

Section 2.0 Spatial and character appraisal, issues and opportunities

2.1 Location

The civil parish of Feock is situated on the west bank of the Fal estuary 3 miles south of Truro and is crossed by both the A39 Trunk Road and the Truro -Falmouth railway branch line. The Carnon River and Perranarworthal parish bound it on the west, and by Kea parish to the north. Restronguet Creek bounds it on the south and the River Fal defines it on the east. The Fal, is the main water thoroughfare between Truro and Falmouth with a summer passenger ferry at Trelissick. The famous King Harry car ferry, also at Trelissick, provides an important all year link with the Roseland peninsula.

2.2 Population and community

It has a population of around 3,700. Within the parish boundary are the villages of Feock, Carnon Downs, Devoran, Point and Penpol – each with their own unique heritage and community. A smaller settlement known as Restronguet Point and Harcourt is located to the south of Feock village. The settlement area of Penelewey, has historically not been defined with a settlement boundary due to its sporadic and low density, plantation character. We believe that Feock Parish is a very special place to live, work, play and visit.

Our parish contains many valuable community assets such as the village halls, parks, and playing fields and popular meeting places. The parish has two Churches at St. Feock and Devoran and Methodist Chapels in Carnon Downs, Devoran, Penpol and Goonpiper. There is one shop and post office located in Carnon Downs (previous shops/post offices in Devoran and Feock village have closed over the last ten years), with a shop located in Playing Place in adjacent Kea parish. Devoran is home to a good-

rated primary school and a Truro & Penwith College has a small campus at Tregye near Carnon Downs offering secondary and further education courses. There are public houses, the Carnon Inn located at Carnon Downs and The Old Quay Inn in Devoran (the Punch Bowl and Ladle public house is located in Penelewey within Kea Parish). We have a very strong community spirit and the parish has many clubs and societies/associations catering for young and old residents ranging from Pilot Gig Rowing, garden societies, nature societies and children's clubs.

2.3 The Feock Parish Landscape – historical introduction

Before 1800, the gently rolling creek side landscape of **St Feock** parish had changed little since Tudor times. In previous centuries, tidal water had bordered the parish in a salty southerly semicircle from **Bissoe** in the west to **Cowlands Creek** in the east. Medieval farmsteads with Cornish place-names, set within ancient farmland, stretched back from creek and estuary edges and up the valleys. Like much of rural Cornwall there were no 'English-type' villages but only farming hamlets, the two largest being **Trevilla** and **La Feock**.

Travellers using the new turnpike roads westwards from **Truro**, and the southern post-road westwards from **King Harry Passage** would have travelled almost

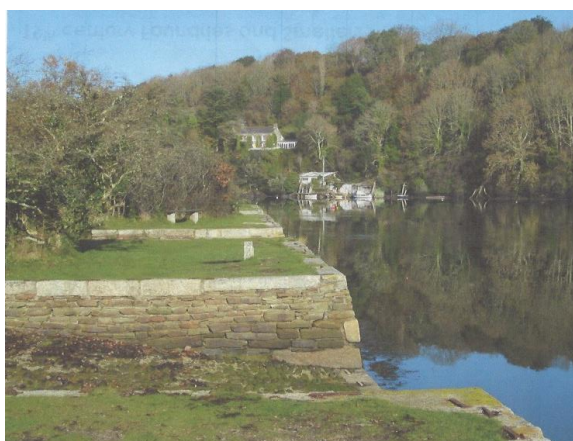


Figure 43: Roundwood Quay.



Figure 44: Feock - circa 1880.

entirely through moorland that stretched unbroken to **St Agnes** on the north coast. This higher ground, comprising perhaps half of the parish, was unenclosed grazing. **Carnon Downs, Kea Downs, and Devoran Downs** took up most of the land to the west of the **Narabo valley**. **Feock Downs** lay between the **Penpol** valley to the west, and **Trolver, Trevilla** and **Tregew farms** to the east with **Penelwey Downs** to the north. **Restronguet Point** and the **Roundwood** peninsula were also unenclosed (Figure 45)

By 1800 four estates that were heavily involved in the mining industry owned almost the whole parish (Figure 46) **Lanhydrock** and **Tregothnan** had land

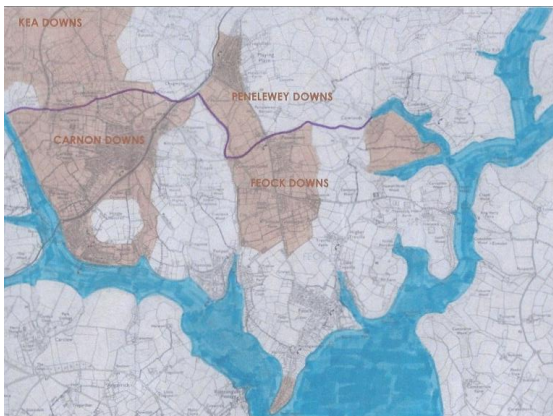


Figure 45: The 'Downs' in mediaeval Feock.

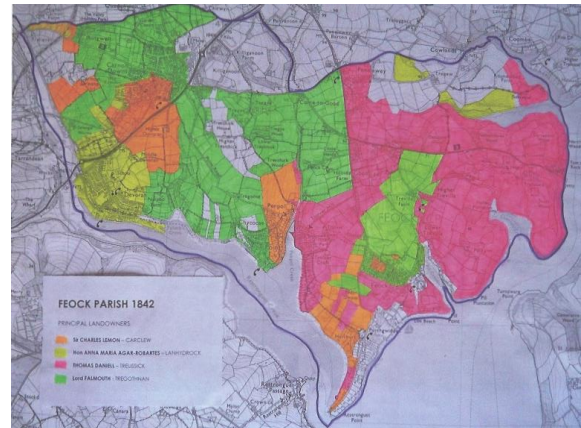


Figure 46: The four estates.

here for centuries and owned mineral rights in the most prosperous mining districts. The Lemons of **Carclew** and Daniell's of **Trelissick** were industrial *nouveau riche* whose large estates had been assembled in the previous fifty years.

The late 18th century copper mining bonanza in the nearby **Gwennap Mining District**, and the need to ship the ore to South Wales for smelting, suddenly made access to the Fal estuary exceptionally profitable. By 1820 mineral quays were built at **Roundwood, Pill Creek, Point-Penpol, Restronguet, Restronguet Point** and **Devoran** (Figure 48). For the next 100 years the four estates controlled developments in the parish. By the time the industrial wave had receded after the First World War the large landed estates began to break up, but the skeleton of our present landscape was established.



Figure 47: First edition Ordnance Survey map – c.1808
Feock NPD Evidence Base Summary 25.04.17 - 38

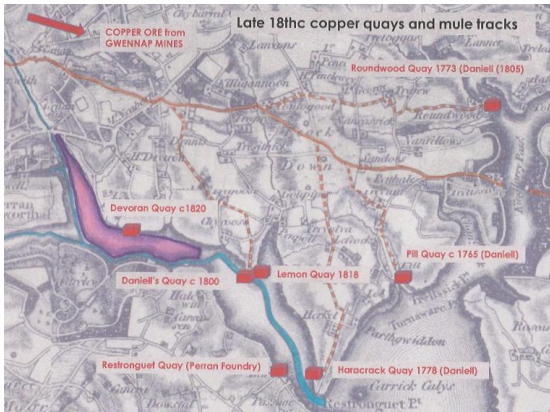


Figure 48: The mineral quays in Feock Parish

The building of the **Redruth & Chasewater Railway** in 1824 and the relocation of the **Truro- Falmouth** turnpike to the present route of the A39 in 1828 encouraged the **Lanhydrock estate** to establish a new port and planned village at **Devoran** on the abandoned banks of the **Carnon Stream Works** (Figure 51) By 1850 **Devoran** was the busiest mineral port in Cornwall (Figures 49 and 50).



Figure 49: The railway in Devoran late 19th century.

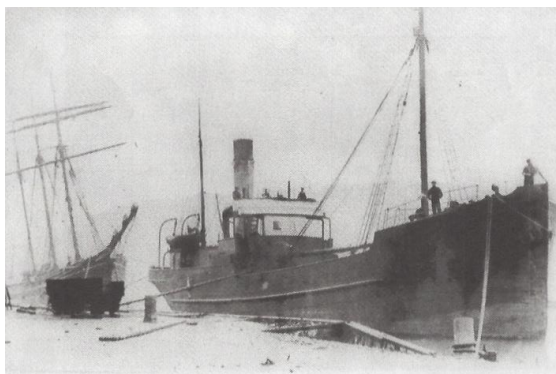


Figure 50: Ship loading at one of the quays, early 20th century.

Smelting works at **Penpol** provided employment until the early 20th century. Mines were opened at **Carnon Mine**, **Point** and **Carnon Yard**. Now redundant,

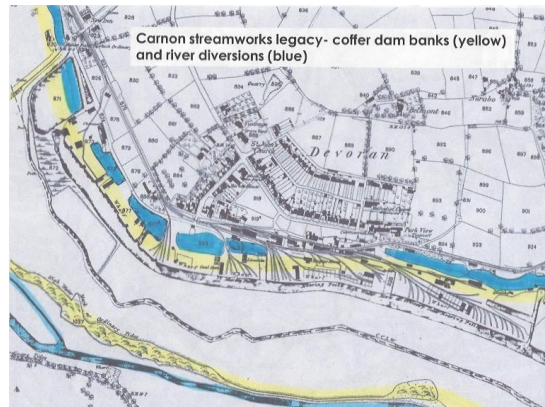


Figure 51: The stream work banks, Devoran, 18th century.

the old copper quays turned to shipbuilding, lime and coal imports and operated until after the Second World War. Families working in nearby settlements, mines and processing works, created over 80 smallholdings out of down land.

The small rectilinear fields west of the A39 on **Carnon Downs**, around **Narabo**, at **Goonpiper** and **Penelewey** are the result. In 1801 the population of this rural parish was just under 700, but within two generations it had almost quadrupled to over 2,400 by 1861. In recognition of this new reality the ecclesiastical parish of **Devoran** was carved out of old **St Feock** parish in 1873. The modern civil parish of **Feock** however retains the pre 1873 medieval parish boundary of **St Feock**.

By 1945, villages existed at **Carnon Downs**, **Devoran**, **Point** and **La Feock**. Since then they have all experienced large-scale housing developments in part reflecting the rapid development of nearby Truro as Cornwall's principal hub of public and commercial employment. In an echo of earlier industrial activity, new housing now covers both sides of **Penpol Creek** and **Pill Creek** (Figure 52)



Figure 52: Point and Penpol circa 1880.

The break up of the **Trelissick** estate before its transfer to the National Trust has resulted in the ornamental plantations of **Wellington, Exmouth and Boxheater** being developed as housing estates (Figure 53). Since the mid 1990's, coastal plots have increasingly attracted redevelopment with planning decisions favouring large, sometimes assertive new structures and conversion of bungalows to two story dwellings.

The landscape we see today is therefore very much the result of these dramatic changes since 1800. The original medieval farming landscape has been little built over, and it therefore still retains its characteristic pattern of hedges, lanes and hedgerow trees. Where there has been recent encroachment, the housing estates an either side of **Pill Creek** and



Figure 53: Penelewey circa 1880.

Penpol Creek and at **Devoran**, the surviving hedgerow (oak) trees signal their former farmland credentials. **Carnon Downs** village, as befits an area of former down land, has fewer farmland trees whilst in contrast the estates at **Goonpiper, Nancassick** and **Penelewey** are set within plantations. As a special visual bonus, all along the coast are



clumps of the typical maritime pines so loved of pre-war gardeners; elsewhere there are substantial remnants of the 19th century beech plantations and straggling tidal fringe, western oak woods. This rich and varied landscape thus reflects the past in a way that is still readable. This special landscape should inspire sensitive and innovative development in the future.

2.4 Landscape character

A network of intertwining creeks and steep sided river valleys enclose a rolling landscape that continues towards the north coast but falls gently southwards towards the open water of the River Fal and Carrick Roads.

The tide reaches inland to Devoran, Penpol, Pill, and Cowlands and at high tide the reflective water catches the colours of the sky and creek side trees, as it laps against this inland but often rocky coast. At low tide sinuous ribbons of water cut through acres of mud and sand bank in a daily cyclical rhythm of changing character. Views from Trelissick Park over the immense expanse of water at Carrick Roads give a sense of openness and adventure whilst also offering enclosure and safety. Views inland are mostly

westwards across the Carnon valley to the wooded and hedged slopes that surround the distant high ground above Redruth and Stithians.

From the water, the dominant visible land cover is mature, often dense, estuarine Sessile Oak woodland that cloaks the slopes along the waters edge. In places this woodland is extensive and seemingly untouched by human interference despite a long history of coppicing lending a timeless air to the eastern creek sides of the parish. Along the edges of the Carnon Creek, Restronguet Creek, Penpol Creek and Pill Creek the woodland has been replaced by the historic port villages of Devoran and Point and the post-war creek side housing estates that sit within the skeletal vestiges of former woodland and farmland.

Rich and productive farmland stretching up from the valleys on the rounded convex hilltops between the creeks is a mix of pastoral and extensive arable uses giving considerable seasonal changes in colour. This seasonally changing agricultural scene is set within a strong visual framework of Cornish hedges some of which display their construction in bare stone faces whilst many others are well vegetated and lined with mature trees, sometimes regrown elms, strongly enclosing and defining the mostly small to medium irregular fields of medieval origin. In some locations such as Chycoose, Harcourt and Trevilla the outlines of early strip field systems are preserved in the current field patterns. However on the higher areas of former Feock Downs and Carnon Downs 19th century smallholders' enclosures comprising straight sided fields add variety to this overall field pattern.

Woodland occurs on steep valley sides, alongside streams and in valley bottoms often in combination with other valuable wetland habitats such as fens and rush pasture strengthening these ribbons of semi natural vegetation that weave through the agricultural land.

Estates and ornamental parklands are a feature of the countryside most notably at Killiow and Tregye in the west. At Trelissick in the east the formerly extensive parkland plantations near the house, at Roundwood, Penelewey, Four Turnings and Pill Farm are still prominent in the landscape. A network of traditional footpath stiles and traditional black and white painted metal guideposts and milestones give a distinctive feeling of historical continuity and connection in the parish. The landscape of the parish is varied, valuable and on the edges of settlements it is vulnerable.

Potential projects – Environment

Survey within the Plan period hedgerows across the Parish and identify those of landscape, natural and historic interest



Figure 54: Aerial view of Devoran and Restronguet Creek looking northwest.

2.5 Carnon Downs

Carnon Downs has an existing Design Guide 2010 with a detailed description of the settlement, including photographs on pages 10 to 44 of that guide. The description below is therefore a summary, which has been brought up to date through the Plan process.

2.6 Description and location

Carnon Downs is located mid-way between Truro and Falmouth, in the north western part of Feock Parish. The village is built around the convergence of highways, with the A39, (bypass) the main route between Falmouth and Truro between it and the neighbouring village of Devoran. It is the largest settlement within Feock Parish with some 551 dwellings.

Carnon Downs, the area to the west of the A39 was unenclosed down land until the late 18th century when cottages and smallholdings began to cluster around the intersection of the main coaching road along the south coast of Cornwall, the Truro Falmouth turnpike road at Forth

Coth in the middle of Carnon Downs village. Over the next hundred years the whole area of Carnon Downs was enclosed for smallholdings that supported families employed in the mines, mining related industries in the Carnon Valley, and in the expanding railway port of Devoran. The small settlement clustered around the road intersection and the Methodist Chapel.

2.7 Landscape setting of the village

Predominantly built on a plateau, it is surrounded by countryside (to the north outside of the parish is Carrine Common a SSSI site -National Grid Reference: SW 797434 - see map), with the Bissoe Valley and Carnon River to the south. The overall appearance of the quality of the settlement is good with very few run down properties and the village is clean and tidy.

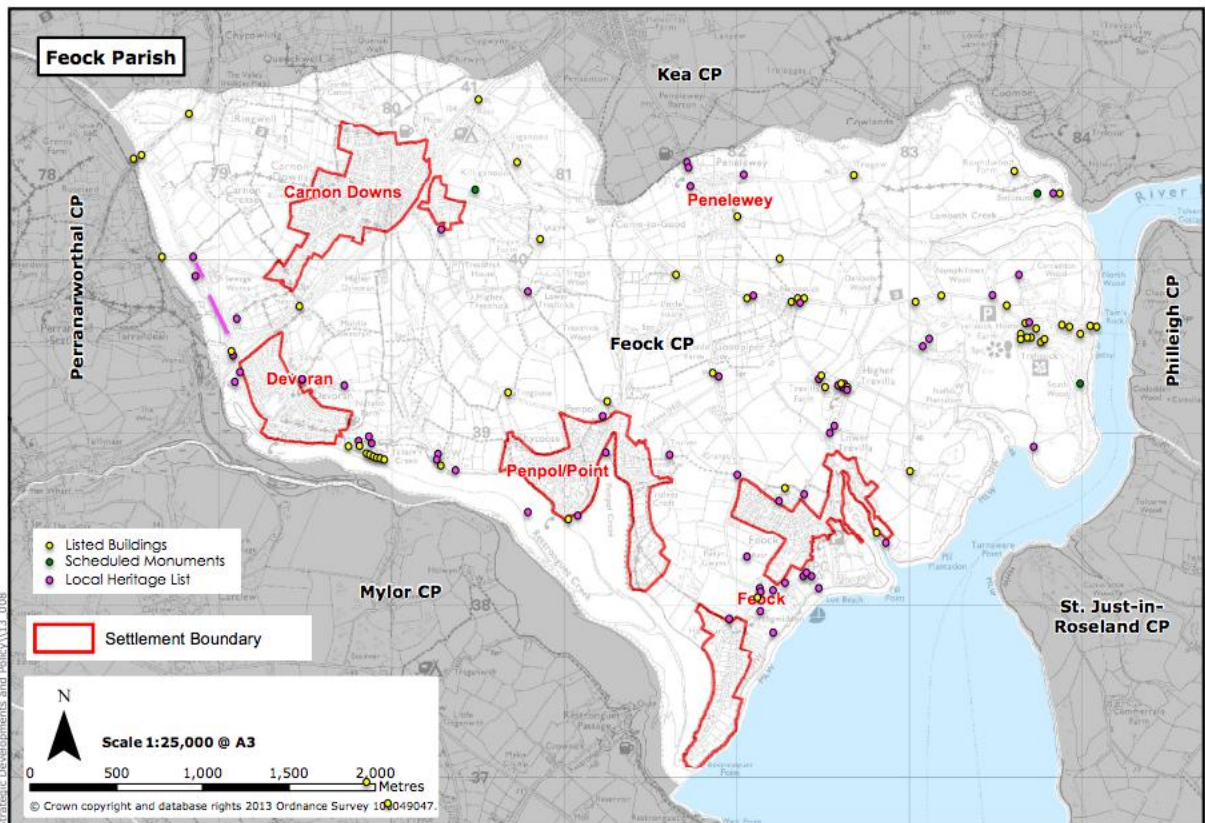


Figure 55: Historic structures within the wider parish.



Figure 56: Carrine Common.

2.8 Settlement edges, views and landscape character

Carron Downs is not particularly visible from the northeast approach as it lies just below the highest land point. From higher land within the settlement in the Forth Noweth area, the Garden Centre, the Carron Inn and the Forge housing development can be seen and there are long views towards the west. (see Figure 59 showing strategic views in and out of the settlement/ward area in red and blue). The rest of the settlement is largely hidden due to the sloping land, field hedgerows and trees. From the south the village is only visible as an edge along the horizon. To the east the area falls away towards a valley between Killiganon and Penpol and is well covered with native hedgerows and trees.

2.9 Areas sensitive to development

The areas particularly sensitive to development are those, which have strategic view, areas of green and open space, and fields at the edges of the settlement that are of particular ecological, historic or landscape value in the following locations identified on map 59:

- Jubilee Woods (the Plan consultation has identified this as area to be protected from development to be defined as a Local green space to serve the recreational needs of the community, and biodiversity.)
- The stream valley defining the northern boundary
- The western edge to the south of the surgery
- The southwest edge of the village separating it from Devoran
- The eastern edge against the Killiganon estate

2.10 Settlement pattern and character (Figure 58)

The settlement is largely made up of bungalows (355) with 171 houses and 25 flats.

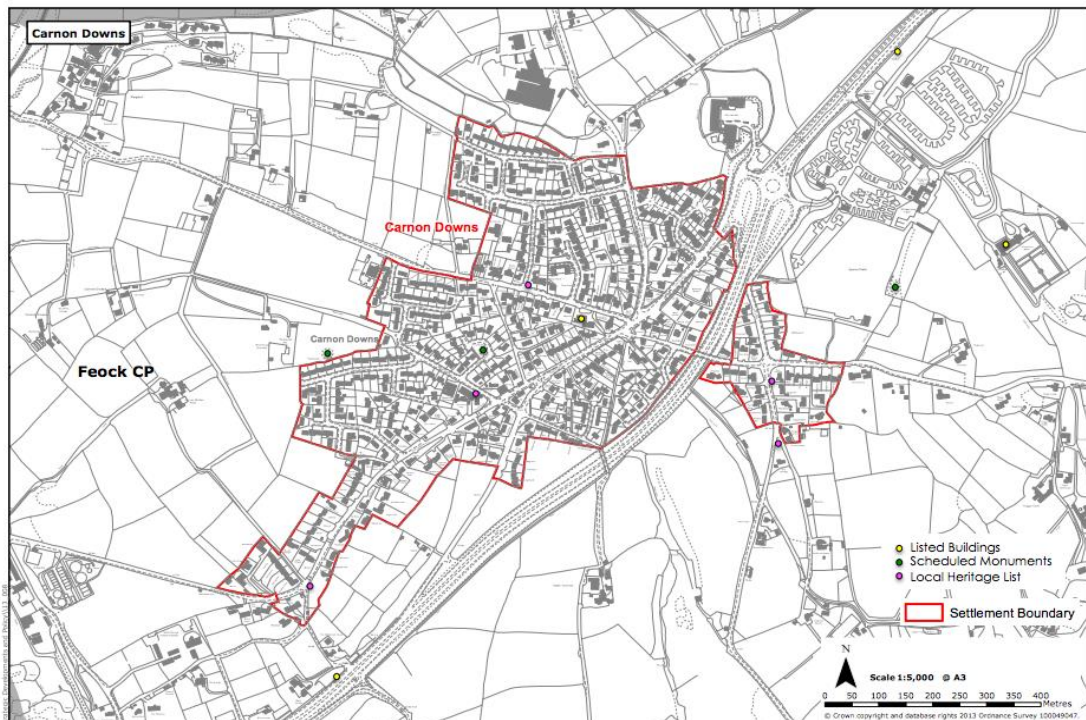


Figure 57: Carron Downs Historic Structures

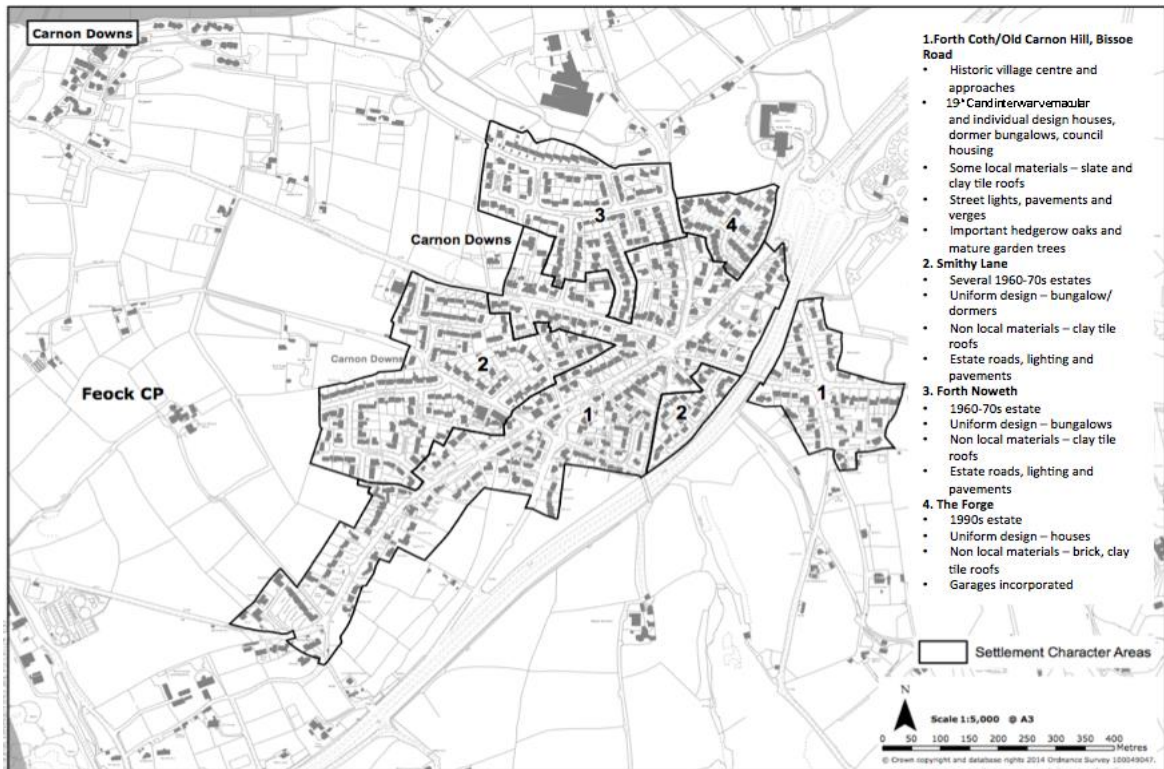


Figure 58: Carnon Downs character areas

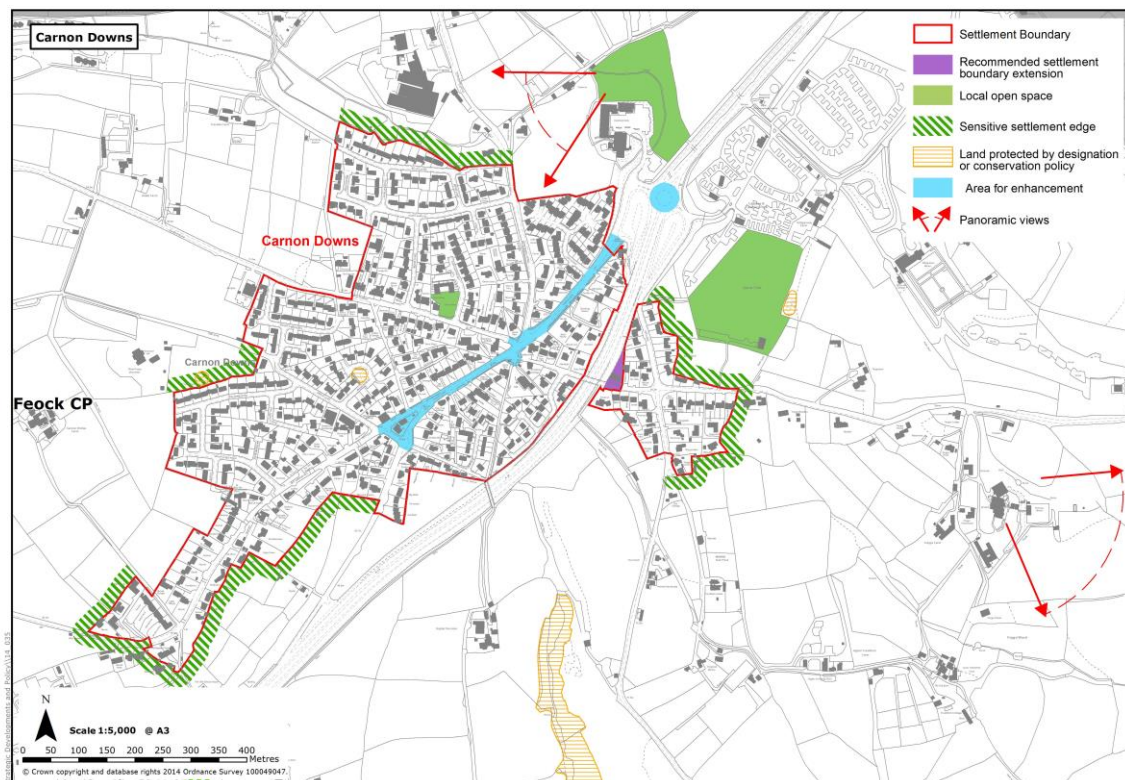


Figure 59: Carnon Downs constraints and opportunities map.

Detailed character assessment is provided in the Carnon Downs Design Guide 2010 however for simplicity to provide evidence for the Plan, the settlement is characterised simply in Figure 58.

2.11 Street pattern and highways

Generally the highway network runs off the main route of Old Carnon Hill and Forth Coth through the centre of the village. All routes allow quick and easy access into the open countryside and the A30 to the east of the village.

2.12 Open and connecting spaces

Front gardens and mature planting play a major part in contributing to the open feel of the village, and gives a good degree of space between buildings which allows areas of soft landscaping to dominate. Formal open spaces are few and include:

- Carnon Downs Play Park, Bissoe Road
- Bowling Green at Forth Coth
- Sports field used at Truro & Penwith College at the Tregye Campus
- Jubilee Wood next to the Carnon Inn

These spaces along with the wide grass verges along Forth Coth in the centre of the village, the green tumulus at Parcancreeg all help to provide a green character and history to the village.

2.13 Buildings

Due to the low density and modest scale of buildings and mature vegetation there is little in the way of landmark buildings. The Methodist Chapel in Forth Coth is one of the largest buildings but cannot be seen from long distances. Local landmark buildings are functional e.g. Spar Shop, Carnon Downs Village Hall and the impressive railway viaduct to the south.

2.14 Building form, orientation and layout

Predominately low-density bungalow estates with a mix of traditional and two

storey dwellings particularly in the historic core of the settlement and the outer edges (former hamlets and farmsteads).

2.15 Materials and colours

Various colours dependent upon material types – from smooth render, local stone, pebble dash or slate cladding. Embellishments are mixed, traditional and modern additions.

2.16 Locally distinct details

- Bungalow estates
- Traditional dwelling houses
- Render, red brick, natural slate finishes
- Planted boundary walls, Cornish hedges and front gardens

2.17 Community facilities

- Carnon Downs Village Hall
- Spar Shop
- Carnon Inn and Hotel
- Carnon Downs Doctors Surgery
- Dentist (Well Dental)
- Businesses along Forth Coth and in the light industrial area to the south of the village
- Carnon Downs Methodist Chapel
- Bowling Green
- Truro & Penwith Collage at Tregye Campus

2.18 Business/rural economy

This character area is defined to cover areas that have business/commercial premises, these are largely located in the centre of the village along Forth Coth including:

- The local Spar shop in Carnon Downs employs a number of staff and is the focal point for the village and other shoppers from outlying villages.
- Small craft shop on Forth Coth.
- The Carnon Downs Garden Centre, which has a large workforce and is the home for many small businesses that are owned by separate companies.

- Two holiday complexes at the Valley and Carnon Downs Caravan Park providing accommodation for visitors and the Carnon Inn complex provides a public house and travel lodge located at the northern end of the village close to the A39.

2.19 Education

- Daisy Fays Nursery on Forth Coth
- Truro & Penwith College campus at Tregye to the east of the village offering a range of tertiary courses

2.20 Health

- Carnon Downs doctor's surgery is located on Bissoe Road on the western edge of the village.
- The Well Dental practice is located in the centre of the village on Forth Coth.
- Beauty salon located on Forth Coth.

2.21 Light industrial

- Small carpenters shop on Forth Coth
- Light industrial areas are located along the Carnon Valley including the North Grange Industrial Estate where a mix of 10 individual businesses are located; and Cornwall Asphaltic, Waste disposal companies, a stone mason and boat yard are situated at the cross road at the bottom of Old Carnon Hill.

2.22 Strengths

- Community facilities and services, doctors surgery, dentist
- Retail, local convenience shop, (Spar) hotel and Inn, and many other businesses
- Mix of light industrial (units) and businesses located to the south – The Grange Industrial Estate, boat layup and builders merchants
- Ease of access to Truro, Falmouth

and surrounding areas via public transport bus routes

- Access onto A39 – Main road between Truro and Falmouth
- Access via many public rights of way into the surrounding open countryside.
- Public green open spaces, Carnon Downs Play Park and Jubilee Woods (further recreation to be delivered through planning permission granted at “Trevince” 2015)
- “Trevince” planning application 2015 to deliver 42 dwellings, 16 of these to be affordable units.
- Mature gardens and trees help to soften the built settlement.

2.23 Weaknesses and opportunities

- Poor gateway into village due to historic highway/bypass
- Although there have been some highway improvements to the centre of the village, further streetscape enhancement would help to define the heart of the village along Forth Coth
- Parking problems at the shop and along Forth Coth and Bissoe Road at key times of the day

2.24 Green and open spaces

- Carnon Downs Play Park – provide better play equipment, seating and planting to meet needs of children and all users
- Jubilee Wood – protect from development – designate as a community asset
- Work with developers, Cornwall Council and community to bring forward new public open space to meet local needs at land known as “Trevince”
- Protect land adjacent to doctors surgery for future public open/recreation space

2.25 Townscape

- Avoid ribbon development

between Devoran and Carnon Downs to maintain the integrity and separation of each village

- Create enhancement to village entrances from A39
- Improve enhancement to village centre, highway design, street planting, appropriate rural/village street lighting
- Tree lined planting and low wooden stakes/estate type rail would help to define the space, a defined cycle path sharing the carriageway would also help to slow traffic speeds at the entrances into the village
- Retain boundary walls and hedgerows, i.e. avoid loss for car parking areas.

2.26 Getting around

- Liaise with local landowners to reinstate public footways/bridle ways where they have been blocked to provide cohesive public access throughout the parish
- Enhance public right of way access from Carnon Downs to Devoran School
- Explore car parks provision to help to alleviate parking problems around the shop and along Forth Coth in the centre of the village

2.27 Community facilities and business

- Support existing community facilities, refurbishment and upgrade
- Better signage for businesses

2.28 Relevant planning policy:

Carnon Downs Design Guide 2010

Cornwall Local Plan: Strategic Policy

Document 2010 - 2030

Carrine Common - SSSI

2.29 Devoran

Devoran has an existing Conservation Area Management Plan and an Industrial Settlements Survey that contain detailed descriptions of the settlement. The description below is therefore an up to date summary of the condition of the village gathered through the Plan process. More detailed information is available in these plans and surveys .

2.30 Description and location

Devoran is located in between Truro and Falmouth to the east of the A39. The village is situated on a south-facing slope, over looking Restronguet Creek, which forms one of the many inlets of the river Fal estuary. The village lies in attractive countryside within one of the designated areas of the Cornwall World Heritage Site and adjacent to the Fal Estuary Area of Outstanding Natural Beauty, both of which include the Carclew Estate on the opposite side of the creek. The overall appearance of the settlement is good with very few run down properties and the village is clean and tidy.

Until the late 18th century Devoran village did not exist. In 1785 the Carnon Streamworks Co built banks from Dunstan's Bridge in the Carnon Valley down to Carnon Mine to divert the Carnon and Kennall rivers to enable the excavation of the creek bed for alluvial tin. This rich enterprise continued until the 1820s when the abandoned stream works



Figure 60: Former railway crossing gate, Devoran.

bank at Devoran was used to build a series of quays to accommodate the Redruth and Chasewater Railway terminus (1826) that served the incredibly productive Gwennap District copper mines. Shortly after the new route of the Truro Falmouth turnpike road was built the Lanhydrock estate proposed in 1832, and built, a new planned village above the port.

The settlement was planned to have two terraces along the contour of the hillside with a more commercial street running downhill to the quays. The Railway company land ran along the creek edge below. The settlement gained a market house, institute and library, a school , church and chapel and shops and three public houses, a post office and police house. For nearly 150 years, the shape of the village remained virtually as planned until the 1970s when the land between Devoran House and the A 39 was developed for housing.

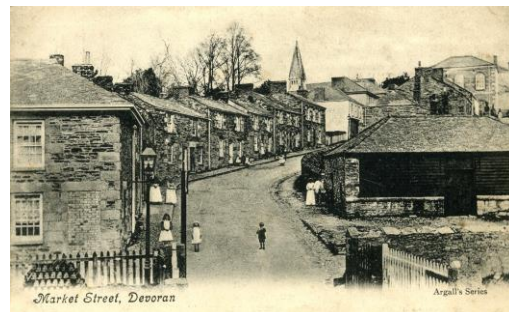


Figure 61: Market Street, Devoran, circa 1910.

2.31 Landscape setting of the village

Devoran is a rural village settled in a valley with the boundaries of the village marked by small and medium sized arable fields and woodland to the north and east, the A39 road to the west, with the southern boundary being the waters edge of Restronguet Creek.

2.32 Settlement edges, views and landscape character

The hilly location provides stunning views across and along the water. Devoran House, the largest historic property located in the centre of the village is largely hidden from view due to the extensive grounds with mature trees. When viewed from the south across the water the skyline above the village is clear of development, softened by the fields and punctuated by the tree lined hedgerows. All except the settlement edge facing the A39 are regarded as sensitive being defined by the Conservation Area and World Heritage Site and the Creek.



Figure 64: Views towards Restronguet Creek.

The settlement is largely made up of houses (103) with 47 bungalows. The historic core is characterised by terraced two storey dwellings. St. Johns Terrace is an impressive run of predominantly double fronted Georgian, Grade II Listed houses which have unbroken views towards the creek and the parish of Mylor to the south (see settlement character area map Figure 65).

2.33 Settlement pattern and character

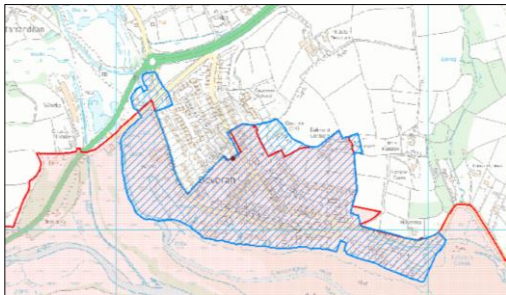


Figure 62: Devoran Conservation Area and World Heritage Site.

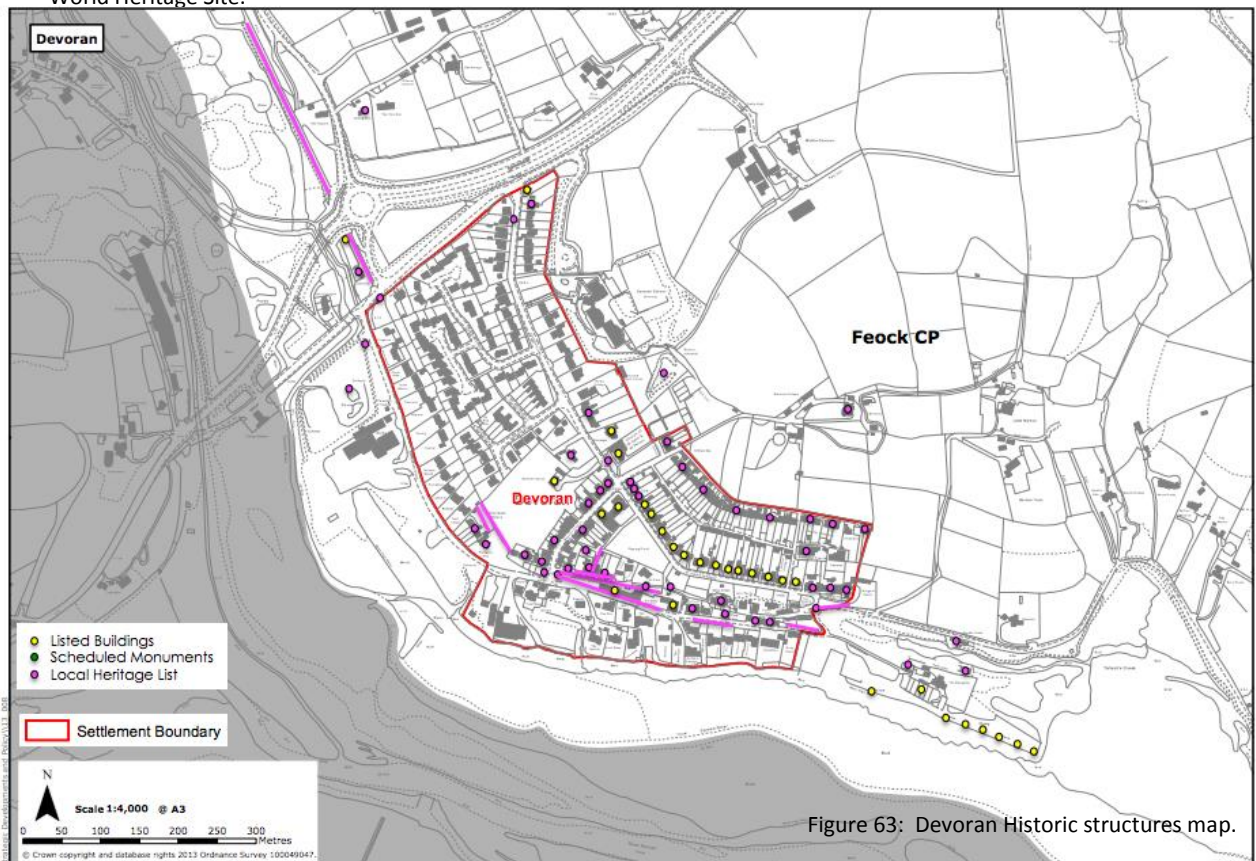


Figure 63: Devoran Historic structures map.

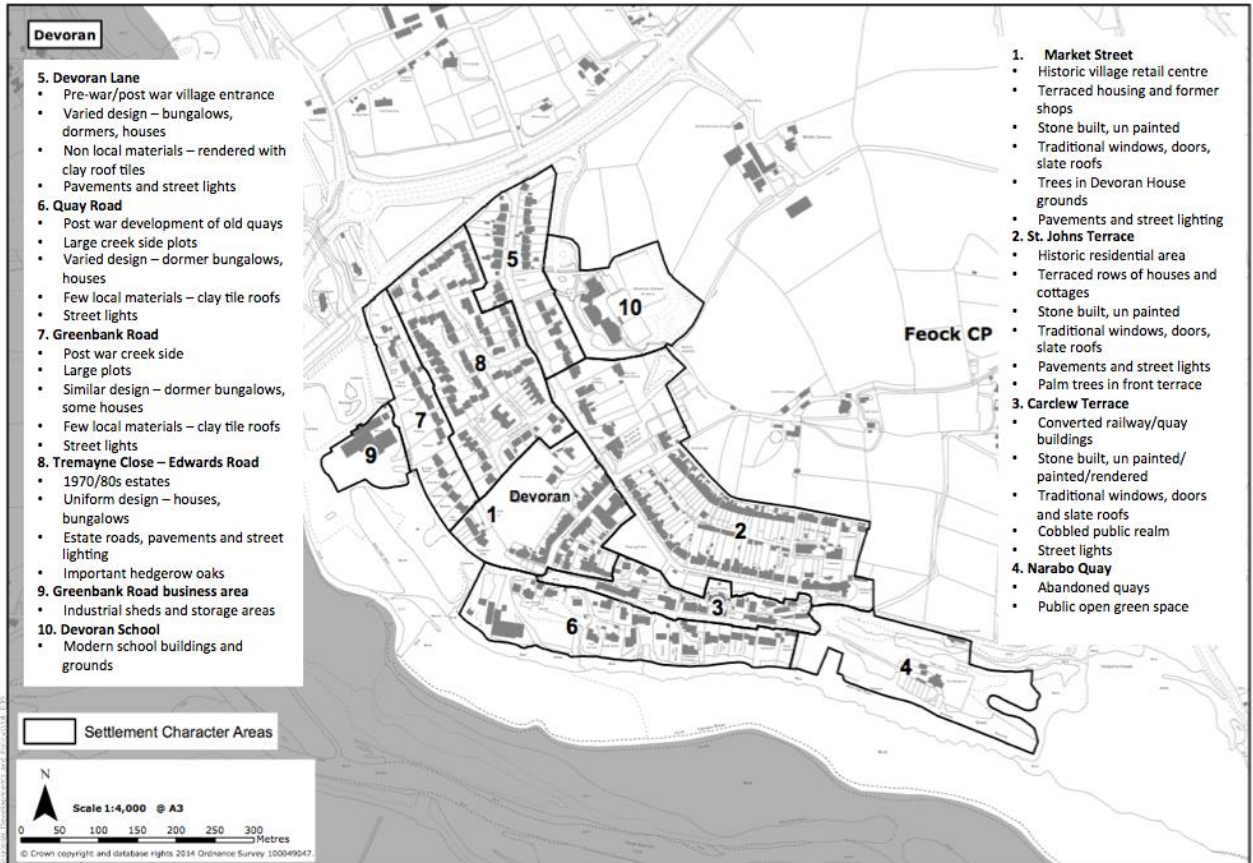


Figure 65: Devoran character areas map.

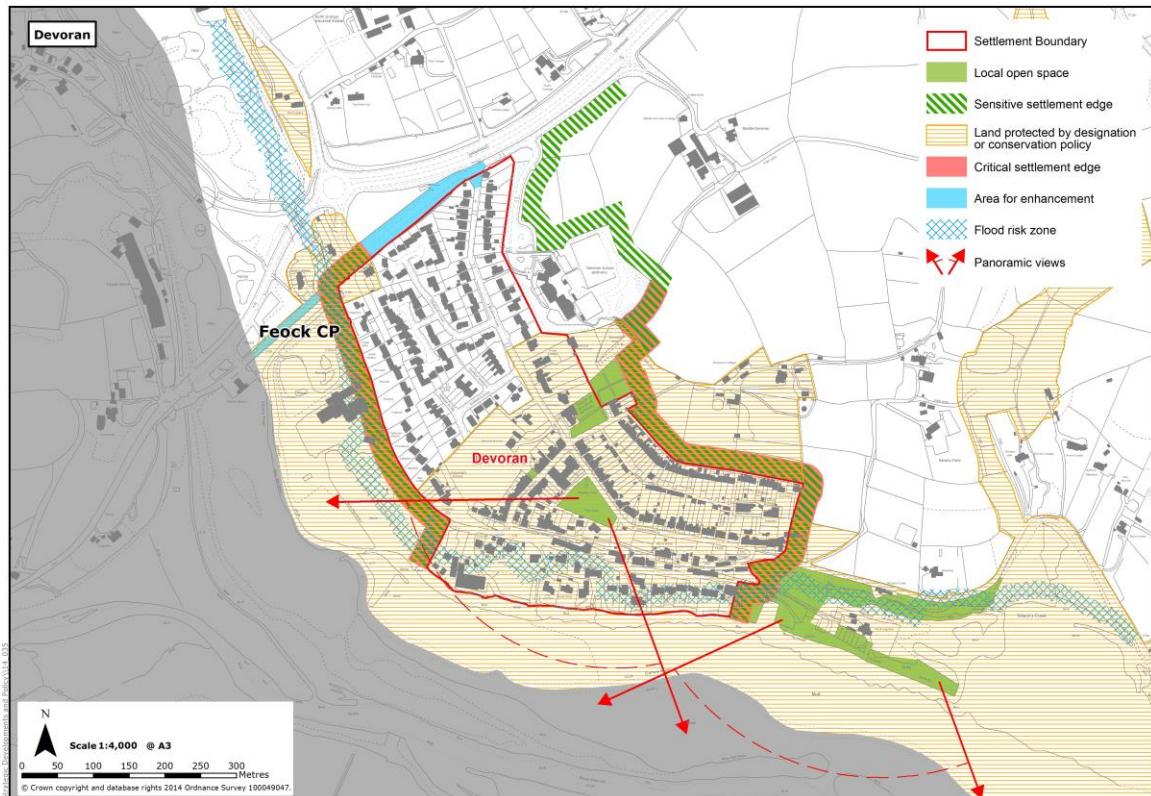


Figure 66: Devoran constraints and opportunities map

Detailed character assessment is provided in the Devoran Conservation Area Appraisal and Management Plan, Cornwall and Isles of Scilly Industrial Settlements Initiative report and Cornwall World Heritage Site Management Plan. However, for simplicity to provide evidence for the Plan, the settlement is characterised simply as in Figure 64 above.

2.34 Street pattern and highways

The former railway-crossing gate is at the entrance to the village and is a prominent visual reminder as to why the village is here. Access to Devoran is now via a slip road from the A39. This has left an awkward feel with the former main road now being too wide, excessively lit and with no footpath on the wide verges. The road leading to Devoran School is also wide and open and could benefit from more tree planting to match the hedgerow trees nearby, hide the A39 and provide a sense of enclosure. Parking at drop-off and pick-up times is an issue here.

The village is served by Devoran Lane and Quay Road running parallel with the creek. A cross roads is created at the junction of St John's Terrace and Devoran Lane, and is marked by the church and vicarage and old school and market, the principal community buildings. The site of former shops, this was once the commercial centre of the village and from here, Market Street runs down the hill and links the residential area with the former industrial area along the side of the creek. The roads, along with the Park and the school grounds afford important open views across the creek towards Carclew in Mylor parish. Back Lane behind Belmont Terrace and Chapel Terrace provides a narrow and well defined historical edge to the village and should be protected from excessive development such as large garages. Walled front gardens are a particular

feature of 19th century industrial villages in Cornwall. Many garden walls have been removed along Belmont Terrace to make spaces for off-road parking. The building of large garages/workshops and further removal of garden walls should be resisted to conserve the character of the terrace.

Remnants of the railway and harbour heritage of the village identified in the Local Heritage List are important visual reminders of the industrial origins of the village.

Old Tram Road (The Tram) is a key link with Point and Penpol and provides outstanding scenic views over the creek for drivers, pedestrians, horse riders, and cyclists. Due to it being very narrow it would be advisable to identify it as a 'quiet lane' to give priority to pedestrians, cyclists and other non motorised vehicle users limiting vehicular access for deliveries and residences particularly in the summer months when the volume of cyclists increases along the Coast to Coast Mineral Tramway cycle trail which starts at Point Quay.

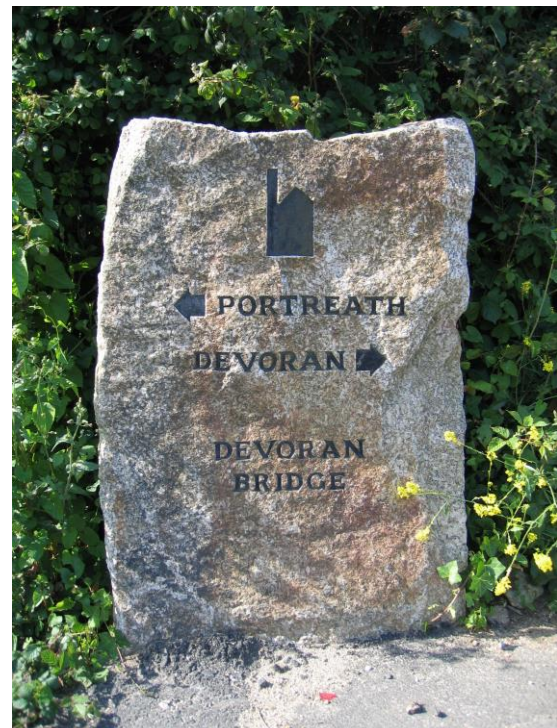


Figure 67: Modern 'milestone' signposting the Coast to Coast Trail in Devoran.

2.35 Open and connecting spaces

Devoran Park creates an important green open space within the heart of the village with panoramic views to the creek. A small pocket park on Market Street is currently overgrown and underutilised but could be a great opportunity to become a small community garden/park. The overgrown former quays along Greenbank and the silted up sluicing pond and saltmarsh beside Quay Road and the old A39 are important habitats. Devoran Quay provides a major contribution to the village both in terms of public space with access to the creek and landscape value.



Figure 68: Devoran Play Park has open views towards Restronguet Creek.



Figure 69: Devoran Quay.

2.36 Trees and planting

The village is surrounded to the north and east by mature hedgerow trees and many remain prominent within the modern developments of Edwards Road and Tremayne Close. The area of Narabo Quay

and Greenbank have a mixture of trees and scrub. Mature trees surround Devoran House and the church in the village centre, and St Johns Terrace and Belmont Terrace have many mature palm trees. There are opportunities for new planting at the entrance to the village from the A 39 and on the approach to the new school.

Opportunities for enhancement of the road leading to Devoran School might include hedgerow tree planting to create a more defined sense of enclosure and to help knit this more recent development into the rest of the settlement.

Whilst most gardens are hidden from view due to the hillside topography, the settlement is punctuated by single and groups of trees, in particular the grounds of Devoran House, around Devoran Church including yew and the more exotic dracaena palms. Trees are also significant around the beginning of Old Tram Road, on the edge of the Conservation Area, and trees and scrub surrounds the former Narabo Wharf, now an important public open space.



Figure 70: Devoran Quay – open space.

2.36 Buildings, building form, orientation and layout

Devoran retains a cohesive centre, notable for its church, old school and market building; for the fine houses along St John's Terrace; for the attractive variety of houses and rows of cottages along Belmont Terrace, Church Terrace

and Chapel Terrace and the more urban character of Market Street; for the more vernacular houses and cottages elsewhere in the village, and for its attractive landscape setting overlooking the tidal creek. Along the former quayside there are also a number of former railway buildings and pubs now converted to residences and the village hall. The residential areas of the historic village were built to command fine views of the creek and the Carclew estate beyond.



Figure 71: St. John's Terrace.

2.37 Materials and colours

Most of the historic buildings were built from local killas (slate) stone which varies in colour from a grey-green to a rich reddy-brown and taken from a small quarry behind the Churchyard. Most historic dwellings and industrial buildings have slate roofs, granite quoins and slate window sills, Houses tend to have granite window lintels whilst smaller houses, cottages and industrial buildings have window arches made with Devoran or St Day bricks. All garden walls and ore hutches are killas stone.



Figure 72: New dwellings in traditional style, Devoran.

2.38 Locally distinct details

- The majority of historic buildings were built in one generation from 1840 and therefore have a unity of design and use of materials
- Glass porches, conservatories and palm trees on St Johns Terrace and Belmont Terrace
- Sections of cobbled pavements along Carclew Terrace, Slippery Ope and Quay Road
- Railway boundary walls and granite posts along Quay Road and ore hutches and mooring bollards on Narabo Quay
- Numerous granite tramway setts re used in house walls and boundary walls

2.39 Community facilities

Devoran Church, Devoran Village Hall, the Methodist Chapel, the Old Quay Inn and the Old Market Hall all provide community facilities within the village.

2.40 Business/rural economy

Light industrial units are located along Greenbank Road with several businesses including Devoran Metals, which is a large employer, and four separate businesses, including joinery workshops and a car body repair specialist.

2.41 Strengths

- Views within and in and out of the village across Restronguet Creek, in particular from St Johns Terrace and Belmont Terrace and the routes that run perpendicular to the creek
- Community facilities and services, primary school, pre-school, doctors surgery, village hall, Old Quay Inn, Devoran Church and Devoran Methodist Chapel, many clubs and societies
- Access to A39 main road
- Light industrial units on Quay Road
- Public green and open spaces at

Devoran Park, Devoran cemetery, Devoran Quay, Market Street Pocket Park

2.42 Weaknesses and opportunities for improvement

- Poor gateway into village due to historic highway/bypass – requires enhancement to identify as rural village
- Parking problems at the school and Market Street at key times of the day

2.43 Green and open spaces

- Create enhancement to the entrance of Devoran Quay, provide better parking on the corner of Quay Road.
- Devoran Quay – enhance the gateway to the Quay, improve seating, historic information board, community notice board
- Market Street pocket park enhancement – community herb and flower/scent/bee garden/park

2.44 Townscape

- Avoid ribbon development between Devoran and Carnon Downs to maintain the integrity and separation of each village
- Create enhancement to village entrance from A39
- Belmont Terrace – resist further loss of front gardens for car parking
- Limit height and massing of new build/conversion along Devoran Lane to afford views from higher village slopes to the creek i.e. protect strategic village views

2.45 Getting around

- Create / improve footways especially along the former slip road into the village, along Greenbank Road and to the school. Tree lined planting and low wooden stakes/estate type

rail would help to define the space, a defined cycle path sharing the carriageway would also help to slow traffic speeds at the entrance into the village

- St. Johns Terrace – reduce traffic speeds, create better parking for Old Quay Inn, add cycle parking
- Map of walking routes both local circular routes and throughout the parish and beyond (including safe routes to school) would help to promote pedestrian links and connections, and health and well being
- Greenbank Road – enhance the rural car park to help to alleviate parking problems in Market Street and the centre of the village
- Take opportunities to enhance the Streetscene- in particular the gateway to the village; replace existing lighting standards in the Conservation Area with traditional gas light design; underground intrusive overhead wires within the Conservation Area.



Figure 73: Unofficial rural car park on private land, Greenbank Road, Devoran.

2.46 Economy and jobs

- Support local community facilities
- Better signage for businesses
- Community shop

2.47 Planning policy:

Cornwall Local Plan: Strategic Policy

Document 2010 - 2030

World Heritage Site

Devoran Conservation Area and
Management Plan

Industrial Settlements Initiative

Area of Special Scientific Interest

Defined within Coastal Zone

2.48 Point and Penpol

The settlement area of Point, Penpol and Trolver Croft has developed over time, the majority of dwellings built in the latter part of the settlement since the 1960's, clearly defined by the 'bungalow style' of dwellings fashionable at the time. Originally, the hamlets of Point and Penpol, which now merge together grew to serve the needs of the copper quay and associated smelting works located along Point Quay, Lemon Quay and further around the creek to Carnon Yard.



Figure 75: Restronguet Creek submarine mine, Point Quay in 1857. Source: Royal Cornwall Museum.

The area is very different to the scene of the 1857, (see Figure 75) now a quiet idyll, it was a ribbon of thriving industrial works that served the nearby Gwennap mines, known during its hey day as the 'richest square mile' in the world

The 'half-tide loading slips' along Point Quay, and slag remnants forming part of boundary walls provide clues to the areas' past. A walk along the beach below Trolver Croft reveals smelt slugs along the foreshore.

The 1880's map (Figure 58) shows the subdivision of plots, leased off by the local Carclew and Trelissick estates which define the plots we see today.

By the later 18th century copper smelting had moved from Cornwall to South Wales where coal was cheap. A number of mineral quays were built on the Fal

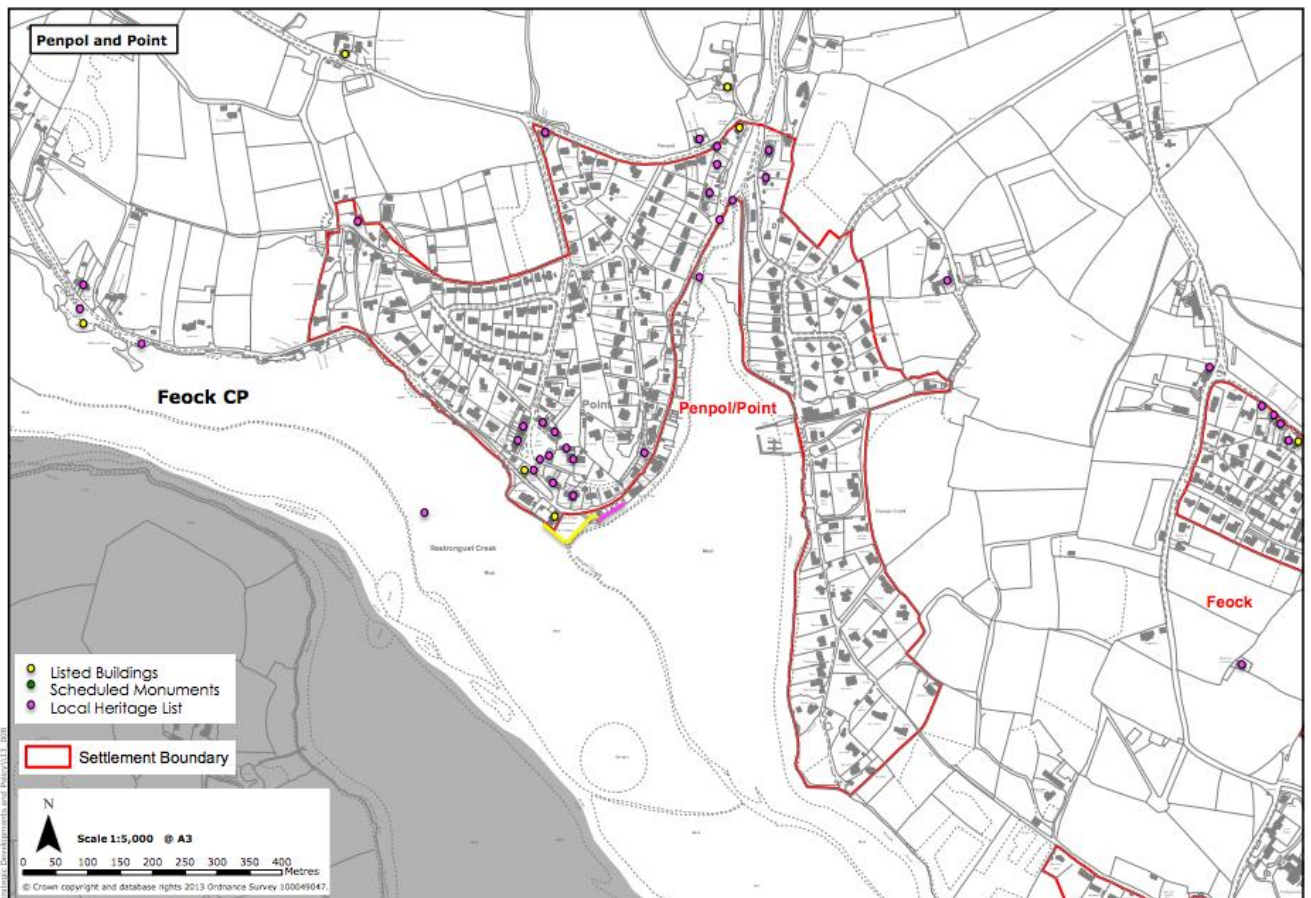


Figure 74: Point and Penpol Historic Heritage List map

(Figure 48) including ones at Pill (1765), Roundwood (1773), Haracrack/ Marblehead (Restronguet Point 1778), Daniell's Quay (Point Quay c.1800), Lemon Quay (Penpol 1818), and at Devoran (c 1820). Copper ore was transported from the Gwennap Mining District by mule trains to these quays for export whilst coal and timber were imported and carried back to the mines. Daniell's Quay at Point became the horse drawn tramway terminus of the Redruth and Chasewater Railway after 1826. A lead smelter (1827-1869) and later a tin smelter (1869-1921) was built along the western side of Penpol Creek and for a short time (1874-78) the Restronguet Creek Tin Works operated from beside Daniell's Quay (Point Quay).

A small settlement of workers housing was built (before 1840) around Point Green with a pub and a chapel and a hamlet of cottages, with Methodist Chapel and corn mill by Penpol Pond, to serve the quays and smelting works. A smaller cluster of houses at Carnon Yard first served Carnon Mine 1835-42 and ship building yard (1836-79). The three settlement areas of Point, Penpol and Trolver Croft have built up around them over the last 50 years having remained the same size for almost a century. The Tregothnan estate (Lord Falmouth) developed Point, the Carclew estate (Lemon) developed Penpol (Figure 46)

Restronguet Creek including the remains of mining structures within the Creek and Point Quay, Lemon Quay and Point Green are included within *Area 6ii Devoran and Perran* of the Cornish Mining World Heritage Site (Figure 37). All designated sites and non-designated sites included in the Feock Local Heritage List are shown in the Appendices to the Plan document.

2.49 Landscape setting of the village

Rolling farmland that falls towards Restronguet Creek and the sheltered inlet of the Penpol Creek surrounds the three settlement areas. Point is bounded on the west by the strip fields of the medieval hamlet of Chycoose (Area 79 Area 2) whilst historically the boundary of the Trelissick estate (Gilbert) has limited the eastern spread of the Trolver Croft development. This built up but peaceful part of the parish, like Devoran and Pill is visually tied to the daily rhythm of the tides; mudflats and wading birds one moment, and bobbing boats and lapping water the next.



Figure 76: Penpol Creek viewed from Point Quay.

2.50 Settlement edges, views and landscape character

Attractive views south across the creek towards Restronguet Barton, Halwyn and Carclew, and upriver to Devoran, belies the busy scene in the mid 19th century, with noisy and dirty industrial quays, the mine in the middle of the river, the coming and going of shipping and the bustle of the Restronguet Pool anchorage.



Figure 77: Views from Point to Penpol, note skyline trees and open fields break the skyline, creating a soft edge to the settlement.

Skyline trees, when viewed across the water, are particularly prominent in defining the uphill boundaries of the three settlements with farmland fields being a particularly important visual boundary to Trolver Croft when viewed from the public open spaces of Point Green, Point Quay and Carnon Yard.

Trolver Croft and Penpol to the east of Penpol Creek are within the AONB, Point and Restronguet Creek are within the World Heritage Site and all the settlements are adjacent to Restronguet Creek. The settlement edges have been maintained securely over the last 40 years and all the edges are regarded as sensitive.



Figure 78: Restronguet Creek from Penpol Quay.

2.51 Settlement pattern and character (Figure 79)

Traditional dwellings are found in clusters around Point Quay, and Point Green, at the head of the creek at Penpol and interspersed with more recent post-war bungalow style dwellings, some of which are arranged in estate layouts such as Chycoose Parc, on the upper slopes above Point Green.

The area is largely post-war housing development. The historic quays run along the creekside, Point Green built to perform as a ‘village green’ provide large open vistas to Restronguet Creek and Mylor parish to the south.

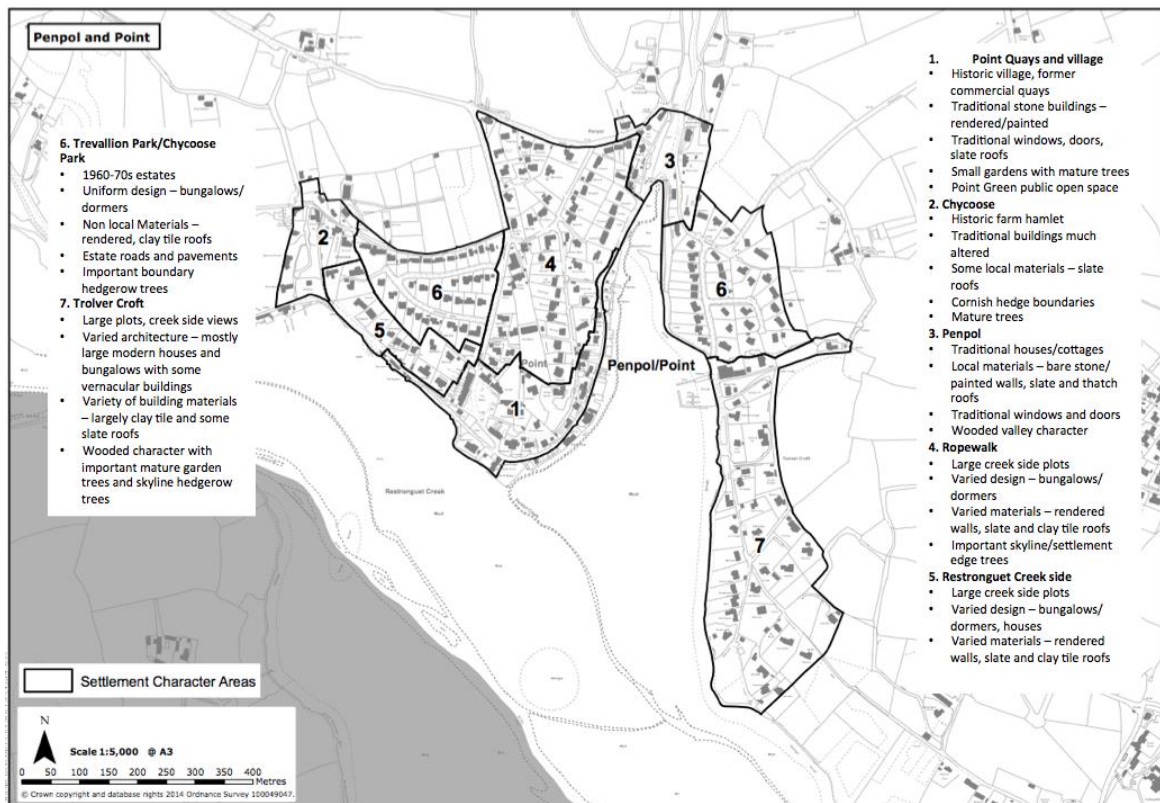


Figure 79: Point and Penpol character area map



Figure 80: Bone mill pond, Penpol.

As Figure 79 shows Point, Penpol and Trolver Croft each have their own character with historic buildings clustering around the former industrial areas, but now have been joined to each other by post-war housing development. Penpol Chapel is the largest historic building. Trevallion Park (Penpol) and Chycoose Park (Point) are similar bungalow estates with modest gardens (less than 0.5 acres) and estate layouts, whilst Ropewalk (Penpol), Restronguet Creek side (Point)

and Trolver Croft a much more recent development of post war – 1970's and 1980's bungalow estates and individual large plots of 1 to 1.5 acres along the creekside with a variety of larger dormer bungalows and houses. The wooded character of Trolver Croft, with mature garden trees and skyline hedgerow trees, is visually striking when viewed from the western side of Penpol Creek and Point. The settlement is largely made up of bungalows (131) with 49 houses and is characterised simply as shown on the map in Figure 79.

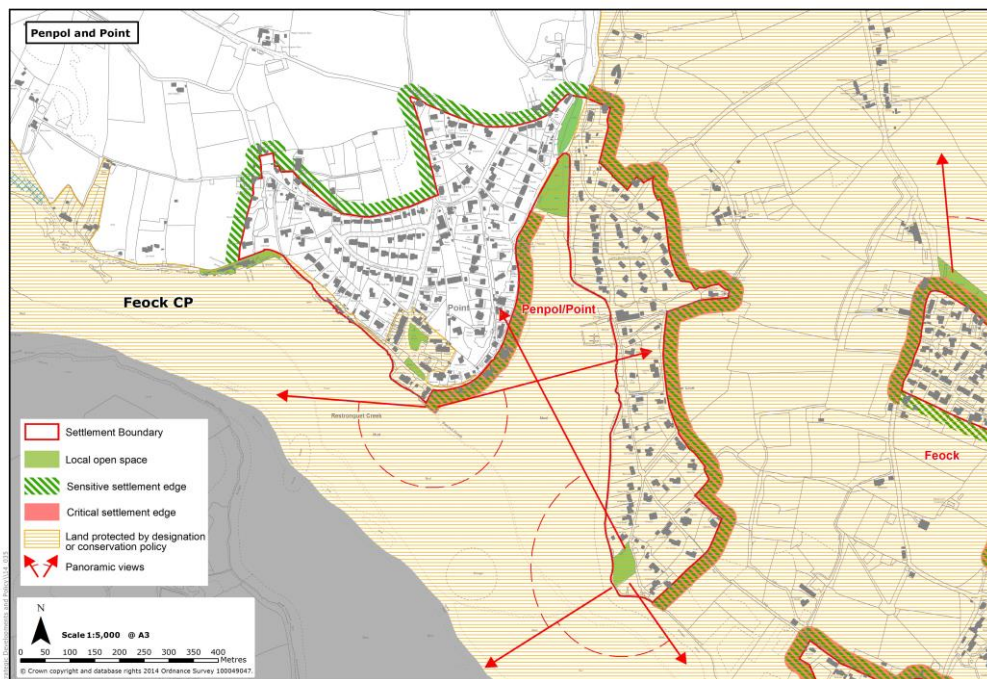


Figure 81: Point and Penpol constraints and opportunities

2.52 Street pattern and highways

Largely narrow, single-track lanes, historic road pattern following quays and creek side. Types of enclosure are varied for the large part boundary walls, are local granite killas stone, some 'Jack and Jill' detailing and brick walls, with slag attributes along the quay edges. Fencing largely occurs as a boundary to more recent post war development and former field boundaries also exists, often softened by trees – local indigenous hedge types, sycamore etc. Where boundaries have been broken to create parking bays/vehicular access they result in a loss of 'sense of enclosure'. Boundary loss should be resisted, the planted boundaries help to knit the different developments together and provide a soft edge to plots.

Feock Parish Council has recently carried out a signage de-clutter project so highway signage exists where necessary. There is little in the way of road markings due to the rural character of the area. However, there is a perception that the Tram Road used as a local rat-run, fast traffic at school/work run mornings and evenings – i.e. only at certain times of the day, otherwise very quiet. Forms the end of the Mineral Tramways Trails – cycle/pedestrian route.

There is good access to the foreshore – which needs to be protected to allow public access to foreshore to be used by local community to access creek, for recreation, canoeing, sailing, swimming etc.

Quiet, idyll, beautiful, welcoming place historic interpretation boards would aid visualization of the interesting industrial history and for enjoyment of visitors – tourism etc

There is no issue of lack of parking due to low density nature of housing, parking provision is within plots so street parking is limited.

2.53 Open and connecting spaces

- Point Quay – a large green, flat area forming the Quay, with Restronguet creek on its southern edge and Penpol Creek to the east
- Point Green lies to the north of Point Quay – a triangle shaped village green surrounded by terraces of cottages
- The Tram Road connects Point and Penpol to Devoran, providing access to:
- Chycoose beach to the west of Point Quay;
- Bone Mill and Penpol Pond at the head of Penpol Creek
- With Carnon Yard an open area and beach area located at the end of the access road to Trolver croft to the east of the mouth of Penpol Creek



Figure 82: Bone Mill at the head of Penpol Creek.



Figure 83: Point Green looking southeast to the creek.

2.54 Trees and planting

Mature garden pines, and hedgerow oaks are particularly important around Point village, Trolver Croft, the woodland along the Penpol stream and along the upper edges of the three settlements. Loss of trees is detrimental to visual amenity in this area. Where loss of trees is considered necessary, replanting to conserve the wooded character should be encouraged.



Figure 84: Narrow access road between Point and Penpol with landmark trees.

2.55 Building form, orientation and layout

Trolver Croft, lower density, large detached dwellings, largely bungalows 1 to 1.5 storeys in height (rooms in the roof) on large plots. Most buildings have a rectangular layout, with mass broken by extensions to the original building.

2.56 Materials and colours

Due to predominant bungalow style – materials for external surfaces largely smooth, render, some red brick along the quay and granite, killas rubble stone cottages. Modern buildings have used materials of colours that reflect the local

palette, with grey zinc roofs and grey stone.



Figure 85: Painted render dwellings, Point.



Figure 86: Modern dwelling house at Carnon Yard, using a palette of locally distinct colours.

Some industrial remnants – slag is found in the boundary walls of properties, notably along Quay Road and to Point Green forming part of the red brick boundary walls. Plastic and UPVC not characteristic

2.57 Locally distinct details

- Historic stone built mineral quays with half-tide slips.
- Remains of the tidal Penpol Bone Mill- partly restored by Restronguet Creek Society.

- The tide millpond used as sluicing pond for historic quays.
- Mining pump pipes re used under Penpol pond bridge
- Tin and lead slag spread along the foreshore of Penpol beach on the east side, and slag and furnace bricks used in walling at Point.



Figure 89: Slate roofed dwellings at Point Green.

2.58 Roofs

45-degree pitch roofs mostly corrugated concrete roof tiles, with some natural slate on traditional buildings, thatch and zinc on contemporary/modern buildings. The roofs are largely simple pitched roofs, with cat slide additions where extensions have been created. Some 1950's bungalows have front double gables breaking the length of façade. Chimneys are apparent but many bungalows do not have chimneys. Chimneys help to break the ridgeline and add skyline interest.

2.59 Windows and doors

Bungalows have large paned windows with a horizontal emphasis, while traditional buildings have a vertical emphasis. There is a mix of wooden sash and Upvc.

2.60 Porches

Small bonnet porches on smaller cottages, largely evident on facades of traditional dwellings, bungalows usually have recessed covered porches.

2.61 Exterior lighting

Very little, the settlements have little in the way of street lighting. Telegraph poles and overhead electricity wires provide utility services to the area.

2.62 Community facilities

Penpol Chapel.

2.63 Business/rural economy

Penpol Boat Yard



Figure 88: Penpol Boat yard.

2.64 Key strengths

- Two villages around Penpol Creek with Idyllic, serene 'sense of place', where the quays, waters edge along the foreshore are set against the backdrop of treed hills.
- The area is quiet, with little through traffic, the narrow Old Tram Road is used largely by the local community and cyclists using the Mineral Tramway route.
- The publicly accessible Point Quay and Point Green afford large vistas across the water towards Restronguet, Trolver Croft and Carnon Yard.
- Panoramic beautiful vistas and views into and out of the settlements and parish to Restronguet Creek – a visual tonic for the eyes
- Green, sylvan character



Figure 90: Penpol Methodist Chapel.

- History and heritage – historic structures and industrial remnants e.g. Bone mill and ‘pump sieves’, half-tide slips
Public access to foreshore and public beach
- Buildings run along terraces and utilise the slope, 1 to 1.5 storeys

2.65 Weaknesses and opportunities

- Protect sensitive landscape areas from development
- Continued public access to foreshore Feock Parish Council own Point Quay – well maintained public space serves the local community well for various events and leisure/amenity;
- Management of boat layup at head of creek to prevent rotting hull scenario.
- Tree planting to soften gaps e.g. in the centre of the terraced area in Point. Trees help to soften the built form of the settlement. Avoid removal of trees to open ‘views’ towards the water. The trees some of which are mature tall specimens, which add great visual amenity to the area, and

often punctuate the skyline provide a soft background and visual edge to the settlement.

- Retain existing trees to maintain visual amenity, and where it is necessary to fell due to disease replant with locally distinctive species such as Monterey and Scots pine to punctuate the skyline and native species, Sycamore, Oak, Holly and Hawthorn etc to retain treed hedgerows (along former field boundaries).
- Where trees have been removed or boundaries lost or broken it creates a negative impact upon the visual amenity of the area and its overall character. Where ‘loss’ has occurred it creates ‘holes’ and an open feel to the village scape.
- Provide local historical information boards.
- Retain public views and vistas from within the settlements e.g. from Point Quay, Point Green, Trolver Croft lane.
- Design and siting of sustainable forms of domestic energy needs to be sensitive to the local area and sited to avoid detrimental visual impact.
- Avoid, artificial terracing of plots to accommodate development, new development should utilise the existing slopes, and be placed to minimise undue cutting and fill to allow a more comfortable appearance to development.
- Retain boundary walls and hedgerows, i.e. avoid loss for car parking areas
- Avoid buildings in excess of 1.5/2 storeys in height
- Create a quiet lane designation along the Tram Road to curb traffic speeds and improve enjoyment by all users, pedestrians, cyclists, horse riders, vehicles

- Enhance the rural car park above Penpol Bridge

2.66 Planning policy:

The Cornwall Local Plan: Strategic Policy

Document (2010 - 2030)

World Heritage Site

Devoran Conservation Area and

Management Plan

Industrial Settlements Initiative

Area of Special Scientific Interest

Defined within Coastal Zone

2.66 Feock

Description and location

Historically, the village of Feock has grown from small developments see historic maps Figures 47 and 48 showing Feock Downs area to the north, near the present day Four Turnings area. La Feock is at the north western edge of the current Feock settlement, with Feock Churchtown at the heart of the village easily identified as the area of Feock Church also shown on the map, and its immediate environs. The medieval farm settlements of Loe and Harcourt appear on this map. Marblehead Quay (1778) (formerly known as Harracrack Quay) is perhaps named after the Massachusetts port famous for its role in the War of Independence.

As with much of Feock Parish the development of settlements has been largely influenced pre-war by the location of mineral quays and the mining related interests of the four main estates of Trelassick (Daniell), Carclew (Lemon), Lanhydrock (Agar-Robartes) and Tregothnan (Lord Falmouth), who sold off plots and were the overall 'managers' of early development within the area (Figure 46).

Harcourt was divided between Carclew and Trelassick, the Daniell family owned the area known as Harcourt, which now forms part of the settlement area known as Restronguet Point (Character area 9 on fig 93).

It is the influences of both the 'Estates' and the export of copper ore to South Wales that have determined the development of this area. Quays and associated buildings still remain, i.e. along Pill Creek that denote the historic industrial heritage where the quays were used to export copper and import coal and lime (lime kiln still exists on Pill Quay)

Loe was originally just the farm but has now developed with more housing taking advantage of the beautiful panoramic



Figure 90: Pill Creek looking towards the quay.

views across the Carrick Roads to the Roseland, with the small boat lay-up, car park, and Loe beach Café being the commercial element here. Feock village lost its shop in 1960's, which was situated opposite the Church and the school closed in 1970's.

Feock village is separated from Restronguet Point by the extensive grounds of Porthgidden house and garden. Now converted to flats the property still retains the character and appearance of a traditional private mansion.

2.67 Landscape setting of the village

Beautiful, quiet village with idyllic creek side setting, with two historic cores centered around Feock Church and La Feock, with Pill Creek, a wooded creek side valley located to the north, and more modern areas of bungalow and council house developments located between the church and La Feock. The village setting is rural surrounded by fields and creek sides (on its northern and eastern edges). Mature trees and garden planting add to the overall sylvan and green character.



Feock NPD Evidence Base Summary 25.04.17 - 65
Figure 91: Heavily treed Pill Creek area.

2.68 Settlement edges, views and landscape character

The settlement area is characterised by a mix of village scape and rural rolling hills and riparian (wooded creek side valleys) and the beach area at Loe Beach. Of particular note are the fields above the settlement of Pill. These provide a rural upper edge to the large houses along the creekside. The village is well treed due to the sylvan creek side valleys, skyline trees that follow the hill tops and mature hedgerow oaks.

There are some groups of noteworthy trees within the centre of the village, which add to the visual amenity and setting of the village. See Figure 97 – glimpses of Pill Creek between the trees particularly from the church car park and West Pill cottages and Loe Beach which provides wide panoramic views of Carrick Roads.

The settlement is within the AONB and sited on the edge of Carrick Roads SAC. The settlement edges have been maintained largely intact for the last 40 years and therefore all the settlement edges are regarded as sensitive (Figure 97)

2.69 Settlement pattern and character

Feock village is a nucleated settlement around the more historic Churchtown and La Feock cores. Feock Churchtown is medieval in origin and the older properties around the church are principally 18th/early 19th century. La Feock centres around half a dozen properties of similar date that are mostly gable end on to the road and is typical of historic farm hamlets in Cornwall. More recent additions form part of the western slopes, with low density largely, bungalow estate developments dominating. A small play park at the northwestern edge of La Feock is recent. See Figure 93. Mix of two storey detached dwelling houses, traditional cottages and some town house style residences, 1950s and later

bungalows with more recent modern additions of large dwellings in various styles.

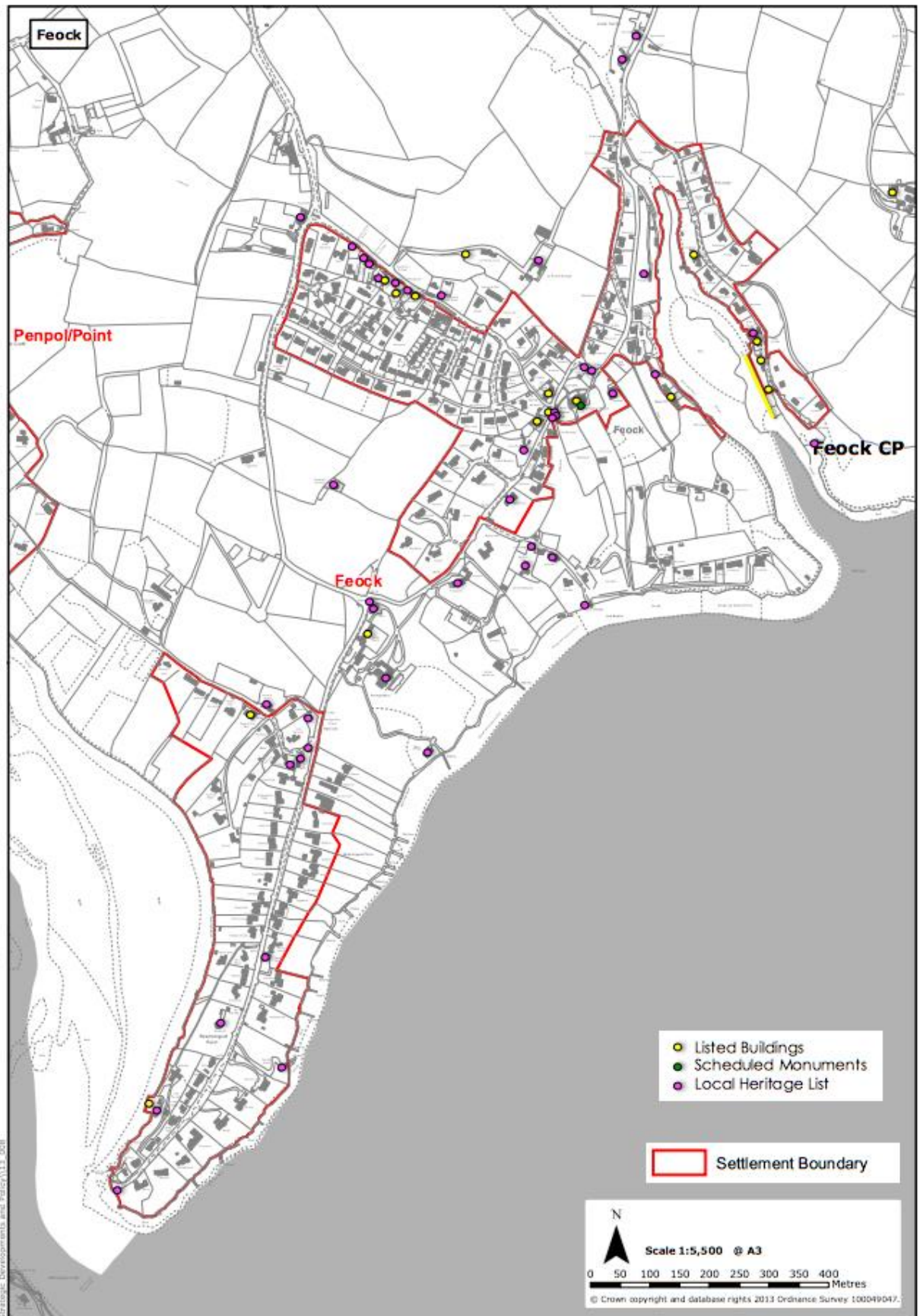


Figure 92: Feock Heritage List map.

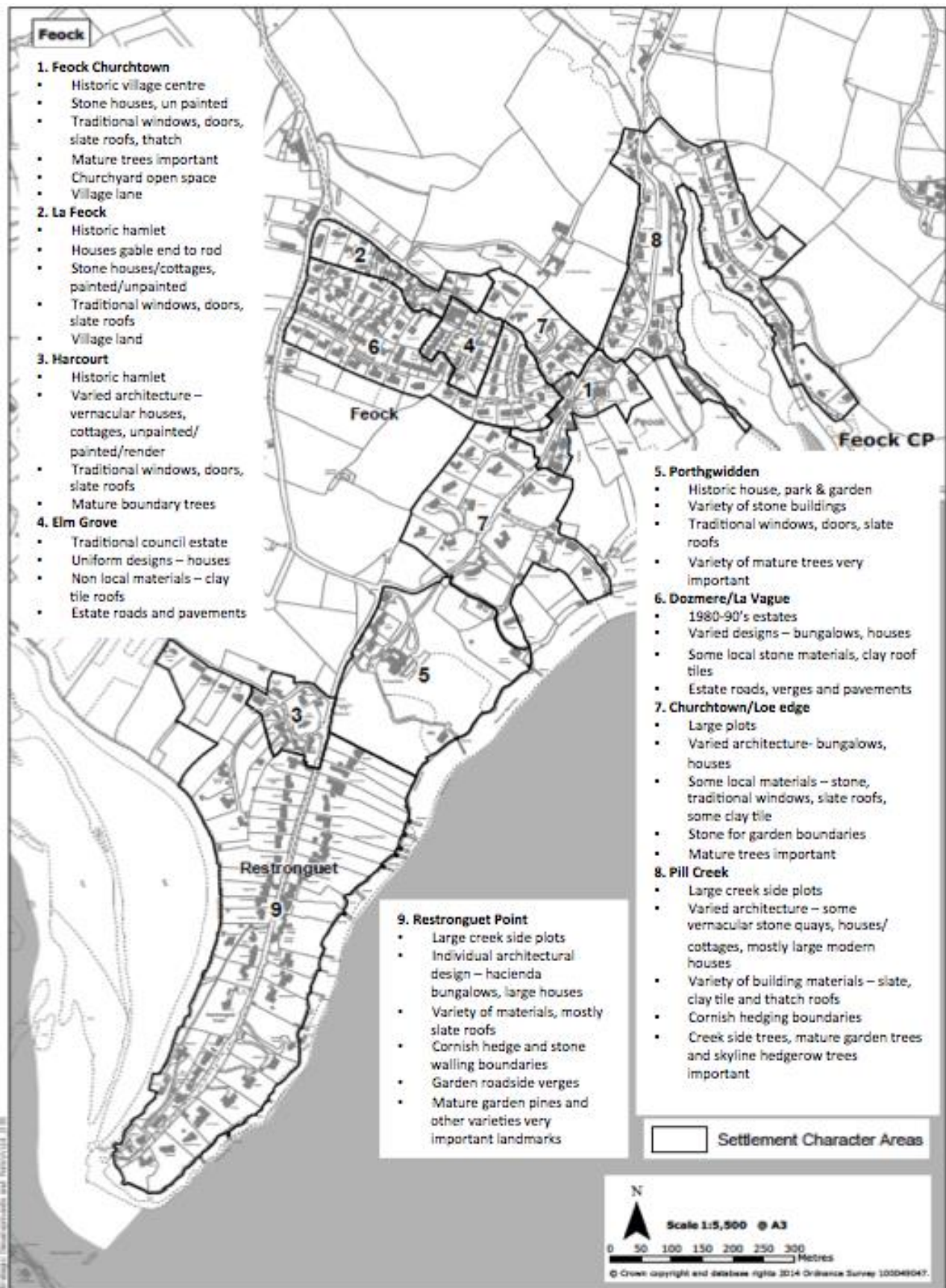


Figure 93: Feock character area map

The settlement of Feock is largely made up of houses (293) with 96 bungalows and 13 flats/apartments. Restronguet Point and Harcourt areas have 48 bungalows and 13 houses. The settlement is characterised simply as shown in Figure 93, Feock Character map.

2.70 Street pattern and highways

Historic and creekside areas of the village are characterised by narrow country lanes enclosed by treed Cornish Hedges, whilst modern estates having wider 'estate layouts' with pavements and grass verges.

These help to create a clear and defined sense of enclosure, some areas such as Elm Grove, late 1950's, large two storey terraced, estate, have loose, and open areas due to the loose 'estate' layout and pavements with ill defined property boundaries.



Figure 94: Elm Grove



Figure 95: Narrow country lanes in La Vague.

Cornish hedgerows, planted garden walls, 'Jack and Jill' detailing, in stone walls.

Most of car parking is within plots due to the large nature of domestic plots, so on-road/street parking is not an issue. Minimum amount of highway signage helps to preserve the rural village character. The narrow country access lanes to and within the village help to control and reduce traffic speeds and help to make it pedestrian and cycle friendly.

Large car park at Feock Church Hall and adjacent to the entrance to it providing car parking for the community and visitors – also at Loe Beach.

Lanes are well maintained some pavements are covered in moss and could be slippery when wet and a hazard – regular maintenance is required e.g. along hill at entrance to La Vague estate.

Retain means of enclosure to reflect local rural character e.g. hedgerows and grass verges. Maintenance of pavements is required to enable safe use and accessibility. Reduce excessive domestic lighting.



Figure 96: 1980's estate layout, Gwel an Scol, Feock.

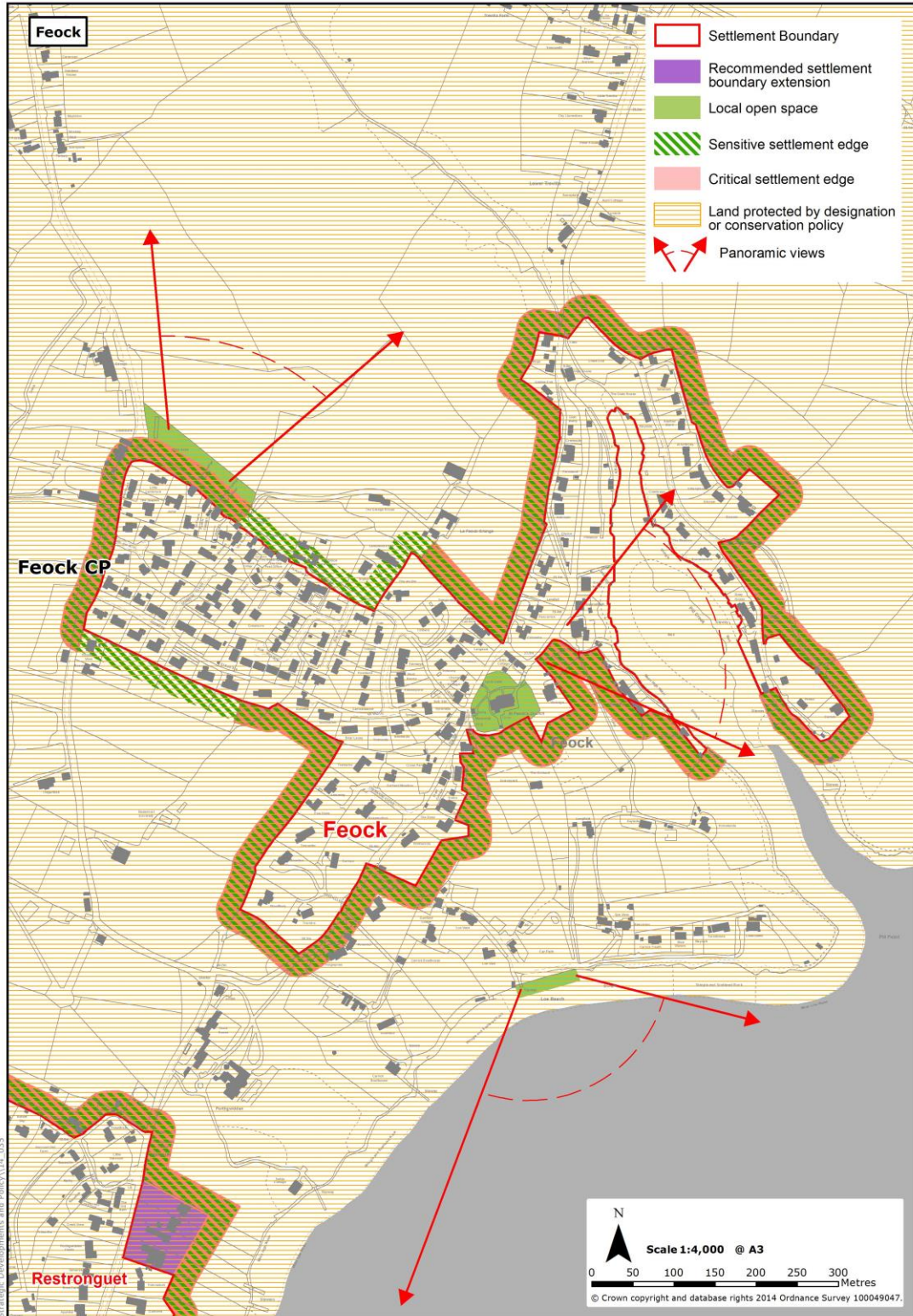


Figure 97:
Feock opportunities and constraints map

2.71 Open and connecting spaces

Feock has its main recreation ground located on the northern edge of the settlement in the La Feock area. It provides relatively new park equipment and football area.



Figure 98: Retallack Playing Field

St. Feock Churchyard and cemetery provide valuable green open space with mature tree planting in the centre of the village.

2.72 Buildings

See Feock Parish Designated Heritage List and Feock Parish Local Heritage List map (Figure 92 in Plan document).



Figure 99: St. Feock Church.

2.73 Roofs

Roofs, e.g. pitch, styles, pitch, catslide, mono-pitch, double pitch, flat-roof, dormers, size, frequency, gables. Often 45-degree pitch roof, natural slate roofs, with smaller domestic additions either mono-pitches, not many flat roofs. Some dormers on bungalows and on one

notable building (Whittericks) by the Loe Beach turning – (Alfred Cornelius, Truro architect). Chimneys often punctuate rooflines – rendered on more modern buildings, brick corbelled on traditional styles.

Lambrook Farm traditional small buildings in La Feock. Loe Farm buildings are now domestic. Some modern farm large timber pitched roof buildings located in fields at the southern edge to Feock above Harcourt.

Feock lost the village shop 30 years ago, it was subsequently converted and extended into a two-storey dwelling house (located opposite the church). Few street lights, but some modern houses with large pane windows are ‘lit up like cruise ships at night’, with the addition of garden lights and gable “under-eaves” lighting, they create glare and ‘suburban style” lighting, an adverse addition to the rural setting.



Figure 100: Traditional thatched cottage in the historic core of Feock village.

2.74 Materials and colours

Various styles of windows dependent upon the age of buildings, wooden traditional multi paned sash (often painted white) to traditional dwellings. Various wood traditional, and Upvc to bungalows and modern dwellings. Pitch roofed, small, often glazed – to traditional

buildings, integral- set back recess in bungalow style residences. Often attached to dwellings set back from the front building line, well within the plot. Some traditional small ancillary buildings i.e. West Pill Cottages, near the church hall provide character to the area in terms of scale and traditional use of materials. Painted render, pastel colours (often exteriors are painted white).



Figure 101. Feock vicarage.

There are several modern dwelling houses all with their own distinct style e.g. the concrete block work Creek Vean House (Figure 102), Pill Creek built in 1966 and designed by Foster & Partners, Rogers Stirk Harbour & Partners.

More recent dwellings utilise large areas of glazing.

2.75 Locally distinct details

Stone built cottages (local granite killas stone), slate roofs, corbelled chimneys, traditional windows and doors to older properties. Cornish hedges and planted stone wall boundaries; and roadside verges.

2.76 Community Facilities



Figure 102: Creek Vean House.



Figure 103: Modern, recent dwelling.

Feock Church Hall

2.77 Business/rural economy

Commercial buildings Loe beach café - a small single storey pitched roof wooden building and Ferris's Garage – large block built white painted render 1.5-storey garage at the entrance to the village.

2.78 Key strengths

Quiet, picturesque village, with a historic core centered around Feock Church, with Pill Creek, a wooded creek side valley



Figure 104: Feock Church Hall.

located to the north, and more modern areas of bungalow developments located at La Feock and the west, with traditional cottages identifying the settlement edge. The village setting is rural surrounded by fields and creek sides (on its northern and eastern edges). Mature trees and garden planting add to the overall sylvan and green character.



Figure 105: View towards Pill Creek.

Little in the way of highway signage and markings helping to keep retain the rural nature of the village. Avoid plating sites to provide level areas, on terraces; buildings should follow the terrace rather than creating false levels due to ‘cutting’. The recess of buildings following the topography helps to break down the mass of buildings and lessen their visual impact.

2.79 Key weaknesses

- Plot sub-division in high amenity areas e.g. Pill Creek, leading to densification, and knock down and larger rebuilds resulting in loss of proportional balance between built form and mass and the open/garden areas of plots.
- Buildings with increased storey heights and ridgelines in relation to the built context, especially where they would be viewed as a large vertical mass where two or more buildings visually line up with one another e.g. where dwellings/buildings have been built on terraces. Dispersed layouts can help to avoid this scenario, with gardens and planting helping to maintain ‘green spaces’ between buildings and allow the topography to be easily read.
- Avoid plating sites to provide level areas, on terraces, buildings should follow the terrace rather than creating false levels due to

‘cutting’. The recess of buildings following the topography helps to break down the mass of buildings and lessen their visual impact.

2.80 Opportunities for improvement

- Maintain and protect views within and in and out of village.
- Protect sensitive landscape and coastal areas from development
- Retain the public access to the water, quays and green, these are well used by the local community of all ages for many activities and events throughout the year.
- Avoid plot sub-division which results in loss of ‘planting and green character’ to soften areas.
- Retention and protection of trees help to soften the built form of the settlement. Avoid removal of trees to open ‘views’ towards the water. The trees some of which are mature tall specimens, which add great visual amenity to the area, and often punctuate the skyline provide a soft background and visual edge to the settlement.
- Use materials to match existing if making extension to existing buildings or use materials that reflect the local palette and local context.
- Avoid hipped type roofs, they are not characteristic of the area
- Provide planted boundary walls to Elm Grove to define sense of enclosure and make area more cohesive.
- Resist loss of boundary treatments and planting and resist over manicured gardens and hedgerows, which lead to a sterile, sub-urban and open appearance and the loss of ‘country lane’ character.
- Retain and/or reinstate boundary treatments to knit different areas together and reinforce the ‘rural

village' character hedgerows and grass verges i.e. avoid loss for car parking areas

- Maintain narrow routes, advise against wide/over zealous visibility splays, which widen roads and increase traffic speeds – keep it safe but also retain character.
- Maintain minimum of highway signage and road markings.
- Maintenance of pavements to enable safe use and accessibility.
- Keep external lighting to a minimum to help maintain 'dark rural skies' and prevent sub urbanisation and night 'dazzle'.
- Better signage for businesses
- Community shop



Figure 107: Loe boat park at Loe beach.



Figure 106: Sea wall near Loe Beach.

2.80 Planning policy:

Cornwall Local Plan: Strategic Policy Document (2010 - 2030)

World Heritage Site

Devoran Conservation Area and Management Plan

Industrial Settlements Initiative

Area of Special Scientific Interest

Defined within Coastal Zone

2.81 Restronguet Point and Harcourt

Landscape setting

Restronguet Point is a narrow headland that forms the southern tip of Feock Parish, separated from Feock village by Porthgwidden house and Garden to the north, and is bounded by Restronguet Creek to the south and western edges; and Carrick Roads on the east.

The narrow peninsula was open fields until after the second world war. Before that there were several traditional cottages serving Marblehead Quay and the foot ferry across The Gut to Restronguet Quay and the Pandora Inn.



Figure 108: Restronguet Point from Restronguet Barton.

2.82 Settlement edges, views and landscape character

Public views of Restronguet Creek are provided from the small public green space at the tip of Restronguet Point. All the edges of the settlement have been maintained over the last 40 years, are within the AONB, are adjacent to the Fal SAC and are regarded as sensitive.

2.83 Settlement pattern and character

Dwelling houses run along the main access road, with some further properties situated along the water's edge. The dwellings are a mix of traditional cottages and former farmhouses and outbuildings, many of which have been extended. Over recent years there has been the addition



Figure 109: Open fretwork gates allow public views to the water.



Figure 110: Solid gates block public views to the water.

of modern dwellings in the Harcourt area in the north of the settlement. The area is noted as being one of the most expensive residential areas in England with many of the large properties being in excess of a million pounds, due to its beautiful and unique creek side setting, views and access to the Carrick Roads and creeks.

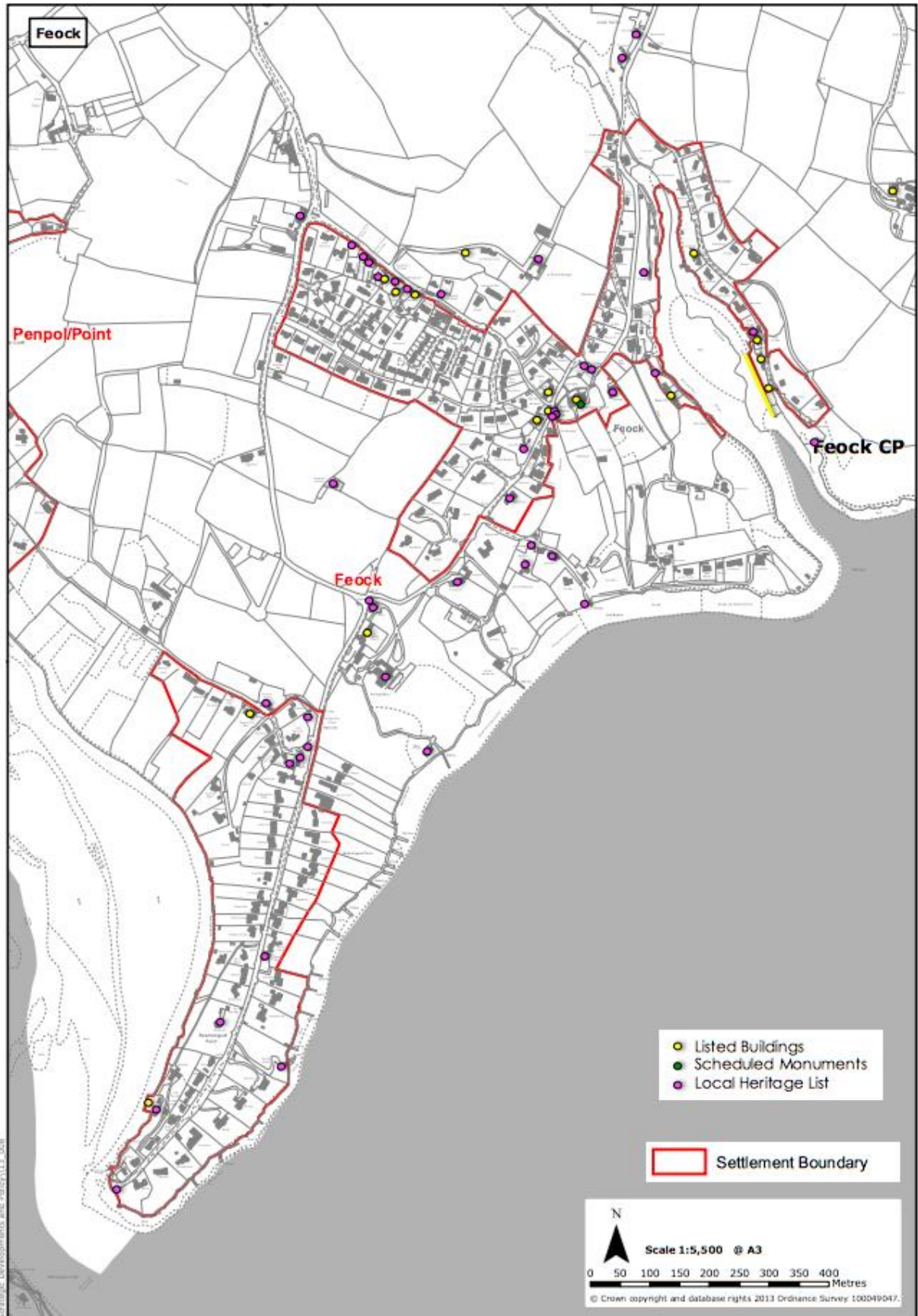


Figure 111: Restronguet Point Heritage List map

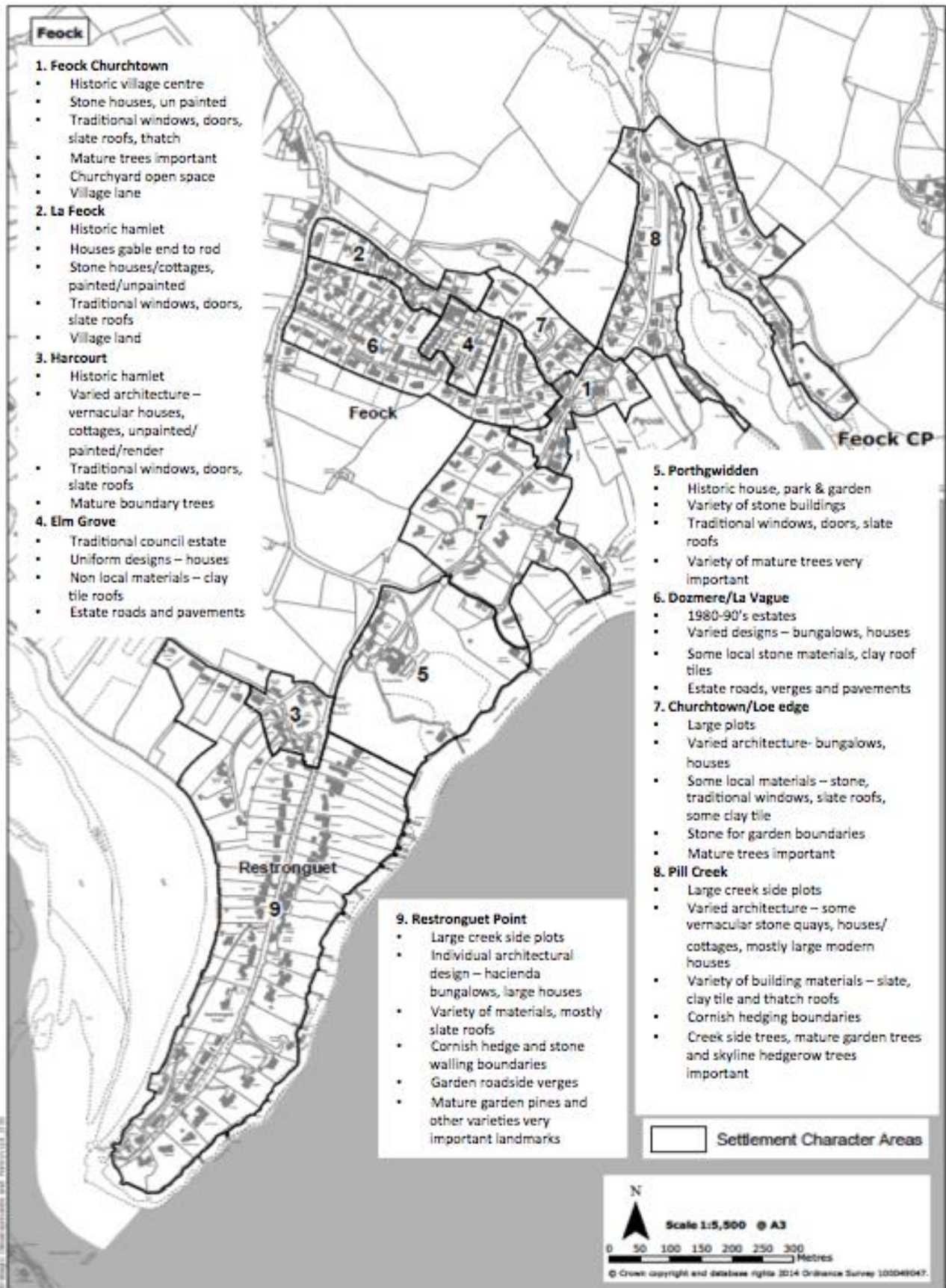


Figure 112: Restronguet Point Character Area map

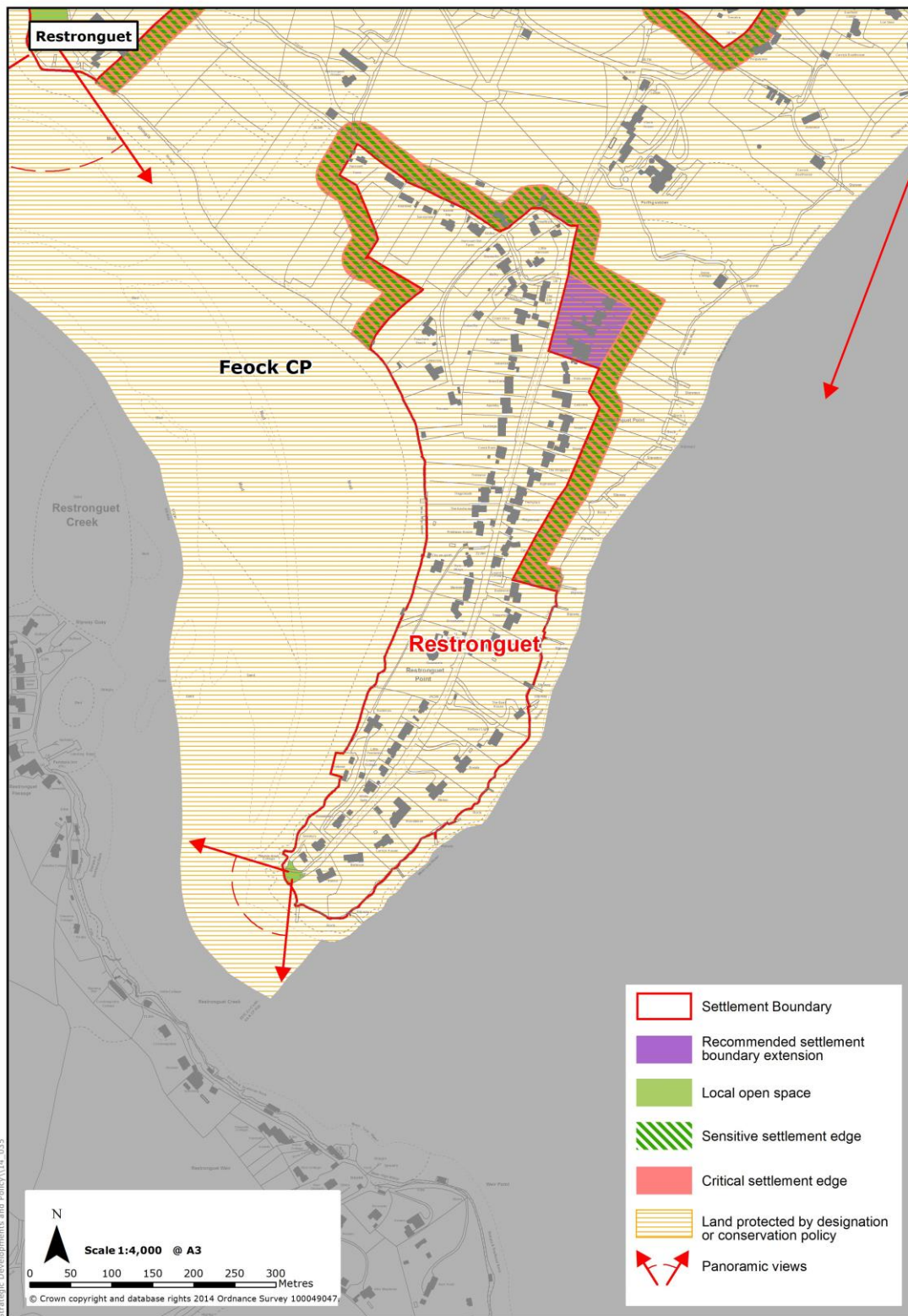


Figure 113: Restronguet Point constraints and opportunities map

2.84 Street pattern and highways

The single highway is interspersed with access driveways to dwellings, often enclosed by gates and walling. Gated access ways that have gates that are not solid are preferred to allow views to the creek and the open countryside.

2.85 Open and connecting spaces

Located at the end of Restronguet Point is a small public green open space area, used for access via a rocky slipway to Restronguet Creek for dinghies and boat tender storage.



Figure 114: Restronguet Point.

2.86 Trees and planting

Harcourt is characterised by its sylvan character with large mature tree specimens.



Figure 115: Traditional farmstead at Harcourt.

The access road to Restronguet Point is enclosed by a mixture of grass verges and planted hedgerows.

2.87 Buildings



Figure 116: Modern architecture – The Boat House.

See Feock Parish Local Heritage map (Figure 111) and Feock Parish Local Heritage List in the main Plan document.

The area boasts modern architecture e.g. The Boat House, John Crowther, 1970's modernist style architecture.

2.88 Building form, orientation and layout

There is a mixture of cottages (Harcourt) and large two storey dwelling houses and single storey/dormer bungalows on large plots especially adjacent to the creekside.

2.89 Materials and colours

The use of local materials is apparent throughout the area, with natural slate roofs and wall hanging, and the use of local killas granite stone for walls and boundary walls.



Figure 117: Use of traditional, locally distinct materials, slate and local stone.



Figure 119: 'The Laundry'.

More recent, modern style dwelling houses utilise a similar palette of materials of natural slate and white painted rendered walls.



Figure 118: Modern dwellings with traditional, locally distinct materials, slate and local stone.



Figure 120: Distinctive stone wall pattern, Restronguet Point.

2.92 Key strengths

Restronguet Point is a quiet, picturesque settlement, with a small rural historic core in Harcourt. The Point is surrounded for the most part by Restronguet Creek and Carrick Roads. Public access to the foreshore is available for dinghies at the small green area at the tip of Restronguet Point. Mature trees and garden planting add to the overall sylvan and green character.

There is one main route accessing the Point, which has very little in the way of highway signage and markings helping to retain the quiet, rural character of the area.

The majority of dwellings are built on large plots, allowing for a low density and mature planted appearance, with many mature tree specimens punctuating the skyline, especially when viewed from the opposite sides of the Creeks.

2.90 Locally distinct details

The former 'laundry' building, now a dwelling house has distinctive roof lights (to formerly aid ventilation), which is a distinctive feature in the centre of the area (Figure 119).

Local walling patterns are evident at Restronguet Point (public open space) in the historic slipway and boundary wall.

2.91 Community facilities and business premises

None.

2.93 Key weaknesses

- Private, enclosed nature of some property roadside boundaries, which have solid high gates. These prevent public views to the water, losing the connection with the surrounding maritime context.
 - High property and land values create pressure for more development, including knock down and larger rebuilds resulting in loss of proportional balance between built form and mass and the open/garden areas of plots.
 - Buildings with increased storey heights and ridgelines in relation to the built context, especially where they would be viewed as a large vertical mass where two or more buildings visually line up with one another e.g. where dwellings/buildings have been built on terraces. Dispersed layouts can help to avoid this scenario, with gardens and planting helping to maintain 'green spaces' between buildings and allow the topography to be easily read.
 - Avoid plating sites to provide level areas, on terraces, buildings should follow the terrace rather than creating false levels due to 'cutting'. The recess of buildings following the topography helps to break down the mass of buildings and lessen their visual impact.
- Avoid plot sub-division which results in loss of 'planting and green character' to soften areas.
 - Retention and protection of trees help to soften the built form of the settlement. Avoid removal of trees to open 'views' towards the water. The trees some of which are mature tall specimens, which add great visual amenity to the area, often punctuate the skyline providing a soft background and visual edge to the settlement.
 - Use materials to match existing if making extension to existing buildings or use materials that reflect the local palette and local context.
 - Avoid hipped type roofs, they are not characteristic of the area
 - Resist loss of boundary treatments and planting and resist over manicured verges and hedgerows, which lead to a suburban appearance and the loss of 'country lane' character.



Figure 121: Grass verges along the main route in Restronguet Point.

2.94 Opportunities for improvement

- Maintain and protect views within and in and out of the settlement e.g. avoid installation of solid high entrance gates.
 - Protect sensitive landscape and coastal areas from development
 - Retain the public access to the water via the small green at the head of Restronguet Point these are well used by the local community.
- Avoid wide/over zealous visibility splays, which widen roads and increase traffic speeds – keep it safe but also retain character.
 - Maintain minimum of highway signage and road markings
 - Maintenance of grass verges to enable safe use and accessibility for pedestrians.
 - Keep external lighting to a minimum to help maintain 'dark

rural skies' and prevent sub
urbanisation and night 'dazzle'.

2.95 Planning policy:

Cornwall Local Plan: Strategic Policy
Document (2010 - 2030)

World Heritage Site

Devoran Conservation Area and
Management Plan

Industrial Settlements Initiative

Area of Special Scientific Interest

Defined within Coastal Zone

2.95 Penelewey

Description and location

The area known as Penelewey is made-up of the main 'settlement' around and to the south of the Punch Bowl and Ladle Inn pre-1805 (located in the neighbouring Kea Parish). The historic hamlet has grown from the Inn and traditional cottages to more recent post-war development along the main road from Playing Place to Feock and along the road leading to Coombe to the east. The area of Feock Downs to the south was developed as hardwood plantations by the Trelissick Estate - Exmouth Plantation, Wellington Plantation (the largest) with the notable Boxheater triangular shaped wood. All planted around 1816. The area is now interwoven with an estate of two-storey dwellings (1970's to 1980's).

The 'plantation' character is also very apparent at 'Kelliwith', the small cul-de-sac housing estate located to the south of the main area known as Penelewey. 'Kelli' is the Cornish word for 'wood'. The formally laid, low-density estate consists of largely detached bungalows with some two-storey dwellings.

2.96 Landscape setting of the village

The plantations and mature tree-lined hedgerows give the area a unique character and help to knit what is essentially ribbon development along the roadside together. The trees soften the built form of the dwellings and help to merge the area into the open countryside around the Goonpiper area (goon is the Cornish word for heath).



Figure 122

2.97 Settlement edges, views and landscape character

The settlement areas are surrounded by farmland edged with hedgerow trees. Most of the developed areas are within former Trelissick Estate plantations and are not easily visible from a distance (Figure 123). There are good views from the eastern edge of Wellington Plantation down the Lamouth Creek valley.

2.98 Settlement pattern and character

The settlement area of Penelewey, including Mount George Road and Wellington Plantation is made up of 46 houses and 21 bungalows. The area is characteristically low density, detached dwellings, however there is a small amount of terracing in the historic core of the area around the Inn. Mix of bungalows dating from the 1950's 60's and 70's with later two storey additions in Wellington Plantation around the 1980's. It is a quiet, ribbon style development with a small historic core around the Punch Bowl and Ladle Inn (the Inn lies in the neighbouring Kea Parish). (See settlement character area map Figure 125)



Figure 123: Aerial view of Penelewey showing extensive tree cover.

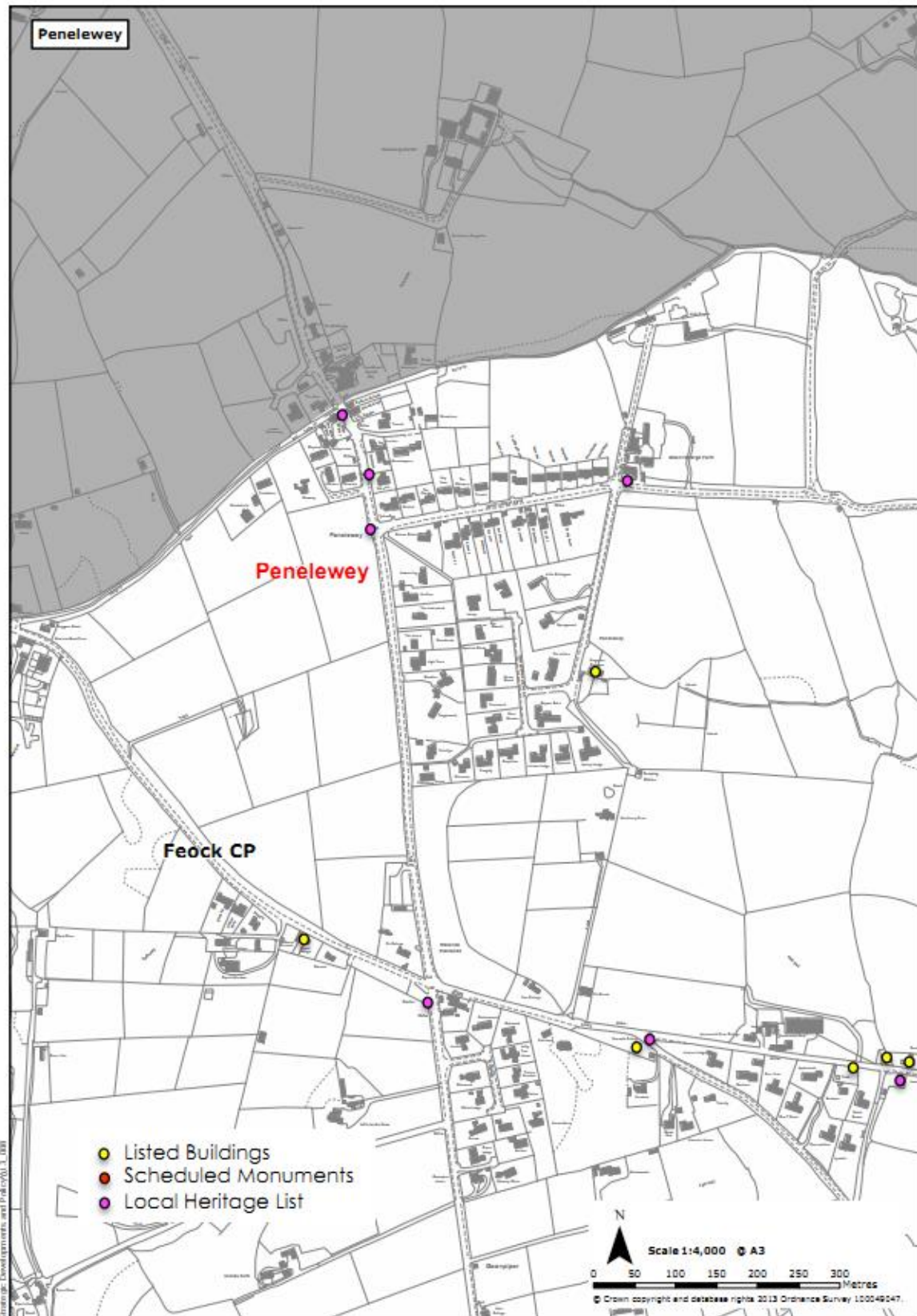


Figure 124: Penelewey Local Heritage List map

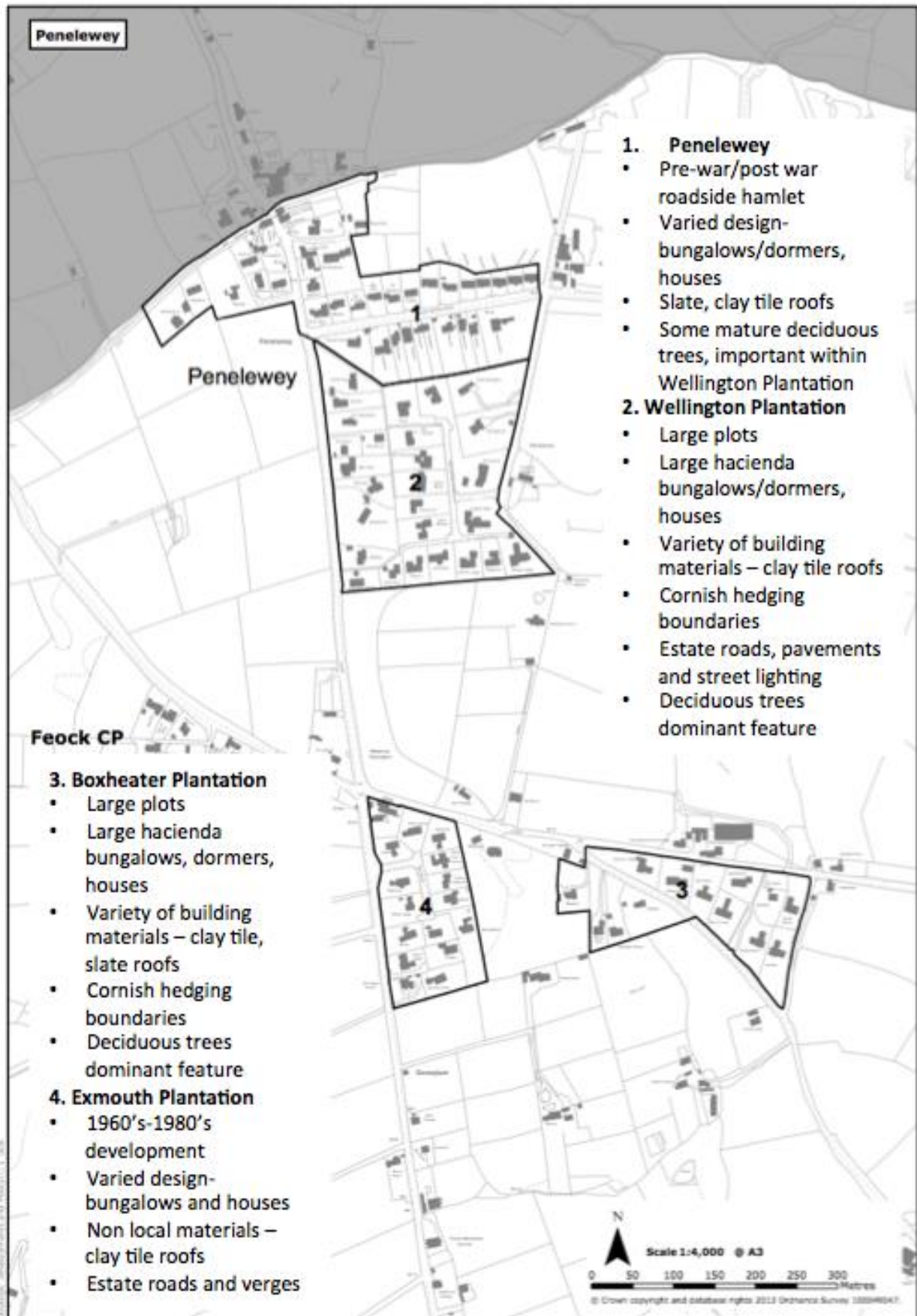


Figure 125: Penelewey character area map.

2.99 Street pattern and highways

Main road from Playing Place to Feock and to King Harry Road, wide roads with grass verges and tree lined hedgerows. Estate roads with pavements (Wellington plantation), narrow country lanes Well-defined and well maintained mix of Cornish field hedgerows – well established and strong sense of enclosure/public/private space is well defined. There is a limited amount of signage for highway navigation Protect boundary treatments, Cornish hedgerows. Improve pavement areas – clean to remove moss and slippery algae in the estates areas

The main road connects to the A39 and is used by commuters using the King Harry Ferry to access the Roseland and cars are perceived to travel fast along it due to its straight nature and so prohibits safe pedestrian and cycle access. A possible enhancement opportunity could be to provide a safe pedestrian and cycle route along the wide verges and road with reduced speed limits to enable ease of pedestrian movement between the settlements of Penelewey and Feock.



Figure 126: Entrance to Penelewey.

2.100 Open and connecting spaces

None

2.101 Trees and planting

Heavily treed, unique, sylvan plantation character. Hedgerows and means of mature planted enclosure.



Figure 127: Mount Wellington estate, heavily treed.



Figure 128: Modern dwellings with in mature tree plots.

2.102 Buildings

The majority of buildings are a mix of bungalows 1 to 1.5 storey in height and two storey houses.

2.103 Building form, orientation and layout

The area has a low-density character, although large extensions that fill up plots or sub division of plots and erection of more units is resulting in loss of open space and is causing densification.

Most dwellings have ancillary buildings e.g. garages set back or in line with the front building lines of dwelling houses and sheds in rear gardens, materials to match dwelling, single storey, single and double garages detached and integrated. There is not much sign of sustainable architecture although there are some solar panels at Kelliwith.



Figure 129: Large dwellings in mature tree plots.

2.104 Materials and colours

The use of the local granite killas rubble stone and sandstone is one of the locally distinct building materials, along with Cornish slate and the use of wooden fenestration and door details. Buildings generally have simple 45 degree pitch roofs of slate on traditional cottages and corrugated concrete roof tiles on more recent developments. Chimney pots are either brick string course or rendered chimneys with terracotta pots. The use of Upvc is prevalent in the modern buildings. Bungalows and modern dwellings mostly have integrated recessed porches.



Figure 130: Traditional stone cottages.

2.105 Locally distinct details

Thatched inn, stone cottages and some brick quoin stone detailing to Victorian style cottages and brick outbuildings in the centre of the settlement.

Wellington Plantation is characterised by Brick 1970's/80's dwellings; rendered 1950's bungalows along Mount George Road. Traditional fingerposts on King Harry Ferry Road.



Figure 131: Bungalows, Mount George Road.

2.106 Community facilities

The Punch Bowl and Ladle Inn is located within the settlement but is within the neighbouring Kea Parish



Figure 132: The Punch Bowl and ladle Inn, thatched roof.

2.107 Business/rural economy

The Punch Bowl and Ladle Inn and Mount George Farm located on Mount George Road (it backs onto Penelewey Downs).



Figure 133: Mount George Farm.

2.108 Key strengths

- Plantation character, sylvan appearance
- Surrounded by fields and treed hedgerows
- Open countryside

2.109 Key weaknesses and opportunities

- Retain unique plantation character
- Poor public footway access from Playing Place to Feock through Penelewey
- No safe cycle route from Feock (Ferris's Garage) to Playing Place
- Protect views into and out of the hamlet into the open countryside

2.110 Planning policy:

Cornwall Local Plan: Strategic Policy Document (2010 - 2030)

World Heritage Site

Devoran Conservation Area and Management Plan

Industrial Settlements Initiative

Area of Special Scientific Interest

Defined within Coastal Zone

Section 3.0 Appendices

Appendix 1:

List of relevant planning policy, consultation documents and guidance

Relevant Community Consultation, Planning Policy, Supplementary Planning Documents (SPD's) and guidance

Cornwall Local Plan – Strategic Policies Document 2010 - 2030
Cornwall Council Draft Affordable Housing SPD March 2015
Feock Parish Housing Need information Cornwall Council May 2013
Cornwall Council Strategic Housing Land Availability Assessment – September 2013
Feock Neighbourhood Development Plan Housing Evidence Report December 2013
Feock Parish Housing Needs Survey December 2013
National Census 2011
Feock Neighbourhood Development Plan – Community Questionnaire Executive Summary 11th March 2014.
Feock Neighbourhood Development Plan – Business Survey Analysis Report 12th March 2014.
Feock Neighbourhood Development Plan – Youth Survey Analysis Report 9th January 2014.
Feock Neighbourhood Development Plan – Wish Tree Survey Analysis Report 26th June 2014.

Relevant Websites

Local Health

www.localhealth.org

www.healthprofiles.org

www.apho.org.uk

Crime

<https://www.police.uk/devon-and-cornwall/CIOS.4065/crime/+LCXfe2/>

Appendix 2: Illustration acknowledgements

Name	Illustration on page/s
Peter Bailey	Title page, 30, 77–78, 84–88, 96, 126-128
Ben Shankland	3
British Rail	22
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Environment Agency	42
Google Maps	123
Nick Johnson	43-55, 57-61, 63, 65-57, 74, 79, 81, 92, 97, 111-113, 124-125
Cathy Kemp	34
King Harry Ferry Company	14, 25
Royal Cornwall Museum	75
Western National	23

Appendix: 3 Glossary

Affordable Housing

Social rented, affordable rented and intermediate housing, 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 provisions 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.

Affordable rented housing

Local authorities or private registered providers of social housing to households who are eligible for social rented housing let affordable rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

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. Does not include those goods defined under 'Convenience Retail' below.

Conservation Area

An area designated by the District Council 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 Council

The Local Authority for Feock parish.

Delivery Strategy

A document accompanying the Feock NDP that sets out a strategy for delivering and monitoring: (i) the policies within the Feock NDP; 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. Required for many types of planning application – both full and outline – but there are some exemptions. They are not required for householder applications. Design and access statements are documents that explain the design thinking behind a planning application.

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.

Dwelling mix

The mix of different types of homes provided on a site. 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 Feock NDP. 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 new development within the Plan area.

Examination

An independent review of the Neighbourhood Plan carried out in public by an Independent Examiner.

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 accessible, multi-functional green and open spaces.

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. 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 Feock NDP 'infill' is defined as

- (i) the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside; or
- (ii) the redevelopment of an existing previously developed site within the settlement

Many frontages however are not continuously built up and have large gaps (i.e. bigger than one or two dwellings) between buildings or groups of buildings. These gaps provide the setting for the settlement, and add to the character of the area. They are not appropriate locations for infill development, and the development of these gaps would not therefore be considered as infill under the policies of this Plan.

In smaller villages and hamlets the settlement should have a form and shape and clearly definable boundaries, not just a low density straggle of dwellings. The settlement should be part of a network of settlements and / or be in reasonable proximity to a larger village or town with more significant community facilities, such as a primary school.

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

An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.

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 is 'Neighbourhood Development Plan' but this is commonly shortened to 'Neighbourhood Plan'. It is a plan document for defined area subject to examination in public and approval by referendum. It will be used on approval in the determination of applications.

Plan Objective

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

Plan Period

The period for which the Feock Neighbourhood Development Plan will set policy for Feock parish. This will be from adoption of the Plan (anticipated in early 2015) until 2030. The lifetime of the Plan may be extended beyond 2030 by agreement between Feock Parish Council and Cornwall Council.

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 Cornwall Council.

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 Feock Neighbourhood Development Plan, the referendum will decide whether or not to adopt the Plan.

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.

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 Feock Neighbourhood Development Plan. See also SEA Directive.

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.

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.

Feock Parish Council

Feock Parish Council is a service provider for the Feock community, an influencer and conduit for local views, working effectively and efficiently in partnership with other organisations.

Steering Group

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

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 Feock Neighbourhood Development Plan that unexpectedly comes forward for development.

Working Group

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

Appendix 4: Acknowledgements

A huge thank you to all who have helped to create this document:

FNDP Steering Group

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John Brinkhoff, Development Officer

Feock Parish Community

To all those members of the community who have taken time to complete questionnaires and surveys and attend public meetings and public exhibitions, design walkabouts etc, thank you.

Appendix 5: Cornwall Council statement and advice on Strategic Environmental Assessment

Introduction

The Feock Neighbourhood Plan has been produced to guide development within the Neighbourhood Plan area consisting of the parish of Feock. It does not propose a level of new development significantly beyond that proposed in the Cornwall Local Plan Strategic Policy Document (2010 - 2030). On adoption by Cornwall, the Neighbourhood Plan will be a material consideration in determining planning applications, and is intended to inform pre-application discussions.

Cornwall Council is required to assess whether plans or projects prepared to guide development in Cornwall require a Habitats Regulation Assessment. If one is required the Council has the responsibility to carry it out. In the first instance the Council therefore has to take a view on whether a full stage 1 Habitats Regulation Assessment is or is not required. This statement sets out the findings of this exercise.

Background

Strategic Environmental Assessment

The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)

The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.

However, Neighbourhood Plans are not Local Development Documents and are not required to be subject to sustainability appraisal by legislation (although it is advisable to carry out some form of sustainability assessment.) Neighbourhood plans are produced under the Localism Act 2011. The Localism Act requires neighbourhood plans to be compatible with EU and Human rights legislation, therefore, depending on their content, neighbourhood plans may trigger the Strategic Environmental Assessment Directive and Habitats Directive and unless they choose to complete a full SA plans will need to be screened for SEA separately. The Cornwall Council undertook screening for SEA using criteria for establishing the Likely Significant Effects referred to in Article 3(5) of Directive 2001/42/EC

Habitat Regulations

The Conservation (Natural Habitats &c.) Regulations 1994 (The Habitats Regulations) transpose the requirements of the European Habitats Directive 92/43/EEC into UK law. The Habitats Directive and Regulations afford protection to plants, animals and habitats that are rare and vulnerable in a European context.

Habitats Regulations Assessment (HRA) is a systematic process through which the performance of a plan or project can be assessed for its likely impact on the integrity of a European Site. European Sites, also referred to as Natura 2000 sites, consist of Special Protection Areas (SPA), Special Areas of Conservation (SAC); Potential Special Protection Areas and candidate Special Areas of Conservation (pSPA and cSAC); and listed or proposed Ramsar sites.

Article 6(3) of the Habitats Directive states:

‘Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives’.

The following Criteria were applied to determining whether Appropriate Assessment of the Feock Neighbourhood Plan is required:

1. Is the Neighbourhood Plan directly connected with, or necessary to the management of a European site for nature conservation?
2. Does the Neighbourhood Plan propose new development or allocate sites for development?
3. Are there any other projects or plans that together with the Neighbourhood Plan that could impact on the integrity of a European Site?

Considerations

The Cornwall Council screened the Feock NDP for SEA and HRA and concluded that the plan, whilst proposing development, would not result in significant effect and would therefore not require the undertaking of Strategic Environmental Assessment or Appropriate Assessment. This opinion was not supported by Natural England, based primarily on concerns regarding the potential impacts of housing growth in the Area of Outstanding Natural Beauty. Natural England did not consider that Appropriate Assessment of the plan is required, based on policies designed to restrict new access to the Devoran Creek and the Fal and Helford Special Area of Conservation.

The Cornwall Council consequently commissioned an opinion from AECOM in May 2015. That SEA Screening Review revisited the SEA screening opinion undertaken by Cornwall Council for the Feock NDP in September 2014 in light of statutory consultee comments.

The review considered whether the Feock NDP is likely to lead to significant environmental effects as defined by Directive 2001/42/EC, the ‘SEA Directive’ and the transposing regulations. In particular, the review considered a number of sensitive areas located in the vicinity of the Neighbourhood Area and the potential environmental effects on these areas that may arise as a result of the Feock NDP.

The revised opinion considered that the Feock Neighbourhood Development Plan is not subject to the requirements of the SEA Directive and Regulations.

Conclusion

Whilst environmental effects have the potential to take place as a result of the NDP, including in relation to the majority of the SEA ‘topics’, it is considered that these are unlikely to be significant in the context of the SEA Directive. This includes relating to the potential for effects on the Fal and Helford SAC, the Upper Fal and Woods SSSI, the Cornwall and West Devon Mining Landscape World Heritage Site and the Cornwall AONB.

In this context the significance of potential effects will be limited by 1) the NDP not proposing housing allocations 2) the location, nature and limited scale of proposed NDP employment allocations 3) the provisions of the NPPF and the Cornwall Local Plan: Strategic Policy Document (2010 - 2030) and 4) the vision, objectives and policy approaches proposed by the latest version of the Feock NDP.

For these reasons, it is considered that the Feock Neighbourhood Plan will not give rise to Likely Significant Effects and is therefore unlikely to have an adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010 (d), alone or in combination with other plans and projects.

The Cornwall Council is satisfied that the Feock Neighbourhood Plan does not require a Habitat Regulation Assessment or a full Strategic Environmental Assessment to be undertaken.