioned CC's Open Space Team to undertake a landscape capacity assessment of Fowey Settlement Edge (April 2017)<sup>17</sup>. This survey has been carried out independently of Fowey Town Council and Fowey Neighbourhood Plan, in line with landscape character assessment best practice and assessment guidance adopted by CC in the Development management Toolkit.<sup>18</sup>
- 9.20 The conclusions from the assessment describe the capacity of the settlement's edge to accept change, it is not an assessment for land allocation. Decisions relating to land allocation must consider a number of factors, and only one of these is the landscape capacity to accept future change.
- 9.21 The assessed landscape has been divided into eleven land parcels (see Figure 7) and designations of low, moderate and high capacity have been designated to each of these land parcels. Low capacity means change brought about by new development could be harmful to the character/views which would experience severe harm or destruction with no possible mitigation to reduce the impact: Moderate Capacity means some change can be accommodated, although negative change would be experienced while High Capacity means change can be accommodated, where the character/views are able to accept change without adverse effects occurring.
- 9.22 Key areas in the Fowey Settlement Edge are: **The entrance/gateway to Fowey** on the B3415 with mature trees and natural vegetation on the boundaries reflect the wider AONB while the lack of yellow lines, pavements and street lights means the entrance to Fowey retains its rural character. Also located on the B3415 is the locally significant Tristan Stone, a scheduled monument.

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<sup>17</sup> Fowey Settlement Edge Assessment [http://www.foweysfuture.co.uk/data/uploads/533\\_1029295635.pdf](http://www.foweysfuture.co.uk/data/uploads/533_1029295635.pdf)

<sup>18</sup> 2014 Judging Landscape Capacity: A Development Management Toolkit, CC

**Land parcel 3, the wooded area of the B3269 Passage Lane** is a land parcel which lies on a steeply sloping wooded valley side which is also a key characteristic of the valleys in the wider AONB landscape. This Grade 3 land supports both important BAP Habitat woodland and trees covered by a Tree Preservation Order. This land cover creates rich habitat for wildlife and will support many species.

**Land parcel 4b, Castle Field and Brewery Fields** make up a land parcel which is well managed Grade 3 arable farmland, part of the rolling topography which connects the open ridge areas with the steep sided valleys within the wider AONB. The Monterey Pines along the north western boundary and through the land parcel create a striking feature on the ridge, providing shelter from salt laden winds to the fields to the north of land.

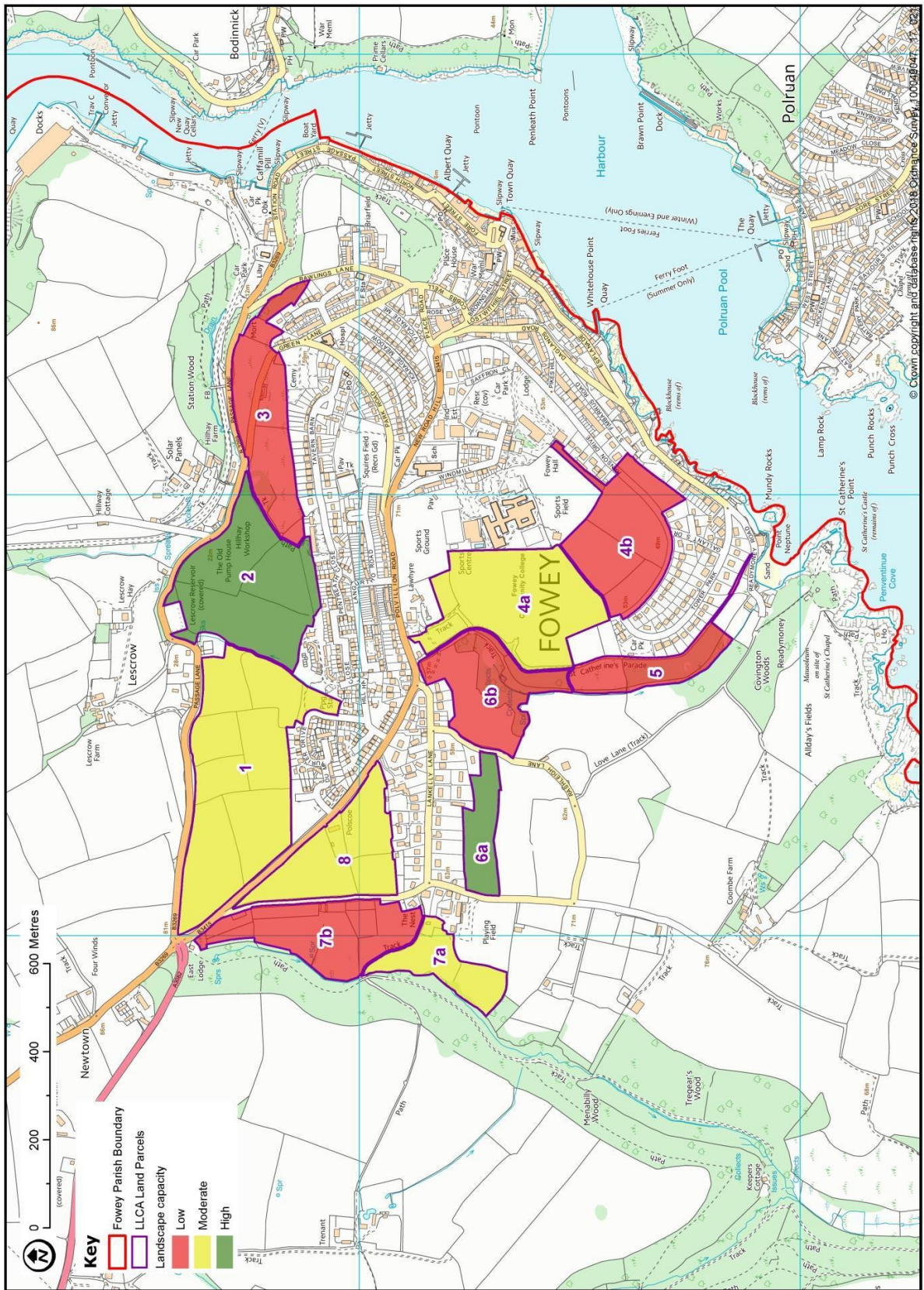
**Land parcel 5, St Catherine's Parade;** this wooded steep valley lies within the Fowey Conservation Area and reflects the character of the wider AONB landscape. The wooded intimate nature of the historic St Catherine's Parade is of significant historic, aesthetic and recreational value.

**Land parcel 6b bordering Rashleigh Lane, Lankelly Lane and the mini roundabout on Polvillion Road.** The mature trees within the hedges on the eastern and western boundaries reflect the character of the wider landscape and provide a Green Infrastructure link out from the town. The woodland on the southern boundary is a BAP Habitat of mature native trees. This land parcel is bounded and crossed by public footpaths used for recreation. The historic St Catherine's Parade runs along a short section of the eastern boundary, with two footpaths cutting across from one side to the other. Rashleigh Lane runs along the western boundary and is a single track narrow country lane also used for recreation.

**Land parcel 7b from Four Turnings roundabout along Prickly Post lane,** is a very tranquil land parcel which does not reflect the fact that it is the western edge of a town and is currently used for grazing both horses and sheep. Development in this land parcel would introduce the built form of Fowey into the wider AONB landscape, the South west Coast path and rural undeveloped views from Gribbin Head.

# Fowey Parish Neighbourhood Development Plan

Figure 7 : Landscape Capacity in Fowey



- 9.23 The Fowey Settlement Edge Assessment covers land which is beyond the development boundary of Fowey and within the AONB. Fowey Parish has a zero allocated housing target (see Table 1) precisely because it is within the AONB; it has also a very limited capacity for development without further infrastructure expansion within Fowey.
- 9.24 A Rural Exception, small scale development will be supported where it is clearly affordable housing-led for local people, well related to the physical form of the settlement and appropriate in scale, character and appearance.

**Policy 4 Intention:**

- 9.25 To support the housing need for small scale affordable housing in Fowey Parish on Rural Exception sites which are well related to the development boundary.

**Policy 4: Small-scale affordable Housing on Rural Exception Sites**

Proposals for affordable housing led schemes to meet local housing needs on Rural Exception Sites' in Fowey Parish and in line with relevant policies within this Plan will be supported provided that:

1. The development is small scale.
2. It comprises 100% affordable housing, unless it can be clearly shown that a scheme will not be viable without the inclusion of a limited amount of open market housing to enable the provision of affordable houses for local needs and comprising no less than 50% affordable housing.
3. The development is adjacent to or well-related to the existing boundaries of the built-up area identified in Policy 3.
4. Proposals for the site conserve and enhance the AONB, the Conservation Areas and their settings and reflect the settlement's special historic, architectural and landscape character.
5. Development should avoid land and those settlement edges identified as 'Critical' or 'Sensitive' (see Fowey LLCA).
6. Such development is not used to extend the development boundary.

## **Housing Policy 5: Full-time Principal Residence Housing**

### **Policy 5 Justification:**

- 9.26 Nearly 80% of respondents to the December 2015 survey agreed with the option to limit the growth of second home ownership in Fowey<sup>19</sup>. The impact of second home ownership in a small rural community is detrimental to the economy, social cohesion and culture. In the 2011 CC Census “Vacant Houses”, the percentage of second homes in Fowey was estimated to be 26.5% (though it may be more). One impact of second homes is to force up property prices beyond the reach of local people.
- 9.27 In order to meet the housing needs of local people, bring greater balance and mixture to the local housing market and create new opportunities for people to live and work here, to strengthen our community and the local economy the Fowey Parish NDP supports the provision of full time principal residence housing.

### **Policy 5 Intention:**

- 9.28 To safeguard the sustainability of our rural community in Fowey Parish it is the intention of Fowey Parish NDP to restrict new build, open market housing to be used as the principle residence of the household.

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<sup>19</sup> Fowey NDP Community Questionnaire Summary

[http://www.foweysfuture.co.uk/data/uploads/537\\_431385596.pdf](http://www.foweysfuture.co.uk/data/uploads/537_431385596.pdf) p5



## Policy 5: Principal Residence Requirement

1. Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing will only be permitted where there is a condition restricting occupancy as a Principal Residence. Principal residences are defined as those occupied as the residents' sole or main residence, where the resident spends the majority of their time when not working away from home or living abroad.
2. The condition placed on new open market homes will require that they are occupied by the owner or their tenants as their primary (principal) residence. Owners of homes with a Principal Residence condition will be required to keep proof that they are meeting the condition, and be willing to provide this proof if/when CC requests this information. Proof of Principal Residence is via verifiable evidence including (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools, etc.).

National Planning Policy Framework - March 2012	Cornwall Local Plan: Strategic Policies 2010-2030
<p>NPPF Policy 1: Building a strong, competitive economy                      NPPF Policy 4: Promoting sustainable transport                      NPPF Policy 6: Delivering a wide choice of high quality homes                      NPPF Policy 7: requiring good design                      NPPF Policy 10: Meeting the challenge of climate change, flooding and coastal change                      NPPF Policy 11: Conserving and enhancing the natural environment</p>	<p>Policy 1: Presumption in favour of sustainable development                      Policy 2: Spatial strategy and Key Targets                      Policy 3: Role and function of places                      Policy 6: Housing mix                      Policy 7: Housing in the Countryside                      Policy 8: Affordable Housing                      Policy 9: Rural Exception Schemes                      Policy 10: Managing Viability                      Policy 12: Design                      Policy 13: Development Standards                      Policy 21: Best use of land and existing buildings                      Policy 23: Natural Environment                      Policy 24: Historic Environment                      Policy 25: Green Infrastructure                      Policy 26: Flood risk management and coastal change                      Policy 27: Transport and Accessibility                      Policy 28: Infrastructure</p>

## 10 Objective 3: Natural Environment, Heritage and the Built Environment

- **Protect and enhance Fowey Parish’s unique landscape, its estuary and coastline habitats and open spaces from inappropriate future development**
- **Protect and enhance buildings and spaces of heritage and community value**

### Natural Environment Policy 6: The Landscape and Natural environment

#### Policy 6: Justification:

##### Landscape

- 10.1 Fowey Parish is within an AONB (see Fig. 3), a national statutory designation which will ‘conserve natural beauty, and safeguard agriculture, forestry and rural industries and the economic and social needs of the rural communities.’ A large area of the Parish is also owned and managed by the National Trust (see Fig.7) as well as being a Maritime Heritage Coastline.
- 10.2 Geologically, the Fowey estuary has been classified as a County Geology Site. CGS’s are sites of value for geological, mineralogical and geomorphological interest and their conservation is of concern for scientific research, education, historic and aesthetic importance, (Fowey Estuary Management Plan<sup>20</sup>).
- 10.3 There are numerous Tree Preservation Orders (TPO’s) in Fowey parish, which includes all ornamental plantations at Place House and the Monterey Pines which fill the skyline above Fowey. The Fowey Conservation Appraisal states ‘High quality natural estuary environment with tree lined riverbanks and side valleys...The mature trees of the landscaped grounds of Place and Fowey Hall form a green backdrop to the town.’
- 10.4 In Polkerris, despite the exposed coastal location, trees and vegetation are an important element of the special interest of Polkerris. The approach road to the village is lined with lush and verdant Cornish hedges and made tunnel-like by the overhanging trees. The deciduous woodland and scrub clothing the steep enclosing valley sides insulate the settlement and form a dominant green backdrop. (Polkerris Conservation Appraisal 2010)<sup>21</sup>.

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<sup>20</sup> Fowey Estuary Management Plan p15 [http://www.foweyfuture.co.uk/data/uploads/383\\_543853368.pdf](http://www.foweyfuture.co.uk/data/uploads/383_543853368.pdf)

<sup>21</sup> Polkerris Conservation Appraisal 2010 p22

[http://www.foweyfuture.co.uk/data/uploads/386\\_1564544712.pdf](http://www.foweyfuture.co.uk/data/uploads/386_1564544712.pdf)

## Coastline and estuary

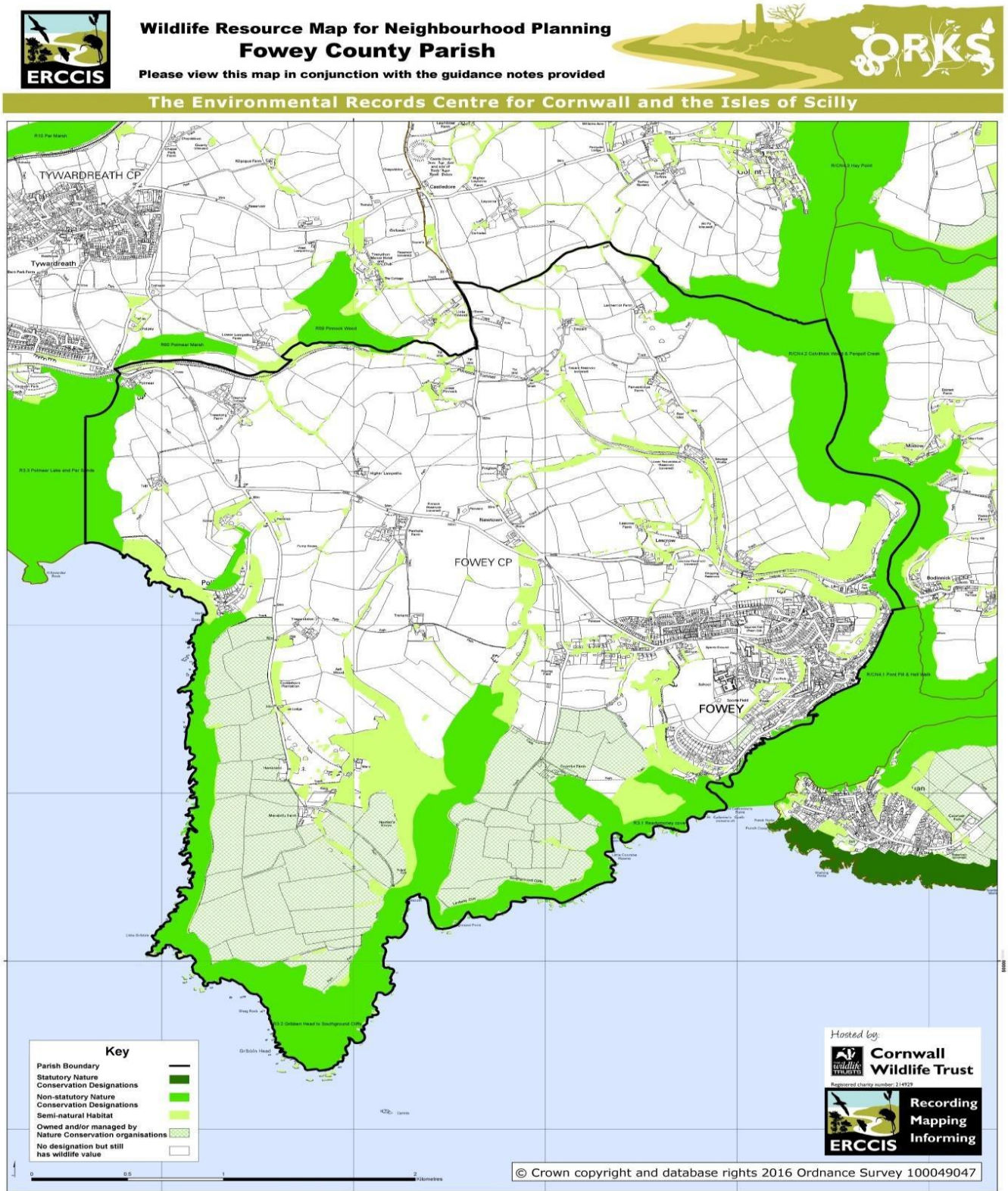
- 10.5 Cornwall and the Isles of Scilly Shoreline Management Plan (SMP2, 2016) is a review funded by Cornwall and the Council of the Isles of Scilly which sets out the strategy for sustainable coastal defence from Rame Head to Hartland Point. The coastline was divided into sections and Policy Development Zones were defined.
- 10.6 Polkerris is identified in the SMP as Management Area (MA) 06 along with Par Sands, but is recognised as an important yet quite separate area. The SMP identifies the important nature of the whole area represented by the designations of the AONB and the frontages as part of the Heritage Coast.
- 10.7 The SMP has shown that part of the settlement at Polkerris, including the businesses on or close to the beach and adjoining fish cellars, are at risk of erosion within the next 50 years<sup>22</sup>. It is the recommendation of the SMP that Polkerris should be consulted and recognised as a Coastal Change Management Area, in order to manage future coastal change.
- 10.8 Fowey coastline and estuary (MA04 and MA05) were not included in the SMP detailed review, because there was no change in policy or management of the area. Within MA04, the recommendation was however, that the approach for Polruan and Fowey of 'maintain or upgrade the level of protection provided by defences or natural coastline' would, in future, needs further consideration.
- 10.9 In the Community consultation (2015), respondents regarded the landscape and local environment of Fowey Parish of high importance for their quality of life and appreciation of their community. The Fowey Settlement Edge Assessment - Local Landscape Character Assessment Stage 2 (LLCA) of the Fowey 'settlement edge' has been completed to identify the valued landscape attributes and will help to ensure future development will safeguard these values.
- 10.10 Within MA04, (Fowey Coastline and estuary) the recommendation was however, that the approach for Polruan and Fowey of 'maintain or upgrade the level of protection provided by defences or natural coastline' that in future, this approach needs further consideration.

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<sup>22</sup> Cornwall and the Isles of scilly Shorline Management Plan 2016  
<https://www.cornwall.gov.uk/media/28416326/cornwall-smp2-mid-term-review-appendix-ma01-ma18.pdf>

# Fowey Parish Neighbourhood Development Plan

Figure 8 Fowey Parish Wildlife Map



### **Policy 6: Intention**

10.11 Fowey Parish NDP area has many environmental designations which make it very sensitive to development. The intention of this policy is to ensure that future development is responsive to the needs of this special environment and takes into account existing AONB Management Plans that help to shape the area.

### **Policy 6: The Landscape and the Natural Environment**

Proposals for development, will only be permitted where they are compliant with NPPF , the CLP and have appropriately demonstrated that they meet the Strategic and Local Section policies of the Cornwall AONB Management plan;

1. Development will only be supported where it safeguards the significance, conserves and enhances the natural beauty and special quality of the AONB and its setting.

### **Policy 7: Views, panoramas and vistas**

#### **Policy 7 Justification:**

10.12 Fowey and Polkerris are picturesque settlements and stunning views are an important part of their character. In the public consultation (2015) there was concern that development will reduce some of these iconic images such as intimate, enclosed streetscape scenes and far reaching estuary panoramas and seascapes<sup>23</sup>.

10.13 In the Conservation areas of both Fowey and Polkerris the views, vistas and panoramas have also been identified<sup>24</sup> ( see Appendix 2). 'Iconic images' in Fowey and Polkerris are an important part of the character of these two settlements showing estuary panoramas and seascapes.

#### **Policy 7 Intention:**

10.14 To retain the important rural, estuary and coastal views within Fowey Parish which contribute to the special character of Fowey Parish and to the enjoyment of residents and visitors alike.

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<sup>23</sup> Fowey NDP Community Questionnaire Summary p22

[http://www.foweysfuture.co.uk/data/uploads/537\\_431385596.pdf](http://www.foweysfuture.co.uk/data/uploads/537_431385596.pdf)

<sup>24</sup> Polkerris Conservation Appraisal 2010; p23

[http://www.foweysfuture.co.uk/data/uploads/386\\_1564544712.pdf](http://www.foweysfuture.co.uk/data/uploads/386_1564544712.pdf) Fowey Conservation Appraisal 2010 p44  
[http://www.foweysfuture.co.uk/data/uploads/538\\_997917466.pdf](http://www.foweysfuture.co.uk/data/uploads/538_997917466.pdf)



## Policy 7: Views, panoramas and vistas

1. Development proposals must ensure that key views, (as described in Appendix 2 ), of the distinct buildings, heritage assets, areas of landscape, coast and open countryside can continue to be enjoyed.
2. Where appropriate, proposals within the areas identified should submit a visual impact assessment showing how their development will impact on relevant views.
3. Proposals will be supported where there is no significant adverse impact on these views.

## Heritage and the Built Environment

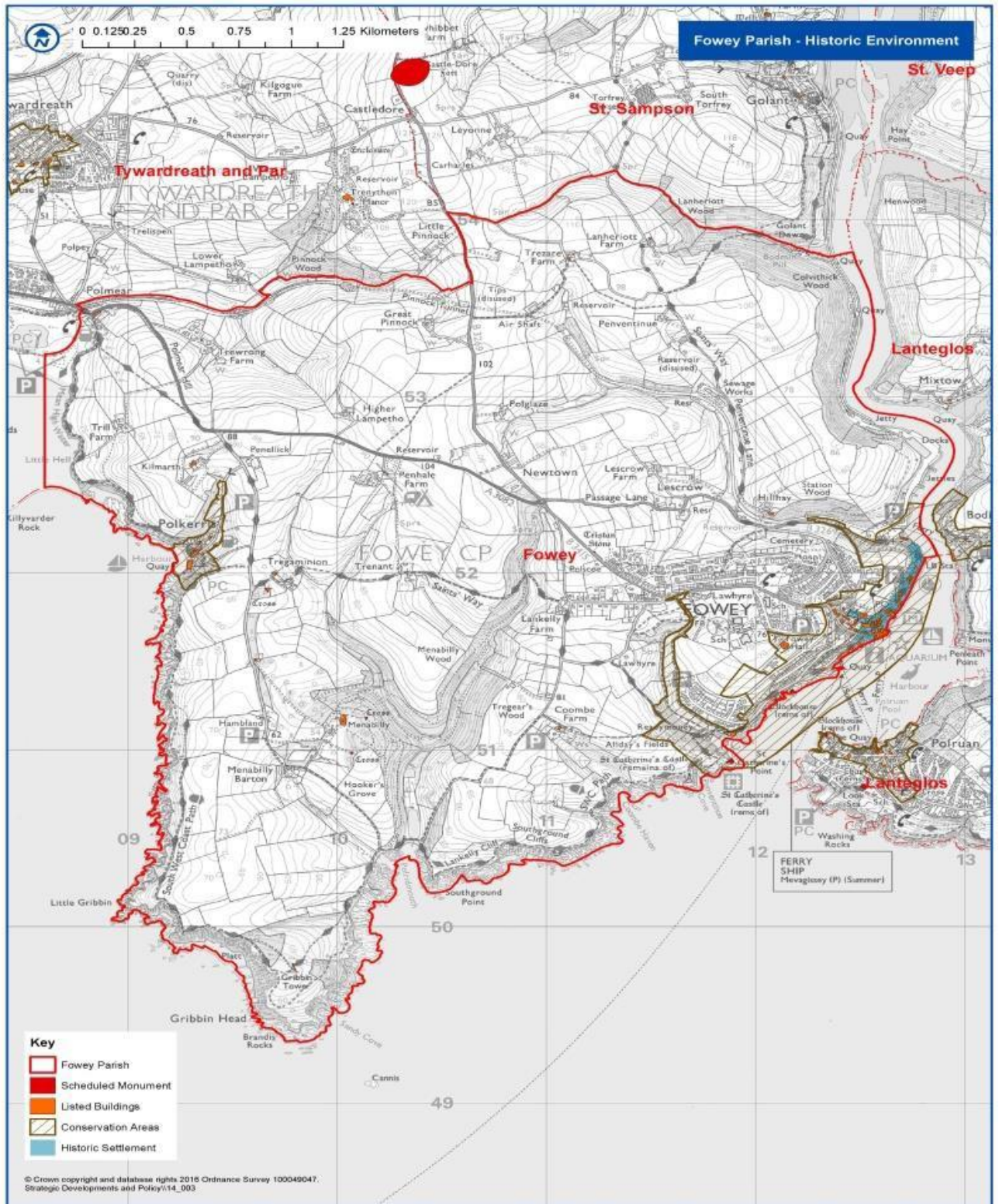
### Heritage Policy 8: Historic Environment and Cultural Heritage

#### Policy 8 Justification:

- 10.15 Conservation Areas are important in preserving built heritage for the future and frequently provide the setting for Listed Buildings. The Conservation Areas in Polkerris and Fowey are important in describing the character and historical development of Fowey parish and are valued by local people.
- 10.16 In the Fowey Conservation Area, Fowey is described as a special place, with landscape of ‘High quality natural estuary environment with tree lined riverbanks and side valleys, hilltop green fields and beach at Readymoney Cove. The mature trees of the landscaped grounds of Place and Fowey Hall form a green backdrop to the town’. Historically, Fowey is a significant port and market town with an impressive built environment including a concentration of Grade I (Place House and St Fimbarrus church) and Grade II\* listed buildings. Place House and grounds have been home to the Treffry family since the 14<sup>th</sup> century.
- 10.17 The town has important groups of medieval structures, merchants’ houses, defensive architecture, maritime buildings and structures, impressive townhouses, late 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings and terraced villa suburbs.
- 10.18 Polkerris Conservation Area covers the extent of the settlement and is also described as a special place because it was largely unaltered during the last century. Polkerris is still defined by its historic use as a fishing cove and the crescent shaped harbour remains the focus of the settlement. Now used predominantly for leisure, recreation and tourism, the harbour arm and the remains of one of the largest fish cellars in Cornwall are iconic features of the settlement.
- 10.19 Menabilly (Grade II\*) is the home of the Rashleigh family since the early 16<sup>th</sup> century, the family’s patronage has shaped the development of Polkerris and much of the land is still part of the Menabilly Estate.

# Fowey Parish Neighbourhood Development Plan

Figure 9: Fowey Historic Environment



### **Policy 8 Intention**

10.20 The Plan will protect and enhance buildings and spaces of heritage and community value, ensuring Fowey parish remains a culturally rich place to live and visit. The Plan will also support and promote the area's wealth of literary heritage, including the successful continuation of the Fowey Festival of Arts and Literature.

### **Policy 8: Historic Environment and Cultural Heritage**

1. Proposals affecting designated, non-designated heritage assets or the Conservation Areas of Fowey and Polkerris, must comply with national policy and the Development Plan.
2. Proposals should reflect the special character of the area and be designed to respond to existing scale, height, form and massing, respecting the traditional frontages, detailing and materials.
3. The sustainable re-use, maintenance and repair of listed buildings and other heritage assets, particularly those identified as being at risk will be supported.
4. The re-use of key, listed and unlisted heritage assets (either in public or private use) as community facilities or for small-scale economic purposes will be supported.

### **Heritage Policy 9: Marine Heritage**

10.21 To protect Fowey Harbour and Polkerris Harbour from inappropriate development which may detract from the local character, including the fabric of a quay, slipway, jetty, wharf or public landing place

#### **Policy 9 Justification:**

10.22 There is a strong relationship between the town, the port, the river and its beautiful estuary setting, harbour and seascape. Historically, the port and river have always influenced the development of the town over the centuries.

10.23 The historic activity and use of Polkerris as a fishing and agricultural settlement continues to define its character and distinctiveness today and the harbour retains a small fleet of vessels that form an important link with the settlement's heritage.



## Fowey Parish Neighbourhood Development Plan

Figure 10: Fowey Harbour showing jetties and slipways



10.24 The Management Plan of the AONB for the SE Coast of Cornwall aims to 'Promote the active consideration of landscape and visual impacts around the Fowey ria, harbour and creeks of increasing or changing patterns of water based access, leisure and commercial activity and related infrastructure such as moorings, jetties, car parks and yards.' (See Figure 10).

10.25 The Fowey Estuary Management Plan Guiding Principle 8<sup>25</sup>, to ‘ensure the protection, promotion and understanding of the historic and cultural resource of the Fowey Estuary and to promote careful evaluation of any proposals for development that may affect them’, is to be supported by the Neighbourhood Plan.

### **Policy 9 Intention**

10.26 To protect Fowey Harbour and Polkerris Harbour from inappropriate development which may detract from the local character, including the fabric of a quay, slipway, jetty, wharf or public landing place.

## **Policy 9: Marine Heritage**

Proposals which will affect the ability to operate or affect the fabric of a quay, slipway, jetty, wharf or public landing place will only be supported where:

1. the local character is protected and is of an appropriate scale, appearance and use.
2. Pedestrian access to the water and launching facilities will be maintained and where possible enhanced.
3. there is no loss of land used for port/harbour related use unless it can be demonstrated that the port/harbour use is no longer viable (see Figure 10).
4. development will not reduce or compromise any existing facilities or services.

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<sup>25</sup> Fowey Estuary Management Plan: Guiding principle 8 p19  
[http://www.foweyfuture.co.uk/data/uploads/383\\_543853368.pdf](http://www.foweyfuture.co.uk/data/uploads/383_543853368.pdf)

## Heritage Policy 10: Open Spaces of Heritage/Landscape Value

### Policy 10 Justification:

10.27 In the public consultation 2015 there was overwhelming support for the following open spaces which are of great value to the people of Fowey parish in terms of heritage/landscape; they also lie within the AONB.<sup>26</sup> These Open Spaces of Heritage/Landscape Value (Figure 11) are unique to the character of Fowey parish.

### Policy 10 Intention

10.30 The Plan will preserve the open spaces which are of great value to the people of Fowey parish in terms of heritage and recreation which also lie within the AONB.

## Policy 10: Open Spaces of Heritage/Landscape Value

The following sites, identified on Figure 11 are designated as Local Green Spaces:

- Station Woods
- Castle Fields
- St Catherine's Parade
- Grammar School Gardens
- Lostwithiel Street Garden

Inappropriate development within any designated LGS will only be permitted in very special circumstances.

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<sup>26</sup> Fowey NDP Community Questionnaire Summary p31  
[http://www.foweysfuture.co.uk/data/uploads/537\\_431385596.pdf](http://www.foweysfuture.co.uk/data/uploads/537_431385596.pdf)



# Fowey Parish Neighbourhood Development Plan

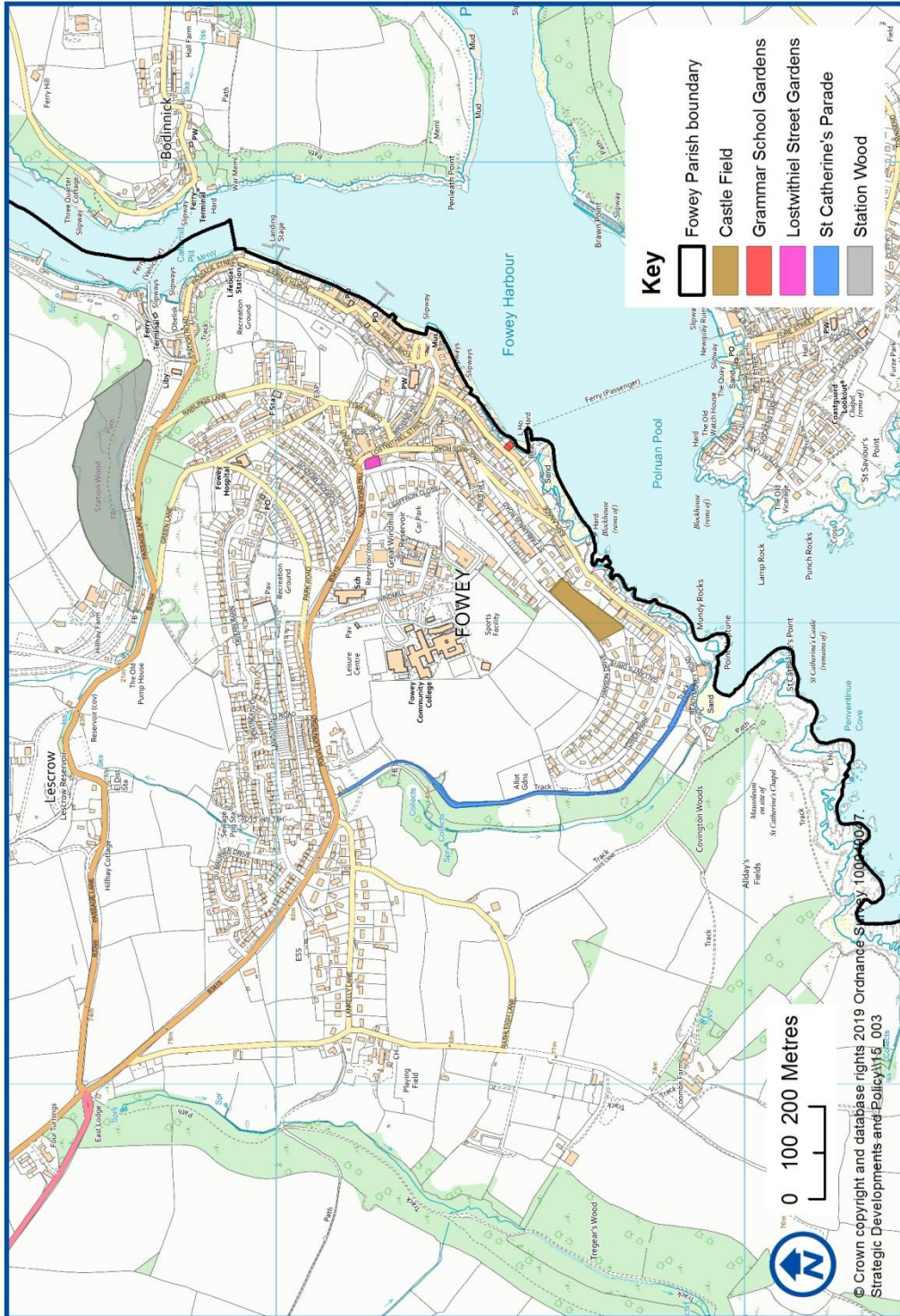


Figure 11:  
 Fowey Open  
 spaces,  
 showing areas  
 of





## Fowey Parish Neighbourhood Development Plan

<b>National Planning Policy Framework March 2012</b>	<b>Cornwall Local Plan: Strategic Policy Development 2010-2030</b>
NPPF: Policy 1: Building a strong, competitive economy NPPF: Policy 7: Requiring good design NPPF Policy 8: Promoting healthy communities NPPF: Policy 9: Protecting the Green Belt NPPF: Policy 11: Conserving and enhancing the natural environment NPPF: Policy 12: Conserving and protecting the historic environment NPPF: Plan making P. 165-168 (Environment)	Policy 1: Presumption in favour of sustainable development Policy 12: Design Policy 16: Health and wellbeing Policy 21: Best use of land and existing buildings Policy 23: Natural Environment Policy 24: Historic environment Policy 25: Green Infrastructure Policy 26: Flood risk management and coastal change

### **Relevant Supplementary Planning Documents**

Cornwall and the Isles of Scilly Landscape Character Study (2008)  
 Biodiversity and Geological Conservation Planning Guide 2007  
 AONB: Cornwall – South Coast Eastern 2016-2021  
 Fowey Estuary Management Plan (2012-2017)  
 Cornwall Design Guide, Cornwall Council (2013)  
 Local Landscape Character Assessment (2017)  
 Fowey/Par Bulk Transport Study, Cornwall Council 2009

## 11 Objective 4: Business, Employment and Transport

- **Provide opportunities for economic growth and employment**
- **Support opportunities for sustainable modes of transport, including walking and cycling within Fowey parish.**
- **Reduce the amount of through traffic in the town during the summer season, leading to a safer, less polluted environment.**

### **Fowey Harbour Commissioners**

- 11.1 'Fowey is a deep water harbour and an important exporting port on the South West peninsula, being the largest in tonnage terms; it is in the top twenty ports for non-oil product exports in the UK'. (Fowey Harbour Commissioners) The harbour also supports a host of recreational activities with 1500 private moorings and over 7000 craft visit each year. It is also a popular port of call for cruise liners.
- 11.2 Imerys Port of Fowey annually exports approximately 500,000 tonnes of China Clay, employing 32 people. It is estimated that the operation supports a further 40 non Imerys ancillary employees, including rail workers, haulage, contractors and Fowey Harbour operations.

### **Minerals Safeguarding**

- 11.3 Mining and quarrying have shaped Cornwall's landscape, natural environment, economy, settlement pattern and transport routes. Safeguarding of mineral resources and infrastructure is important to ensure that minerals are available for future generations.
- 11.4 The purpose of the Mineral Safeguarding Development Plan Document (DPD<sup>27</sup>) is to set out those areas of mineral resources and infrastructure to be safeguarded. Mineral Safeguarding Area within Fowey Parish are the Fowey Consols Mine also the infrastructure of Fowey Docks, Fowey Rail Sidings; Lostwithiel to Fowey Railway and the Par Docks to Fowey Docks Haul Road.
- 11.5 The National Planning Policy Framework (NPPF) states that local planning authorities should adopt appropriate policies in order that known locations of specific mineral resources of local and national importance are not needlessly sterilised by non-mineral development.
- 11.6 The NPPF also goes on to say that existing, planned and potential rail heads, rail links, wharfage and associated storage, handling and processing facilities for the transport of minerals should be safeguarded.

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<sup>27</sup> <https://www.cornwall.gov.uk/media/36180980/minerals-safeguarding-dpd-adoption-december-2018e.pdf>

- 11.7 Fowey Parish NDP supports the CLP Policy 18 Minerals Safeguarding which safeguards mineral resources and infrastructure in Cornwall.

### **Shipbuilding, fishing and water sports**

- 11.8 The building and repair of ships and boats continues to flourish in the parish as well as the associated local marine businesses such as storage, chandlery etc.
- 11.9 Fowey Harbour has long been used as a base for the fishing industry and is the registration port for boats from Dodman Point to Seaton. There are a number of small, but thriving, fishing and mussel farming businesses in Fowey.
- 11.10 The development of aquaculture has led to sea harvesting of mussels which are grown in St Austell Bay with the highest grade of water quality to produce a premier product, the Fowey mussel, used by restaurants throughout Cornwall and the UK.
- 11.11 Over the past 40 years leisure activities on the water have increased with Gig rowing an established sport with very successful clubs nearby while kayaking, windsurfing, boating and sailing are popular parts of river tourism. All rely on access to launching facilities.
- 11.12 Although fishing has largely been replaced by tourism and leisure in Polkerris, the harbour and beach remains the focal point of the village. The commercial businesses, including pub, café and watersports shop are focused in this area.

### **Farming**

- 11.13 Historically farming has been a key driver behind the prosperity of Fowey parish, but in line with experiences seen across the British countryside while the land is still farmed, the number of farmers and agricultural employees has reduced dramatically, with many farm buildings now converted to other uses.

### **Tourism**

- 11.14 Fowey parish has an economy that depends on tourism and business. Tourists make use of a wide range of facilities – hotels, guest houses, cafés, restaurants, information centres, attractions, activity centres, the estuary and museums etc. all can be sources of valuable local employment In Fowey, ‘tourism spend’ is worth £15 million per year<sup>28</sup>.

<sup>28</sup> Cornwall Towns 2012 Tourism volume and value estimates  
[http://www.foweysfuture.co.uk/data/uploads/569\\_613088314.pdf](http://www.foweysfuture.co.uk/data/uploads/569_613088314.pdf)



## **Business and Employment Policy 11: Jobs and the economy**

### **Policy 11 Justification:**

- 11.15 The 2017 Business Survey Public Consultation<sup>29</sup> (which covered almost 30% of those employed in Fowey) and Community Questionnaire (2015) revealed that the key issues facing businesses in Fowey were: the length of the tourist season, parking in town, poor town signage, the very high costs of rent and rates, poor mobile phone coverage and broadband communications.
- 11.16 The community consultation identified a wish to support local business and shops in the town centre which will encourage a vibrant town and local businesses will be supported<sup>30</sup>.
- 11.17 Fowey has a lively shopping centre (see Figure 12) that caters for both locals and tourists. However, local businesses have said (Fowey Employment and Business survey 2017), there is a need to offer tourists a year round 'destination experience' where the season is extended through marketing and seasonal events to encourage visitors to Fowey. Seasonality together with rising rents in response to increasing property values and rate rises is forcing some retailers to close when leases are due for renewal.
- 11.18 Caffa Mill provides an 'entrance' to visitors to Fowey from the Bodinnick Ferry and this sense of 'gateway' should be developed to create a sense of 'arrival', through signage, and enhanced waterfront facilities.
- 11.19 The existing business space outside Fowey town centre should be supported and retained - Windmill Industrial Estate and the Hill Hay workshops on Passage lane.
- 11.20 Policy 4 of the Cornwall Local Plan considers shopping, services and community facilities. In applying this policy to Fowey, the defined town centre and primary shopping area are identified in Figure 12.

### **Policy 11 Intention:**

- 11.21 To maintain and encourage Fowey Parish's local economy ensuring that people will have good opportunities for and access to local employment.
- 11.22 The loss of shops, restaurants and cafés to other uses should be resisted due to their contribution to the local economy and community.

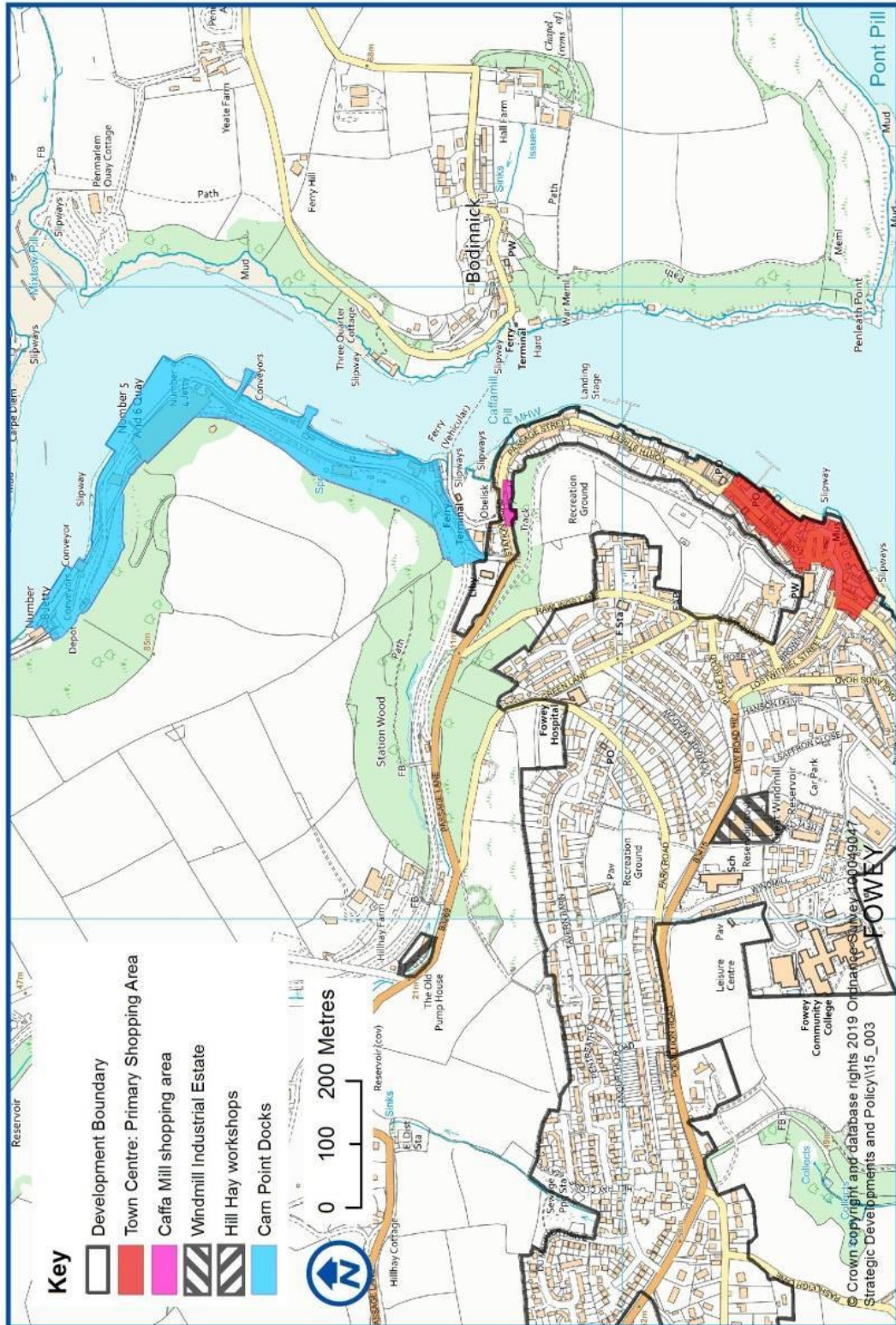
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<sup>29</sup> Employment and Business in Fowey Survey Summary 2017  
[http://www.foweyfuture.co.uk/data/uploads/535\\_360824988.pdf](http://www.foweyfuture.co.uk/data/uploads/535_360824988.pdf)

<sup>30</sup> Fowey NDP Community Questionnaire Summary p20  
[http://www.foweyfuture.co.uk/data/uploads/537\\_431385596.pdf](http://www.foweyfuture.co.uk/data/uploads/537_431385596.pdf)

# Fowey Parish Neighbourhood Development Plan

Figure 12: Fowey Town Centre showing primary shopping area, industrial areas & docks.



## Policy 11: Jobs and the economy

Proposals for new employment premises or the change of use to employment uses will be supported where they would:

1. Safeguard existing commercial/business sites; Windmill Industrial Estate, Hill Hay workshops, Passage Lane, in line with Policy 5 of the CLP (see Figure 12).
2. Develop and improve the slipway at Caffa Mill and Caffa Mill shopping area.
3. Provide units for small-scale start-ups within the parish located on existing employment sites.

### Policy 11a: Primary Shopping Area

The primary shopping area is identified in Figure 12. In this area Policy 4 of CLP will apply and proposals in compliance with this policy will be supported.

## Business and Employment Policy 12: Business development

### Policy 12 Justification:

- 11.23 The Plan supports the provision of business, workshop and storage space, also the modification, replacement or upgrading of existing space within the parish, and adjoining them if no suitable site is available within them. The Plan aims to prevent any net loss of industrial space.
- 11.24 Respondents to the 2017 Employment and Business Survey expressed concerns about the limited availability and high price of office, storage, workshop space and land in the town<sup>31</sup>.
- 11.25 Business respondents expressed a desire to stay in the area but only if suitable premises were available. Some businesses have already been considering expansion outside the town. Loss of business to adjacent towns will be to the detriment of the Fowey parish.
- 11.26 The NDP supports the existing Windmill Industrial Estate, which caters for a small number of local businesses; however access is through a residential area, past two schools on a narrow road which does cause problems of access to larger vehicles; also the Hill Hay workshops on Passage lane.

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<sup>31</sup> Employment and Business in Fowey survey summary 2017 p3  
[http://www.foweyfuture.co.uk/data/uploads/535\\_360824988.pdf](http://www.foweyfuture.co.uk/data/uploads/535_360824988.pdf)

11.27 To support development of Caffa Mill with facilities for the arriving visitors from Passage Lane and Boddinick Ferry and to encourage them to park and either walk or travel into the town centre by boat/kayak.

**Policy 12 Intention:**

11.28 To allow small scale business and /or workshop development which may need modification, replacement or upgrading of its existing space within the settlement boundary.

11.29 To allow new business development on land already in commercial use or the reuse of farm, rural buildings and land outside the development boundary for business and employment purposes.

**Policy 12: Business development**

1. Within Fowey development boundary and Polkerris, proposals will be supported that promote economic development and the creation of job opportunities including:
  - i. the construction of business premises;
  - ii. adaptations to suitable existing buildings, renovations or re-use of farm buildings and/or
  - iii. other improvements in infrastructure, communications or other utilities.
2. Outside the development boundary of Fowey and Polkerris, proposals will be supported that promote economic development and the creation of job opportunities where these are for:
  - i. new business development on land already in commercial use; or,
  - ii. the reuse of farm and/or rural buildings.
3. In all instances, proposals must be;
  - i. of an appropriate scale, conserve and enhance the AONB and not detract from the appearance and character of their immediate neighbourhood; and
  - ii. not reduce or compromise any existing facilities or services for which there is a proven need.



## Business, Employment and Transport

### Transport Policy 13: Transport

#### Policy 13 Justification:

- 11.30 People in rural areas rely more on private transport and in general spend more on transport than in urban areas. In Fowey the average travel time to the nearest town centre by public transport is 45 minutes (with the County average as 26 minutes). There are 17% of households in Fowey who do not own a car (England is 25.8%)<sup>32</sup>.
- 11.31 'Fowey is more remote from main roads in comparison to neighbouring settlements and has relatively poor access within and out of Cornwall compared to some other areas. Many residents are reliant on private transport to access employment and other key services and facilities.'<sup>33</sup> (Growth Factors St Blazey, Fowey & Lostwithiel Network Area 2013)
- 11.32 Fowey River Academy is an 11 to 16 comprehensive school and at 16, the majority of students from Fowey will need to travel to Cornwall College St Austell, Callywith College, Bodmin or Bodmin College Sixth Form which can be an additional journey time of two hours per day on college provided buses.
- 11.33 Public transport in Fowey is limited to a public bus network run by commercial operators, which in our rural location means quite a limited service. The nearest railway station in Par is 3 miles away. As in many rural communities there is heavy reliance on private motor cars or taxis by most people. Many elderly people making hospital/clinic visits often rely on local people giving them lifts.
- 11.34 There is an all year round local ferry service for cars, vans and pedestrians from Bodinnick to Caffa Mill slip and a passenger only ferry service from Polruan to Fowey which operate to Whitehouse in the summer and Fowey Town Quay in the winter. Both ferries are used by commuters, schoolchildren, businesses, locals and visitors and are an important link between the two sides of the River Fowey.
- 11.35 Passage Lane (B3269) is a narrow country lane leading down to the Port of Fowey Docks and Bodinnick Ferry, from the A3082. During the summer season this lane can be busy with holiday traffic going to and from the ferry as well as boats being transported by trailer to the slipway at Caffa Mill. The existing speed limit along this part of Passage Lane is 30mph with parking restrictions to both sides of the carriageway (double yellow lines).

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<sup>32</sup> 2017 Local Insight data for Fowey [http://www.foweyfuture.co.uk/data/uploads/490\\_832774588.pdf](http://www.foweyfuture.co.uk/data/uploads/490_832774588.pdf)

<sup>33</sup> Growth Factors St Blazey, Fowey & Lostwithiel Network Area 2013 p7  
[http://www.foweyfuture.co.uk/data/uploads/378\\_28942380.pdf](http://www.foweyfuture.co.uk/data/uploads/378_28942380.pdf)

- 11.36 There is increasing congestion to Passage Lane from growing numbers of large lorries using Passage Lane because their height restricts them from using the Pinnock Tunnel on the private Imerys Haul Road. The Par to Fowey Haul road is a private road for hauling china clay from Par to Fowey docks. This was a railway line until 1968 and much of the route runs through Pinnock Tunnel.
- 11.37 The old town of Fowey is characterised by narrow streets and inadequate or no pavements. The single one-way route through the old town is the only means for vehicles to exit from the town centre. Better signage at the top of the town, should deter visitors coming into the medieval town centre. Proposals which improve signage within the town and reduce 'through traffic' in Fowey will be supported.
- 11.38 The development of Hill Hay in 2012 included a planned site for a Park and Ride scheme proposed by Wainhomes as part of their 106 agreement (see Figure 4), this has not been built. A Park and Ride scheme could be serviced by our local shuttle bus and provide access for residents living on the edge of town and for visitors.
- 11.39 School children, workers in town and visitors often use the quickest route down to the town centre via New Road Hill, which has no pavement on either side of the road, is overshadowed by trees and is poorly lit in the winter. Drivers passing at 30 miles per hour often cannot see pedestrians which makes this a very dangerous stretch of road. We support changes to New Road Hill which will allow provision of a pavement where at present there are only white hatched lines to denote pedestrian walkway.

### **Policy 13 Intention**

- 11.40 The intention of this policy is to reduce the quantity of through- traffic in the town itself, leading to a safer, less polluted and pleasanter environment; to support public transport provision.

## **Policy 13: Transport**

1. In order to reduce traffic congestion and parking problems in Fowey, the development of a 'Park and Ride' facility at the Hill Hay housing estate will be supported (see Figure 4).

## **Transport Policy 14: Cycle ways and Public Rights of Way**

### **Policy 14 Justification**

- 11.41 There are currently no formal cycle routes within Fowey. However the Lanhydrock Cycle hub and the other cycle ways across Cornwall have not only provided commercial benefits to local communities such as Bodmin, Wadebridge and Padstow they have also delivered health benefits to locals and holiday makers whilst providing outdoor sports activities and leisure opportunities.

11.42 Fowey Town Council are working with St Sampson Parish Council to progress a right of way on the border of our parishes. This would allow bicycles to use a right of way allowing a routeway through both parishes and a route from Fowey to Lostwithiel.

11.43 In our Community survey (2015)<sup>34</sup>, provision of safe cycle ways and well signposted pathways for existing footpaths was considered important for tourism and the enjoyment and health benefits of all.

### **Policy 14 Intention**

11.44 To enhance opportunities for sustainable modes of transport, including walking and cycling within Fowey parish.

## **Policy 14: Cycle ways and Public Rights of Way**

1. Proposals which contribute towards the provision of a network of cycle ways and footpaths, especially if they link up with the existing cycle ways and the cycle hub at Lanhydrock, will be supported.
2. Wherever possible, new development should seek to provide links to the existing network of foot and cycle ways.

### **Policy 15: Provision of adequate parking**

#### **Policy 15 Justification**

11.45 When asked about what people least liked about living in Fowey, in all previous surveys there were concerns about parking issues, including access for visitor, residential and disabled parking and inappropriate parking on residential roads.

11.46 Fowey is a popular tourist destination, so there is increased traffic in the summer season leading to parking problems. These are exacerbated by employees who work in local businesses throughout the year but do not live in Fowey and who park around the town's residential streets to save paying for parking.

11.47 A year-round bus service provided by the Fowey Bus for visitors and locals, is a regular shuttle service around the town from the main car park. The Fowey Bus is much loved and is relied-upon by many people especially residents who are unable to climb home up our very steep hills. Local businesses also value Fowey Bus as it transports many visitors between the car parks and town as well as bringing local residents in to shop and meet friends in one of our many pubs and cafes.

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<sup>34</sup> Fowey NDP Community Questionnaire Summary p28  
[http://www.foweyfuture.co.uk/data/uploads/537\\_431385596.pdf](http://www.foweyfuture.co.uk/data/uploads/537_431385596.pdf)

## Fowey Parish Neighbourhood Development Plan

- 11.48 Better signage around the town directing visitors to car parks is an essential part of the parking provision rather than visitor parking on Polvillion Road, Park Road and Green Lane. These busy roads, often difficult to travel on at the height of the summer, should be for local residents only.
- 11.49 CC is to be encouraged to allow parking in their car parks in Fowey at reduced rates for local residents and businesses. Also seasonal parking would encourage out of season visitors into Fowey. Finally, CC should reassess charges at 'Main car park' as it is some distance from the Town and many able bodied and disabled visitors have to rely on the Town bus to be able to access the town.
- 11.50 Fowey Town Council provides local residents/businesses parking at Squires Field through an annual permit residents and businesses parking system. Fowey Town Council will also look at restricting the rest of the car parking spaces to residents and local businesses only.
- 11.51 Support for bicycle racks to be included at Caffa Mill car park to support cyclists arriving from Bodinick Ferry or arriving from Passage Lane.
- 11.52 Support the introduction of Community Network parking enforcement officers/town warden to help regulate parking during the summer months.

**Policy 15 Intention**

The intention of this policy is to maintain and regulate parking in the parish.

**Policy 15: Provision of adequate parking in Fowey**

1. Development proposals that will result in an increase in the availability of either private or publicly accessible parking facilities will be supported provided that they are of a scale and design that will have no significant adverse effect on the traffic flows, landscape or the character of the settlement within which they are located. Proposals which involve the loss of car parking facilities used by the public in Fowey will not be supported, unless:
  - i. alternative provision of equal value can be made elsewhere within the application site or within a reasonable distance from this.

**Relevant Planning Policies**

National Planning Policy Framework - March 2012	Cornwall Local Plan: Strategic Policies 2010-2030
NPPF Policy 1: Building a strong, competitive economy NPPF Policy 2: Ensuring the vitality of town centres NPPF Policy 3: Supporting a prosperous rural economy NPPF Policy 4: Promoting sustainable transport NPPF Policy 5: Supporting high quality communications infrastructure NPPF Policy 6: Delivering a wide choice of high quality homes NPPF Policy 7: Requiring good design NPPF Policy 8: Promoting healthy communities NPPF Policy 10: Meeting the challenge of climate change NPPF Policy 11: Conserving and enhancing the natural environment P.178 – 181 (Planning strategically across local boundaries). P183 to 185 (Neighbourhood Plans).	Policy 1: Presumption in favour of sustainable development Policy 2: Key targets and Spatial Strategy Policy 3: Role and function of places Policy 4: Shopping, services and community facilities Policy 5: Jobs and Skills Policy 12: Design Policy 13: Development Standards Policy 14: Renewable and Low Carbon Energy Policy 16: Health and wellbeing Policy 21: Best use of land and existing buildings Policy 23: Natural Environment Policy 24: Historic Environment Policy 25: Green Infrastructure Policy 26: Flood risk management and coastal change Policy 27: Transport and Accessibility Policy 28: Infrastructure



## 12 Objective 5: Community Facilities; Health and well-being

- **Support the development of infrastructure to meet future needs**
  - **Support services and amenities in Fowey parish which provide community health, wellbeing and education.**
- 12.1 The Cornwall Local Plan states ‘Community facilities are essential for local residents. They also impact on the health and well-being of communities. Any growth in jobs and homes needs to be supported by adequate infrastructure provision; this includes community facilities (1.80).
- 12.2 The CLP definition of community facilities is wide ranging and includes public services, community centres and public halls, arts and cultural facilities, policing, fire and ambulance services, health and education facilities etc (1.81).
- 12.3 The friendliness and community spirit of the town contributes significantly to the character of Fowey and volunteers play a major role in the life of our community. There are a number of civic organisations in Fowey Parish – Fowey Town Council, Fowey Town Forum, the Harbour Commissioners, the Chamber of Commerce which are wholly run or have a significant membership of volunteer representatives from the town.
- 12.4 Squires Field Community Centre, Fowey River Lions, Fowey Festival of Arts and Literature, the Regatta Committee, as well as many clubs, and associations support residents in activities and also rely entirely on the work of volunteers.
- 12.5 Fowey has a strong cultural heritage particularly its literary heritage which is supported through the du Maurier Festival Society’s ‘Festival of Arts and Literature’ held annually in Fowey. This is a week-long event which provides an interesting range of excellent quality entertainment, literary based interviews, presentations, theatre, music, comedy, academic talks, as well as workshops, exhibitions and local walks. It is an eclectic mix to inform and inspire the imagination! Workshops and participatory events are a key feature allowing visitors to join in and learn new skills.
- 12.6 The Squires Field Community Centre (SFCC) was opened in July 2016 and has quickly become a much valued resource offering clubs to all ages including the dementia support group (Memory Café) held once every two weeks, as well as Yoga, Brownies, community cafés, craft fairs and a monthly produce market.
- 12.7 Schools are a key asset in keeping a thriving sustainable community. Fowey has a well-supported and successful pre-school, one primary school and one secondary school (11-16). Post 16 Education is offered at Bodmin College Sixth Form, Truro and Penwith College, Cornwall College St Austell, Duchy College and Callywith College in Bodmin. In the public consultation, (2015) respondents believed that the current primary provision would not meet demand if there was further housing development in Fowey parish.

- 12.8 Fowey Library and One Stop Shop closed in March 2019, Cornwall Council Library services are working with the local community to provide a permanent library solution for Fowey. Also, Cornwall Council aim to find a good community use for the Caffa Mill building.
- 12.9 Fowey Doctor's surgery (Fowey River Practice) is a well-provided practice with four GPs, a nurse practitioner, a team of nurses, a phlebotomist, healthcare assistants, health visitors, community nurses, counsellors and attached staff of midwives and MacMillan nurses. The surgery has good links with the local pharmacy in town. The practice is working in partnership with Middleway surgery, St Blazey. Hospital outpatient service is provided in Bodmin, St Austell and Truro and a minor injuries unit in St Austell Community Hospital.
- 12.10 The Cornwall Community Infrastructure Levy (CIL) Charging Schedule was adopted by the Council on 10 July 2018. Charging will commence from 1 January 2019.
- 12.11 The CIL allows local authorities to raise funds from new building projects undertaken in their area. CIL is charged as a fixed rate per square metre of new floor space created, and the money raised can be used to help fund a wide range of infrastructure that is needed to support development.
- 12.12 Financial support through the local element of the CIL or Section 106 money should be directed towards projects that will focus on enhancing existing community health projects which will promote the health and well-being particularly of young people in the parish.

## **Community Facilities Policy 16: Protection of Open Spaces - Play/sports and Recreational spaces in Fowey Parish**

### **Policy 16 Justification:**

- 12.13 Attractive, safe and accessible parks and other open spaces also contribute positive social, health, economic and environmental benefits. Squires Field for example is a highly valued multi-use amenity utilised by children, sports teams and local dog walkers (see Figure 13).
- 12.14 Open space including play areas are valued community assets which are important factors in improving public health, well-being and quality of life. In the CC Open Spaces Study for Fowey 2016<sup>35</sup>, it was found that there was a very high level of natural open space in Fowey, with a higher than average level of children's equipped play area; an analysis of sports pitches indicate a higher than average provision, also a high level of allotment provision; however it did state that that there was no youth provision with equipped facilities.
- 12.15 Fowey River Academy have two main sports fields, also a Sports Hub with facilities including a gym, open to the public during specific times, a sports hall, dance studio, and tennis courts which are valued by members of the community and support a healthy lifestyle for the people of Fowey.
- 12.16 Fowey Town Youth FC is an enthusiastic club run by volunteers and offers training by FA licensed coaches. Fowey Town Youth FC has four teams: Under 7's, 9's, 11's and Under 13's. The club have their own sports pavilion on Squires Field where they also have two football pitches for training and fixtures.
- 12.17 Lankelly-Fowey RFC is a very successful rugby club who have their pitches on the outskirts of Fowey, changing rooms and a licensed clubhouse. The club run 7 youth teams and 3 senior sides and have a commitment 'to welcoming, enjoyable Rugby for all'.

### **Policy 16 Intention**

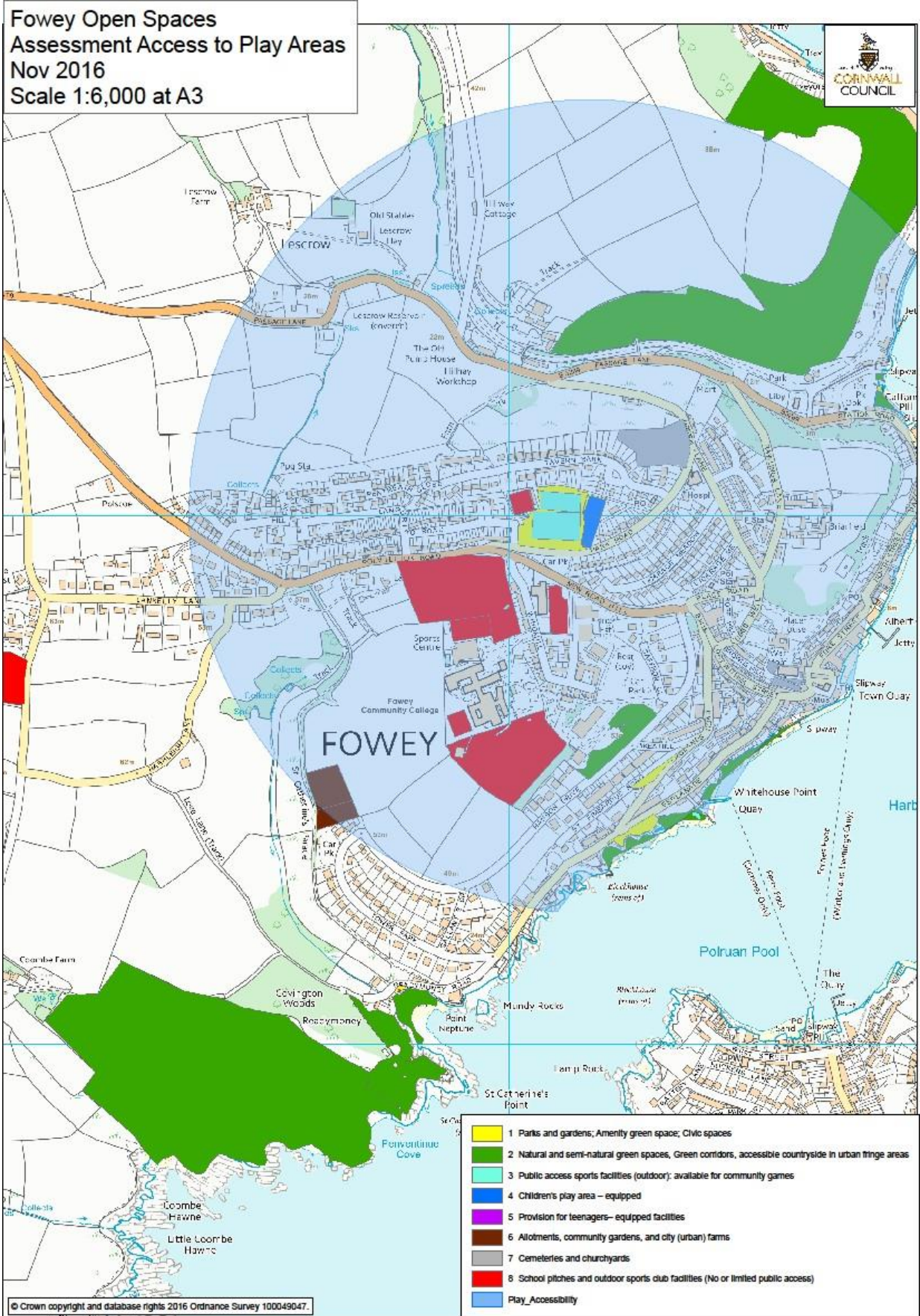
- 12.18 To preserve the Open Spaces which are of great value to the people of Fowey parish in terms of play/sports and recreational spaces which also lie within the AONB.

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<sup>35</sup> Fowey Open Spaces Assessment [http://www.foweysfuture.co.uk/data/uploads/551\\_601760931.pdf](http://www.foweysfuture.co.uk/data/uploads/551_601760931.pdf)

Fowey Parish Neighbourhood Development Plan

Figure 13: Fowey Parish Open Spaces Assessment (CC)



## Policy 16: Protection of Open spaces - Play/sports and recreational spaces

1. The following open spaces - play/sports and recreational spaces are valued by the community for their social, recreational value, health and well-being and as such should be maintained and enhanced.
  - Fowey River Academy School playing fields.
  - Fowey River Academy Sports Hub
  - Fowey primary School playing fields
  - Squires Field and children's playground
  - Squires Fields Community Centre green
  - Lankelly Rugby Club
  - Readymoney Allotments
  - The sea pool at Whitehouse
2. Development that results in the loss of these open spaces currently used by the public for sports or recreation, during the lifetime of the Plan, or that results in any harm to their character, setting, accessibility, appearance, general quality or amenity value will not be supported unless equivalent or better facilities are provided at a suitable alternative location.

## Community Facilities Policy 17: Fowey Community Hospital Site

### Policy 17: Justification

12.19 As a small town without a railway station and a limited bus service, the potential loss of Fowey Community hospital and subsequent loss of health services will have a significant effect on our aging population. With 35% of residents in Fowey Parish aged 65+ (the average in England is 17.7%<sup>36</sup>) the number of people in Cornwall aged 85+ will double in the next 20 years (Cornwall strategic Housing Market Needs, 2013). The needs of this age group for sheltered housing, nursing and day care should be provided for within our community health facilities.

12.20 Fowey Community Hospital has been closed for almost two years with no MIU or beds for elderly patients returning back to Fowey from the Royal Cornwall Hospital, Truro.

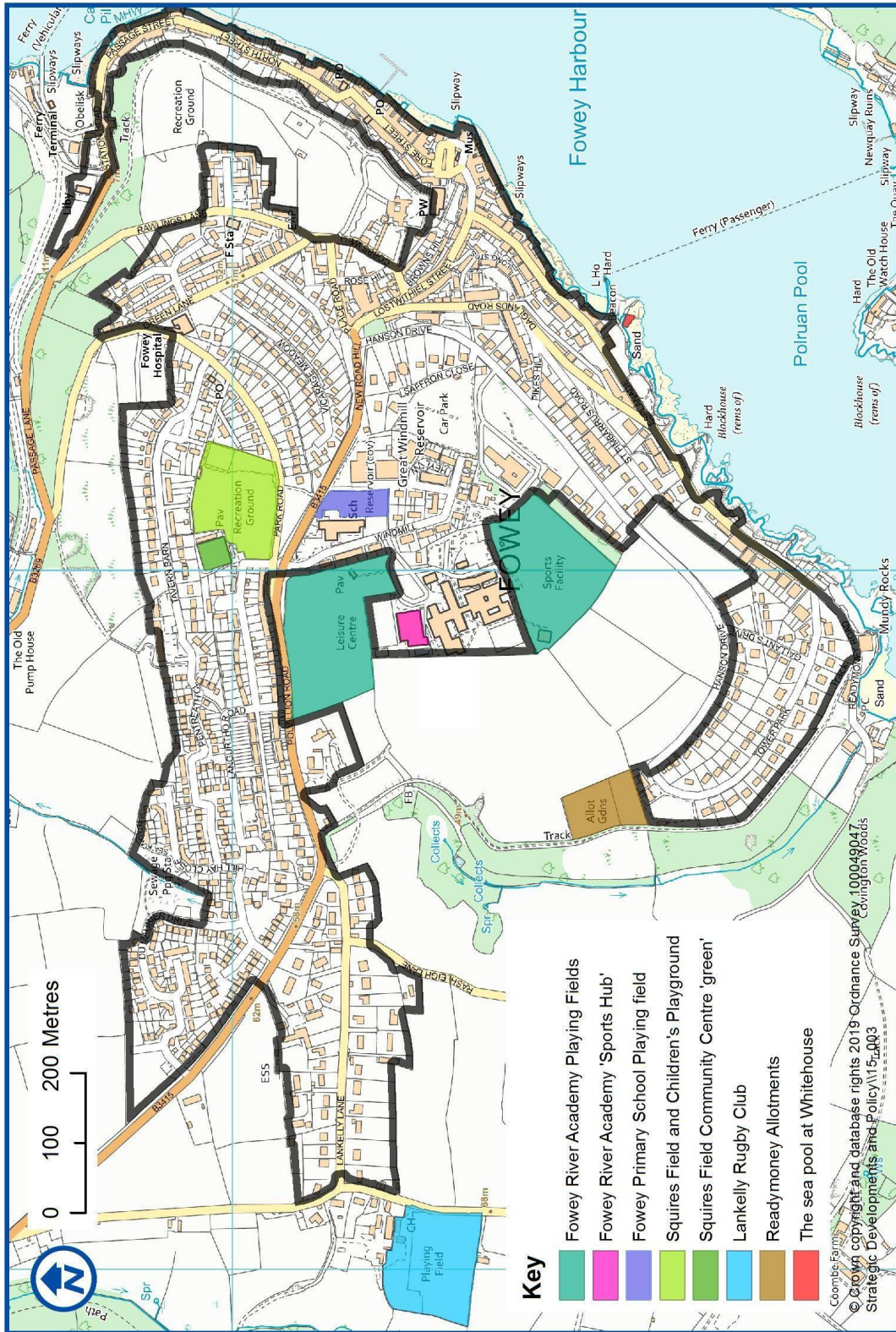
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<sup>36</sup> 2017 Local Insight data for Fowey [http://www.foweysfuture.co.uk/data/uploads/490\\_832774588.pdf](http://www.foweysfuture.co.uk/data/uploads/490_832774588.pdf)



# Fowey Parish Neighbourhood Development Plan

Figure 14: Protection of Open Spaces, Play, Sports and Recreational Spaces.



## Fowey Parish Neighbourhood Development Plan

12.21 In the 2005 Parish Plan 65% felt there was inadequate provision for nursing/residential care in Fowey; in the 2015 NDP survey and 2016 Quality of Life workshop, residents of Fowey parish have been concerned about the existing health services and an increasingly aging population dependent upon access to services in St Austell, Bodmin, Truro and Plymouth <sup>37</sup>.

12.22 Fowey NDP would welcome the NHS use of the site of the Community Hospital<sup>38</sup> (see Figure 14) to provide day care, clinics and residential care. This policy has the support of Cornwall Partnership NHS Foundation Trust, Fowey River Practice, Fowey Town Council and Fowey Hospital Welfare Committee.

### **Policy 17 Intention:**

12.23 In line with Policy 4 of the Cornwall Local Plan, ‘Community facilities ....should, wherever possible, be retained and new ones supported.’ It is the intention of the NDP to support retention of the Fowey Hospital site for the provision of ‘step up /step down care’ in Fowey and the development of residential care for the elderly.

## **Policy 17: Fowey Community Hospital Site**

Proposals for redevelopment of the Fowey Community Hospital Site for an alternative use will not be supported unless replacement facilities can be provided in a location appropriate for Fowey Parish.

### **Relevant Planning Policies**

<b>National Planning Policy Framework - March 2012</b>	<b>Cornwall Local Plan: Strategic Policies 2010-2030</b>
NPPF Policy 1: Building a strong, competitive economy NPPF Policy 3: Supporting a prosperous rural economy NPPF Policy 4: Promoting sustainable transport NPPF Policy 6: Delivering a wide choice of high quality homes NPPF Policy 7: Requiring good design NPPF Policy 8: Promoting Healthy Communities NPPF Policy 9: Protecting the Green Belt NPPF Policy 10: Meeting the challenge of climate change, flooding and coastal change NPPF Policy 11: Conserving and enhancing the natural environment	Policy 1: Presumption in favour of sustainable development Policy 2: Spatial strategy and Key Targets Policy 3: Role and function of places Policy 4: Shopping, services and community facilities Policy 6: Housing mix Policy 7: Housing in the Countryside Policy 8: Affordable Housing Policy 9: Rural Exception Schemes Policy 10: Managing Viability Policy 12: Design Policy 13: Development Standards Policy 21: Best use of land and existing buildings Policy 23: Natural Environment Policy 24: Historic Environment Policy 25: Green Infrastructure Policy 26: Flood risk management and coastal change Policy 27: Transport and Accessibility Policy 28: Infrastructure

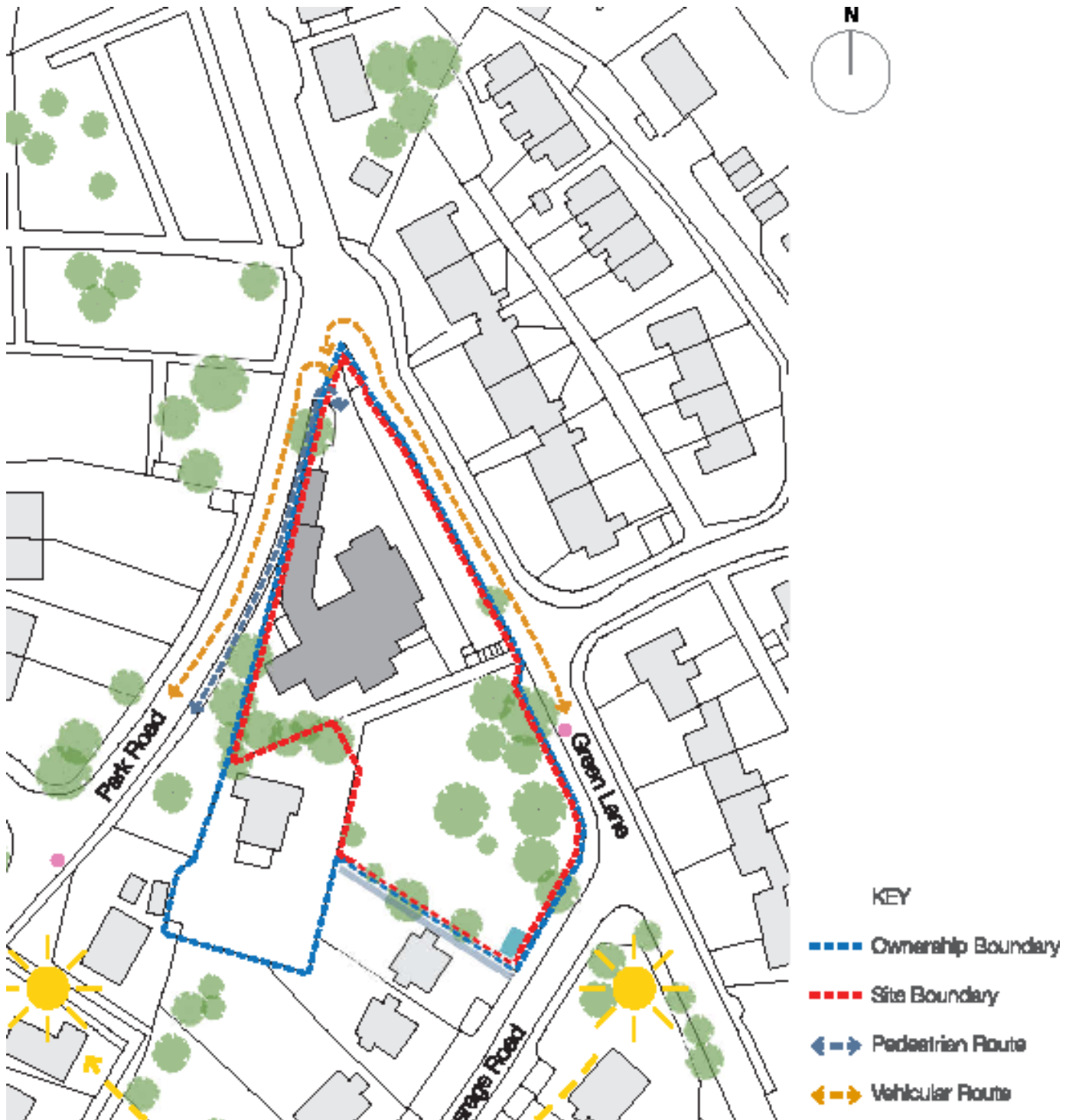
<sup>37</sup> Fowey NDP Community Questionnaire Summary

[http://www.foweyfuture.co.uk/data/uploads/537\\_431385596.pdf](http://www.foweyfuture.co.uk/data/uploads/537_431385596.pdf)

<sup>38</sup> Cornwall Partnership NHS Foundation Trust Feasibility Study 2018

[http://www.foweyfuture.co.uk/data/uploads/532\\_1728188501.pdf](http://www.foweyfuture.co.uk/data/uploads/532_1728188501.pdf)

Figure 15: Site of Fowey Community Hospital



## 13 Objective 6: Renewable Energy and Climate Change

- Support appropriate energy reduction/carbon reduction and energy production technologies that are of a scale and design that do not erode the character of Fowey parish.
- Prevent flood risk and minimise other impacts arising from climate change.

### Renewable Energy Policy 18: Renewable Energy

#### Policy 18 Justification:

- 13.1 The UK is committed to achieving at least 20% of our energy consumption from renewable and low carbon sources by 2020 and an 80% cut in greenhouse gas emissions by 2050. (Cornwall Renewable Energy Supplementary Planning Document, 2016<sup>39</sup>)
- 13.2 Nationally, the NPPF supports the transition to a low carbon future and says local planning authorities should have a 'positive strategy to increase the use and supply' of renewable and low carbon energy. Government guidance stresses however that the need for renewable energy does not automatically override environmental protection and the planning concerns of local communities.
- 13.3 In our public consultation (2015) there was strong agreement (86.8%) against siting of large scale renewable energy installations such as turbines (over 40m high ) and 62.2% against small turbines (under 40 m high); also large solar farms and their visual impact on the AONB in Fowey Parish<sup>40</sup>.
- 13.4 These concerns are also reflected in Policy 14.4 of the Cornwall Local Plan, 'In and within the setting of Areas of Outstanding Natural Beauty and undeveloped coast, developments will only be permitted in exceptional circumstances and should generally be very small scale in order that the natural beauty of these areas may be conserved.'

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<sup>39</sup> Cornwall Renewable Energy Supplementary Planning Document, 2016  
[http://www.foweyfuture.co.uk/data/uploads/516\\_1980867516.pdf](http://www.foweyfuture.co.uk/data/uploads/516_1980867516.pdf)

<sup>40</sup> Fowey NDP Community Questionnaire Summary p33  
[http://www.foweyfuture.co.uk/data/uploads/537\\_431385596.pdf](http://www.foweyfuture.co.uk/data/uploads/537_431385596.pdf)



- 13.5 In the Cornwall Renewable Energy Supplementary Planning Document ( 2016) the use of solar energy (PV and thermal) on rooftops is encouraged. This includes domestic and non-domestic rooftops, such as factories, offices and farm buildings. It also includes other structures such as car ports in car parks or on garages, conservatories or street lighting. In the local consultation, 73% of respondents support solar panels on domestic buildings in Fowey parish.
- 13.6 Consideration must be given to the landscape character impacts, particularly within the AONB of roof-mounted solar panels. Development should also protect the character of conservation areas in Fowey and Polkerris (including views integral to their character).

### **Policy 18 Intention**

- 13.7 To support appropriate energy reduction/carbon reduction and energy production technologies that are of a scale and design that do not erode the character of the landscape, the estuary and coastline of Fowey parish.

### **Policy 18: Renewable Energy**

1. Developers are encouraged to accompany proposals with a statement setting out how the development promotes renewable energy, water conservation and energy reduction where:
  - i. solar gain is maximised.
  - ii. Roof mounted solar panels are included, where possible.
  - iii. Facilities for charging low emission vehicles are included.
  - iv. Grey water storage is included, where possible.

Large scale wind and solar PV developments within the AONB are not supported.

### **Renewable energy Policy 19 Ground mounted solar panels**

#### **Policy 19 Justification:**

- 13.8 In the Cornwall Landscape Character Study (2007), LCA 21: Fowey Valley is recognised as having a higher sensitivity to solar PV developments within the medium to large range (5-15 hectares). The landscape strategy for solar (PV) development in the Fowey Valley in the AONB is for 'a landscape without solar PV development (except for very occasional, very small scale, well sited developments).



13.9 There was support in the public consultation for renewable developments which do not impact adversely upon the parish. Small scale solar installations ground-mounted on brown field sites was supported by 54.2% of respondents <sup>41</sup>.

### **Policy 19 Intention**

13.10 The intention of this policy is to support ground mounted solar panels of no more than 1 hectare in size and have due regard to the Fowey LLCA and the AONB.

## **Policy 19: Ground mounted solar panels**

Proposals for the installation of small ground-mounted solar arrays will be supported where it can be demonstrated that development will:

1. Be restricted to brown field sites and no more than 1 hectare in size.
2. Take into account the recommendations from the LLCA for Fowey parish regarding visually exposed plateaus, ridges or skylines or on steep sided valley sides.
3. Not involve building on land subject to statutory and non-statutory designations for wildlife and geological value or semi-natural habitat.

## **Renewable energy Policy 20 Climate Change and Flood risk management**

### **Policy 20 Justification**

13.11 'Increasing stormy weather and prolonged period of heavy rainfall, coupled with rising sea levels are resulting in more severe coastal flooding and flooding in non-coastal locations due to surface water run-off.'<sup>42</sup>

13.12 There is also the need to be aware of how climate change may impact on areas in Fowey like the Town Quay, Fore Street, North Street, Caffa Mill, along Passage lane and in Polkerris particularly with respect to tidal flood risk and surface water flooding which poses a threat to residential and commercial properties in these locations.

13.13 Fowey Town Council are already working with the Environment Agency, CC and SWW to alert local businesses and residents of flood warnings and the possible erection of temporary flood barriers when severe tidal surges are forecast.

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<sup>41</sup> Fowey NDP Community Questionnaire Summary p33  
[http://www.foweyfuture.co.uk/data/uploads/537\\_431385596.pdf](http://www.foweyfuture.co.uk/data/uploads/537_431385596.pdf)

<sup>42</sup> AONB Policy (2016-2021) p16 <http://www.cornwall-aonb.gov.uk/management-plan/>

## Fowey Parish Neighbourhood Development Plan

13.14 Fowey currently has no formal raised flood defences, however it is protected by a quay of varying height with raised walls to the seaward side acting as flood protection. In low-lying areas of the quay, where there are no seaward properties there are also no walls and overtopping is occurring regularly on high spring tides. Low-lying areas include Albert Quay and Town Quay where tidal overtopping occurs and leads to flooding of Webb Street, Fore street, South Street and Market Street, in significant events. Support will be given recognizing Polkerris as a Coastal Change Management Area.

### Policy 20 Intention

13.15 The intention of this policy is to prevent development from adding to surface water/run off and localised flooding.

13.16 It is also to support improving existing flood protection in Albert Quay and Town Quay.

### Policy 20: Tidal and surface water flooding

1. Proposals that will improve existing flood protection at Albert Quay and Town Quay, Fowey in order to reduce the flood risk in this area will be supported.
2. Support will be given to proposals for development that enables the intent of the shoreline management plan to be achieved at Polkerris.

### Relevant Planning Policies

National Planning Policy Framework - March 2012	Cornwall Local Plan: Strategic Policies 2010-2030
NPPF Policy 6: Delivering a wide choice of high quality homes	Policy 1: Presumption in favour of sustainable development
NPPF Policy 10: Meeting the challenge of climate change, Flooding and coastal change	Policy 12: Design
NPPF Policy 11: Conserving and enhancing the natural environment	Policy 13: Development Standards
NPPF Policy 12: Conserving and enhancing the historic environment	Policy 14: Renewable and low carbon energy
	Policy 21: Best use of land and existing buildings
	Policy 23: Natural environment
	Policy 24: Historic environment
	Policy 25: Green Infrastructure

## 14 Glossary and Abbreviations

### **Affordable Housing**

Social housing available at affordable rents, or for affordable purchase (often including shared ownership schemes) provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provision for it to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing does not include low cost market housing.

### **AONB**

Area of Outstanding Natural Beauty: The purpose of an AONB designation is to conserve and enhance the natural beauty of the designated landscape by placing it under the Countryside and Rights of Way Act 2000.

### **Biodiversity**

Used to describe the variety and variability of life on Earth. It includes complex ecosystems, and ranges from commonplace species and habitats to those considered critically endangered.

### **Biodiversity Action Plan (BAP)**

For the protection and sustainable use of biodiversity.

### **BREEAM (Building Research Establishment Environmental Assessment Methodology)**

First published by the Building Research Establishment (BRE) in 1990, is the world's longest established and most widely used method of assessing, rating, and certifying the sustainability of buildings. See: [www.breeam.org](http://www.breeam.org)

### **Building Regulations**

Part of the Building Act 1984 and are the standards to be complied with for all buildings.

### **Community Network Area**

One of 19 areas defined by CC to help it identify local priorities and deliver local services.

### **Conservation Area**

An area designated by the CC under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.

### **Cornwall Renewable Energy SPD**

The Council places great importance on the need to tackle climate change while carefully managing the potential impacts of renewable energy on the local environment and the lives of residents. This CC Planning advice, provides guidance on a range of renewable energy technologies.

### **Delivery Strategy**

A document accompanying the Plan that sets out a strategy for delivering and monitoring: (i) the policies within the Plan; and (ii) the infrastructure and initiatives associated with development within the Plan area. It is a 'live' document that will be updated throughout the Plan Period.

### **DAS Design and Access Statement**

A report accompanying and supporting a planning application. This is required for many types of planning application – both full and outline – but there are some exemptions. It is not required for householder applications. Design and access statements are documents that explain the design thinking behind a planning application.

### **Dwelling mix**

The mix of different types of homes provided on a site. It may typically include a range of types from, 1, 2 bedroom houses up to larger 4 and 5 bedroom houses.

### **Evidence Base Summary**

A document produced as part of the process of developing the Plan. It supports the Plan by setting out a summary of the relevant Evidence Base and explaining how decisions were made to inform the policy mechanisms to manage development within the Plan area. See [www.foweyfuture.co.uk](http://www.foweyfuture.co.uk)

### **Examination**

An independent review of the neighbourhood plan carried out in public by an Independent Examiner.

### **Fowey Community Bus**

A bus service run by volunteers for trips within and beyond the Fowey Parish area

**Fowey Parish Plan 2005 – 2011** See [www.foweyfuture.co.uk](http://www.foweyfuture.co.uk)

**Fowey Parish Plan 2011-2015** See [www.foweyfuture.co.uk](http://www.foweyfuture.co.uk)

### **Fowey Town Council**

Fowey Town Council is the elected body serving the parish. It is the first tier of local government and acts as a service provider, an influencer and conduit for local views, working in partnership with other organisations.

### **Flood Plain / Flood Risk Zones**

Areas identified by the Environment Agency, marking areas as high (zone 3), low to medium (zone 2), or little or no risk (zone 1).

### **Focus Group**

A group focused around a specific topic (such as transport, housing, business etc)

### **Green Infrastructure**

The network of multi-functional green and open spaces, urban and rural, which are capable of delivering a wide range of environmental and quality of life benefits for local communities.

### **Habitats Regulations**

The European Union Habitats Directive aims to protect the wild plants, animals and habitats that make up our diverse natural environment. The directive created a network of protected areas around the European Union of national and international importance. They are called Natura 2000 sites. If development is likely to affect a Natura 2000 site, an assessment under the Habitats Regulations is required.

### **Independent Examiner**

A person with appropriate qualifications and skills who meet certain requirements set out in the Localism Act 2011. This could be a planning consultant or other planning professional, an employee of another local authority or a planning inspector.

### **Infill Development**

For the purposes of the Plan 'infill' is defined as in the Cornwall Local Plan: Strategic Policies Para 1:65: 1:66: 1:67

The filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside. Many frontages are not continuously built up and have large gaps ie bigger than 2 dwellings.

### **Infrastructure**

All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals and so on.

### **Lifetime Homes**

The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

### **Listed buildings**

Buildings and structures which are listed by the Department for Culture, Media and Sport as being of special architectural and historic interest and whose protection and maintenance are the subject of special legislation. Listed building consent is required before any works are carried out on a listed building.

### **The Localism Act**

The Localism Act 2011 introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.

### **LLCA Local Landscape Character Assessment**

An assessment of the Fowey settlement edge; carried out by CC landscape architect .

### **Locality funding**

Funding provided for Neighbourhood Plans by The Department for Communities and Local Government



### **LSOA**

A Lower Layer Super Output Area (LSOA) is a geographic area. Lower Layer Super Output Areas are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales

### **Market housing (and open market housing)**

Housing - for sale or for rent, where prices are set in the open market.

### **Mixed use**

Developments, where more than one use is constructed: Uses may be mixed within the same building (e.g. offices above shops) or may be mixed across the site (e.g. houses next to shops and community facilities)

### **NPPF – National Planning Policy Framework**

The National Planning Policy Framework was published by the government in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied.

### **NP or NDP**

Neighbourhood Plan, the full title in the Localism Act 2011 is 'Neighbourhood Development Plan' but this is commonly shortened to 'Neighbourhood Plan'. It is a plan document for a defined area subject to examination in public and approval by referendum. It will be used to determine whether approval should be given to planning applications.

### **Open space**

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) that offer important opportunities for sport and recreation and can act as a visual amenity.

### **Plan Objective**

An objective developed specifically for the Plan through consultation with local people.

### **Plan Period**

The period, for which the Fowey Neighbourhood Development Plan will set policy for Fowey Parish. This will run from adoption of the Plan (anticipated 2018) until 2030. The lifetime of the Plan may be extended beyond 2030 by agreement between Fowey Town Council and CC.

### **Previously Developed Land**

In principle the use of previously developed land within or immediately adjoining the settlement will be permitted provided it is of a scale appropriate to the size and role of the settlement . ( CLP para.1,68)

### **Public Open Space**

Open space that is open to the public and is normally owned and managed by a public organisation such as Feock Parish Council or CC.

### **Referendum**

A general vote by the electorate on a single political question that has been referred to them for a direct decision. In the case of the Plan, the referendum will decide whether or not to adopt the Plan

### **Retail**

A shop that sells goods such as clothing, shoes, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects. Developments, where more than one use is constructed: Uses may be mixed within the same building (e.g. offices above shops) or may be mixed across the site (e.g. houses next to shops and community facilities)

### **Rounding off**

This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the open countryside.

### **Rural Exception sites**

A Rural Exception Site is a plot of land on the edge of (or “well situated” in relation to) the defined development boundary of the settlement but which may not have been allocated for housing development in the Local Development Framework. These may be suitable for small schemes of affordable housing to meet identified local needs.

### **SHLAA – Strategic Land Availability Assessment**

An important technical study that forms part of the Development Plan evidence base. It is required so that the LPA can identify sufficient land to provide for a continuous delivery of housing for at least 15 years.

### **SHMA – Strategic Housing Market Assessment**

A study of the way the housing market works in any particular area. It looks into the type of households living in the area, where they work and what sort of housing they live in. It attempts to estimate future housing needs across the area, broken down by tenure and size of housing.

### **Social Rented Housing**

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

### **SA - Sustainability Appraisal**

A process of appraising policies for their social, economic and environmental effects, which must be applied to all Development Plan Documents and was required for the Fowey Neighbourhood Development Plan.

### **SEA - Strategic Environmental Assessment**

Assessments made compulsory by a European Directive (the SEA Directive). To be implemented in planning through Sustainability Appraisal of Development Plan Documents and Neighbourhood Plans where required.

**SPD Development Plan**

A type of Local Development Document, which carries significant weight in the development control process. Development Plan Documents are spatial planning documents, which are subject to independent examination.

**Sustrans**

A charity whose aim is to enable people to travel by foot, bike or public transport for more of the journeys made every day. Sustrans are responsible for the National Cycle Network.

**Steering Group**

A group formed to steer the Plan process and make key decisions based on analysis of public consultation.

**The Plan**

The Fowey Parish Neighbourhood Development Plan

**Use Classes**

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. For example, A1 is shops and B2 is general industrial.

**Windfall Sites**

Sites, not allocated for development in the Plan that unexpectedly comes forward for development.

**Working Group**

A group of people representing the Fowey Town Council, residents associations, community groups and businesses that informed the early work on the Fowey Neighbourhood Development Plan.