A scenic photograph of a rural landscape. In the foreground, there is a grassy bank with two stone pillars. A body of water, likely a lake or reservoir, occupies the middle ground, reflecting the sky and the surrounding greenery. In the background, rolling green hills are dotted with trees and a small white building. A tall, black lighthouse-like structure stands on the right side of the image. A semi-transparent teal banner is overlaid across the middle of the image, containing the title text.

# Feock Neighbourhood Development Plan

## Evidence Base Summary

V28 – March 2017



Feock  
NEIGHBOURHOOD  
DEVELOPMENT PLAN

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## **Introduction**

This Evidence Base Summary is part of the plan documentation to inform the production of the Feock Neighbourhood Development Plan, hereinafter called “the Plan”, which forms part of the new neighbourhood planning process as set out in the Localism Act, 2011. The Plan sets out a vision, objectives and policies to manage the future of development within Feock Parish until 2030.

The vision, objectives and policies within the Plan have been informed by extensive consultation with the local community and interested parties. Details of the consultation are provided within the Consultation Statement available to download on the Plan website [www.feock-plan.com](http://www.feock-plan.com), and hard copies are available at the Parish Council Office.

This Evidence Base Summary provides the background to information to support the Plan.

## **What the Plan aims to achieve**

A key objective is to ensure that the ambitions of the Plan are delivered and that mechanisms are in place to enable this to happen. Feock Parish Council will work closely with Cornwall Council and other delivery bodies including rural housing associations to monitor housing and employment development on an annual basis. Feock Parish Council have resolved to review the Plan on a four yearly basis in line with electoral changes to respond to any changes in national or local policy or issues raised by parties regarding the operation of the Plan (i.e. the ability of the policy mechanisms to help to deliver housing, employment and other developments to meet local needs).

## **How this Evidence Base Summary is organised**

This document is divided into three sections:

### **Section 1.0 About Feock Parish**

This provides an overview of Feock Parish informed by the documents in the Appendix 1.

### **Section 2.0 Spatial and character appraisal – issues and opportunities**

Provides details on the spatial characteristics of the parish as a whole and the individual settlement areas, with additional analysis of issues and opportunities for improvement.

The attached Appendix 1 provides information on the planning policy, consultation and guidance documents that are relevant to the parish area. These documents have provided information which has been used in conjunction with consultation and engagement with the local community and stakeholders to inform the Plan. The documents are available for download from the Plan website [www.feock-plan.com](http://www.feock-plan.com), and hard copies are available at the Parish Council Office.

### **Section 3.0 Appendices**

- 1 - List of relevant planning policy, consultation documents and guidance
- 2 - Illustration acknowledgements
- 3 - Glossary
- 4 - Acknowledgements
- 5 - Cornwall Council statement and advice on Strategic Environmental Assessment

## Section 1.0 About Feock Parish

This section provides an overview of Feock Parish providing information on:

- Feock Parish and its location
- Living in Feock Parish (socio-economic characteristics)
- Housing
- Business – working and shopping
- Getting around
- Leisure, health and well-being
- Environment and sustainability – nature and landscape designations and open space, flooding, areas of high amenity and landscape value

### 1.1 Feock Parish and its location

The parish of Feock is situated approximately 4 miles to the south of the city of Truro (see Figure 1 below).

The parish is bounded to the west by the Carnon River and to the south by the picturesque Restronguet Creek.

To the east is the River Fal, the main water thoroughfare between Truro and Falmouth, across which it is possible to access the Roseland peninsula by means of the famous King Harry Ferry. The parish is partly located in an Area of Outstanding Natural Beauty adjacent to the River Fal.

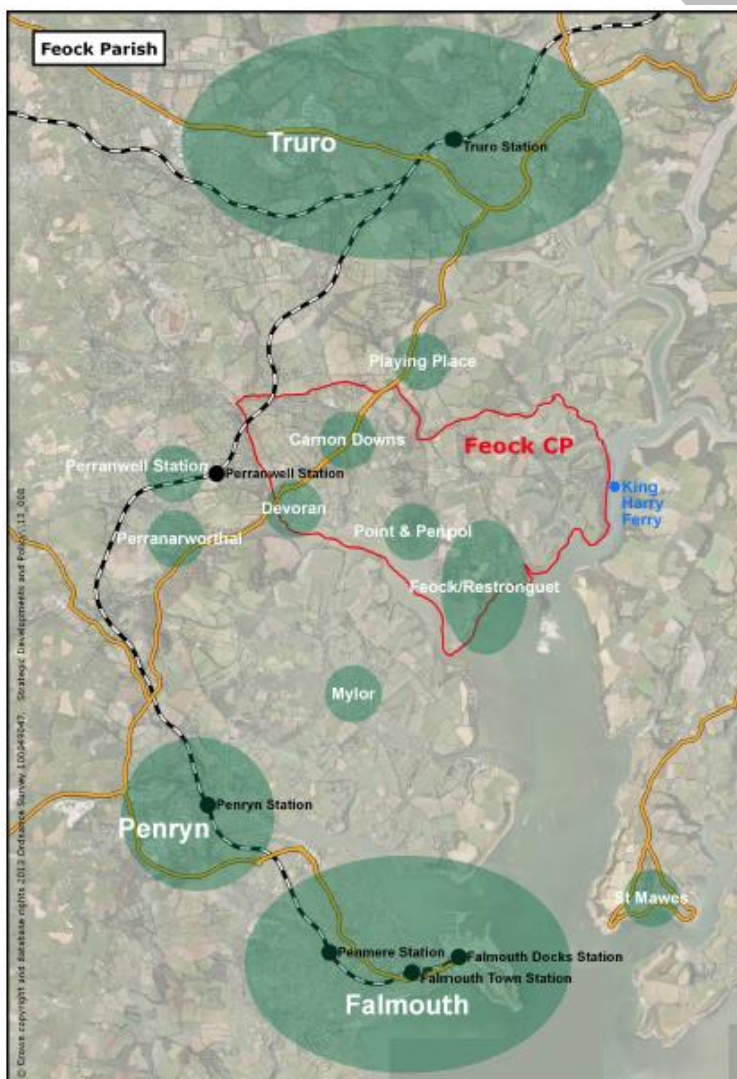


Figure 1: Feock Parish in relation to neighbouring settlements.

## 1.2 Living in Feock Parish – Socio-economic characteristics

### Community

Feock is a largely rural parish in south Cornwall with a population of 3,708 (National Census, March 2011). Within the parish boundary are the villages of Feock, Carnon Downs, Devoran, Point and Penpol and other residential areas – each with their own unique heritage and community. 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, churches, playing fields and popular meeting-places. Devoran is also home to a primary school. We have a very strong community spirit, with many clubs and associations ranging from pilot gig rowing to gardening societies.

### 1.3 Ward areas

Feock Parish is split into three wards, Carnon Downs, Devoran and Feock (see Figure 2 below).

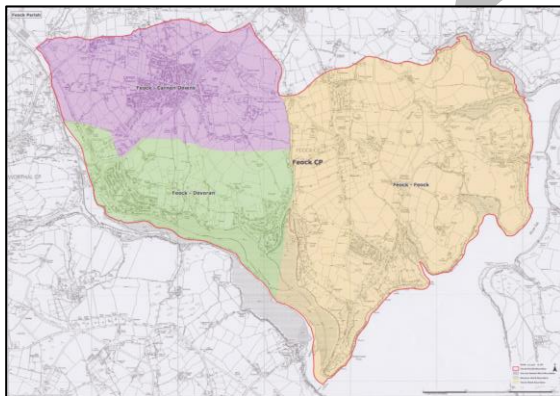


Figure 2: Ward areas within Feock Parish

### 1.4 Community Network Area (CNA)

Feock Parish forms part of the Truro and Roseland Community Network Area as defined by Cornwall Council. The CNA covers 19 local parishes, including Truro City Council, and 18 other Parish Councils (see Figure 3 below).

The Community networks are the focal point for bringing communities together and driving improvements. As part of the CNA work, a Sustainable Community Strategy has been

created which identifies four key themes as most important across all areas:

- Affordable housing
- Income skills and poverty
- Healthy lifestyles and;
- Resilience to future challenges.

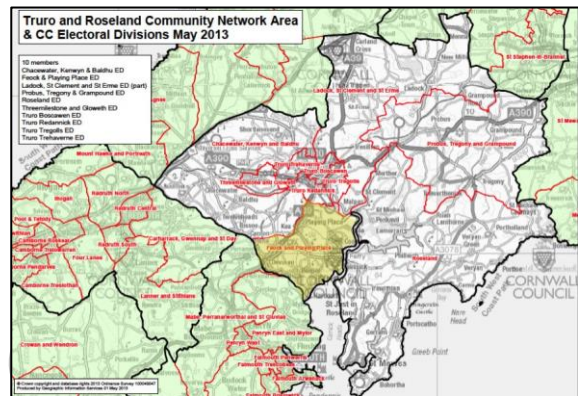


Figure 3: Feock Parish and Playing Place CNA

## 1.5 Socio-economic characteristics

The 2011 Census records the population of Feock Parish as 3,708. The population is expected to increase by about 5% between 2011 and 2021. The rural nature of the parish is identified in the population density being low, 3.1 people per hectare (Feock Parish covers 1,204 hectares). At the Census of 2011 the population consisted of 1,752 males, 1,956 females.

### 1.6 Feock Parish - age structure

The patterns of age structure for Feock Parish are broadly consistent between 2001 and 2011 census data. The only real difference is a small increase of 3% in 65+ age group, 33% (1,222 people) of the population are aged 65+. Feock Parish has a significantly higher proportion of population aged 65+ compared to Cornwall, 22%, Regional, 20% and National, 16%. The most striking pattern is the increased proportion of 65+ years olds in Feock Parish (from the 2001 to 2011 Census) compared to Cornwall as a whole (3%, Feock Parish, compared to Cornwall 2%). At the 2011 census 8% of Feock population was aged 0-19 years, which is slightly lower than Cornwall (22%), Regional (23%) and National (24%). 45% of Feock Parish population was aged 25 to 64 years, less than Cornwall (51%), the same as the SW Regional proportion (45%)

and considerably less than the National proportion (53%). The LLSOA (Lower Layer Super Output Area – Office for National Statistics) data suggests that there will be a marked increase in population of those aged 45+, particularly 65+ (around 5%) from 2011 to 2021 and a 3% increase in 10 to 19 year olds.

**1.7 Deprivation**

Feock Parish is one of the most affluent areas within Cornwall. (LLSOA - Office for National Statistics in 2011 - includes a slightly smaller area, i.e. not all of Carnon Downs is included which will alter the parish figures). The data identified that 95% of households within the parish have a higher income than national deprivation levels.

The statistics clearly identify that one of the indicators of deprivation is ‘barriers to housing and services’, which highlights the problem of ‘affordability’ in terms of housing in the parish, and reliance on public transport/cars to reach employment, secondary and further education, and hospitals being rated very low at 3%, (3% is within the 20% national benchmark of deprivation). This is due to the rural nature of the parish, even though it is in close proximity to Truro.

**1.8 Health, well-being and life expectancy**

Statistics from the 2011 National Census record health status for the parish as being above the average for Cornwall (see Figure 4).

**1.9 Average life expectancy**

The average life expectancy for males and females within the parish is significantly higher than the national average\* The average life expectancy of males in Feock Parish area is 82.3 years old. The average for females is 89.1 years old compared to the corresponding national averages of males 78.9 and females 82.3. (\*Source: Public Health England, produced from ONS data Copyright 2014).

**1.10 Ethnicity**

98% (3,633 of 3,708) of the Feock Parish population stated they were either White British or White Other (2011 Census).

**1.11 Crime rates**

Crime rates are very low in the parish, being amongst the safest locations to live in Cornwall. Areas where crimes have been reported are largely due to traffic related incidents eg. speeding between Carnon Downs and Devoran roundabouts on the A39. The water front area of Loe Beach and nearby creeks has at times been more exposed to marine thefts e.g. Kayaks and outboard engines but initiatives since 2013, such as Boatwatch, have been very successful in helping to resolve this issue and crime figures have lessened dramatically.

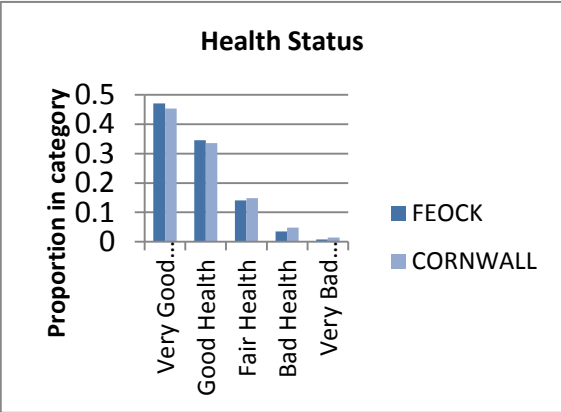


Figure 4: Feock parish health status.

## Housing

### 1.12 Number of households

The 2011 Census recorded 1,838 households in the parish, with the majority, 1,649 having at least one usual resident, suggesting 189 second or vacant homes. 28% (459) of dwellings were single-occupancy, slightly less when compared to 30% in Cornwall. A slightly higher proportion of households had dependent children in the parish, 66% (1,089) Feock Parish compared to 61% in Cornwall.

### 1.13 Type of tenure in the parish

The majority of the 1,649 (permanently occupied dwellings) are owner occupied (1415 dwellings) whilst the rest are a mix of shared ownership, social and private rented and rent free, see Figure 5 below.

Type of Tenure	Number of dwellings
Owner occupied	1415
Shared Ownership	13
Social Rented	59
Private Rented	130
Living Rent Free	32
<b>Total dwellings</b>	<b>1649</b>

Figure 5: Type of tenure in Feock Parish  
Source: National Census 2011

### 1.14 Type of accommodation

The majority of dwellings within the parish are detached houses, closely followed by bungalows (see Figure 6, Accommodation Type, taken from the National Census data 2011).

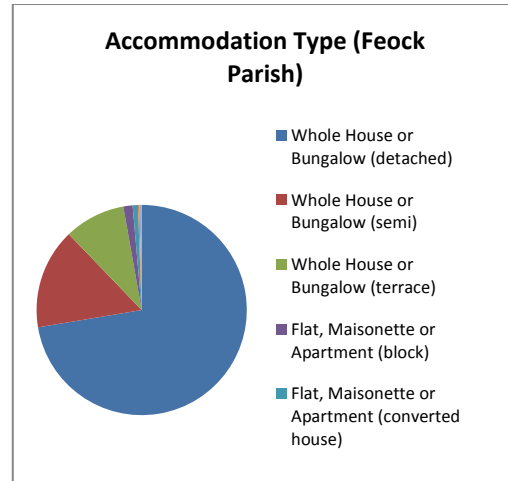


Figure 6: Accommodation type in Feock Parish  
Source: National Census 2011

### 1.15 House prices

One of the initial indicators looked at to identify affordability of housing was the National Census 2011 data on Council Tax Bands. Figure 7 and Figure 8 show Council Tax Band information for Cornwall and Feock Parish. When compared, it is evident that Feock has a much larger proportion of higher council tax bands (D to H – £88,000 to more than £320,000) making up nearly three-quarters of the overall housing stock, compared to just over a quarter of those for the whole of Cornwall. The initial indication is that properties within the parish are expensive when compared to the Cornwall average.

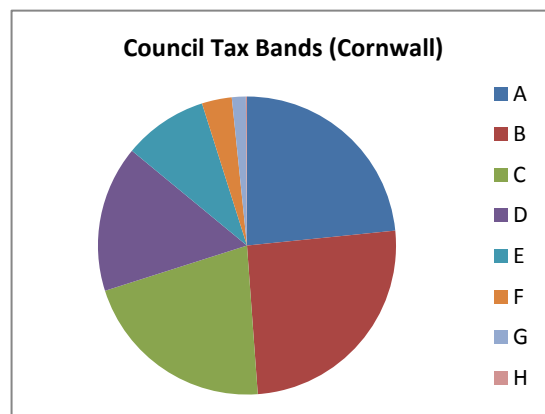


Figure 7: Pie chart to show Council Tax Bands for Cornwall  
Source: National Census 2011



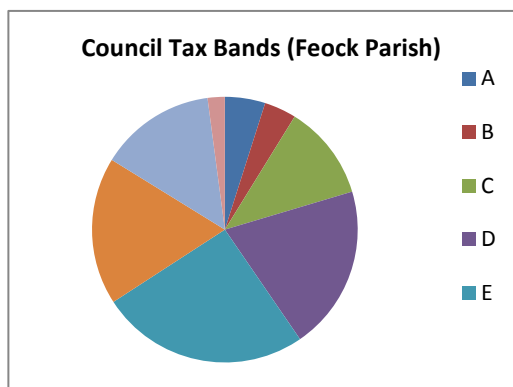


Figure 8: Pie chart to show Council Tax Bands Feock Parish from the 2011 National Census data.

### 1.16 Affordability

Our Neighbourhood Questionnaire indicated that the most widely achievable price bracket for new homes was below the £150,000 mark, but an approximately equal number of people would be able to buy more expensive homes. Rental affordability will be stretched at more than £100 per week, although renters are currently a small minority in the parish. This suggests that new housing stock should be offered at variable prices, depending on local needs and feasibility, under a variety of types of tenure.

### 1.17 Housing need and supply

As part of the overall evidence gathering for the Plan, the Project Team set up a small working group primarily to provide evidence to show that the present housing issues across the parish were fully understood. This focused on supply and need, in order to best inform future proposals for housing development, i.e. to ensure that they are based on identified and realistic needs including full compliance with the policy requirements of the Cornwall Local Plan – Strategic Policies 2010-30 (March 2014 version).

### 1.18 Relevant Information to inform future housing need in Feock Parish until 2030 (term of the Plan)

At the time of writing this evidence base summary, the local strategic planning policy is provided within the Cornwall Local Plan – Strategic Policies document – 2010-30 (March

2014 version). Extracts from those relevant policies have been identified to create a framework for the basis to inform housing need and supply in Feock Parish. It is important to note that the 2014 strategic policy document is under further review and is yet to be formally adopted. We are mindful of potential changes to housing numbers and any necessary reviews will be undertaken as appropriate.

The following is an extract from **Policy 1** (p8) - **Presumption in favour of sustainable development** *“Planning applications that accord with the policies in this Local Plan and supporting Development Plan and Supplementary Planning Documents (including, where relevant, with policies in Neighbourhood Plans) will be regarded as sustainable development and be approved unless material considerations indicate otherwise. When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement. Where there are no policies relevant to the application at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise taking into account whether: -*

- (a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted.

**The wider context - overall 2014 housing targets for Cornwall (extract from Policy 2)**

**Policy 2** (p10) **Key Targets and Spatial Strategy** (Para 4) – *provide 52,500 homes over the plan period at an average rate of about 2,300 per year to 2030 to help deliver sufficient new housing of appropriate types to meet future requirements in particular*

meeting affordable housing and Gypsy and Traveller needs.

### 1.19 Truro and Roseland Community Network Area

The parish forms part of the Truro and Roseland CNA (Community Network area), which has been allocated to deliver approximately 1000 new homes by 2030. Feock Parish and part of the neighbouring Kea Parish (at Playing Place) are identified as one unit of the CNA. (See Figure 3, page 7 – map of CNA area).

### 1.20 Feock Parish Council, planning applications, October 2009 – September 2015

Analysis of this period has shown some interesting results, approximately 850 planning applications have been received by Feock Parish Council since mid - 2009.

- 91 (10.7%) of the 850 were for “new builds” – providing new units of residential accommodation, this includes 42 new dwellings on one site in Carnon Downs.
- 124 of the 850 related to works to trees. The number of Tree Preservation Order applications is notable. The many protected trees in the parish are mostly in larger garden plots and settlement edges, and the number of TPO applications reflects the constant need to manage mature garden trees and that there is development within settlements that have the larger garden plots.
- The remaining applications breakdown into approximately 33% of the total to provide larger accommodation in existing dwellings, 4% where properties have been demolished and a new property built on the existing site which would not add to the number or residential units in the parish. The remainder are split between applications specifically relating to the conservation area and listed buildings, agricultural, commercial and business applications.

It is clear that the largest category of applications sought permission for domestic extensions, approximately a third of all applications. Applications to seek ‘changes’ to trees, would denote the on-going management of local Tree Preservation Orders within the parish, possibly arising from pressure for ‘development’ impinging on trees within close proximity to development sites.

Type of planning application	% of total (850)
Domestic extensions	33.00%
Trees	14.30%
New Builds	10.70%
Knock down and rebuild on exis	4.00%
Conservation area, listed buildings, agricultural, commercial and business	38.00%
Total	100.00%

Figure 9: Number and type of planning applications 2009 – 2015. Source: Feock Parish Council planning records.

Detailed research on the types and numbers of planning applications made to FPC from mid-2009 is summarised as follows: -

- The average number of “new accommodation unit” planning applications received by FPC since mid-2009 has been around 5 units - per year - over the parish as a whole.
- There have been 113 extensions to properties to give extra 'necessary' living space e.g. bedrooms and 35 conservatories. This would seem to indicate that the number of properties, which could very well be suitable for the ‘down size’ market, is reducing.

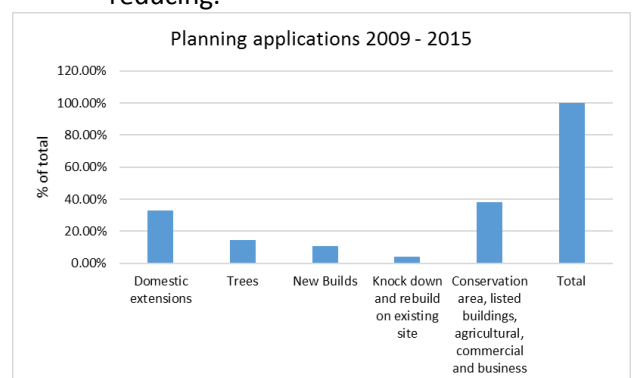


Figure 10: Bar Chart to show number and type of planning applications 2009 – 2015. Source: Feock Parish Council records.

### 1.21 Recent planning permission for housing

Historically very small numbers of affordable housing have been provided in the last 20 years. However, a recent planning permission granted in 2015 at land known as “Trevince” in Carnon Downs will provide 42 new homes, 16 of which are affordable homes to meet local needs.

Based on the analysis of historic applications for planning permission the trend for infill and new build on existing sites from plot sub division is increasing by an average of 2 to 3 new dwellings per year.

This trend would cumulatively help to deliver a sustainable level of housing provision over the term of the Plan. Plan policies have been designed to be flexible to respond to changes over time. In addition to the historic/projected amount of new build the Plan will provide a mechanism to deliver affordable housing to meet local needs in line with the Cornwall Local Plan requirements for the Feock & Playing Place Community Network Area.

### 1.22 The following are respondents comments from a variety of community consultation exercises.

*“Residents from all the settlements within the parish area want to see that any future housing development in the area will respect the existing character identity, and distinctiveness of all the settlements and their local landscapes.”*

*“Any development causes minimum stress to existing roads and other village infrastructure and is controlled to avoid speculative building and provided only to meet local needs.”*

*“Residents do not want future infill development to diminish the general amenity value of the existing housing stock”*

*“There ought to be small scale housing growth in the parish over the next ten years or so to meet the local needs of young families (in*

*particular those needing affordable homes) and the elderly.”*

*“Any new housing development in Carnon Downs should be small scale and only to meet local need in that village”*

*“Don’t build on land next to A39 slip road – Don’t build on slip road off dual-carriageway”*

*“Too much development...”*

When asked ‘What do you want to change?’

*“Affordable Housing” and “No more development please”.*

*“Prevent further development of two storey buildings on waterfront in Devoran” – “no further development in Devoran Conservation Area”.*

*“No more building on Trolver Croft”, “No infill development” “restrict further development” “affordable housing – strip development”, “second homes? No thanks”, “no large developments or more properties being over increased (in size)”, “any development must be supported by infrastructure.” “Tighter controls on building plans and development”, “Development at Carnon Downs where facilities are already available”, “No more building on greenfield sites.”*

### 1.23 Support for affordable led housing development schemes

The supply of housing to meet local needs is very important to Feock Parish Council and the community as shown by 89% of the respondents to the community questionnaire (2013) who would support or consider supporting affordable housing provision within the parish.

### 1.24 Need and size of affordable housing to meet local needs

The combined Cornwall Homechoice Register currently has 64 applicants with a local connection on the register, broken down into Band A = 0, Band B = 8, Band C = 11, Band D = 8 and Band E = 37 (December 2015 figures).

The Feock Housing Needs Survey (December 2013) data showed that there is a need for affordable housing within the parish of Feock, predominantly for smaller households and starter homes.



Figure11: Traditional terrace, Devoran.

### 1.25 Type of dwellings required

The type of dwellings required is predominantly houses followed by bungalows. A small number of respondents to the Housing Needs Survey required flats, a small number would prefer sheltered, retirement accommodation. About half of all respondents to the Housing Needs Survey who are looking for a home of their own were looking for affordable rents or affordable home ownership. The remainder would consider open market housing within the parish.

Cornwall Council Strategic Housing Land Availability Assessment (SHLAA 2010) reported that:

*“Given restrictions on the amount of land available for development it might be considered a worthwhile public policy goal to encourage older one and two person households to down size to smaller units, thus reducing the (land hungry) new build requirement of larger units. To be successful, such an initiative would require the development of smaller homes that offer an attractive alternative to the target group. Any such policy would be dependent on the cooperation and development expertise of private sector actors.”*

### 1.26 Length of time living within the parish to be defined as ‘local need’

The majority of respondents to the Housing Needs Survey 2013 agreed that affordable housing should be provided to people who have previously lived in the parish, either for a minimum of 3 years or 5 years (40% and 31%). A clear majority (69%) stated that affordable housing should never be resold on the open market.

### 1.27 Local needs indicators

The great majority (81%) of respondents indicated that they had lived in the parish for at least three years. However, very few respondents stated that they have worked in the parish (as well as living there) for at least three years. This supports the view that Feock Parish is a residential area, with a fairly static population, housing a great number of people who are either retired or who work in nearby areas such as Truro. Nevertheless it should be investigated if affordable housing options should be made available to people who work locally but do not live in the parish; the Business Survey is expected to provide more information on this topic.

### 1.28 Those looking for housing in the parish who lived outside of the area in 2013

21 (6% of total respondents to survey) said that if affordable housing were provided, family members who had left within the last 5 years would return to the parish to live.

### 1.29 Timescales for need to move

Whilst the vast majority of respondents are not looking to move, a large subgroup are considering a move in the next 2 to 5 years. Policy support for meeting these needs will be given where possible.

### 1.30 Preferred scale of housing development

The majority of responses via the community consultation through the Plan process have shown a clear preference for small-scale (5-10 units) housing development to meet local needs dispersed throughout the parish. However, there is market pressure for housing

developments of 30+ dwelling units. Consequently, to take account of the wishes of the community and in order to align with community and in order to align with the requirements of national and local planning policy, Policy H2 of the Plan limits the scale of housing development to no more than 15 dwellings per site. This increase has been made following consultation on viability and to enable more affordable housing to be delivered.

**1.31 Managing housing development in the parish**

There is a strong community preference to define appropriate settlement boundaries and to manage development outside these boundaries to protect the quality of the open countryside.



Figure 12: Modern bungalow, Point.

## Business – working and shopping

### Shopping (Retail provision)

#### 1.32 Local shopping – access, provision, use and need

The data clearly shows a high level of use of local retail/grocery facilities in the parish, i.e. Carnon Downs has a Spar shop and Post Office which are very well used by the parish community. It is also important to note that Penelewey and Four Turnings are the same distance (2 kms) from Playing Place shop as Devoran/Point-Penpol is to the Carnon Downs shop. Only Feock village area and Restronguet Point are genuinely isolated from shops.

Just over half of the respondents (to the Community Questionnaire) from Devoran 47 (52%) and Feock 44 (52%); showed support to seek new shops and retail premises in the parish, identifying a level of ‘need’ in these particular areas/settlements within the parish.

The comments support the following specific projects, which the parish council should seek to support, by the provision of new shops and retail premises where it is shown to be feasible and viable and meet an identified local need.

Respondents who agreed that new shops and retail premises were required provided the following comments/suggestions:

*“A small shop/newsagent in Feock village, we are 2 miles from the nearest, or a mobile shop to help elderly residents.”*

*“Devoran, because the village does not have a village shop”.*

*“A community tea shop, in Devoran, more meeting places not pubs. Hairdressers, mobile space for visiting fishmonger and butcher.”*

#### Potential projects – local shopping

Provision of convenience store / community shop in Devoran and Feock village area

Provision of mobile shop for Feock and Devoran

Provision of coffee/tea rooms with Wi-Fi as additional meeting places to pubs

#### 1.33 Distribution of businesses within Feock Parish

The main business sites in the parish are located along Greenbank Road in Devoran and North Grange Industrial Estate, Carnon Valley (see Figure 16, page 15 for locations of businesses within the parish). Devoran Metals is a large employer but is also the home for other businesses, including joinery workshops and a car body repair specialist.

Along the Carnon Valley is situated North Grange Industrial Estate where there is a mix of individual businesses located within the site. Also along this stretch of road are other businesses such as Cornwall Asphaltic, Pellows Waste Disposal, a stone mason and boatyard.

Other businesses in the parish employing large numbers of people include The Old Quay Inn at Devoran and the Premier Inn at Carnon Downs. 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. The Carnon Downs Garden Centre has a large workforce and is home to a large variety of small businesses owned by separate companies.



Figure 13: Devoran Metals, Greenbank Road, Devoran.



Figure 14: King Harry Ferry.



Figure 15 Ferris Garage, Feock.

There are 2 main holiday complexes at The Valley and Carnon Downs Caravan Park providing accommodation for visitors to the area. King Harry Ferry also employs a large number of people, as does Trelissick Gardens, which are both important to tourism and the local economy. There are 2 pre-schools in Feock Parish along with Devoran Primary School and a branch of Truro & Penwith College providing secondary and tertiary courses. The parish enjoys doctors surgeries in Carnon Downs and Devoran and a dentist in Carnon Downs.

**1.34 Types of businesses within the parish**  
The majority of businesses are within the service industry. See the table below.

Type of Business	Number of business
Service	49 (62% of businesses)
Retail	3 (4% of businesses)
Manufacturing	4 (5% of businesses)
Other	21 (26.56%)
Blanks/Not Answered	25 (30% of businesses)
<b>Total</b>	<b>84 responses</b>

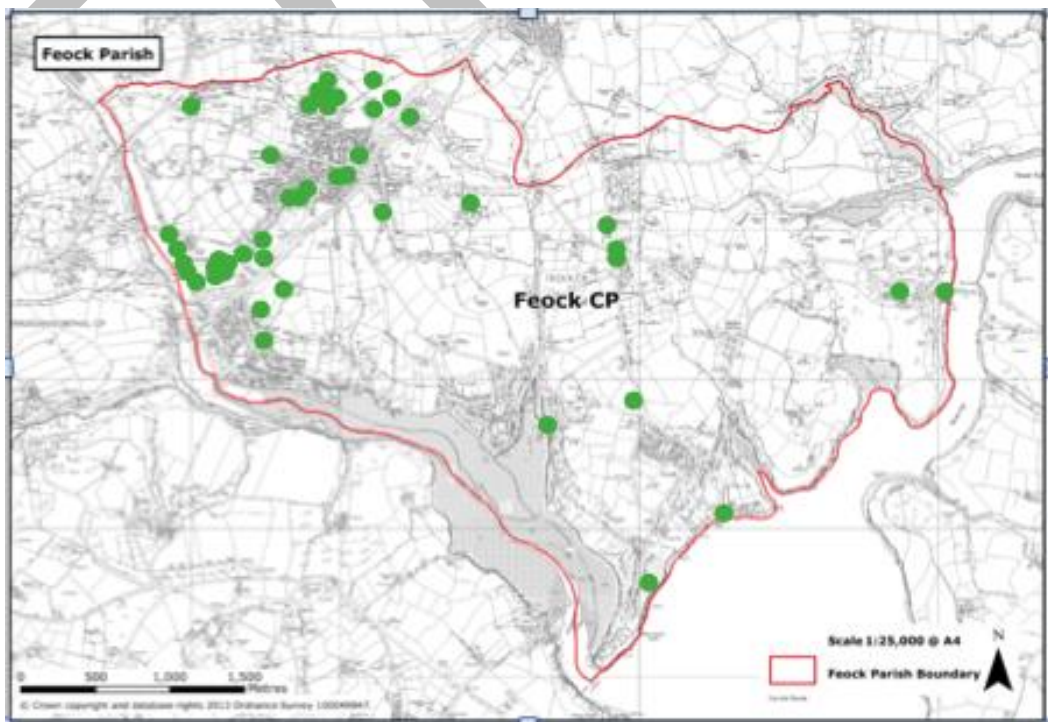


Figure 16: Location of businesses within Feock Parish.

Details on the type of businesses, include education, community facilities, ferry company, garage, medical, consultancy, tourism, holiday/caravan park, software design, yacht design, technical design, research, mail order, horticulture, property development, building/renovation, author, farming, childcare, consultant to wildlife agency.



Figure 17: Loe Beach Boat Park.

### 1.35 Number of people employed by businesses within the parish

Out of the 85 responses, the majority of business owners are sole-traders, as detailed in the table below.

Number of employees	Number of respondents
No-one just me	54 (64%)
1-3 employees	20 (24%)
4-6	2 (2%)
7-9	1 (1%)
10+	8 (9%)

### 1.36 Businesses anticipating the need to employ more people

At the time of our survey the majority of business owners within the parish, 65(77%) did not anticipate employing more staff in the foreseeable future. The table below shows the aspirations to employ more people.

Period of time seeking to employ more people	Number of respondents
Within 1 year	10 (12%)
Within 2 years	2 (2%)
Yes, but more than 2 years	3 (4%)
Not in the foreseeable future	65 (77%)
Blanks/Not answered	0(0%)

### 1.37 Customer base

The customer base for most businesses is largely within a 30-mile radius of where they operate and only a very small proportion of local businesses trades elsewhere in the UK and internationally.

### 1.38 Travel to work

The majority of people travel to work by car, for both those that work in the parish and outside. The majority of employees in the parish live within 10 miles of the business location. On the issue of transport for staff, half of the businesses staff asked for improvements to bus services. (Sources: Community Questionnaire Executive Summary 26<sup>th</sup> February 2014 and Business Survey Report 12<sup>th</sup> March 2014).

### 1.39 Unemployment rate – National Census 2011

84.8% of people aged 16 to 74 who lived in Feock Parish were employed, of those, nearly half 49.7% worked less than 30 hours per week. 7.5% of 16 to 74 year olds were unemployed.

### 1.40 Local employment opportunities

A large proportion of people thought that job opportunities in the parish were poor. The highest individual response rate was negative, with 288 (50%) of responses rating job opportunities as 'poor and very poor'. 190 (34%) of the total respondents thought that local job opportunities were average or above (Sources: Executive Summary community Questionnaire 26<sup>th</sup> February 2014 and Community Questionnaire Analysis Report 20<sup>th</sup> February 2014).

### 1.41 Support for more job opportunities within the parish

Just over half of the respondents to the Community Questionnaire, 317 (55%) would support more job opportunities within the parish. (Sources: community Questionnaire Executive Summary 26<sup>th</sup> February 2014).



### 1.42 Business start-up areas

Nearly half of the respondents (48%) would support the identification/creation of a business 'start-up' area. Nearly half of those who would support a business 'start-up' hub said it could be located in the existing business areas e.g. small business hub areas at Devoran and Carnon Downs, with small units up to 200sqm and grow-on space up to 500sqm. It was also suggested that community centres may be able to provide shared facilities such as computers, internet, training and photocopying (see Figure 16 for a map showing existing business locations and Figure 19 for potential start-up area options).



Figure 19: Existing business areas and start-up area options

1. Existing – North Grange Industrial Estate
2. Existing Devoran (Greenbank Road) Industrial Estate

**Note: Site 2 lies in Devoran is located within a flood risk area.**

3. Existing Business area in Carnon Valley.

### 1.43 Length of time businesses have been in operation

The majority of businesses have been in operation for more than 10 years, which indicates they are strong and well established.



Figure 18 North Grange Industrial Estate.

An even larger number have been operating for more than 3 years in a very difficult economic climate. Well over half of those businesses are expecting to have continued or moderate growth in the coming years.

### 1.44 Customer base

Customer base for most businesses is largely within a 30-mile radius of where they operate and a very small proportion of businesses trade across the UK and internationally.

### 1.45 Hidden businesses – working from home

According to the Community Questionnaire over 62% of people travel to a place of work: however, it is interesting to note that 14% of the total respondents work from home. The highest rate of respondents working from home is shown in Carnon Downs numbering 27 people, with 23 in Feock/Restronguet; 13 in Devoran; 11 in Point & Penpol; and 3 in Penelewey. Businesses run from home include consultants, author, farmer and childcarers.

### 1.46 Internet/broadband

67% of businesses are happy with the internet/broadband speeds. However, respondents from Feock village area and Restronguet were the least happy, suggesting that there is a need for better internet/broadband speeds in this area.

### 1.47 Issues identified with internet/broadband speeds

Where there were issues with broadband speeds, these were largely due to it being very slow, especially at night and at peak times. This highlights an urgent need for improved

Superfast broadband to serve businesses in these areas.

**1.48 Main factors which would improve business prospects**

The most important issues were, better signage for businesses, affordable housing and protection/improvements to public transport provision, with land allocated for businesses also rated highly. In particular affordable housing was raised as a real issue with a significant number of people travelling to work from outside the area. The issue is not just about affordable housing schemes, but the generally high prices of homes within the Feock parish area.

Consultation with businesses identified the following potential projects:

Potential Projects – Economy and jobs
Investigate extending North Grange Industrial Estates to accommodate start-ups (low rent)
Investigate use of disused buildings for business use
Investigate wider availability of Superfast Broadband for business
Better signage, (for ferry times and businesses) publicity, marketing, advertising
Improvements in public transport, and accessibility projects
Set up a Business Forum – members of the Business Working Group have set this up in July 2014.

## Getting around – transport, accessibility and movement

### 1.49 Road network

Feock Parish's highway network comprises of 2.9 miles of Principal (A class, non trunk) road, 2 miles of numbered B class and 10.9 miles of un-numbered C class roads. Added to this is some 10.6 miles of unclassified road making a total of 26.4 miles of highway in the parish.

Running through the parish is the A39, the primary route from Truro to Falmouth. This is designated by Cornwall Council as an 'abnormal load route' and forms part of the freight network. Together with the B3289 to the King Harry Ferry the A39 is also designated as a 'fire brigade strategic route' and 'salting network'.

The A39 is the main highway route connecting Feock Parish to the major Cornish centres of Falmouth and Truro, and to the regional and national road network via the A30. Cornwall Council is responsible for operating, maintaining and improving the A39, which was dualled between Devoran and Carnon Downs over a ten-year period. To the north and south of Feock Parish the A39 is single carriageway: this forms a known capacity constraint.



Figure 20: A39 Devoran bypass.

The parish has been the subject of a well publicised signage de-cluttering exercise carried out by CORMAC Solutions Ltd for Cornwall Council in partnership with Feock Parish Council.

### 1.50 Public transport

Residents have asked for significant improvements in public transport, despite a high overall level of satisfaction. More and better bus services and the restoration of services that have been withdrawn due to cuts were requested.

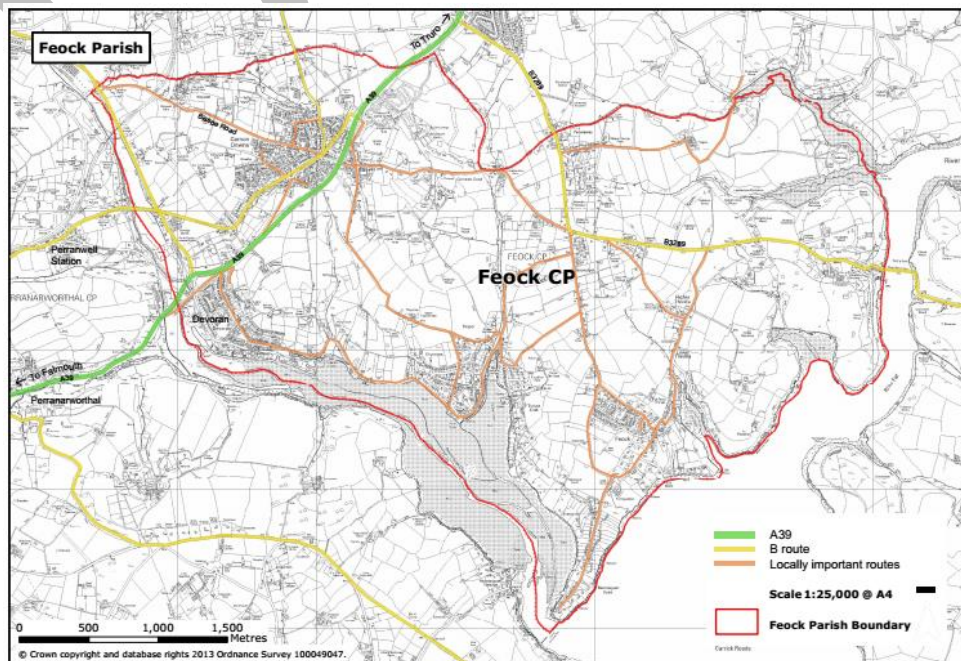


Figure 21: Main road network in and around the parish.

Feock Parish Council has committed to the following projects:

**Parish Plan Projects:**

Lengthman+ scheme - developing partnership arrangements to improve street cleaning, street furniture, street naming, highway stewardship and Public Rights of Way.

Landscaping and adopting Devoran and Carnon Downs roundabouts as the gateways to the two settlements.

**1.51 Rail network**

The “Maritime Line” cuts across the north western corner of the parish, with the nearest station at Perranwell Station, located 1 to 3 miles dependent upon the area of the parish e.g. Feock village is approximately 3 miles from the station. One of five branch lines in Cornwall, opened on August 24<sup>th</sup> 1863 it has just celebrated its 150 years anniversary. This service links the Falmouth University and Exeter University Campus at Penryn with Truro and the mainline service to London and the rest of the UK. European Community investment through the 2007-2013 Convergence Programme has improved the capacity of the line and frequency of the service which is increasingly characterised by commuter traffic. First Great Western currently provides train services whilst Network Rail own and maintain the infrastructure.



Figure 22: Rail routes.

**1.52 Bus Network**

The bus plays a key role in terms of public transport provision for residents in Feock Parish. The current bus network provides an

important transport link for those people without access to a car. However there are gaps in the provision of service, particularly to rural areas in the parish and for children travelling to schooling on the western side of Truro.

Local bus services are currently provided by First Devon and Cornwall, whilst National Express provides a service linking Falmouth and Truro to Plymouth, Heathrow and London. Timetables for both operators can be viewed online at [www.cornwallpublictransport.co.uk](http://www.cornwallpublictransport.co.uk). There are also a number of community buses and school buses which are not used for other services, and a significant number of chartered coaches which bring tourists to and from attractions such as Trelissick Gardens.

Feock Parish Council is responsible for the provision and maintenance of bus shelters. The quality of bus shelters is generally very good across the parish area.

Respondents to the Plan Community Questionnaire and Youth and Business Surveys have asked for significant changes in public transport, despite a high overall level of respondents describing public transport as adequate or better (95%). There were nevertheless many calls for more and better buses services and possibly replace services that have been withdrawn due to cuts, but for which there is still a proven need.



Figure 23: Bus routes in Feock parish.

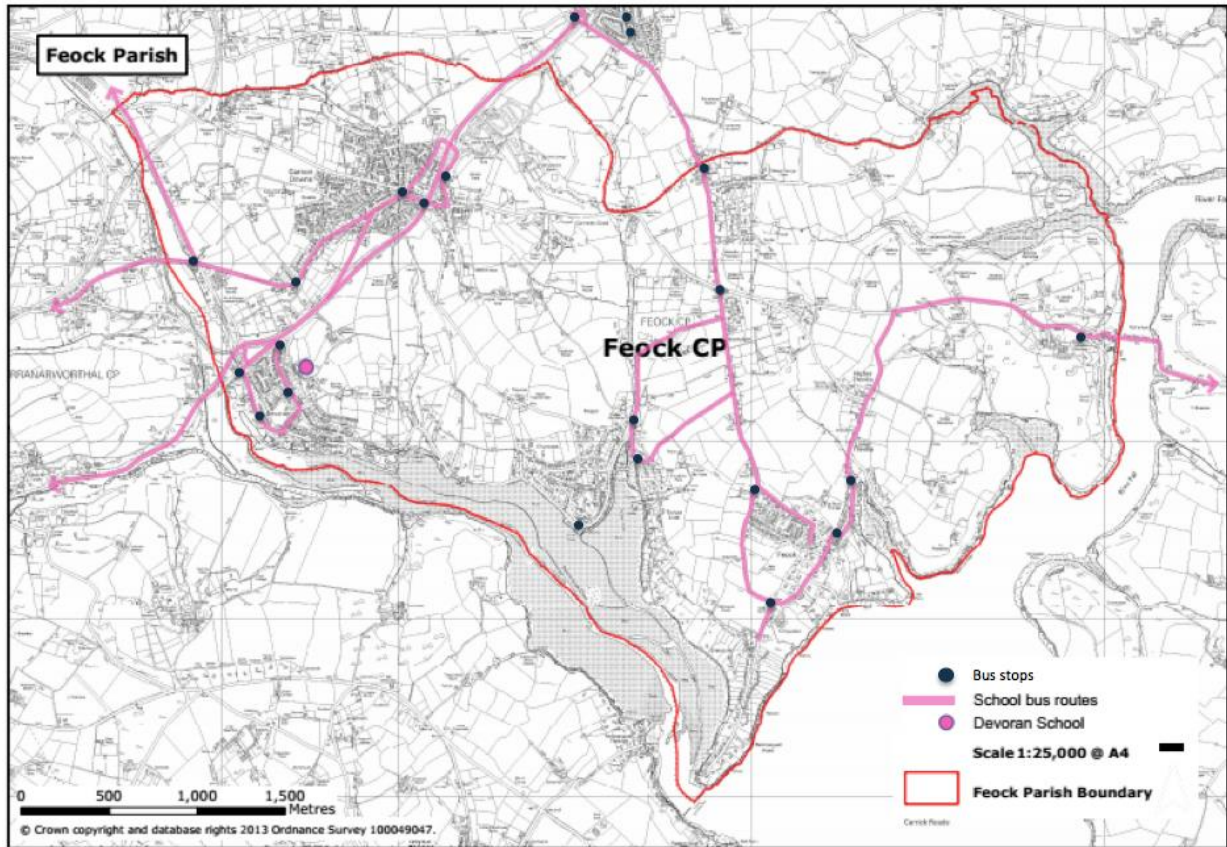


Figure 24: School bus routes, and location of bus shelters in Feock Parish.

Suggested projects - buses / community transport	
Project type	Where required
<b>New bus stops</b>	Penpol/Point
<b>Changes to bus timetables</b>	Later services in Feock
	Services from Truro/Falmouth after working hours
	More frequent service on Route 46
	Routes serving Carnon Downs surgery and Dentist's practice
<b>Campaign to reinstate withdrawn routes (if demand is sufficient)</b>	Route 400 to Mylor
	Reinstate Route 88 through Devoran
	Reinstate Devoran - Carnon Downs - Truro College - Treliske route
	Route 43 to Redruth and Portreath
	Evening service to Perranwell and Ponsanooth
<b>Expand role for community transport</b>	Expanded CorLink services and availability either side of work/school hours
	Any new services to be available to under 18s at discounted prices to encourage uptake

### 1.53 Park and Ride

The first permanent park and ride in Cornwall was opened in August 2008 on the western side of Truro, with a reduction of over 150,000 car trips into the city. In 2013 planning permission was granted for an eastern park and ride to capture traffic from St Austell and Newquay, the facility opened in Autumn 2015. Cornwall Council's long-term transport

strategy for Truro proposes a third park and ride to the south of the city: it is understood that locations at Playing Place and Carnon Downs have been explored.

The majority of respondents to the Plan Community Questionnaire, (53%) stated that they would not support/need more

information about a park and ride. 43% who would support a park and ride in the parish suggested locations in Carnon Downs and Playing Place (in Kea Parish). The location of any new park and ride may determine community attitudes, and there are many who are concerned over the cost and environmental impact, despite the opportunity to reduce parking problems in the Carnon Downs “rat run”.

**1.54 Airports**

There is no operational airport within the parish.

**1.55 Ferries**

Local ferry services operate on the Fal River all year round, subject to tide and weather conditions. These services provide links from Feock to Falmouth and Truro, and are primarily used by visitors. A timetable for the ferries can be found at <http://www.falriver.co.uk/getting-about/ferries/enterprise-boats/timetable>.

The King Harry Ferry is a strategically important ferry link between Feock Parish and communities on the Roseland, and is used by commuters; businesses; residential and visitor traffic.



Figure 25: National Trust Pontoon for ferries Trelissick Gardens.

**1.56 Walking and cycling network**

Feock Parish’s scenic landscape and coastline make it popular for walkers, cyclists and horse riders alike. Feock Parish contains 0.1 miles of village footpath and 26.7 miles of public rights of way, comprising designated footpaths, byways and bridleways.

**1.57 Footpaths**

Despite praise and significant support for footpaths in the parish, some are in poor condition. The community support the view that the parish council should promote footpaths use, join routes together for better connectivity and undertake maintenance wherever Cornwall Highways are unable to provide this service. Based on demands from the Community Questionnaire, the parish council is considering the following actions:

<b>Carnon Downs</b>
Install a footpath to the Carnon Downs Garden Centre
Install footpath linking Old Carnon Hill to join up the pavement at Wellington Place
<b>Commission</b> Highways Feasibility Study from Cormac
<b>Feock</b>
Link Feock to Playing Place via Penelewey
Install new footpaths in Feock Dozmere and bus stop
Ensure safer pedestrian access to King Harry Ferry
Come-to-Good road
<b>Commission</b> Highways Feasibility Study from Cormac
<b>Devoran</b>
Install footpath along Greenbank Road
Improved pedestrian access to Devoran School along verge of A39
<b>Commission</b> Highways Feasibility Study from Cormac

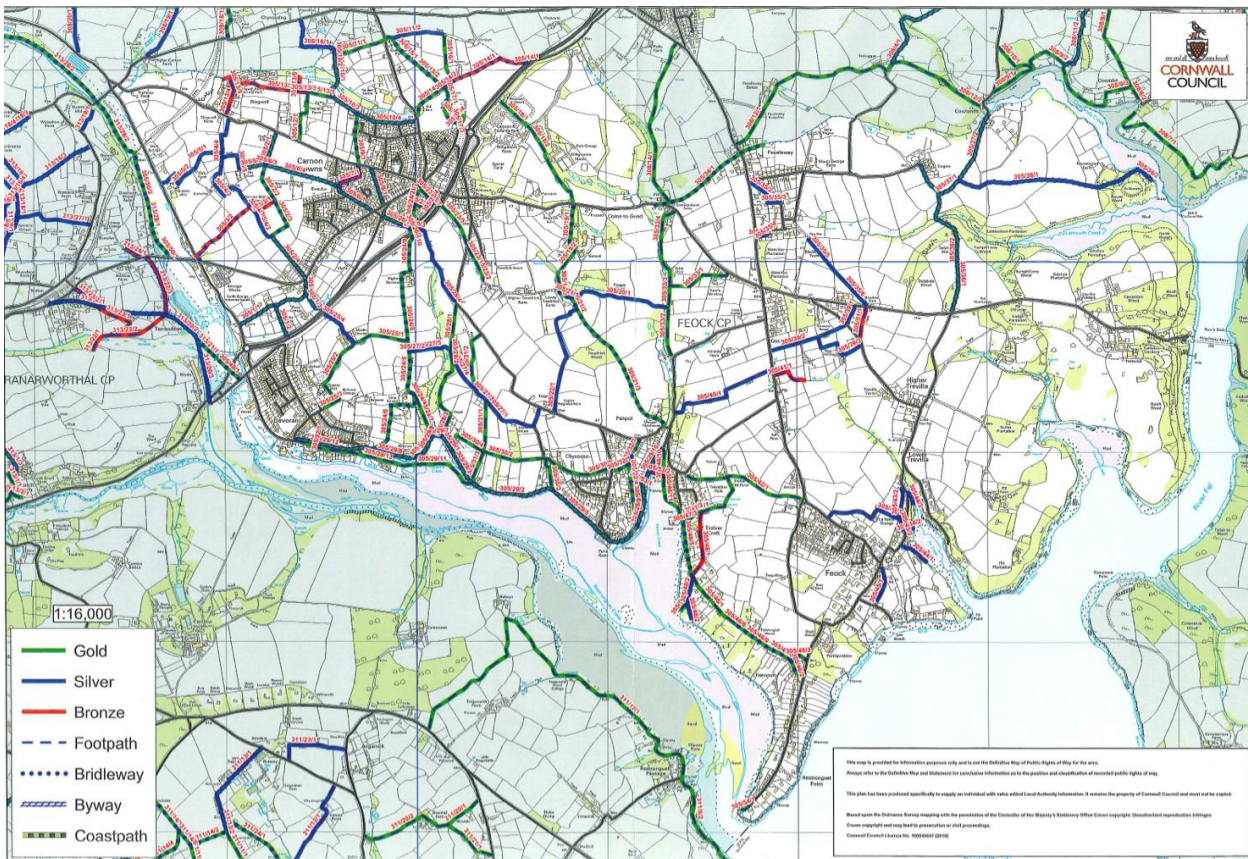


Figure 26: Existing Public Rights of Way in Feock Parish

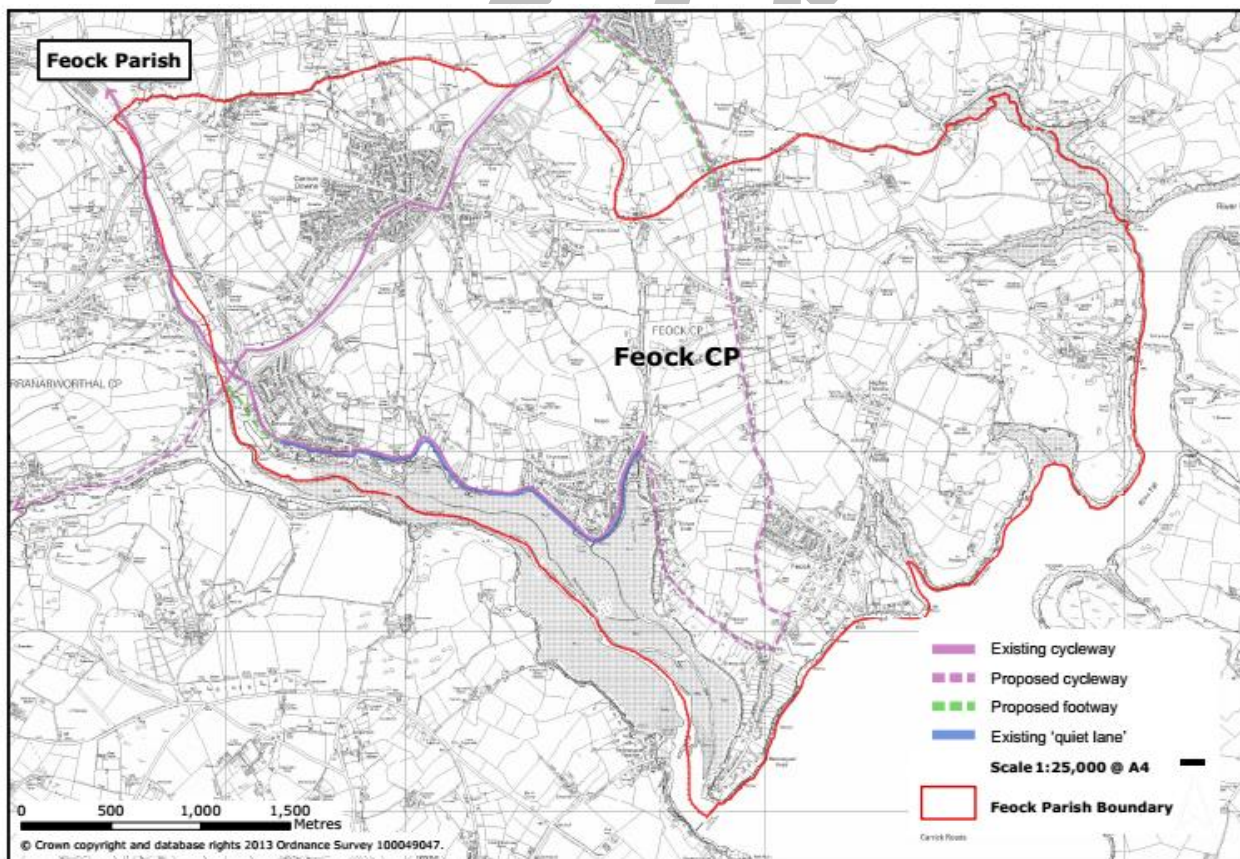


Figure 27: Suggested new routes

Potential projects – footpaths	
Priority action	Actions needed
<b>Promote footpath use</b>	Publicise walking routes through maps and other information, leaflets, and possibly restoring ancient path names with input from local people
<b>Improve footpath maintenance</b>	Possibly engage a 'lengthsman' to manage verges, hedgerows and footpaths etc. in Feock and other parishes, as well as minor ground work such as drain clearance, and drive forward major maintenance tasks (e.g. pothole repairs) currently done by Cornwall Council
<b>Where necessary, negotiate new rights of way in order to improve connectivity</b>	Negotiations could start in e.g. Carnon Downs in order to improve pedestrian access to the Garden Centre, but could also look to join up footpaths truncated by private land holdings

### 1.58 Cycle ways

The parish council should create a sustainable transport network and improve cycle ways, separating cycle and footpaths where safety could be an issue. In particular, a safe route from Devoran through Perranarworthal is urgently needed. There were several ideas regarding new cycle racks, the suggestions related to points of interest such as shops, pubs, village halls and churches, and close to bus stops. New cycle racks could also be placed in scenic areas to allow people to 'jump off' and explore the area.

A section of the SUSTRANS National Cycle Network is located in the parish. Within this network there are 4.3 miles of cycle network

as a part of the Coast to Coast Mineral Tramway Trail for more information see the website

<http://www.sustrans.org.uk/ncn/map/national-cycle-network>

Suggested projects – cycle paths
Devoran to Perranwell safe cycle path, working with other parishes
Devoran towards Penryn
St Feock to Playing Place

### 1.59 Parking issues and projects

Generally parking is felt to be good, especially in Feock village, but there are 'hot spots' especially in Carnon Downs and the centre of Devoran. The comments support the following specific projects, which the parish council could bring forward working with local partners. Projects identified via community consultation:

Devoran
Extend the parking area opposite Greenbank Terrace /Greenbank Road
Residents' parking in the middle of Devoran (Market St/St Johns Terrace)
Create parking spaces at Z bend below Old Quay Inn
Better / more parking for Devoran school
More spaces at Doctor's surgery at Devoran, negotiate with the Village Hall
Encourage use of Methodist Chapel car park for St Johns Terrace residents Devoran
Possible extra parking for visitors to Market St at the Market Hall

Carnon Downs
Examine changes to road markings to alleviate pressure around the Spar shop and Carnon Crescent
Possibly negotiate extra parking spaces in vicinity of Spar Carnon Downs
Provide extra parking for Carnon Downs dentist as current situation causes dangerous parking at junction with Bissoe Road



### 1.60 Speed restrictions, road markings and new signage

The majority (51% & 57%) of respondents do not support new road markings and changes to speed limits in the parish. However, (36% & 29%) who were supportive of changes identified key priorities including a 20mph blanket restriction in villages and/or residents' parking in Devoran, however in some areas existing restrictions are appropriate but not properly enforced. Potential solutions suggested by respondents include a community speed watch scheme. Speed humps, however, were not well regarded by respondents to the questionnaire and on this basis other road surface traffic calming measures could be considered.

#### Carnon Downs

Double yellow lines & reduced speed limit at top of Bissoe Road, possibly change priorities at Bissoe valley junction

Tregye Road 20 mph limit lanes

From Skewberries Playing Place to Quenchwell Chapel and then to Grenna Lane

Possible weight restrictions at Smithy Lane to discourage HGV use

#### Devoran

20mph zone for Devoran – to be consulted on. Including removal of 30mph sign mistakenly placed on St Johns Terrace

20mph in Trolver Croft / Trevallion Park.

#### Feock

Speed restrictions along the road around Four Turnings – either increase to 40mph or decrease to 20mph

Speed restrictions down to Come-to-Good to 40 mph maximum

Speed restrictions to 20mph Porthgwidden lodge to Church Hall, Goonpiper to Ferris Garage (and enforce speed limit in Goonpiper)

Speed warning signs at Punchbowl in Playing Place in both directions (not just one way as currently)

20 mph limit at Restronguet Point

Possibly new restrictions close to the play park

## Community facilities and services, leisure, health and well-being

### 1.61 Community facilities

As part of their work, the Community Working Group carried out an audit of existing community facilities within Feock Parish. Further information was obtained from consultation and engagement with the community throughout the Plan process, including the Community Questionnaire and Youth Surveys, which provided information on whether the community thought that the existing community facilities are adequate to meet their needs.

There is a high level of involvement in civil society, with a large proportion of the community regularly attending various clubs hosted throughout the parish that cater for all ages, such as bridge, bowls, scouts and brownies, camera club etc. The village halls and some places of worship provide venues for fitness classes, e.g. yoga, pilates, welcoming fitness etc. Existing parish facilities include:



Figure 28: Devoran Church.

### Carnon Downs

- Carnon Downs - a good village hall, which is well used and has recently been refurbished and extended (awarded lottery grant funding)
- Carnon Downs Methodist Chapel – requires refurbishing and is currently seeking help to raise grant funding

- The Carnon Inn, provides a function room for hire
- Carnon Bowling Club

### Devoran

- Devoran Village Hall – requires further funds to complete refurbishment
- Devoran Methodist Chapel – seeking funding for refurbishment



Figure 29: Devoran Village Hall.

### Point & Penpol

- Penpol Methodist Chapel

### Feock

- St. Feock Church
- Feock Church Hall



Figure 30: St. Feock Church.

### 1.62 Education

- Good primary school, (Devoran School), nursery and pre-school provision in the parish
- Truro & Penwith College, at Tregye Campus, located just outside of Carnon Downs, provides further education in

music, art and design and outdoor education.

### 1.63 Health-care provision

#### Doctor

Carnon Downs and Devoran are well served with healthcare facilities. There are two doctors surgeries in Feock Parish, one located in Bissoe Road, Carnon Downs having six GP's and other facilities, and one in Devoran, located on Quay Road which forms part of Chacewater Surgery, and has four GP's. A clear majority of respondents to the Community Questionnaire (for the whole of the parish) thought that the existing provision of doctor, dentist and chiropody (primary health care) services were adequate to meet their needs. Furthermore, the majority of respondents did not think that access to these services was difficult.

#### 1.64 Dentist

69% of Community Questionnaire respondents agreed that the current provision of dental services is adequate to meet their needs. Some people did suggest that a doctors surgery and dentist should be provided in Playing Place (in neighbouring Kea

parish), especially from residents living in Feock village/Restronguet and Penelewey areas.

#### 1.65 Chiropodist

The majority of people who use this service were happy with the current provision. However, many of the additional comments from respondents who felt that provision was not adequate, suggested that more doctors, dentist (NHS) and perhaps 'outpost' services for all types of health professionals are required:



Figure 31: Devoran Doctor's Surgery.

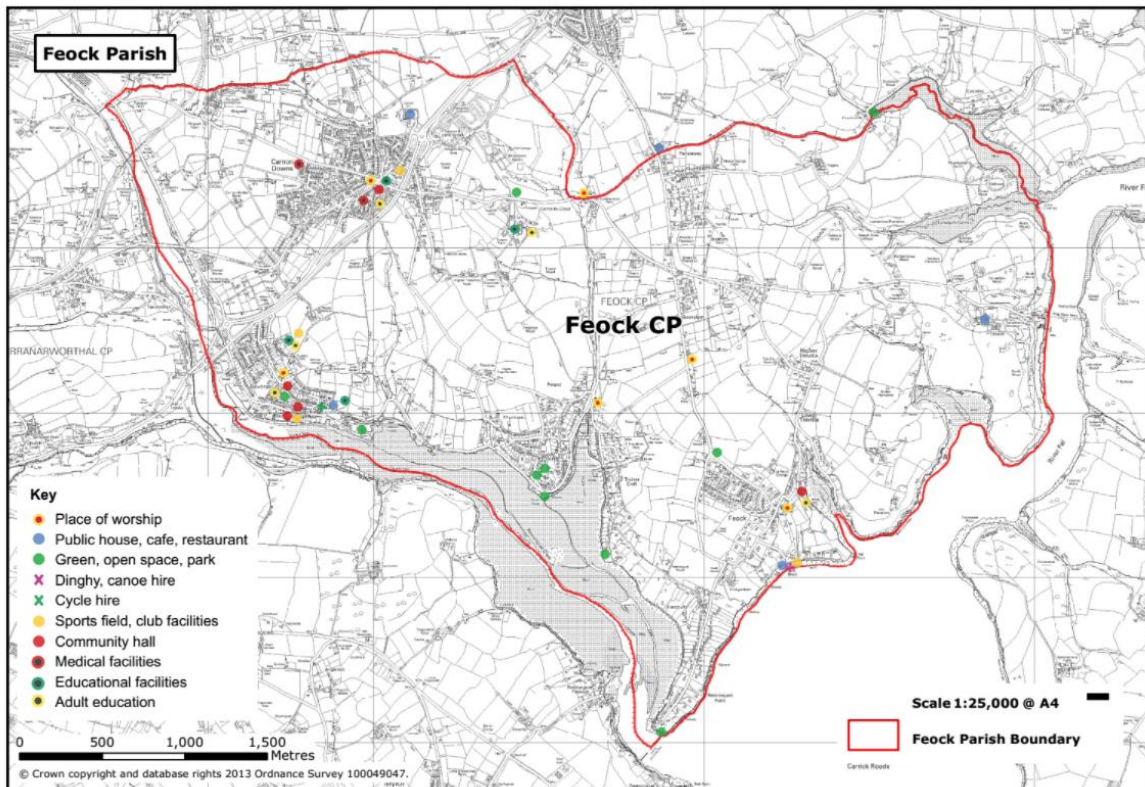


Figure 32: Location of community facilities within Feock Parish

Provision of GP surgery at Playing Place or outreach services to serve Feock/Restronguet and Penpol, Penelewey areas.
Invest in better transport links to Dentist and Doctors in Carnon Downs
Provision of Dentist in Devoran/Feock and availability of more NHS places
Extended surgery hours in Doctors
Possible new surgery or facilities serving Feock village/Penpol/Penelewey.

Source: FNDP Community Questionnaire 2013  
Literal Comments Report

Over the last 30 years shops have been lost in the villages of Devoran and Feock and the community wishes to seek the retention of existing community facilities and services (as identified through respondents to the community consultation, Community Questionnaire 2013). The Plan policies (Policy C1) seek to ensure that all community facilities and services meet the needs of all sectors of the local community, young people, families, elderly, and the disabled, businesses and visitors/tourists.

#### 1.66 New community/leisure facilities

Only 40% of the respondents answered the question as to whether new village halls were needed in the parish, suggesting that the majority were either satisfied with the existing community village hall facilities, and/or this question did not apply to them. From the overall (parish wide) responses, support was identified for a new community/village hall in Feock village, with 58% of the 83 Feock ward respondents who answered this question in favour of a new community/village hall.

Almost half of the respondents (47%) answered 'don't know' when asked if the parish was making adequate use of existing community spaces, with 28% answering "yes" and only 14% who said 'no'. The highest rate of satisfaction is in Carnon Downs (33%), which has well-established community facilities including a recently refurbished Village Hall.

Source: FNDP Community Questionnaire Literal Comments Report

#### Suggested projects – Making the best use of Community Spaces

Provision of coffee/tea rooms with Wi-Fi as additional meeting places to pubs
Upgrading of Devoran and Feock village/church halls
Let Market Hall to Devoran Pre School ( <i>this has been done post CQ, January 2014</i> )
Investigate sale or refurbishment of Feock Reading Room for community use
Investigate additional Adult Education provision

#### 1.67 Education Nursery and Pre-School

Of the 33% of respondents to the Community Questionnaire who answered the questions on education 29% of respondents agreed the provision of local pre-school facilities is adequate to meet their needs, compared to only 5% of respondents who stated that facilities were inadequate. However, it remains to be seen if this question has been somewhat superseded by events (i.e. relocation of Devoran Pre-School into larger facilities in the village).

#### 1.68 Primary education

A large minority (38%) of respondents agreed that the provision of local primary education is adequate to meet their needs. However, 59% of the returns responses were given as 'N/A' or 'Blanks/Not Answered', suggesting that this question did not apply to the majority of respondents, perhaps due to the modal age being between 46 and 65. On the question of whether local children (i.e. living within the parish) should if possible have priority at Devoran Primary School, 84% of all respondents agreed; only 3% of respondents disagreed. However, it is not clear from the questionnaire data that Devoran School should exclusively serve 'local' children.

### 1.69 Adult education

Responses were split regarding whether the current provision of adult education in the parish was adequate for their needs, 20% of respondents said 'No' and 17% said Yes. The respondents who were dissatisfied were in Devoran 31(34.1%); Carnon Downs, 27(12.85%); Feock village/Restronguet 22(16.05%); Point & Penpol 8(8.9%); and Penelewey 2(11.76%). The vast majority 358(62%) of 'all' respondents were 'N/A' and 'Blanks/Not Answered'.



Figure 33: Tregye campus – Truro College

#### Suggested projects – Education

Investigate providing more Adult Education provision in the parish

## Environment and sustainability

### 1.70 Open spaces, parks and recreation (play areas)

The rural character and beautiful open countryside of Feock parish rated highly throughout all of the community consultation. Ease of access to the open countryside via public rights of way was also identified as a key strength in the area. The coast and creeks featured highly as key strengths and attractions for both local residents and visitors. Public access to them, e.g. via Devoran and Point Quays (both of which are owned by community trusts/associations) was asked to be protected and enhanced wherever possible.

The Mineral Tramway is a key 'open space/recreation/route' that runs 'Coast to Coast' from Devoran to Portreath (part of the National Cycle Route).

The Plan Project Team carried out an audit of all existing open space provision within the parish:

#### 1.71 Play space for young children Carnon Downs

- Small play park at Bissoe Road, Carnon Downs – this needs improving with new play equipment
- Extant permission at Trevince, off Bissoe Road, Carnon Downs for 'kick about' space and play park area

#### Devoran

- Play park at St. John's Terrace recently refurbished with new play equipment.



Figure 34: Devoran Park.

#### Feock

- Relatively new play park and equipment located near the entrance to La Feock

#### 1.72 Space for young people

Both quantitative and qualitative assessment found the parish lacks provision of space for young people. In particular the Youth Survey identified that there is lack of provision for young people, listing a preference for provision of sports facilities, e.g. sports hall, basketball, cricket pitch, squash courts, tennis courts open all year round; and improvements to local play parks, including better play equipment, a sand pit, and a skate park and better facilities at Devoran Quay.

#### 1.73 Amenity green space

Point Quay, Devoran Quay.

#### 1.74 Natural or semi-natural open space

Loe Beach, Jubilee Woods (Carnon Downs)

#### 1.75 Parks and Gardens

Trelissick Estate and Gardens (21, 22 and 23 on figure 36), owned by the National Trust provides more than 12 hectares (30 acres) of elevated garden for the local community and visitors to explore. As well as the garden, the 121-hectare (300-acre) estate, with its countryside, woodlands and coast, makes for breath taking walks to Trelissick Beach, along the Carrick Roads to the King Harry Ferry crossing point, Roundwood Quay (Iron age promontory fort), Namphillows Wood.

#### 1.76 Allotments

60 Allotments are currently provided to the north of Carnon Downs, near Playing Place just outside of the Feock Parish boundary. The community consultation identified a need for allotments as follows;

- Carnon Downs 26 respondents (5%)
- Feock village/Restronguet 20 respondents (3%)
- Devoran, 17 respondents (3%)
- Point & Penpol, 13 respondents (2%)
- Penelewey 6 respondents (1%).



Figure 35: Allotments.

### 1.77 Green and open spaces

Regarding sports, recreation and play areas, Carnon Downs, Devoran and Feock village/Restronguet are much keener to have new sports recreation and play park provision than the other villages. Meanwhile, Carnon Downs, Penelewey and Feock village/Restronguet had the strongest support for green public open spaces compared to the other villages.

#### Suggested projects – Sport, recreation and play areas & Green Open Spaces

Work with Devoran School to enable use of school sports facilities by residents

Provide better or new play equipment for children for Devoran and Carnon Downs parks

Investigate provision of leisure equipment - BBQ stands, boat/canoe lockers on Devoran Quay, outdoor gym equipment, tennis/badminton courts

Source: FNDP Community Questionnaire Literal Comments Report

Ref Number	Green/open space
1	Carnon Valley Flats
2	Parcancreeg (Barrow )
3	Jubilee Wood
4	Carnon Downs Play Park
5	Devoran churchyard & cemetery
6	Devoran Park
7	Market Street Pocket Park
8	Devoran Quay
9	Narabo Creek
10	Carnon Mine
11	Chycoose Beach
12	Point Green & Orchard
13	Point Quay
14	Penpol pond
15	Penpol Pond/Bone Mill & Penpol Beach
16	Carnon Yard
17	Restronguet Point
18	Loe Beach
19	Feock Church & cemetery
20	Feock Playing Field
21	Trelissick Park/Gardens (National Trust)
22	Roundwood Quay
23	Delabole & Nampillows Woods

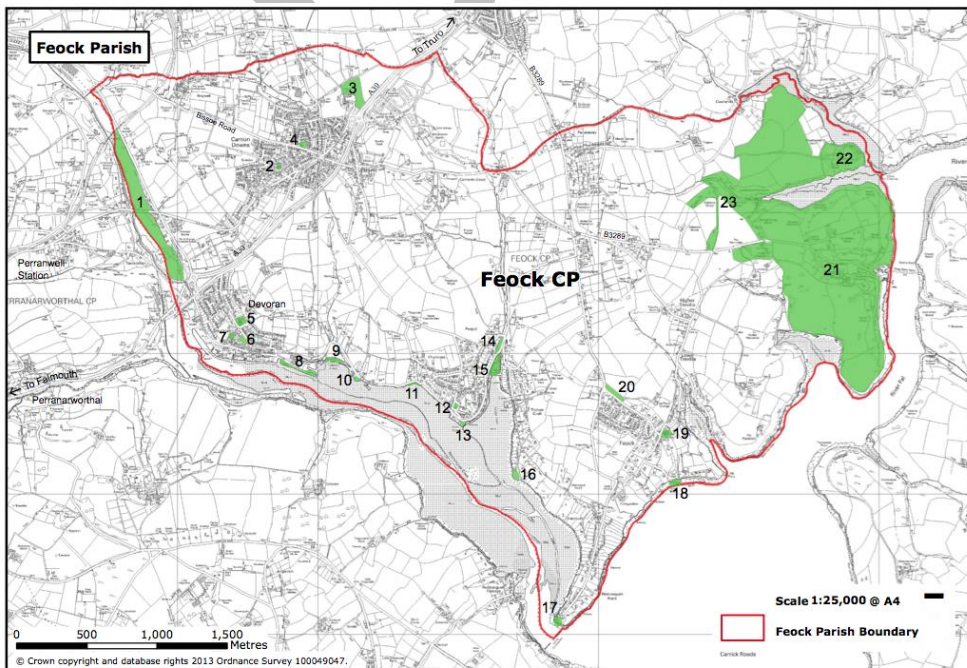


Figure 36: Green and open space areas within Feock Parish

## Environment and sustainability

### 1.78 Landscape quality- statutory designations and conservation guidance and advice

The quality of the natural and historic environment, and the attractive creek side landscape of the parish is recognised by international, European, national and local statutory designations. Approximately 60% of the parish is protected by statutory designation.

### 1.79 Historic environment (Figure 37)

- **World Heritage Site - Cornwall and West Devon Mining Landscape; Area 6ii Devoran and Perran.**

Includes Perran Foundry and Carlew house, garden and park on the south of the river, the whole of the Carnon Creek from the A39 downriver to Carnon Yard including Point Quay and historic Point village, Carnon Mine, the Redruth and Chacewater Railway track bed (The Tram/Old Tram road) and the historic area of Devoran village.

### Scheduled Monuments (6)

1 prehistoric fort, 2 medieval stone crosses and 3 prehistoric burial mounds

- **Listed Buildings (88)**

3 are Grade II\* - Trelassick House (c1750 and late 19<sup>th</sup> C), Feock Church (15<sup>th</sup> C – 1876) and Creekvean, Pill Creek (1964-7)

85 are Grade II (50 are pre 1840 in origin and 38 were built between 1840-1880)

- **Registered Park and Garden - Trelassick Gardens and Park**

Grade II\* (10ha gardens and pleasure grounds, and 82ha park and woodland rides)

- **Conservation Area - Devoran**

Includes historic village, quays, sluicing pond and railway weighbridge.

- **Feock Local Heritage List.**

167 extant and undesignated historic buildings and structures are included on the List. They have met at least one of the following criteria:

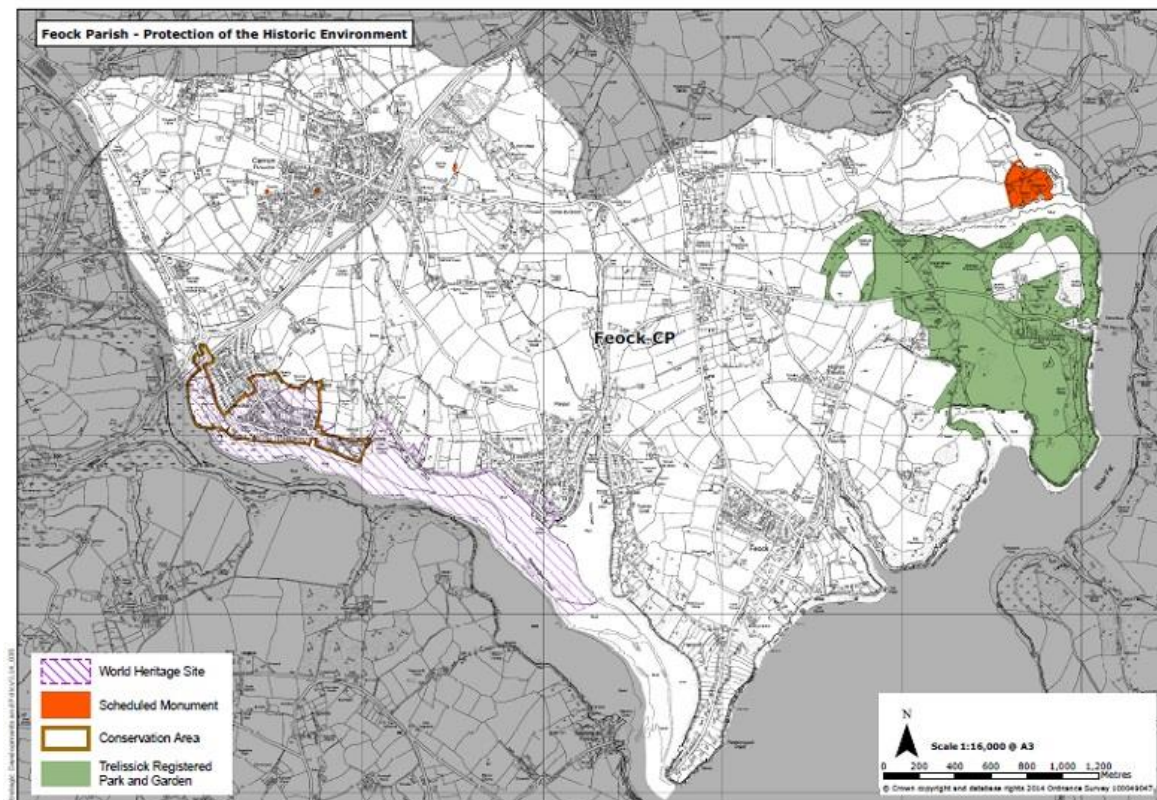


Figure 37: Historic Environment Designated areas within Feock parish



1. Identified as significant in the *Cornwall Industrial Settlements Initiative – Devoran* (2002) survey and/or the *Devoran Conservation Area Management Plan* (2010)
2. Present on the *Feock Tithe Award Map* (c1840) and/or the *1st ed. Ordnance Survey 1:2500 Map (c1880)* and whose historic character and architectural integrity is largely intact.
3. Inclusion on Cornwall Council's *Historic Environment Record*
4. Post 1880 - War memorials, traditional cast iron guideposts, letterboxes and telephone kiosks
5. Post 1880 - 20th century buildings of noted architectural significance (e.g. they are mentioned in the Pevsner Guide to Cornwall, 2014) including those by noted architects.
6. Buildings associated with individuals of local importance (e.g. William and Thomas Lobb, plant collectors).

#### 1.80 Natural environment (Figure 38)

- **Special Area of Conservation –Fal and Helford**

The Fal River and creeks below the high water mark, excluding Restronguet Creek, are designated as being of European biodiversity significance

- **Site of Special Scientific Interest – *Upper Fal Estuary and Woods***

Unit 1. Littoral Sediment: The shoreline from opposite Turnaware Point to the north side of Cowlands Creek.

Unit 9. Broadleaved, mixed and yew woodland-lowland. Predominantly sessile oak: part of South Wood, Trelissick.

*Carine Common & Penweathers* is a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation noted for its biological characteristics. The 46-hectare (110-acre) site is located by the settlement of Penweathers, within the civil parish of Kea, (outside of Feock Parish, but in relatively close proximity) half a mile south of the city of Truro.

- **County Wildlife Sites**

County Wildlife Sites are the most significant areas of semi-natural habitat in Cornwall outside statutory protected sites. They have been selected using Biodiversity Action Plan priority habitats, identifying habitats that contribute to local character and habitats that contribute to the survival of species group. In Feock Parish the CWS are very similar to the BAP priority habitats listed below.

- **Biodiversity Action Plan Target habitats**

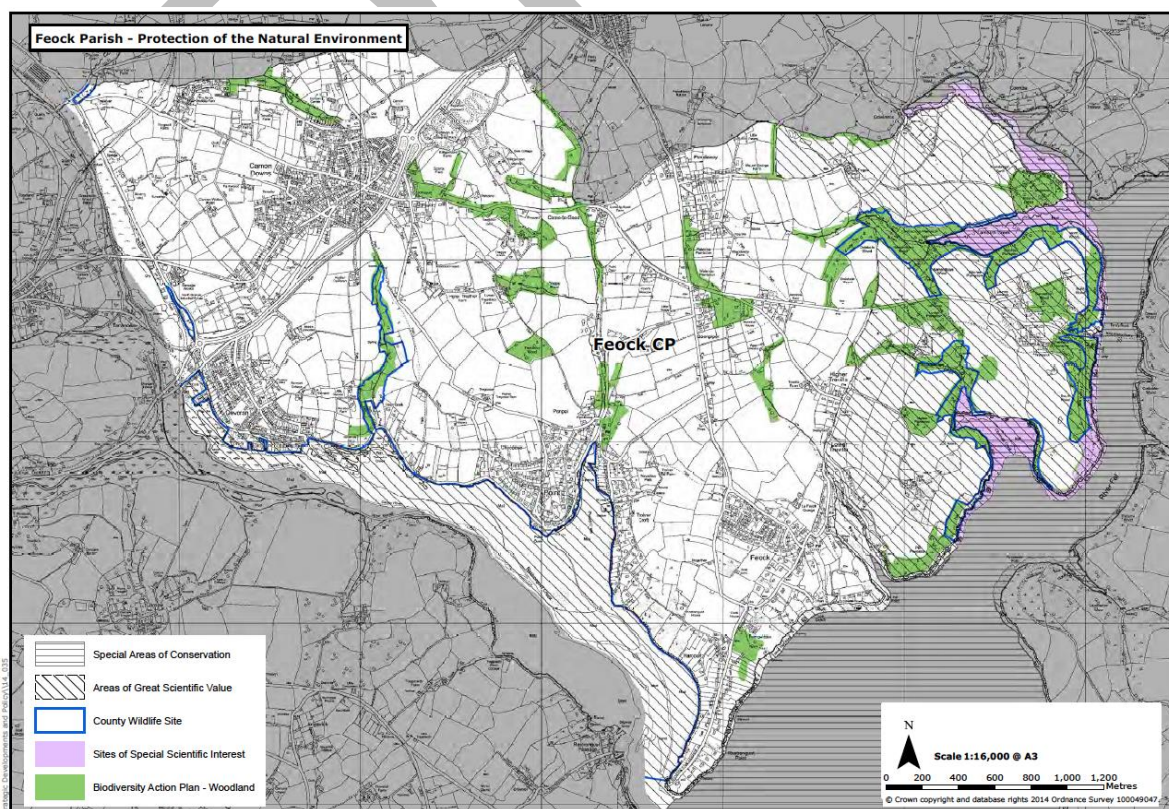


Figure 38: Natural Environment Designated Areas within Feock parish BaseSummary 27.03.17

BAP priority habitats are habitats, which, Natural England has advised the Secretary of State, are of principal importance for the conservation of biological diversity in England, in accordance with the 1992 UN Convention on Biological Diversity. The conservation of BAP habitats is furthered by implementation of Action Plans for each habitat. Action Plans for BAP habitats found in Cornwall are detailed in Cornwall BAP Volume 3 (CBI, 2004). In Feock Parish the principle habitats are:

- Wood pasture Trelissick Park
- Deciduous woodland in all the valleys, around Killiganoon, Trelissick, and along the Fal Estuary coast
- Orchards at Cowlands
- The creeks and intertidal areas of Restronguet, Devoran, Pill, Channals, Cowlands

### 1.81 Landscape (Figure 39)

- **Area of Outstanding Natural Beauty Cornwall – South Coast Central**  
Includes Restronguet Creek as far upriver as

Carnon Mine and all land to the east of roads and tracks from Penpol Creek in the south to Cowlands Creek in the north via Four Turnings.

#### • Tree Preservation Order

Tree Preservation Areas include all ornamental plantations of the Killiganoon estate and the former Trelissick plantations of Wellington, Waterloo, Exmouth and Boxheater. Also included is the north shore of Restronguet Creek from Point to Restronguet Point and on to Pill Creek via Porthgidden and Feock.

Tree Preservations Orders cover specific trees at risk in Wellington, Exmouth and Boxheater Plantations, Harcourt and Restronguet Point and a few in Trolver Croft, Point, Devoran and Carnon Downs

**NOTE add in project box here**

#### Suggested project:

Survey trees across the Parish and assess provision of TPOs within the Plan period

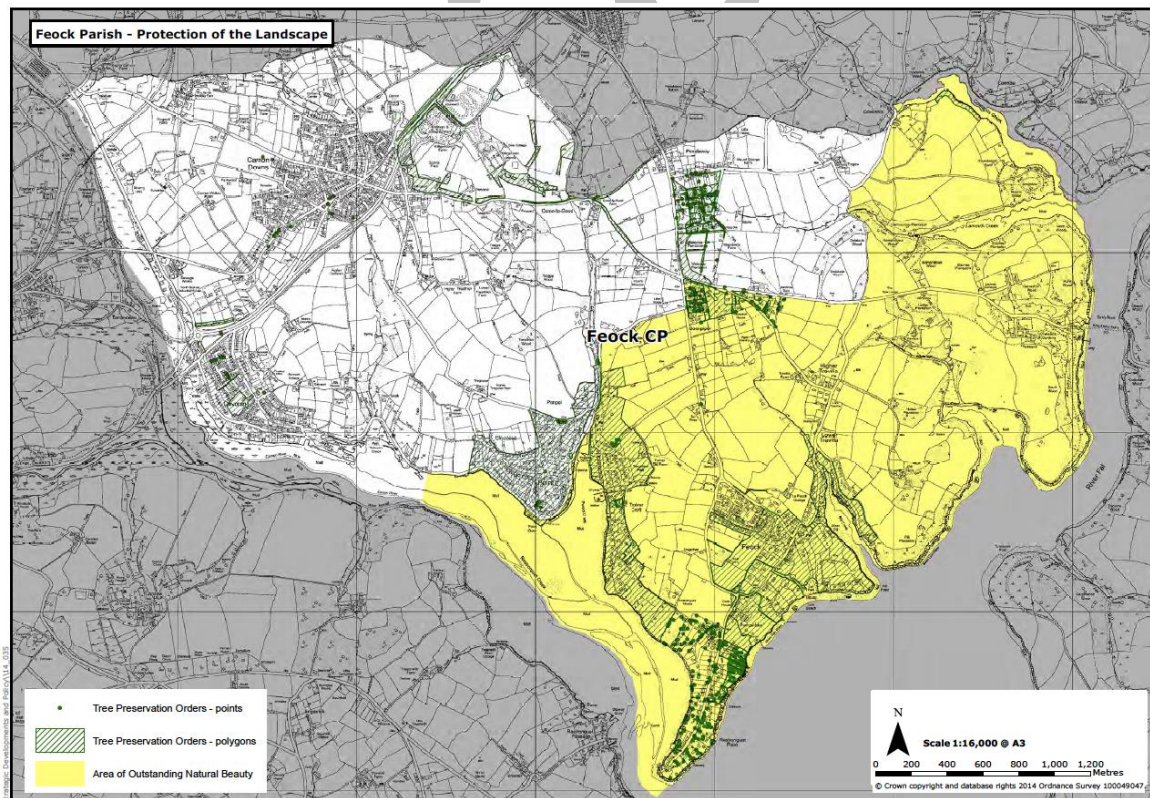


Figure 39: Tree Preservation Orders areas within Feock Parish

### 1.82 Topography (Figure 40)

The topography is typically 'riparian' with gently rolling hills running into the river valleys at Restronguet Creek, Penpol Creek, on the southern boundary of the parish; Pill Creek, Channals Creek, Lamouth Creek and Cowlands Creek to the north; all running into the Fal River. The character of the creeks changes from saltmarsh in the south of the parish to wooded valleys in the east and north. To the western edge, the land rises creating a plateau where much of the settlement of Carnon Downs lies. This provides excellent views towards the southwest into the Carnon Valley.

The villages of Devoran, Penpol and Point, Feock and Restronguet located close to the waters edge have the advantage of many beautiful vistas and panoramas of the Creeks and Fal River. In turn these areas are more sensitive in terms of visual impact, being highly visible from creek sides and the water, and from across the water in Mylor Parish, to the south and the Roseland to the east, most notably the fields that lie above the existing settlement boundaries which create a soft and green visual edge.

### 1.83 Flooding (Figure 42)

Using the Environment Agency 'What's in my Backyard' tool, this shows that most of Feock Parish is not identified as being at risk of

flooding. However areas that are at risk from flooding include along Carnon River, some of the light industrial/businesses in Carnon Valley, on the southern edge of Devoran along Greenbank Road, and on the edges of Point and Penpol that border Penpol Creek and Restronguet Creek. These areas are shown on Figure 42 and Figure 66.

### Historic

The creeks and estuary were used for communication as well as the export of foundry goods and copper ore to South Wales, and for the importation of coal from South Wales and timber from the Baltic and the Americas. In later 19th century and the first half of the 20th century the old quays were used for shipbuilding. Much of the Carnon Valley has been filled with mineral sediment over the last 200 years and the areas at risk of flooding today are those areas below the line of the old Redruth and Chasewater Railway from Old Carnon Hill to Devoran quays. Now used for recreation, sailing, boating, kayaking and canoeing, and swimming off the various quays.

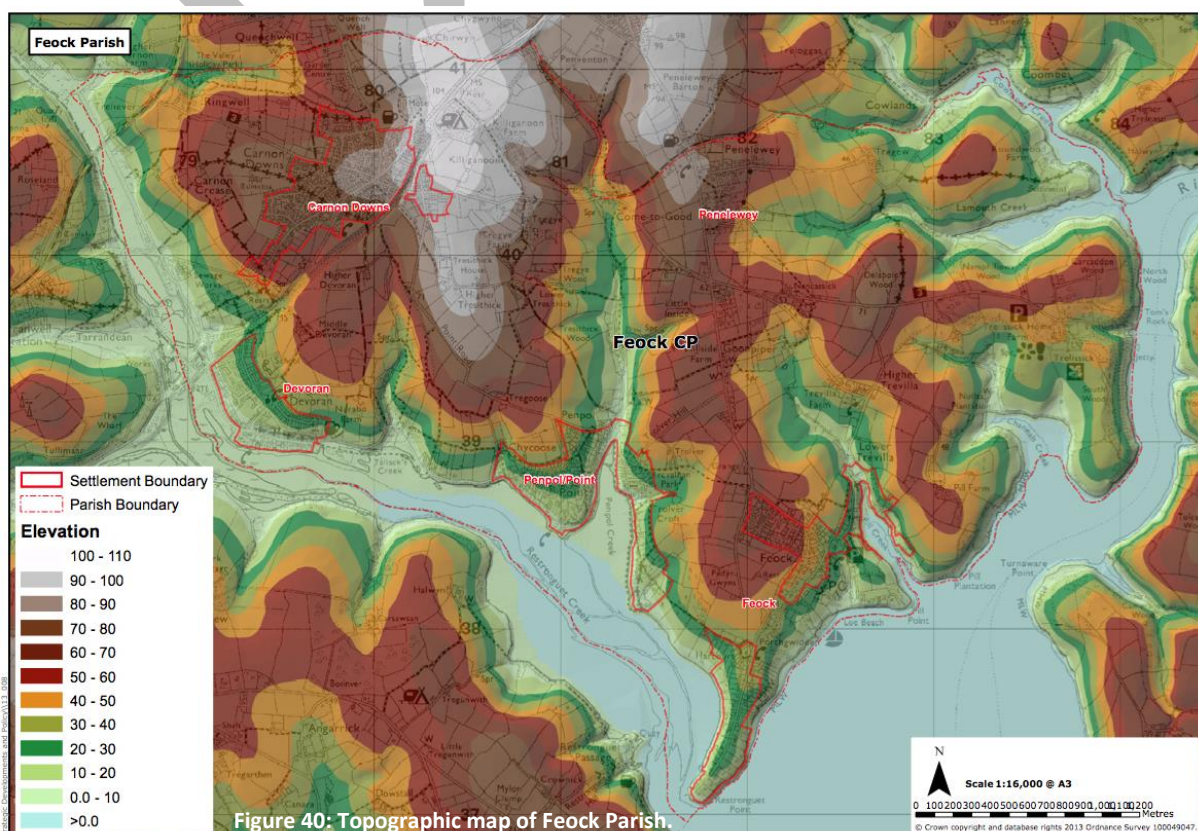


Figure 40: Topographic map of Feock Parish.



Figure 41: Penpol Creek.



Figure 42: Flood Risk map for Feock Parish – areas identified in light blue are areas at risk from flooding and dark blue are rivers/watercourses. Source: Environment Agency interactive online map.