

Appendices

Maps and further policy information

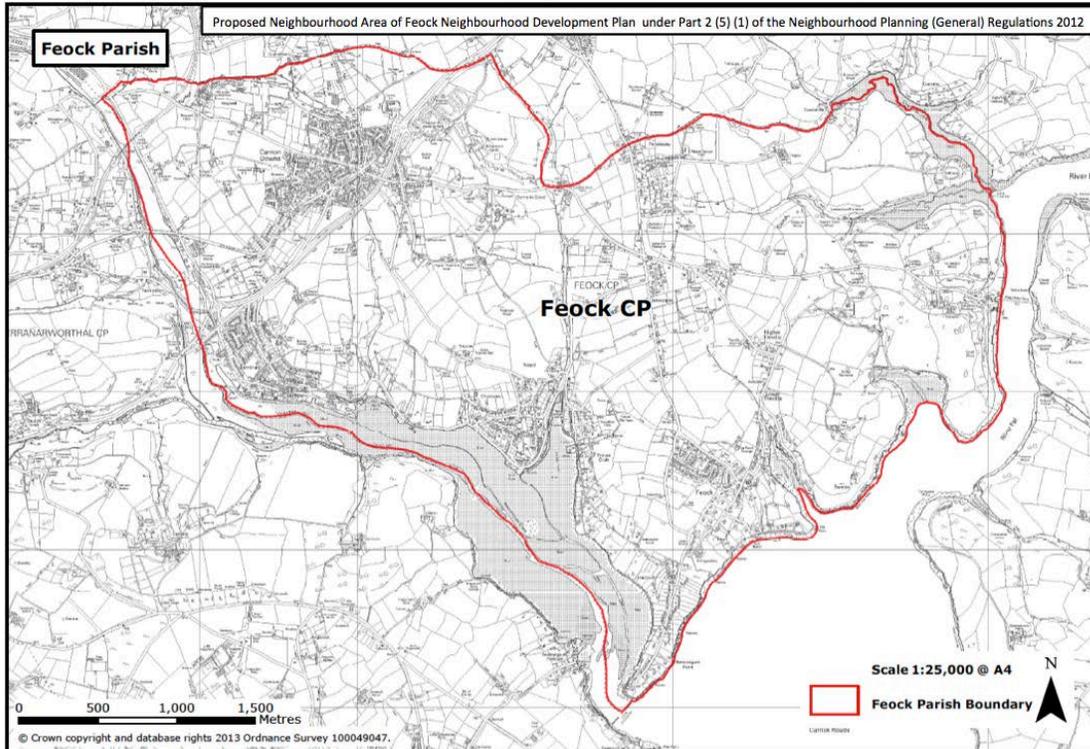
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Appendix 1

Feock Neighbourhood Development Plan Proposal Neighbourhood Area Designation Map

Submitted by Feock Parish Council as the Qualifying Body for the Feock Parish Neighbourhood Development Plan Area comprising the parish of Feock.



Appendix 2 Policy Proposal Maps

Figure 1: Existing settlement area map

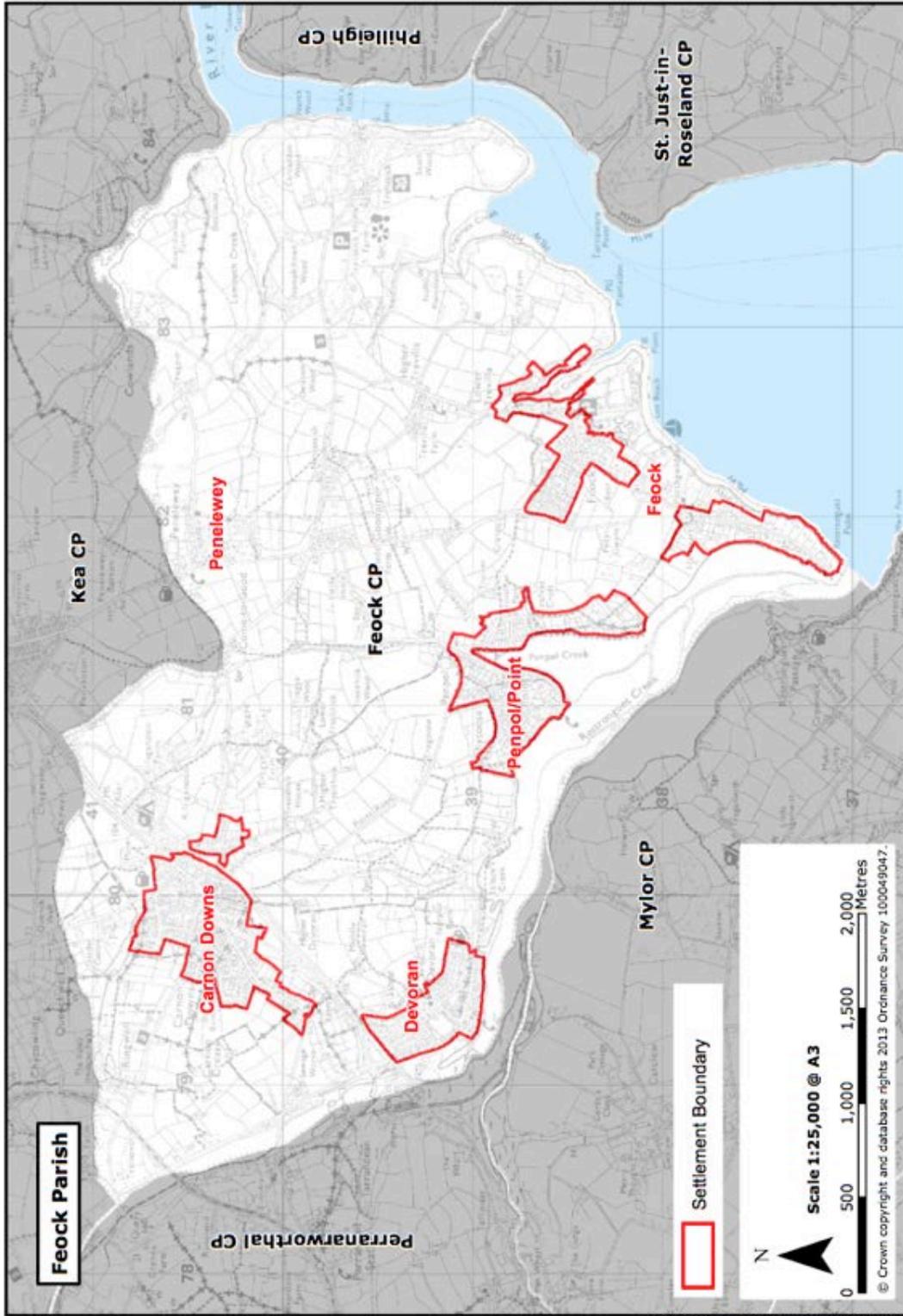


Figure 2: Proposed areas for settlement boundary extensions – highlighted by yellow stars.

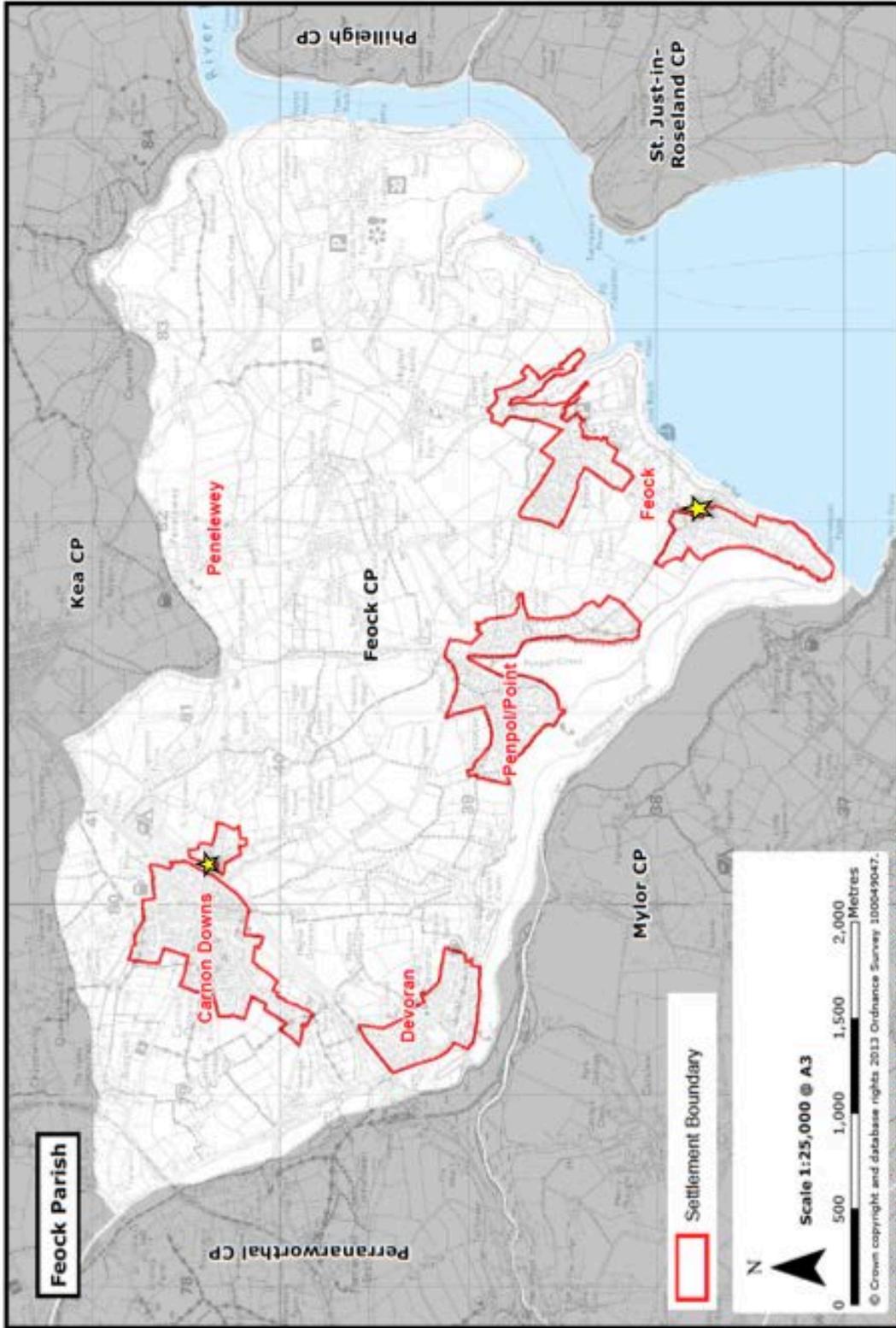


Figure 3a: Carron Downs constraints & opportunities map

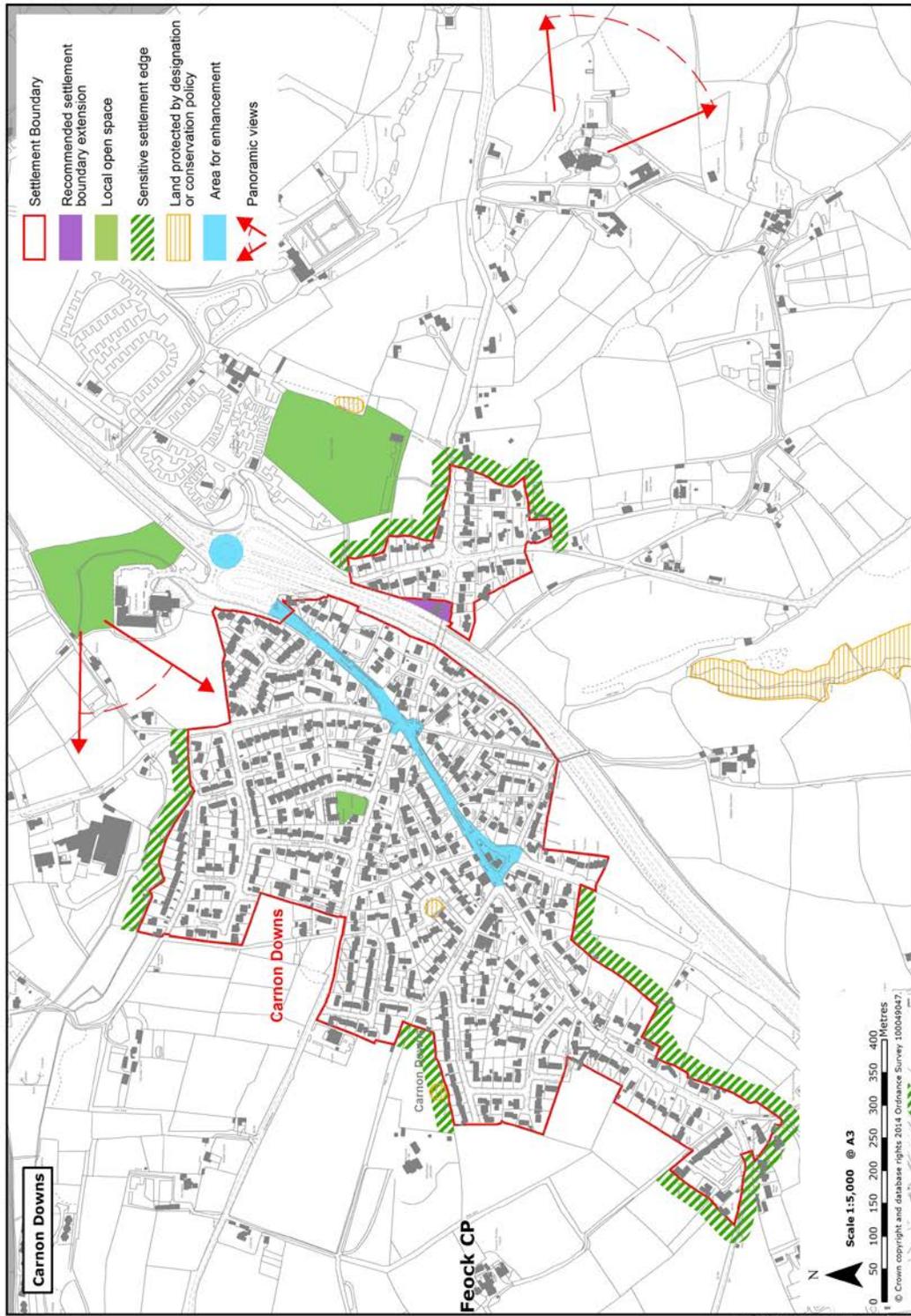


Figure 3b: Carnon Downs proposed settlement boundary (extension – see constraints and opportunities map Figure 3a).

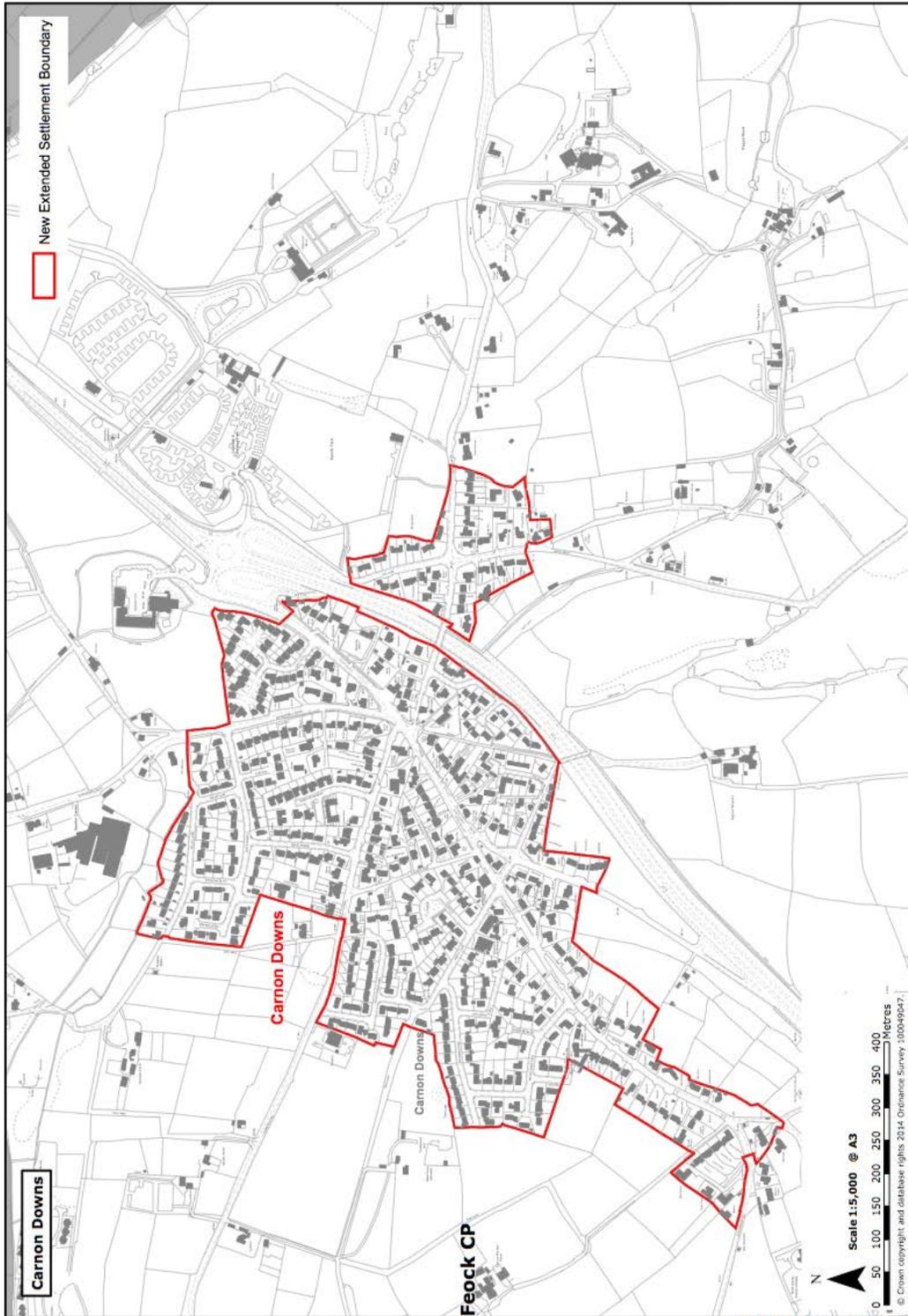


Figure 4a: Devoran constraints & opportunities map

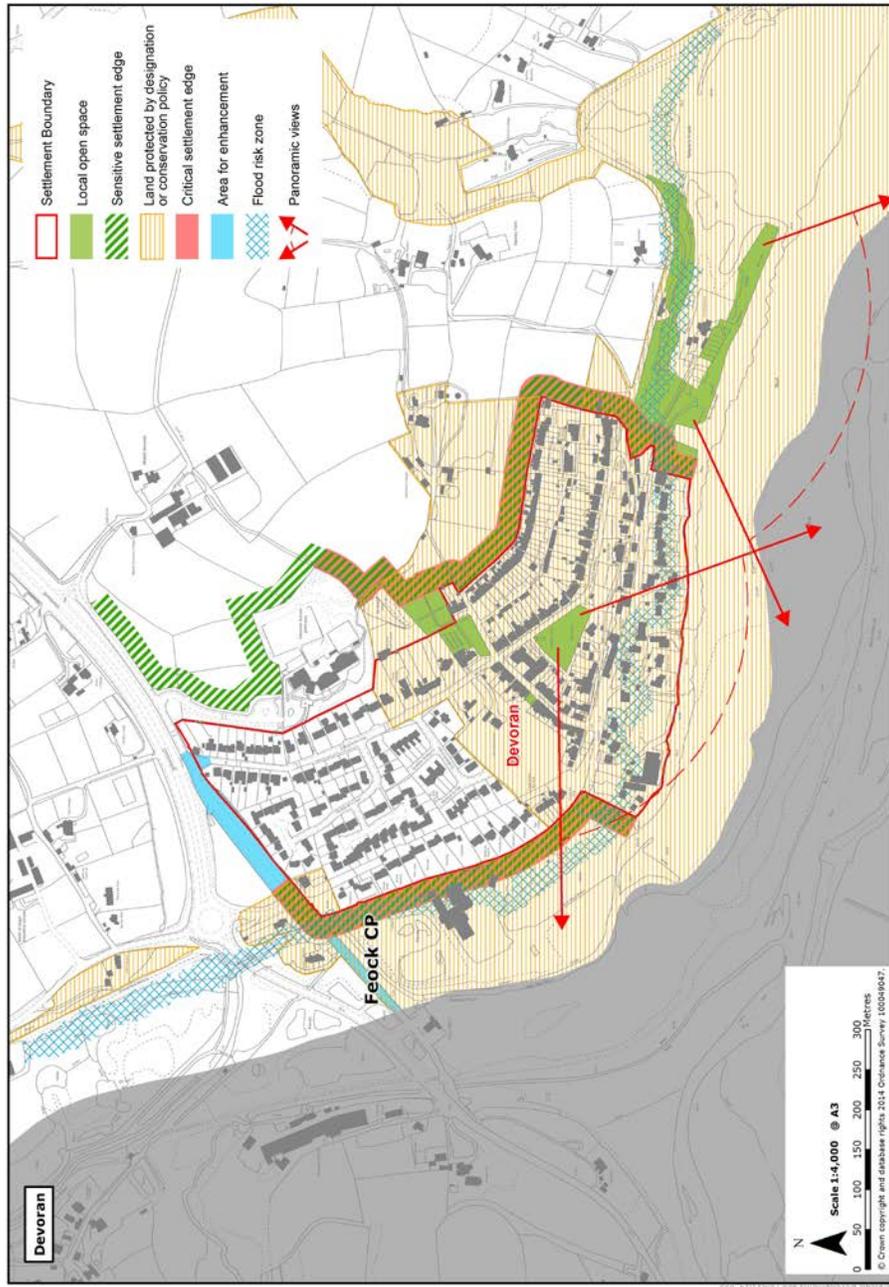


Figure 4b Devoran proposed settlement boundary – (no change).

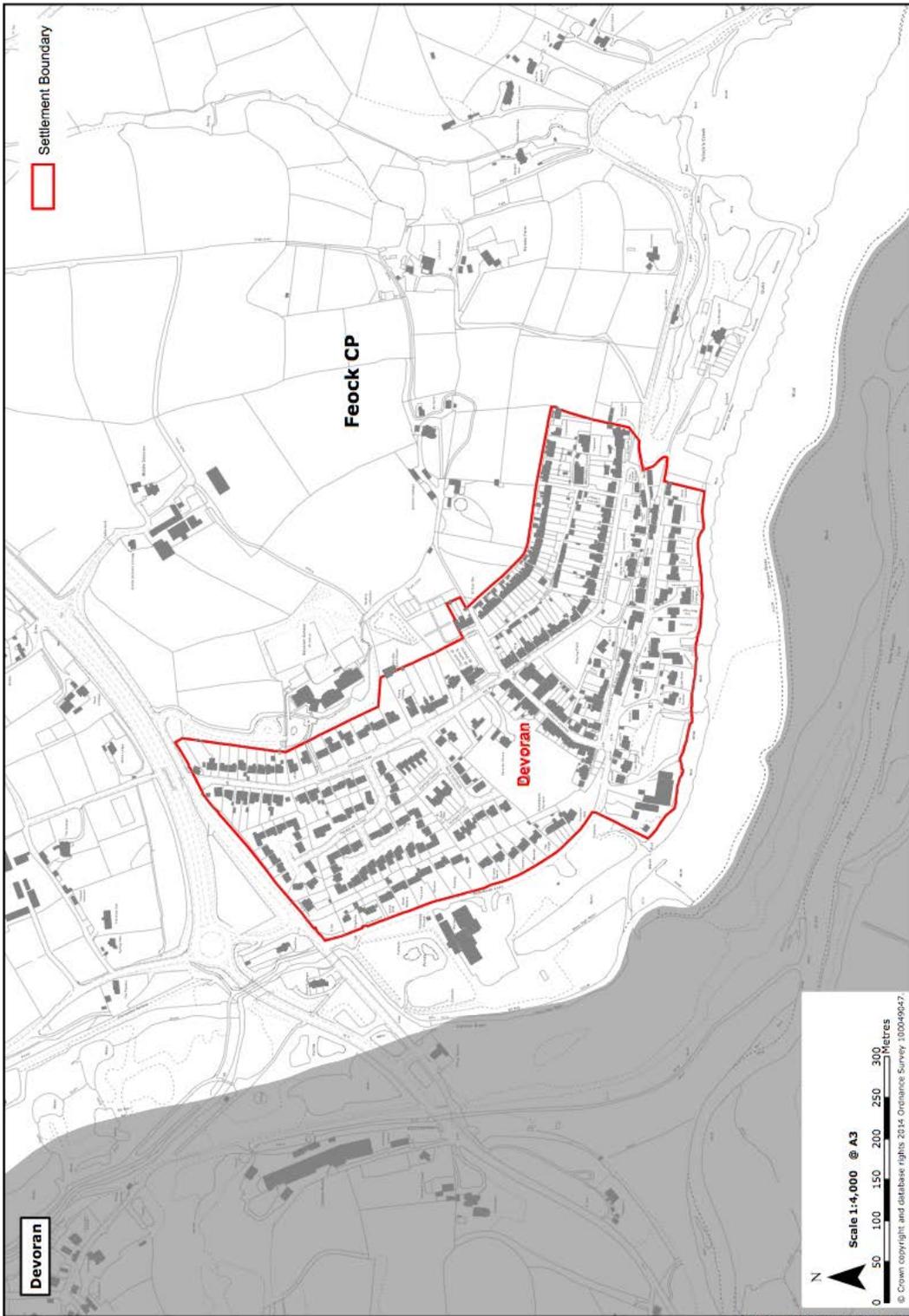


Figure 5a: Point & Penpol constraints & opportunities map

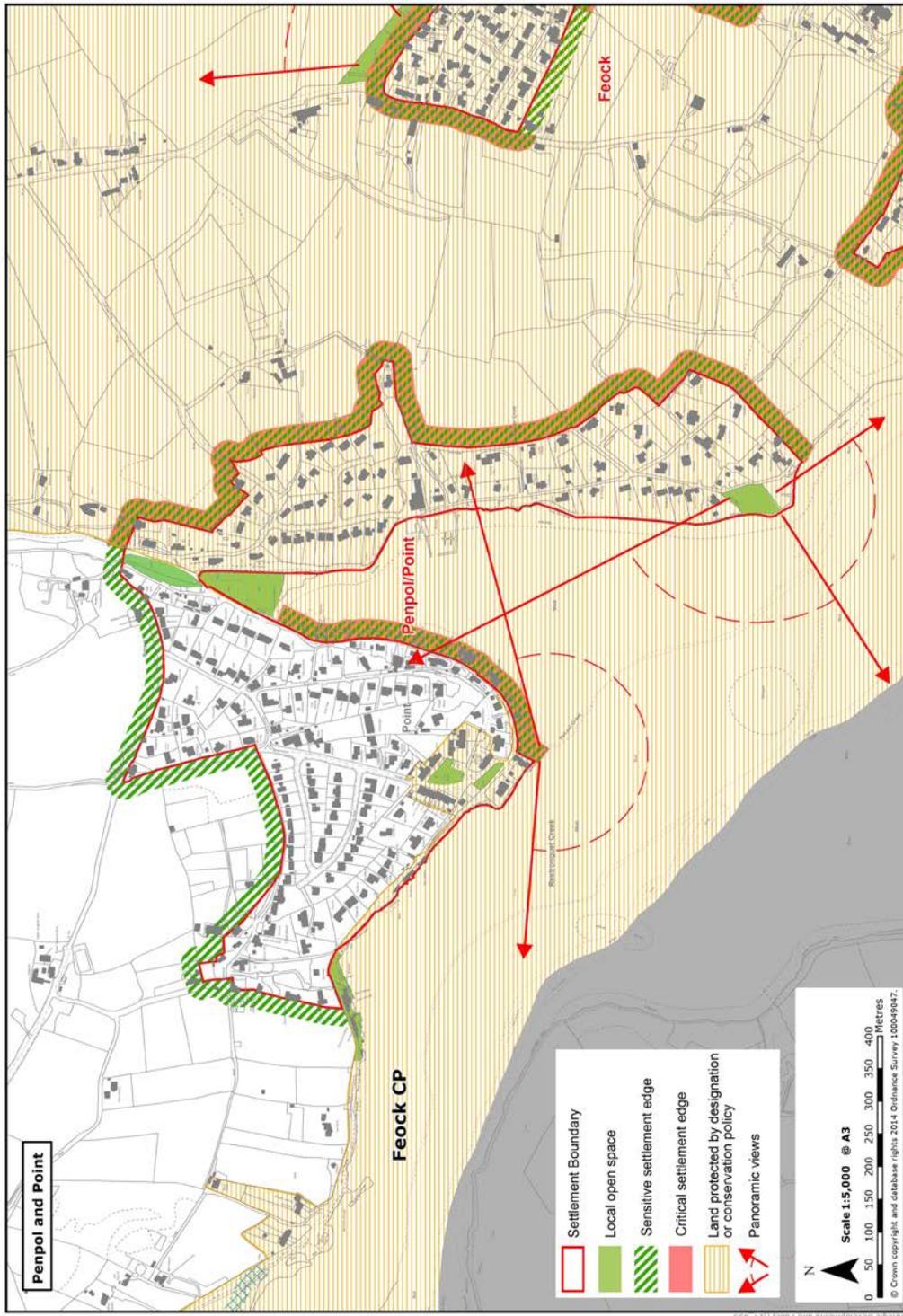


Figure 5b: Point & Penpol proposed settlement area boundary (no change).

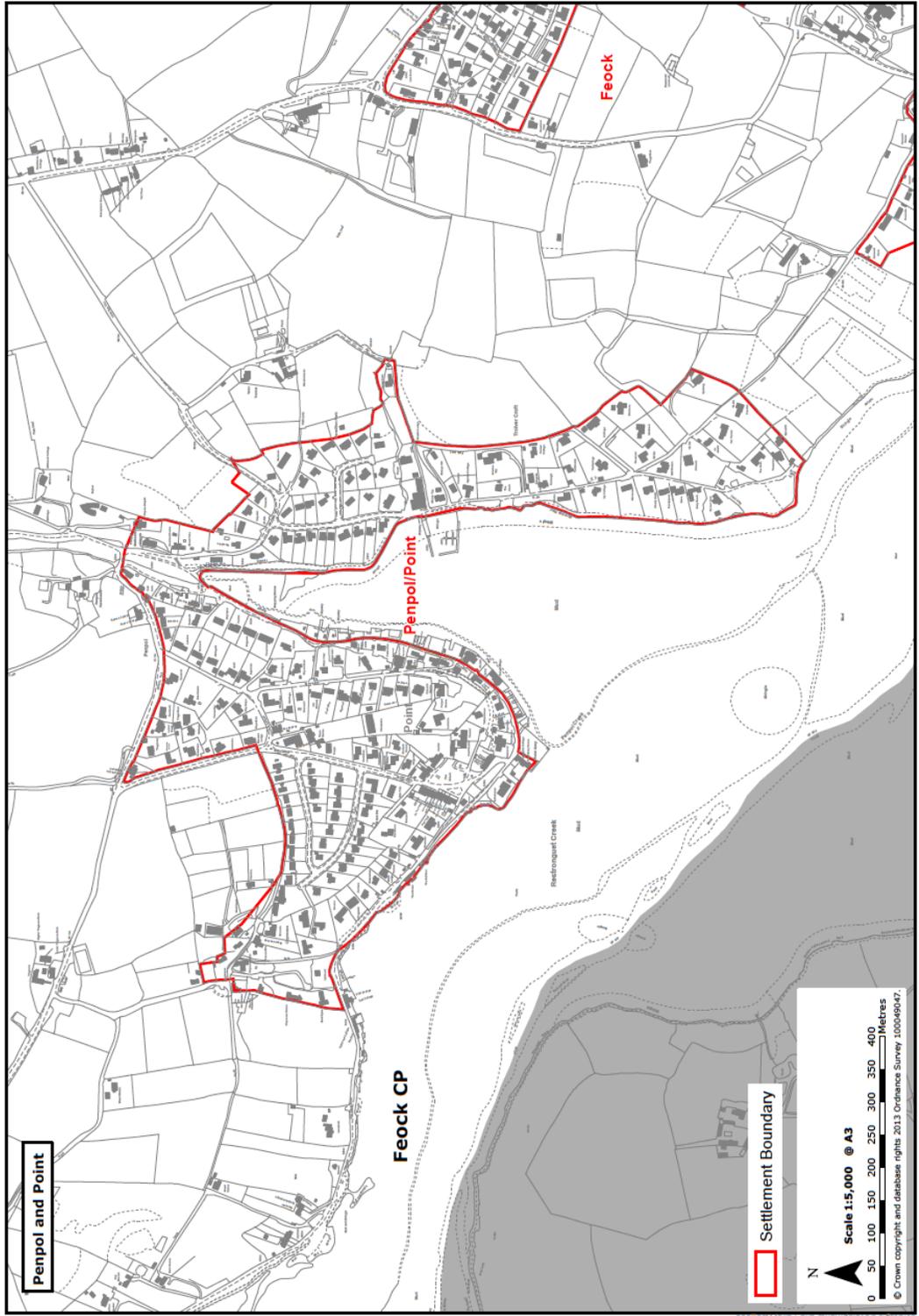


Figure 6a Feock constraints & opportunities map

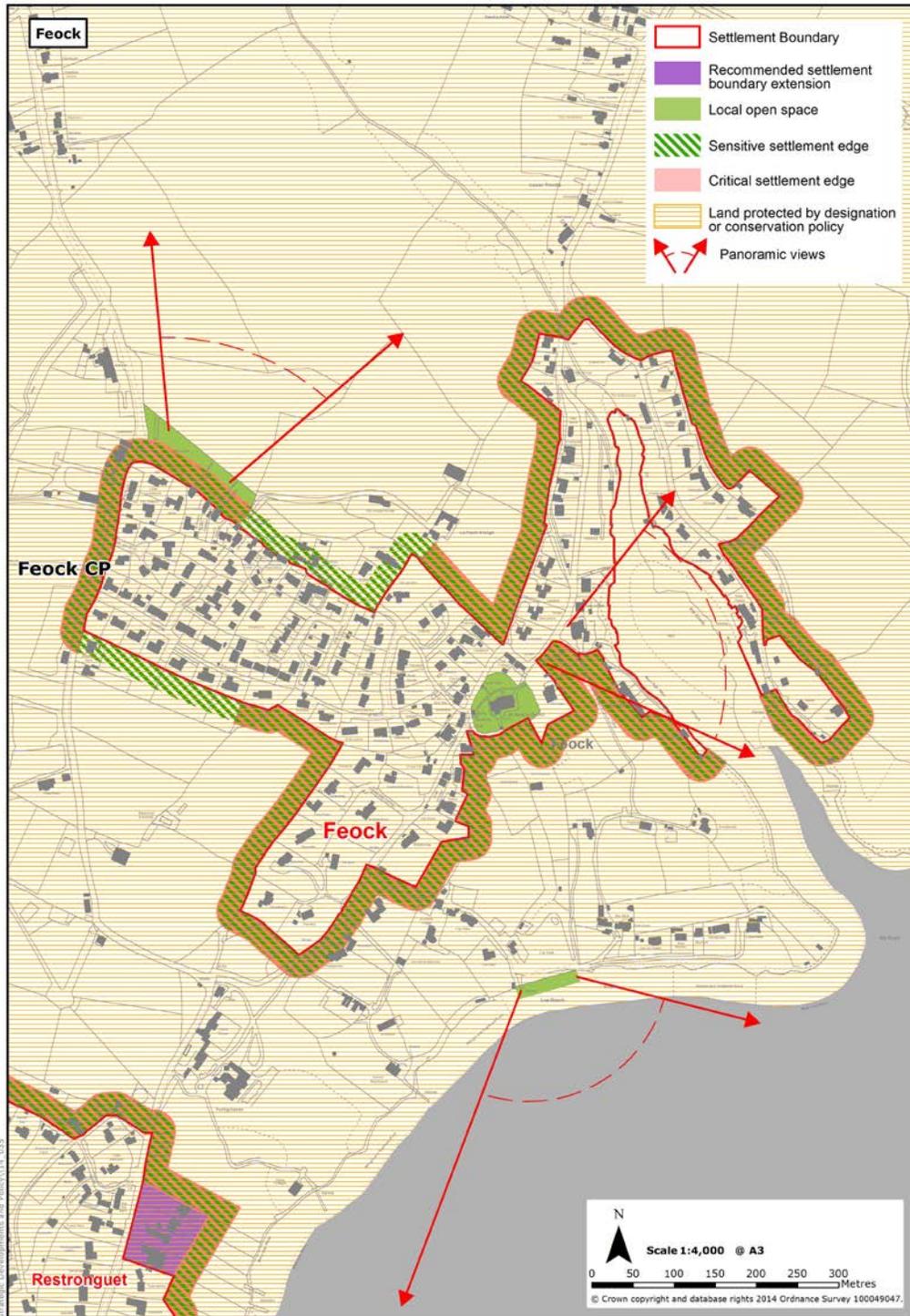


Figure 6b: Feock proposed settlement boundary (no change)

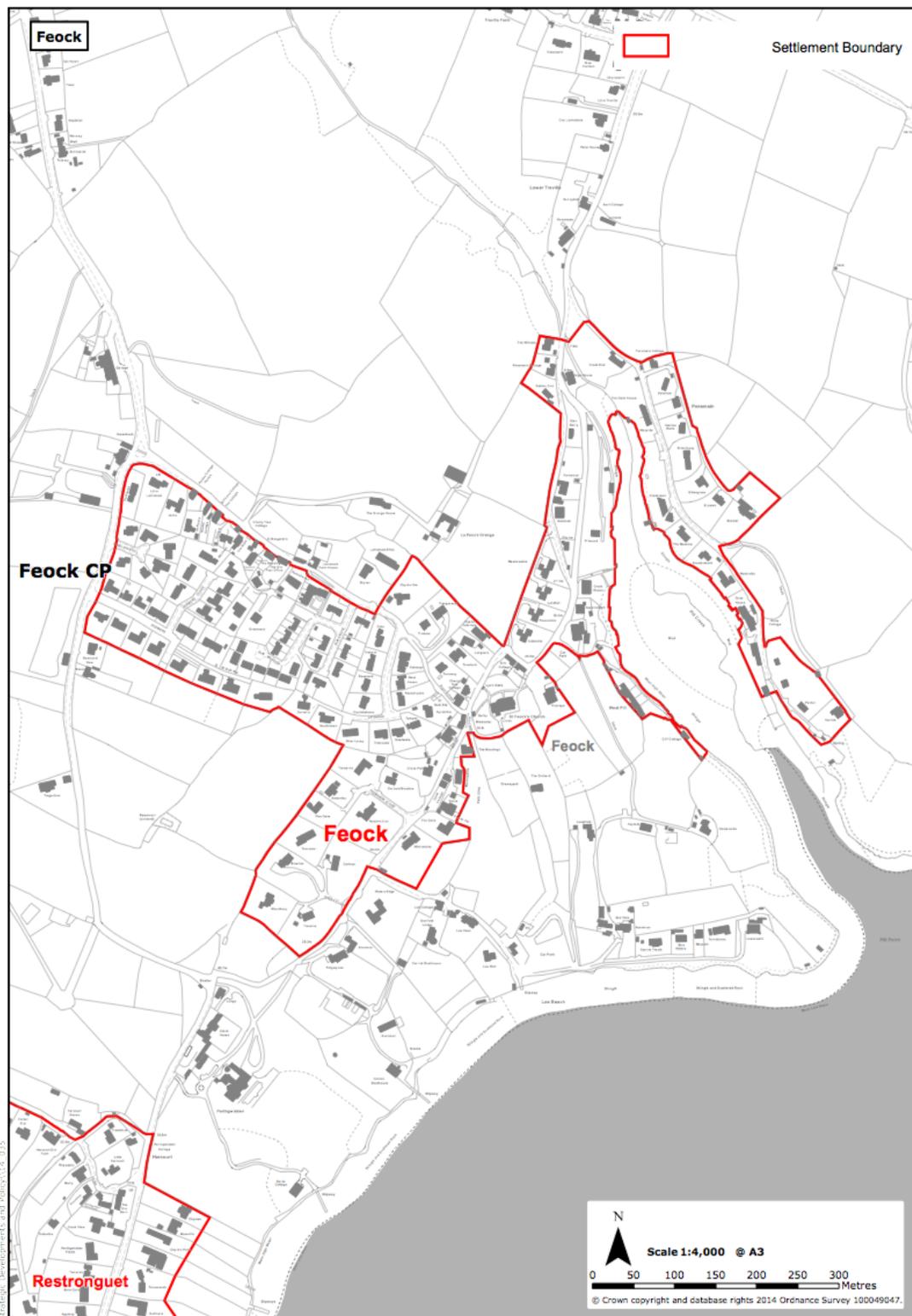


Figure 7a: Restronguet Point constraints & opportunities map.

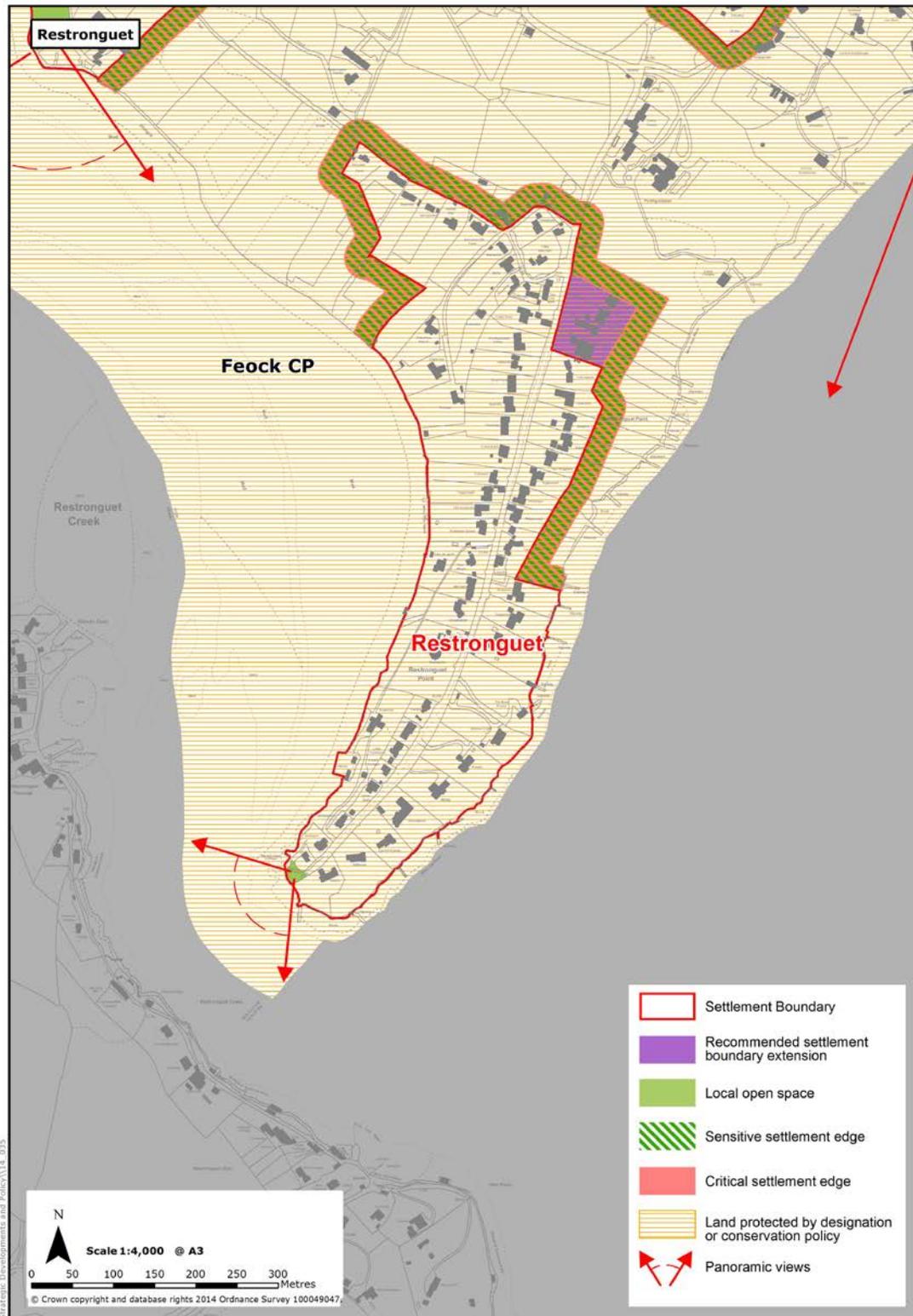


Figure 7b: Restronguet Point proposed settlement boundary (small extension see constraints and opportunities map).

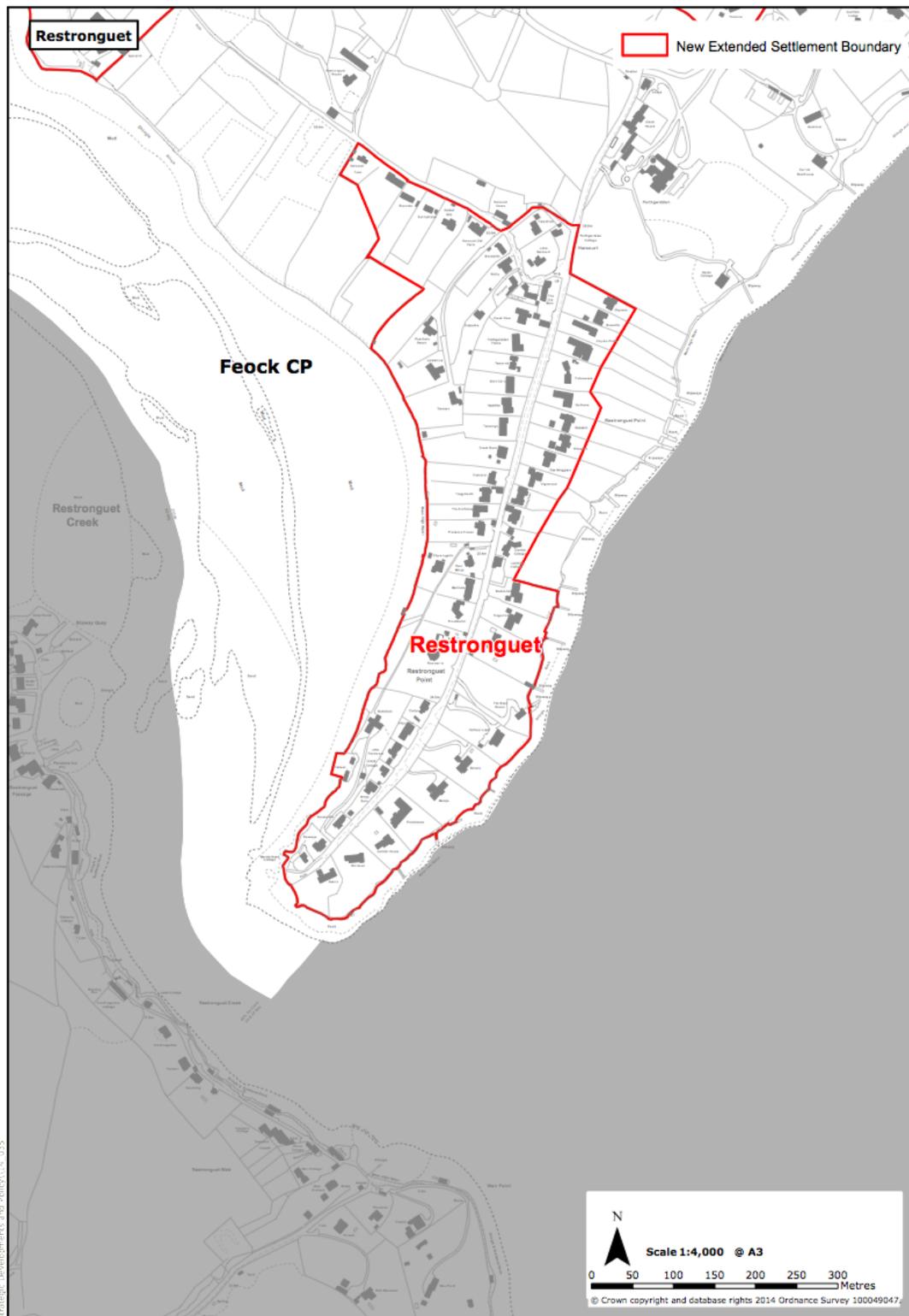


Figure 8: Feock parish environmental designation constraints map.

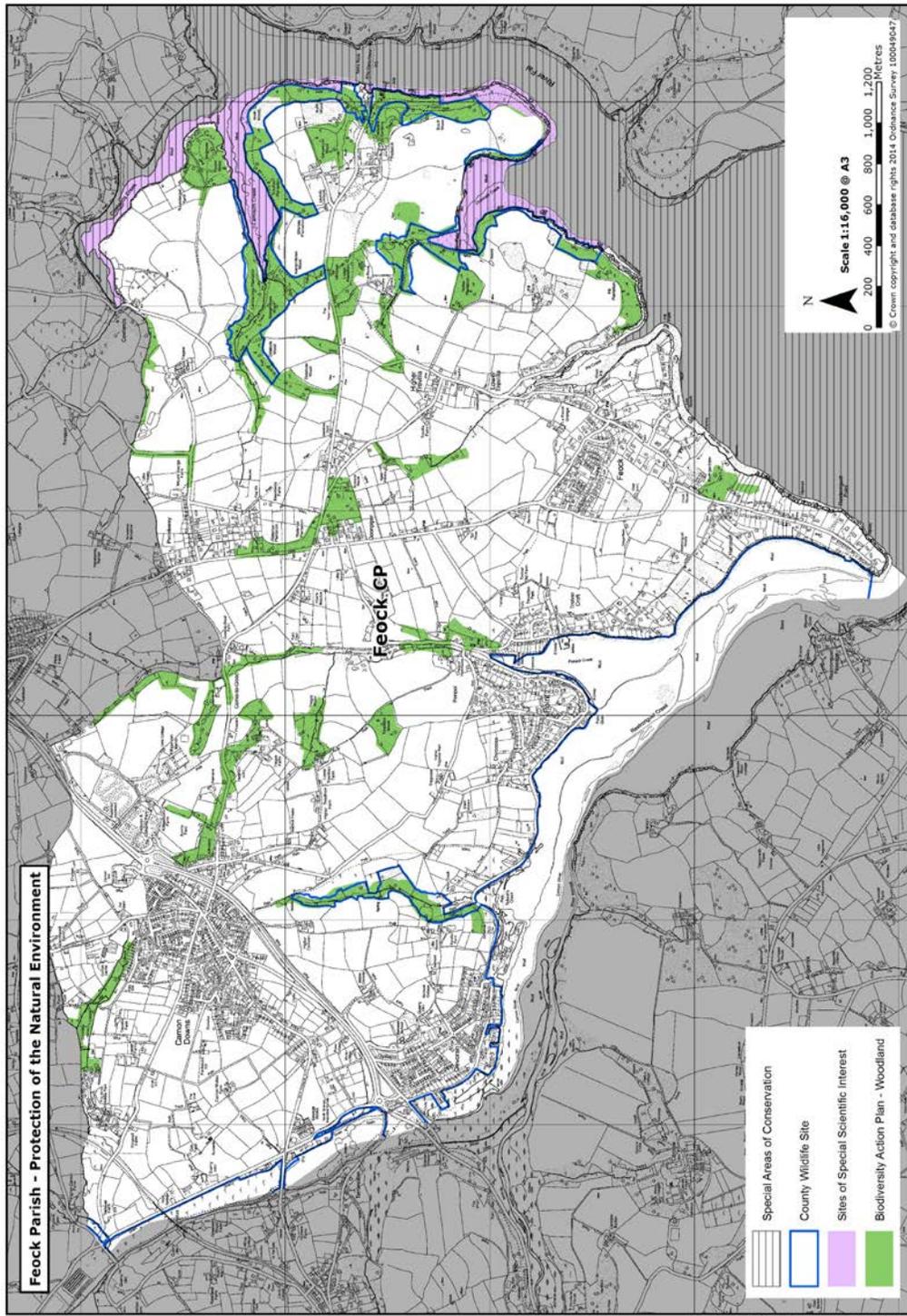


Figure 9: Feock Parish landscape designation constraints map, AONB and Tree Preservation order areas.

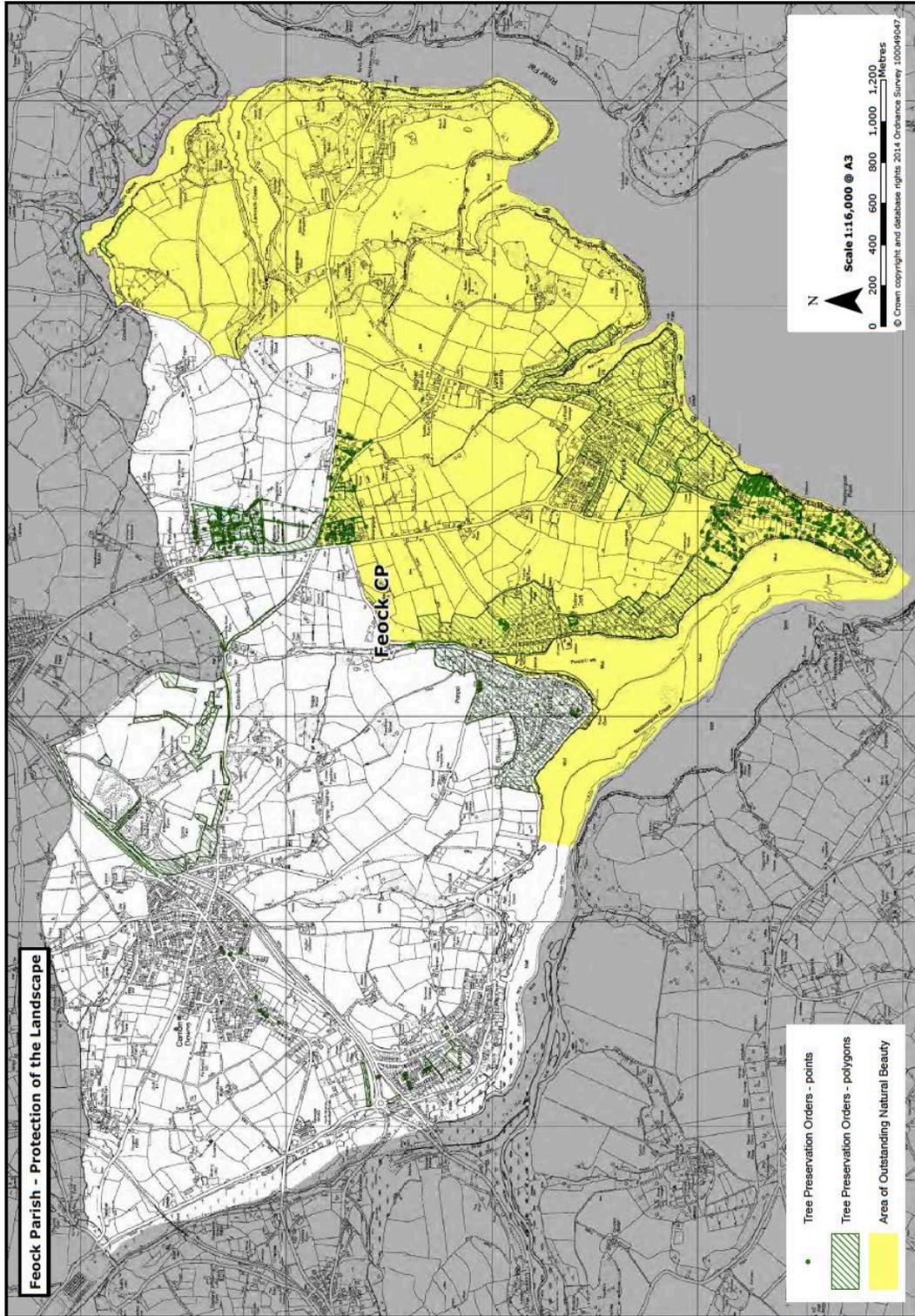


Figure 10: Feock Parish historic designation constraints map.

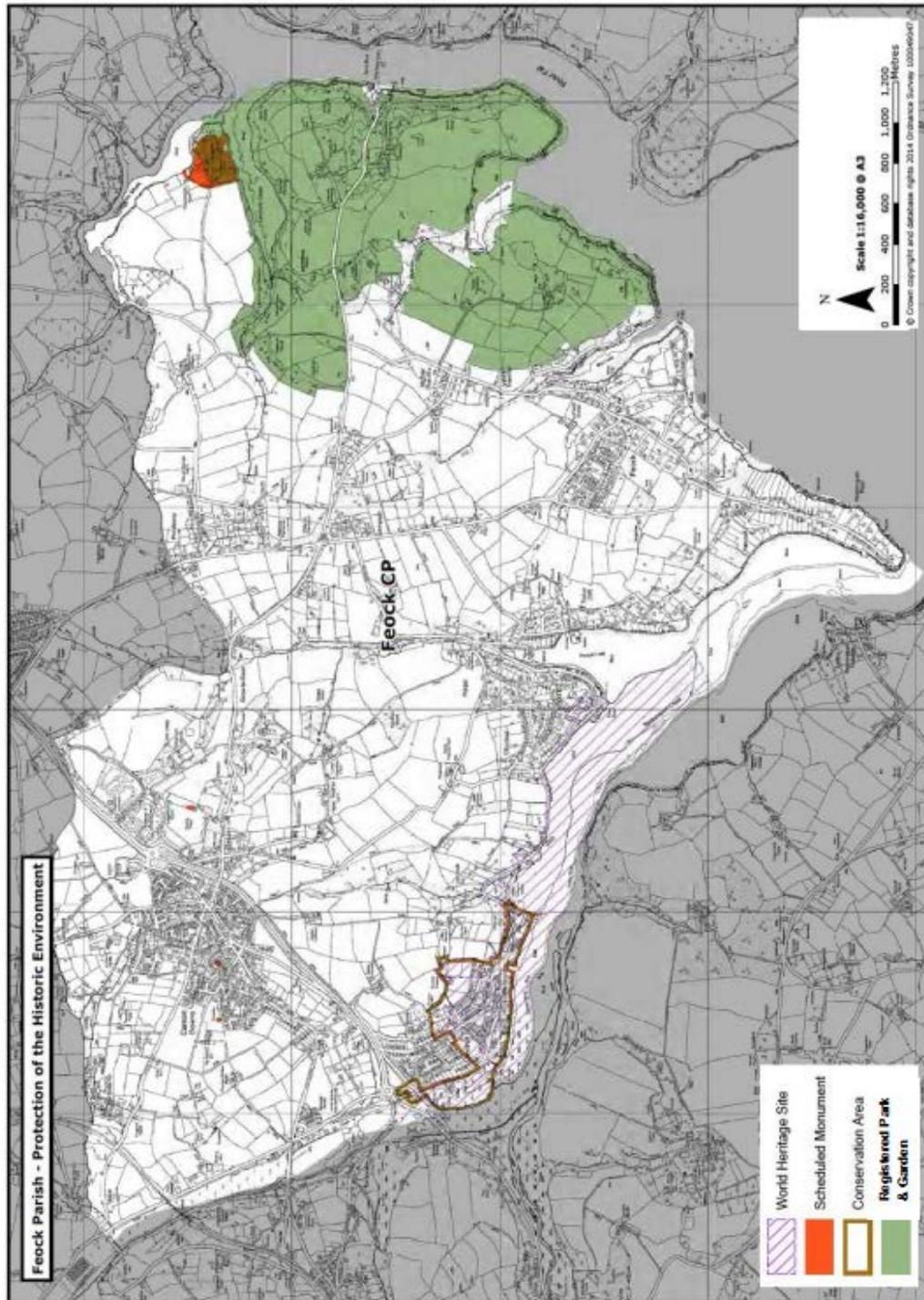
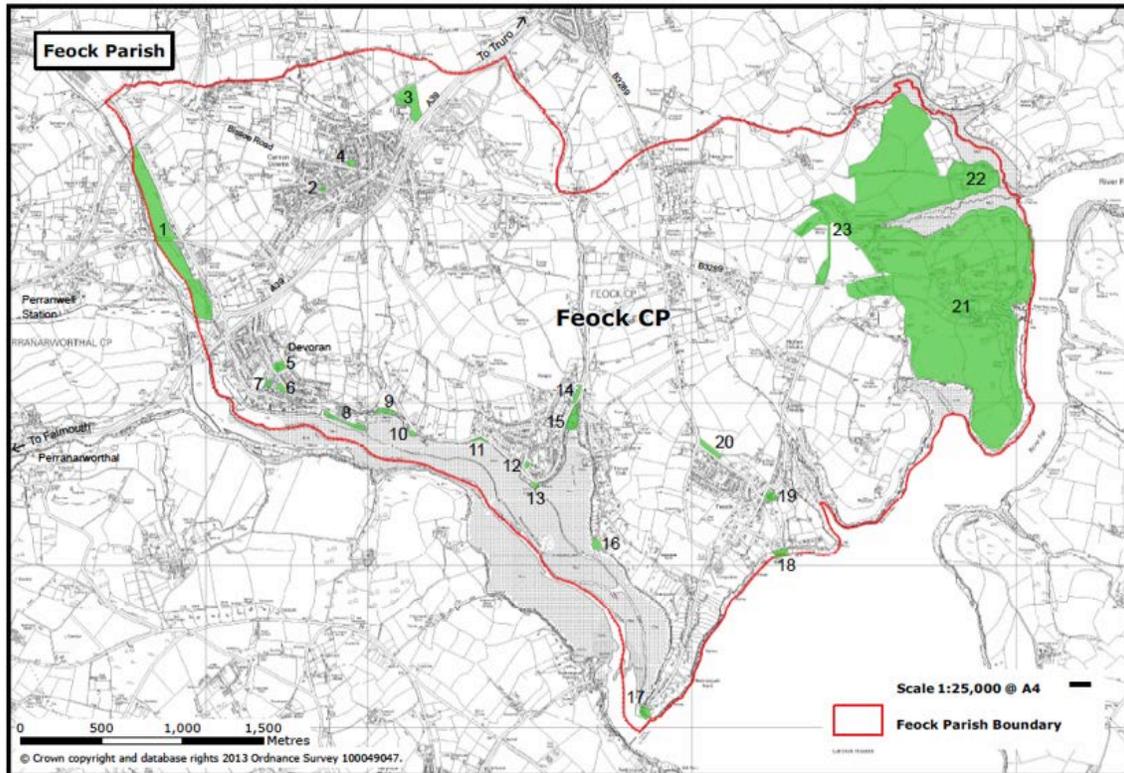


Figure 11: Feock parish green and open spaces map.



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

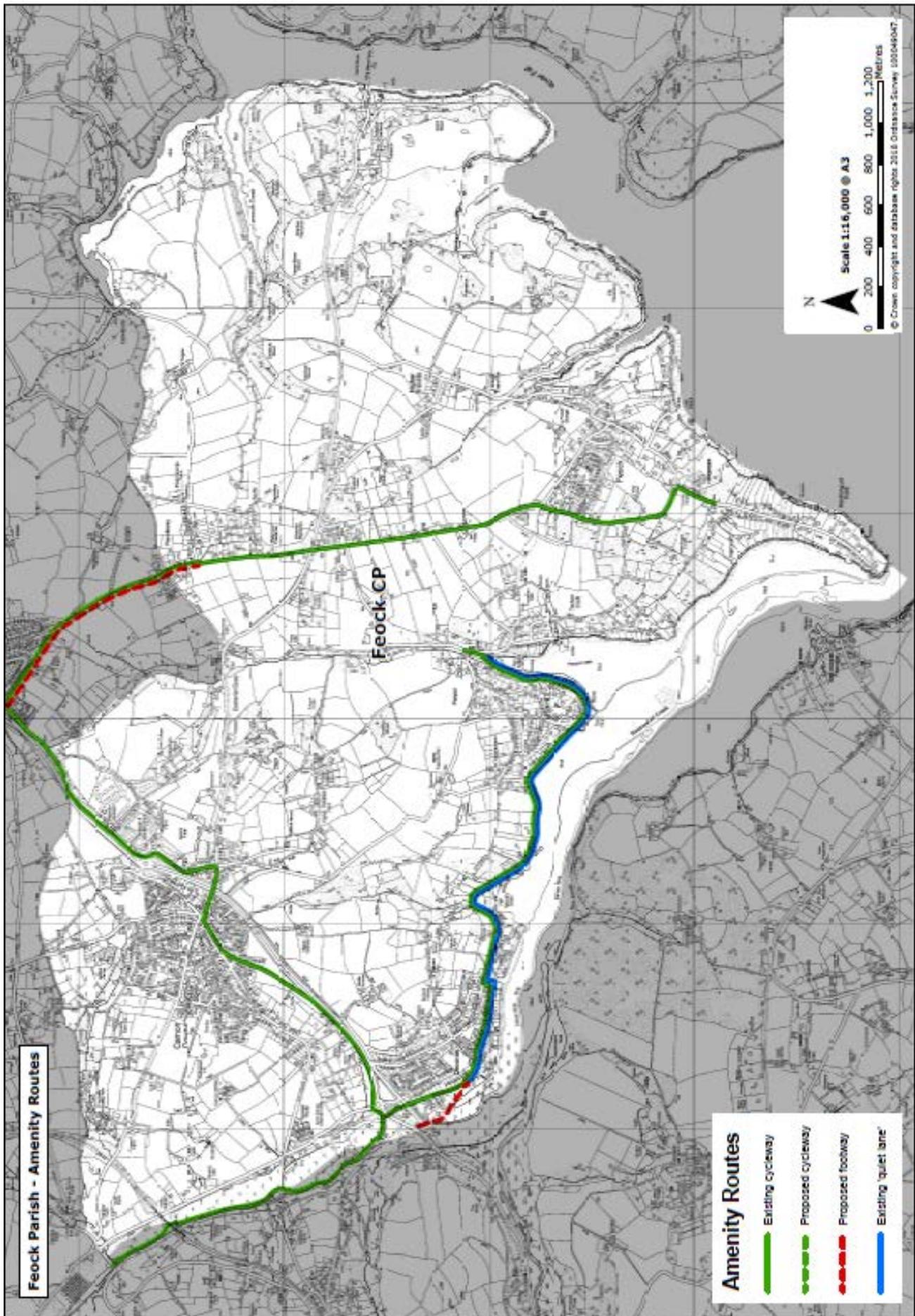
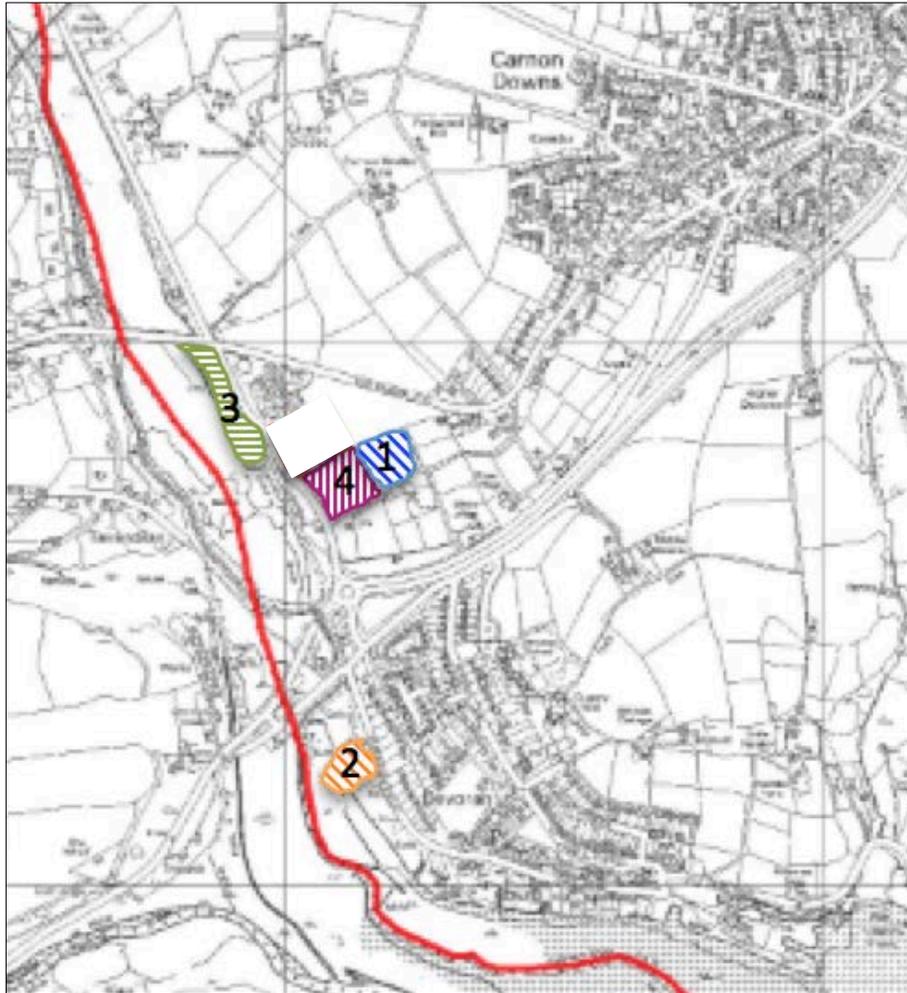


Figure 13: Existing business areas and 'Business Start-up' areas proposals/ options map.



Key:

1. Existing – North Grange Industrial Estate
2. Existing Devoran (Greenbank Road) Industrial Estate
3. Existing Business area in Carnon Valley.
4. Currently undeveloped - North Grange Industrial Estate

Figure 14: Existing community services and facilities map.

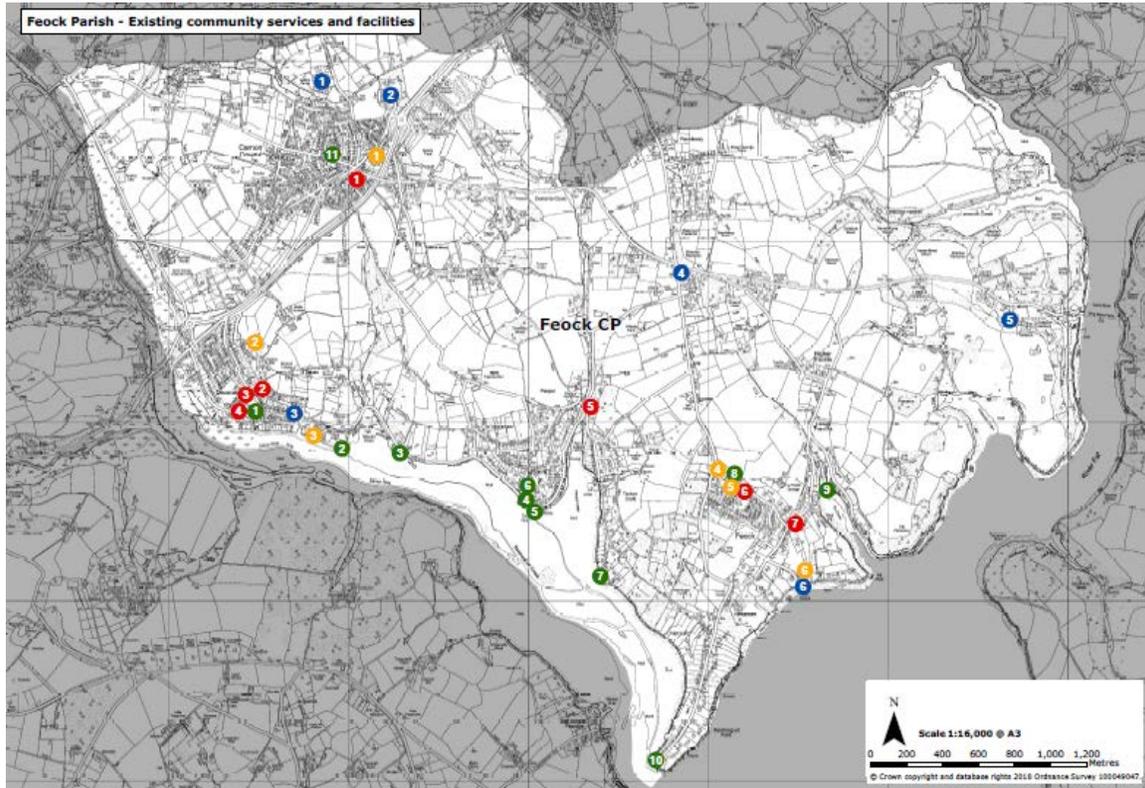


Figure Feock Parish Facilities Map

Key:

- | | |
|---|---|
| <ul style="list-style-type: none"> ● Village Hall, Church Hall, Community Hall <ol style="list-style-type: none"> 1. Carnon Downs Village Hall 2. Parish Centre 3. Feock Parish Council, Market Hall 4. Devoran Village Hall 5. Penpol/Point Village Hall 6. Feock Reading Room 7. Feock Church Hall
 ● Village Green, Public open space, Play Park <ol style="list-style-type: none"> 1. Devoran Recreation Ground 2. Devoran Quay 3. Carnon Yard 4. Point Orchard 5. Point Quay 6. Point Green 7. Trolver Croft Quay 8. Retallack Park, Feock 9. Pill Creek foreshore 10. Restronguet Point Green 11. Carnon Downs Play Park | <ul style="list-style-type: none"> ● Public House, Café, Restaurant <ol style="list-style-type: none"> 1. Carnon Downs Garden Centre 2. Carnon Inn 3. Old Quay Inn, Devoran 5. Trelissick Gardens 6. Loe Beach Cafe
 ● Sports Field, Club, Facilities <ol style="list-style-type: none"> 1. Carnon Downs Bowling Green 2. Devoran School Playing Fields 3. Devoran Gig Club 4. Feock Playing Fields 6. Loe Beach Water Sports Club <p>(Note: 4. and 5. above have not been listed intentionally as the facilities have now closed)</p> |
|---|---|

Appendix 3: Feock Local Heritage List - Listed Buildings, Scheduled Monuments and Local Heritage List

Figure 15: Listed Buildings, Scheduled Monuments and Local Heritage List parish wide map.

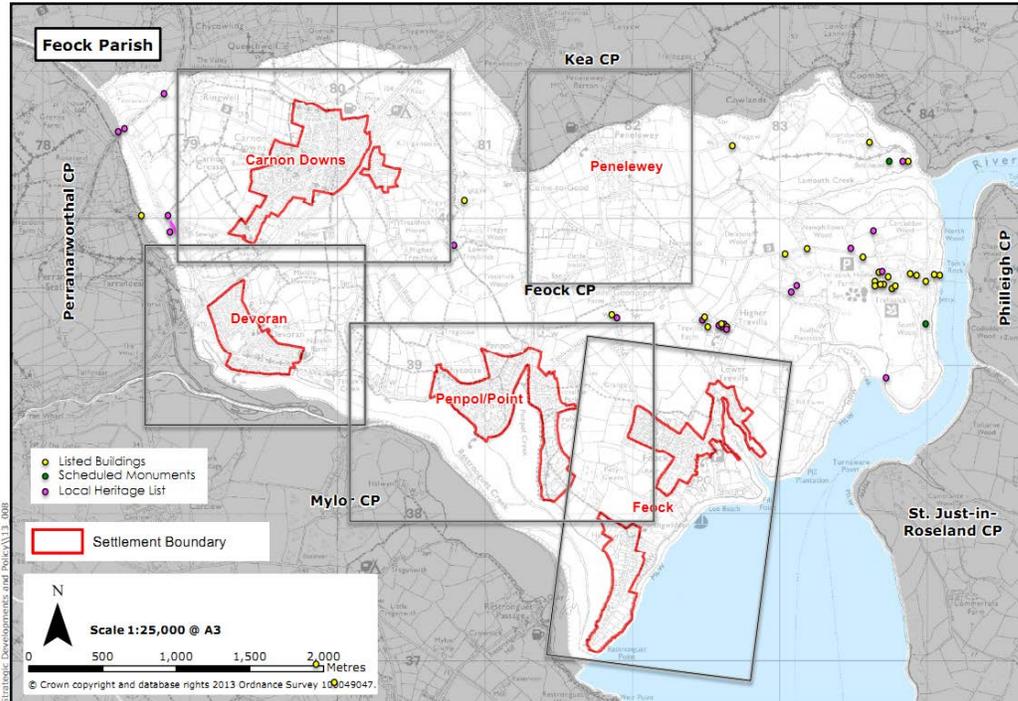


Figure 16: Listed Buildings, Scheduled Monuments and Local Heritage List - Carnon Downs

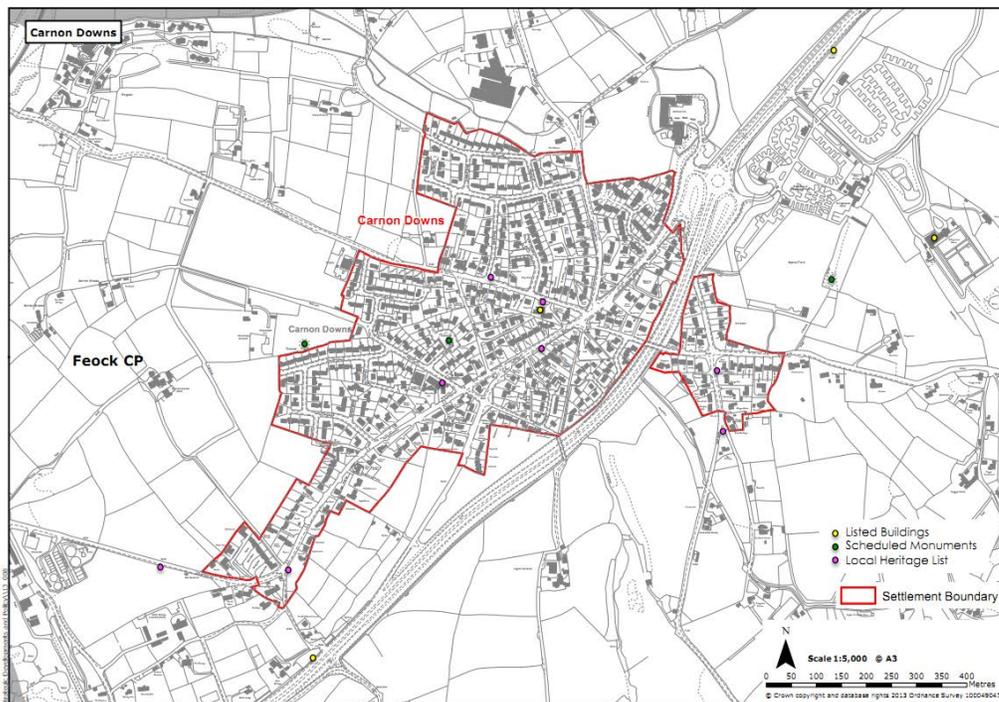


Figure 17: Listed Buildings, Scheduled Monuments and Local Heritage List - Devoran map.

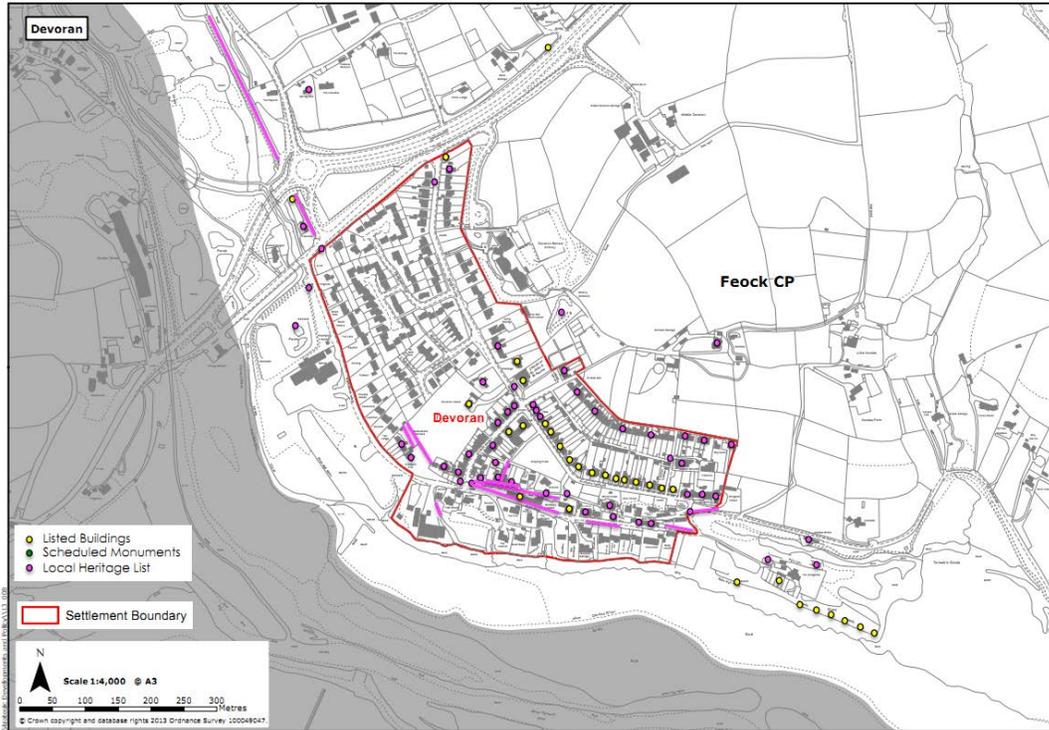


Figure 18: Listed Buildings, Scheduled Monuments and Local Heritage List – Point & Penpol map.

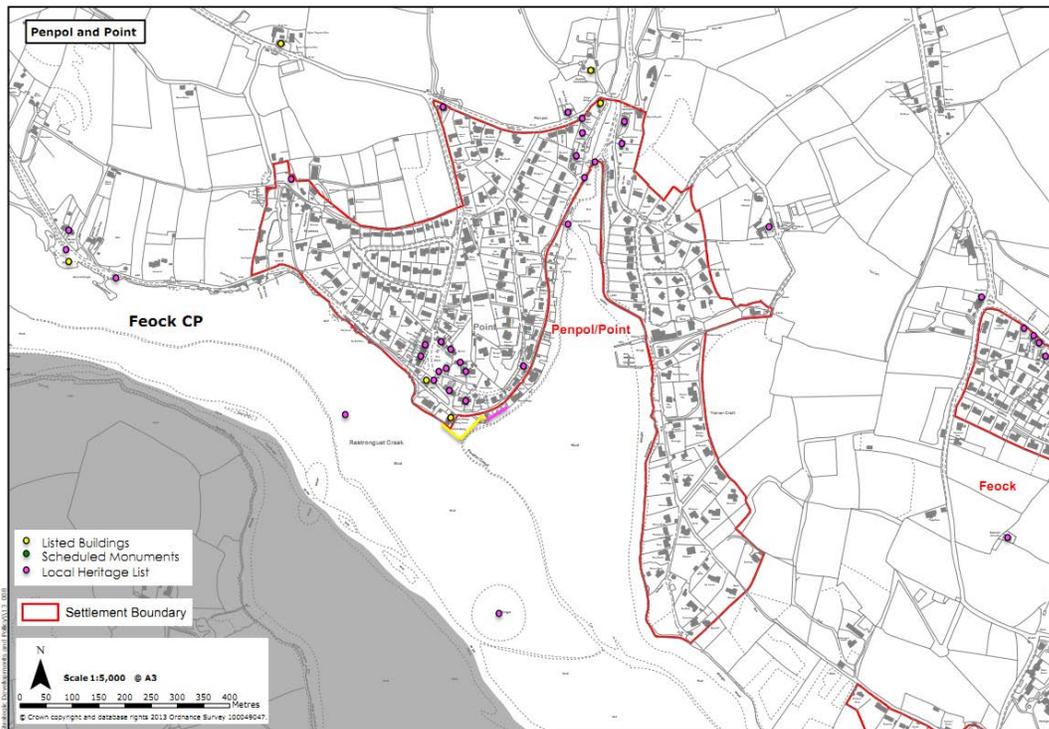


Figure 19: Listed Buildings, Scheduled Monuments and Local Heritage List – Feock and Restronguet Point map.

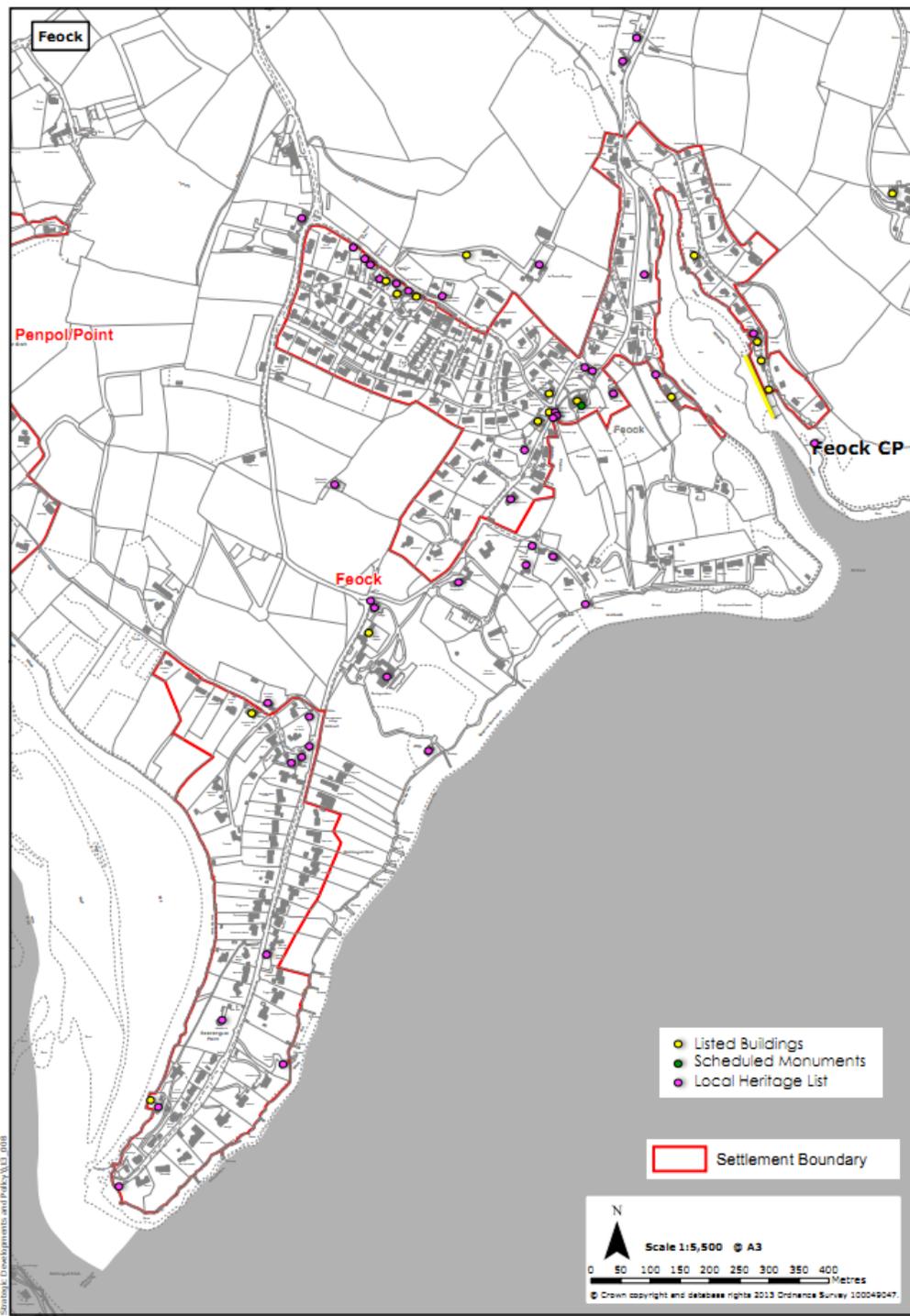
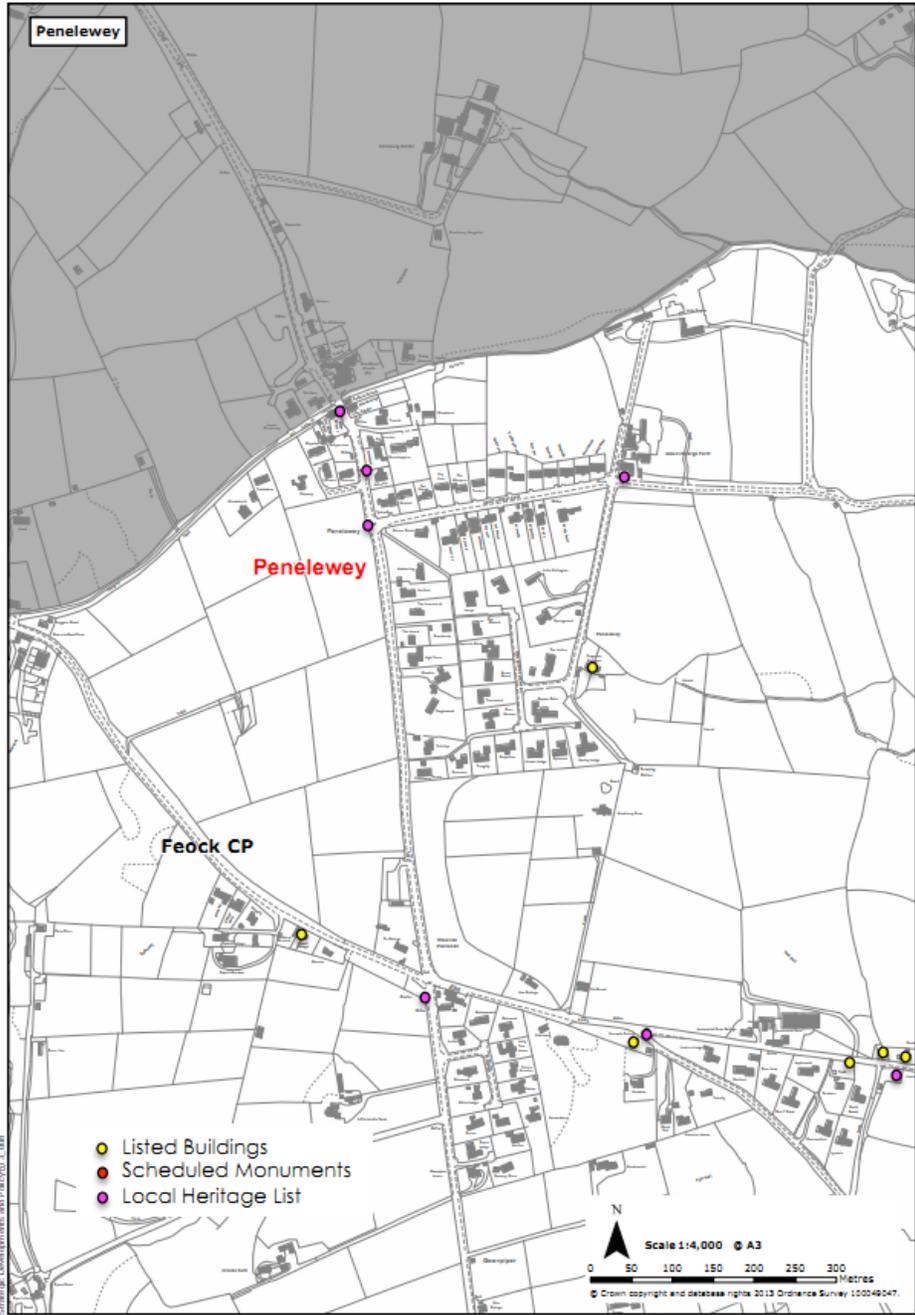


Figure 20: Listed Buildings, Scheduled Monuments and Local Heritage List – Penelewey map



Appendix 3 - Feock Parish Heritage List - Designated sites and Undesignated Local Heritage List sites (Updated 5th August 2015)

The following six tables comprise the Feock Heritage List that consists of all Designated sites and buildings in Feock Parish as well as those Undesignated sites and buildings in the parish that comprise the Feock Parish Local Heritage List. The six tables match the six Figures shown in the text (Figs 21, 22, 23, 24, 25 and 26). The criteria for inclusion in the Local Heritage List are as follows:

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).

KEY: Column 1 Class. Des = Designated, LHL = Undesignated Local Heritage List; Column 3 Designation. LB = Listed Building, SM = Scheduled Monument, WHS = World Heritage Site, P&G = Registered Park and Garden, AONB = Area of Outstanding Natural Beauty, CA = Conservation Area, BAP = Biodiversity Action Plan target habitat

Fig. 21 Feock Parish Heritage List outside the settlement areas - Designated sites and Undesignated Local Heritage List sites

KEY: Column 1 Class. Des = Designated, LHL = Undesignated Local Heritage List; Column 3 Designation. LB = Listed Building, SM = Scheduled Monument, WHS = World Heritage Site, P&G = Registered Park and Garden, AONB = Area of Outstanding Natural Beauty, CA = Conservation Area, BAP = Biodiversity Action Plan target habitat

Class	Location No/ name / street	Site Type	Designation	Date	Grid Ref	HER PRN
	FEOCK PARISH (outside settlements)					
Des	Old Carnon Hill Bridge	Post and lintel 5 span bridge	LB II	Early 19C	SW 7868 4001	38219
Des	Tregye	Country house and gardens	LB II	1809/late 19C	SW 8088 8854	18983
Des	Trevilla Cottage, Trevilla	Farmhouse	LB II, AONB	Mid 18C	SW 8265 3925	
Des	The Old Farmhouse, Trevilla	Farmhouse	LB II, AONB	Late 18C	SW 8261 3927	
Des	The Manor Pound, Trevilla	Animal Pound	LB II, AONB	Early 19C	SW 8257 3924	
Des	Vine Cottage, Trevilla	Thatched stone and cob cottage	LB II, AONB	c.17C	SW 8251 3931	
Des	Trelissick House	Large Country House	LB II*, P&G, AONB	c1750	SW 8375 3951	24408.1
Des	Trelissick Garden and Park	Park and Garden	P&G II*, AONB	18-C20C	SW 8332 3905	24408.2
Des	Medieval Cross, Trelissick Garden	Medieval granite cross	SM, P&G II*, AONB	Medieval	SW 8397 3930	24363
Des	Kitchen garden walls, Trelissick	Kitchen Garden Walls	LB II, P&G II*, AONB	Pre 1840	SW 8377 3962	
Des	Coach House & Stables, Trelissick	Coach House and Stable block	LB II, P&G II*, AONB	Pre 1840	SW 8372 3955	
Des	Stable block, Trelissick	Stables and Loose boxes	LB II, P&G II*, AONB	Pre 1840	SW 8367 3955	
Des	Home Farm House, Trelissick	Cottage	LB II, P&G II*, AONB	Pre 1840	SW 8366 3954	

Des	Trelissick Barn	Bank Barn and wagon store under	LB II, P&G II*, AONB	Pre 1840	SW 8366 3958	41597
Des	Game larder, Trelissick	Game larder	LB II, P&G II*, AONB	Late 19C	SW 8379 3953	
Des	Barn, Trelissick House	Barn	LB II, P&G II*, AONB	Pre 1840	SW 8364 3956	
Des	Water Tower, Trelissick	Water Tower	LB II, P&G II*, AONB	Pre 1840	SW 8366 3964	
Des	New Lodge, Trelissick	Estate lodge	LB II, P&G II*, AONB	c.1860	SW 8303 3976	
Des	The Old Lodge, Trelissick	Estate lodge	LB II, P&G II*, AONB	c.1825	SW 8317 3978	
Des	Keepers Cottage, Trelissick	Estate cottage	LB II, P&G II*, AONB	c.1840s +	SW 8355 3973	
Des	Milestone, Trelissick	Milestone Truro 5 miles	LB II, AONB	Early 19C	SW 8388 3961	172603
Des	Ferris Cottage, Trelissick	Small house for estate gardener	LB II, AONB	c.18C	SW 8392 3960	
Des	Bosankos Cottage, Trelissick	Estate cottage	LB II, AONB	Late 18C	SW 8397 3957	
Des	King Harry Ferry Quay	Quay	LB II, AONB	18C	SW 8409 3962	41598
Des	Quay Cottage	Small house	LB II, AONB	18C-19C	SW 8406 3962	41598.1
Des	Tregew Farmhouse	Farmhouse (2 houses), buildings	LB II	Early17C, 19C	SW 8270 4047	18863
Des	Roundwood Quay	Copper Quay	LB II, AONB	Late 18C	SW 8388 4036	171316
Des	Roundwood Hillfort	Promontory Fort and Round	SM, AONB	200BC-200AD	SW 8377 4039	18864
Des	Roundwood Farmhouse	Farmhouse	LB II, AONB	Early 19C	SW 8361 4051	
Des	Milestone, Goonpiper	Milestone Truro 4 miles	LB II	Early 19C	SW 8188 3934	172601
LHL	Ringwell railway bridge, Ringwell	Cornwall Railway Road bridge		1863	SW 7883 4084	74756
LHL	Masonry bridge piers, Carnon Valley	Masonry piers (10) for Cornwall Railway timber viaduct		1863	SW 7853 4057	38302
LHL	Carnon Valley viaduct	Railway viaduct GWR		1933	SW 7854 4056	55288
LHL	Guidepost, Old Carnon Hill	Cast iron fingerpost, Visick type 2		20C	SW 7886 4001	56129
LHL	Railway trackbed	Trackbed of the Redruth & Chasewater Railway		1820s	SW 7909 3950- SW 7912 3944	
LHL	Chimney, Bissoe Road Devoran	Chimney from Todd's Vitriol Works		Pre 1880	SW 7887 3993	40897
LHL	Lower Tresithick Farmhouse	Farmhouse		Pre 1800	SW 8081 3981	24393.1
LHL	Letterbox, Trevilla	Freestanding EIR letterbox	AONB	Post 1952	SW 8263 3924	
LHL	Trevilla Grange, Trevilla	House	AONB	1840-80	SW 8264 3927	
LHL	The Stables, Trevilla	Converted stables	AONB	1840-80	SW 8261 3926	
LHL	Friars Crag, Deep Meadows, Trevilla	Pair of Houses	AONB	1840-80	SW 8259 3926	
LHL	Trevilla Farmhouse	Farmhouse	AONB	Pre 1840	SW 8250 3928	
LHL	Letterbox, Trelissick	Wall VR Letterbox	AONB, P&G II*,	19C	SW 8368 3964	
LHL	1&2 Dicky Lane	Pair of estate cottages	AONB,	1840-80	SW 8363 3991	
LHL	Laundry Cottages, Trelissick	Pair of estate cottages	AONB, P&G II*,	1880-1907	SW 8348 3979	
LHL	Quay, North Shore Channels Creek	Estate Quay, steps and slipway	AONB, P&G II*,		SW 8371 3886	38173
LHL	Penhale House, Trelissick	Small mansion	AONB	Pre 1840-80	SW 8311 3954	24403
LHL	1-3 Penhale Cottages	Row of 3 cottages	AONB	Pre 1880	SW 8308 3949	
LHL	Industrial building, Roundwood Quay	Boatbuilding or copper smelting building.	AONB	Pre 1880	SW 8385 4038	4484
LHL	Goonpiper Chapel, Goonpiper	Wesleyan Methodist chapel (Silvanus Trevail)	AONB	1866 and 1880	SW 8190 3931	32171

FIG 22. CARNON DOWNS HERITAGE LIST – Designated sites and Undesignated Local Heritage List sites

KEY: Column 1 Class. Des = Designated, LHL = Undesignated Local Heritage List; Column 3 Designation. LB = Listed Building, SM = Scheduled Monument, WHS = World Heritage Site, P&G = Registered Park and Garden, AONB = Area of Outstanding Natural Beauty, CA = Conservation Area, BAP = Biodiversity Action Plan target habitat

Class	Location No/ name / street	Site Type	Designation	Date	Grid Ref	HER PRN
	CARNON DOWNS					
Des	Carnon Downs Methodist Chapel	Methodist Chapel	LB II	1825	SW 7993 4041	137954
Des	Tumulus, Killiganoon	Burial Mound	SM	Bronze Age	SW 8051 4048	18897
Des	Milestone, Killiganoon	Milestone Truro 3 miles	LB II	Early 19C	SW 8051 4093	172598
Des	Tumulus, Parcancreeg,	Burial Mound	SM	Bronze Age	SW 8051 4048	9030
Des	Tumulus, Carnon Downs	Burial Mound	SM	Bronze Age	SW 7946 4035	9028
Des	Milestone, Middle Devoran	Milestone Truro 4 miles	LB II	Early 19C	SW 7948 3972	172600
Des	Killiganoon	Country House, garden and walls	LB II	c.1750	SW 8072 4056	18982
LHL	Guidepost, Point Road	Fingerpost. Cast iron Visick type 1		Late 19C	SW 8030 4018	56911
LHL	Milestone, Old Carnon Hill	Truro (4) Turnpike Milestone		Pre 1880	SW 7918 3991	55099
LHL	Telephone Box, Carnon Downs	Telephone Kiosk type K6		1952-68	SW 7993 4033	
LHL	Letterbox, Point Road, Carnon Downs	Freestanding EIRR letterbox		Post 1952	SW 8028 4030	
LHL	Letterbox, Manse Road,	Freestanding EIRR letterbox		Post 1952	SW 7983 4048	
LHL	Letterbox, Old Carnon Hill	Freestanding EIRR letterbox		Post 1952	SW 7943 3990	
LHL	Pillar Box, Carnon Downs Post Office	Freestanding pillar box EIRR type B		Post 1952	SW 7974 4027	
LHL	Tumulus, Carnon Downs Chapel	Rems of Bronze Age burial mound		Bronze Age	SW 7994 4043	55294

FIG 23 DEVORAN HERITAGE LIST – Designated sites and Undesignated Local Heritage List sites

KEY: Column 1 Class. Des = Designated, LHL = Undesignated Local Heritage List; Column 3 Designation. LB = Listed Building, SM = Scheduled Monument, WHS = World Heritage Site, P&G = Registered Park and Garden, AONB = Area of Outstanding Natural Beauty, CA = Conservation Area, BAP = Biodiversity Action Plan target habitat

Class	Location No/ name / street	Site Type	Designation	Date	Grid Ref	HER PRN
	DEVORAN					
Des	Old Tollhouse, 42 Devoran Lane	Turnpike Tollhouse	LB II	Pre 1840	SW 7932 3955	176757
Des	Railway Weighbridge	Weighbridge, office, gatepost	LB II, CA,	c1826	SW 7909 3949	38244.5
Des	Vicarage, Devoran Lane	Vicarage (J L Pearson architect)	LB II, CA, WHS,	1850s	SW 7943 3924	
Des	Church of St John and St Petroc	Church (J L Pearson architect)	LB II, CA, WHS	1855	SW 7943 3922	167212
Des	6-7 St John's Terrace	Pair of Houses	LB II, CA, WHS	c.1850	SW7947 3915	
Des	8-10 St Johns Terrace	3 Houses	LB II, CA, WHS	c.1850	SW 7948 3914	
Des	11-14 St John's Terrace	4 Houses	LB II, CA, WHS	c.1850	SW 7949 3912	

Des	15 St John's Terrace	House	LB II, CA, WHS	c.1850	SW 7951 3909	
Des	16-17 St John's Terrace	Pair of Houses	LB II, CA, WHS	c.1850	SW 7952 3908	
Des	18-19 St John's Terrace	Pair of Houses	LB II, CA, WHS	c.1850	SW 7954 3907	
Des	20-21 St John's Terrace	Pair of Houses	LB II, CA, WHS	c.1850	SW 7956 3907	
Des	22 St John's Terrace	House	LB II, CA, WHS	Pre 1840	SW 7958 3907	
Des	23-24 St John's Terrace	Pair of Houses	LB II, CA, WHS	c.1850	SW7959 3906	
Des	25-27 St John's Terrace	3 Houses	LB II, CA, WHS	c.1840s	SW 7961 3906	
Des	28-29 St John's Terrace	Pair of Houses	LB II, CA, WHS	c.1840s	SW 7963 3905	
Des	30 St John's Terrace	House	LB II, CA, WHS	c.1840s	SW 7965 3905	
Des	31 St John's Terrace	House	LB II, CA, WHS	c.1840s	SW 7967 3905	
Des	Devoran House	Mansion and outbuilding	LB II, CA, WHS	Pre 1840	SW 7936 3918	
Des	Devoran Old School	School (J L Pearson architect)	LB II, CA, WHS	1846-20C	SW 7944 3914	175461
Des	Devoran Old Market House	Market Hall and Institute	LB II, CA, WHS	1850s	SW 7942 3913	178722
Des	Devoran Village Hall	Former wagon repair shed	LB II, CA, WHS	c.1854	SW 7942 3904	63345
Des	Old Quay House	Mansion, former engine shed, water tank pier and railway office	LB II, CA, WHS	Pre 1840	SW 7951 3902	3346
Des	Narabo Quay Ore Hutches	Copper Ore Hutches	LB II, CA, WHS	Pre 1840	SW 7983 3892	40869.5
Des	Bollards, Narabo Quay	6 granite mooring bollards	LB II, CA, WHS	Pre 1840	SW 7977 3891- SW 7996 3884	
LHL	Tresillian, Carnon Gate	House	CA, WHS	Pre 1840	SW 7911 3945	
LHL	3 Devoran Lane	House	CA, WHS	1840-80	SW 7938 3921	
LHL	4&6 Devoran Lane	Pair of Houses	CA, WHS	1840-80	SW 7940 3927	
LHL	Old Quarry, Devoran Lane	Quarry (disused)	CA	pre 1880	SW 7950 3932	55919
LHL	War memorial, Churchyard	War memorial	CA, WHS	c. 1920	SW 7943 3920	
LHL	1-2 St John's Terrace	Pair of Houses	CA, WHS	Pre 1840	SW 7946 3918	
LHL	3-4 St John's Terrace	Pair of houses	CA, WHS	Pre 1840	SW 7946 3917	
LHL	5 St John's Terrace	House (detached)	CA, WHS	c.1850	SW 7947 3916	
LHL	Old Quay Inn, (32-33) St John's Terrace	Former Commercial Inn	CA, WHS	Pre 1840	SW 7969 3904	
LHL	34-36 St John's Terrace	3 Houses	CA, WHS	Pre 1840	SW 7971 3904	
LHL	Killigarth House	Mansion	CA, WHS	Pre 1840	SW 7973 3904	
LHL	Walls, Killigarth Old Tramroad	Railway revetment wall	CA, WHS	Pre 1840	SW 7972 3902	
LHL	Gas/oil lamp post, St John's Terrace	Refurbished gas/oil lamp post	CA, WHS	Late 19C	SW 7969 3902	
LHL	1-5 Olive Villas	Terrace of 5 Houses	CA, WHS	1840-80	SW 7957 3902	
LHL	1-3 Church Terrace	Row of 3 Houses	CA, WHS	Pre 1840	SW 7950 3923	
LHL	1-4 Chapel Terrace	Row of 4 Houses	CA, WHS	Pre 1840	SW 7969 3913	
LHL	5-7 Chapel Terrace	Row of 3 houses	CA, WHS	c.1850	SW 7972 3912	
LHL	8&9 Chapel Terrace	Pair of Houses	CA, WHS	Pre 1840	SW 7976 3912	
LHL	Methodist Chapel, Chapel Hill	Chapel and Schoolroom	CA, WHS	1861	SW 7968 3909	137955
LHL	Belmont House, Devoran	House (detached)	CA, WHS	1840-80	SW 7974 3927	
LHL	1-4 Belmont Terrace	Row of 4 Houses	CA, WHS	1840-80	SW 7952 3920	
LHL	5-13 Belmont Terrace	Row of 13 Houses	CA, WHS	1840-80	SW 7955 3916	
LHL	14-18 Belmont Terrace	Row of 5 Houses	CA, WHS	1840-80	SW 7959 3914	

LHL	19-26 Belmont Terrace	Row of 8 Houses (no 25 1880-1907)	CA, WHS	1840-80	SW 7964 3913	
LHL	Gas/oil lamppost, Chapel Hill	Rems of gas/oil lamp post	CA, WHS	Late 19C	SW 7966 3909	
LHL	1 Market Street	Former Corner Shop	CA, WHS	c.1840-50	SW 7943 3918	
LHL	2-3 Market Street	2 Houses, former shop (no. 3)	CA, WHS	c.1840-50	SW 7942 3916	
LHL	4-6 Market Street	3 Houses, former shop (no.5)	CA, WHS	c.1840-50	SW 7940 3915	
LHL	7-18 Market Street	12 terraced houses	CA, WHS	Pre 1840	SW 7936 3911	
LHL	21 Market Street	Detached house (Lemon Lane)	CA, WHS	c.1840-50	SW 7940 3909	
LHL	22-27 Market Street	6 terraced houses	CA, WHS	c.1840-50	SW 7940 3912	
LHL	1-2 Carclew Terrace	Pair of Houses	CA, WHS	Pre 1840	SW 7932 3908	
LHL	3-5 Carclew Terrace	Row of 3 Houses (No 5- railway crossing keeper)	CA, WHS	Pre 1840	SW 7934 3907	
LHL	Railway Crossing gateposts, No. 5 Carclew Terrace	Railway Crossing Gateposts (1 repositioned into garden)	CA, WHS	c.1850	SW 7935 3906	
LHL	Telephone Box, Carclew Terrace	Telephone Box K6	CA, WHS	1952-68	SW 7936 3906	
LHL	6 Carclew Terrace	Former Robartes Arms public house	CA, WHS	Pre 1840	SW 7938 3907	
LHL	7-8 Carclew Terrace	Pair of Houses	CA, WHS	1840-80	SW 7940 3907	
LHL	10-12 Carclew Terrace	3 Terraced houses	CA, WHS	Pre 1840	SW 7942 3906	
LHL	Carclew Terrace pavement	Cobbled pavement	CA, WHS	Pre 1840	SW 7934 3907- SW 79413906	
LHL	"Slippery Ope", Carclew Terrace	Cobbled ope way	CA, WHS	Pre 1840	SW 79413907	
LHL	Posts, Quay House, Village Hall and carpark,	Granite posts (14)	CA, WHS	late19 C	SW 7942 3949	
LHL	Granite posts, "Chainlink"	Granite posts (18)	CA, WHS	Late 19C	SW 7948 3904	
LHL	Wall north of village hall and Quay Villa	Railway boundary wall	CA, WHS	Pre 1840	SW 7942 3905 and SW 7959 3901	
LHL	Tank Hill water spout	Water pipe for railway engine water tank	CA, WHS	Pre 1840	SW 79513904	
LHL	Hazeldene, Quay Road	House, former Crown and Anchor pub	CA, WHS	Pre 1840	SW 7954 3901	
LHL	Quay Villa, Quay Road	House,	CA, WHS	Pre 1840	SW 7958 3901	
LHL	The Old Sail Loft, Quay Road	House, former railway workshop	CA, WHS	Pre 1840	SW 7964 3900	
LHL	Glen Clarus, Quay Road	House, former railway building	CA, WHS	Pre 1840	SW 7962 3900	
LHL	Melhuish, Quay Road	House	CA, WHS	Pre 1840	SW 7968 3900	
LHL	Walls, Melhuish	Railway revetment wall	CA, WHS	pre 1840	SW 7968 3899	
LHL	Cobbled railway trackbed, Smelters Rest and Windrush, Quay Road	Cobbled railway trackbed	CA, WHS	Pre 1840	SW 7959 3899- SW 7954 3900	
LHL	Ruined building, Narabo Quay	Former engine shed	CA, WHS	Pre 1840	SW 7989 3893	40869.7
LHL	Ruined buildings, Narabo Quay	Former workshops and stables	CA, WHS	Pre 1840	SW 7983 3894	40869.6
LHL	Devoran Boatyard	Railway sets in situ	CA, WHS	Pre 1840	SW 7931 3902	
LHL	Walls north of Greenbank Terrace	Railway boundary walls	CA, WHS	Pre 1840	SW 7927 3913 SW 7927 3915- SW 7930 3909	
LHL	Prospect Villa, Greenbank Road	House	CA, WHS	Pre 1840	SW 7927 3910	
LHL	1-4 Greenbank Terrace	Row of 4 Houses	CA, WHS	1840-1880	SW 7926 3912	
LHL	Sluice pond and sluices, Quay Road	Sluice pond and sluices	CA, WHS	1840-80	SW 7909 3930	40869.12
LHL	Carnon Gate Railway Crossing Gate, Old A. 39	Railway Crossing Gateposts and gate	CA, WHS	c.1854	SW 7913 3941	56215
LHL	Letterbox, Quay Road	Freestanding EIRR letterbox	CA, WHS	Post 1952	SW 7912 3936	

LHL	Railway trackbed	Trackbed of the Redruth & Chasewater Railway	CA	Pre 1840	SW 7912 3944- SW 7906 3945	
LHL	Railway embankment	Embankment of the Redruth & Chasewater Railway		1820s	SW7896 3977- SW 7907 3954	54520
LHL	Spring Vale, Bissoe Road, Devoran	House (William Lobb residence)		c.1860	SW 7911 3945	
LHL	38 &40 Devoran Lane	Semi detached houses		1880-1900	SW 7933 3954	
LHL	Letterbox, Devoran Lane	Wall GR letterbox		1937-52	SW 7931 3952	
LHL	Narabo Creek	Cottage, Former Railway building	CA, WHS	Pre 1840	SW 7987 3897	

FIG 24. POINT and PENPOL HERITAGE LIST – Designated sites and Undesignated Local Heritage List sites

KEY: Column 1 Class. Des = Designated, LHL = Undesignated Local Heritage List; Column 3 Designation. LB = Listed Building, SM = Scheduled Monument, WHS = World Heritage Site, P&G = Registered Park and Garden, AONB = Area of Outstanding Natural Beauty, CA = Conservation Area, BAP = Biodiversity Action Plan target habitat

Class	Location No/ name / street	Site Type	Designation	Date	Grid Ref	HER PRN
	POINT and PENPOL					
Des	Engine House, Carnon Mine	Engine House (Carnon Stream Mine)	LB II, WHS	1824-1828	SW 8028 3881	34025
Des	Limekiln, Point	1 pot limekiln	LB II, WHS	19C	SW 8097 3858	38209
Des	Regatta Cottage & Point Quay House	Former tramshed, and workshops	LB II, AONB, WHS	1840-80	SW 8100 3851	41584
Des	Point Quay, Point	Lemon and Daniell quays	LB II, AONB, WHS	c.1800	SW 8103 3847	165601
Des	Penpol Farmhouse, Penpol	Farmhouse	LB II	1753	SW 8128 3917	
Des	Bridge Cottage, Penpol	Cottage	LB II	Pre 1840	SW 8129 3911	
Des	Tregoose Farmhouse	Thatched farmhouse	LB II	18C	SW 8069 3923	
LHL	Letterbox, Carnon Mine	Freestanding EIRR letterbox	WHS	Post 1952	SW 8027 3884	
LHL	1-4 Carnon Mine	Row of 4 cottages	WHS	1840-80	SW 8028 3887	
LHL	Pump, Old Tramroad, Carnon Mine	Cast iron public pump	WHS	19C	SW 8036 3878	
LHL	Telephone Box, Point Green	Telephone Kiosk type K6	WHS	1952-68	SW 8098 3859	
LHL	Letterbox, Point Green	Freestanding EIRR letterbox	WHS	Post 1952	SW 8097 3858	
LHL	Lemon Quays and loading ramp,	Small Quay and length of stone loading ramp for the smelting works	AONB, WHS	1840-80	SW 8111 3853	165601
LHL	Polsue Cottage, Estuary Cottage, Anthony	Terrace of 3 houses	WHS	Pre 1840	SW 8101 3857	
LHL	Point House, Trenant, Point Green	Pair of houses and outhouses	WHS	Pre 1840	SW 8104 3860 SW 8103 3862	
LHL	1-3 Point Green (no 3 Cuttle Cottage)	Row of 3 houses	WHS	Pre 1840	SW 8099 3866	
LHL	4-5 Point Gree (no 5 Cartref)	Pair of houses	WHS	Pre 1840	SW 8101 3864	
LHL	Hillside, Bay Tree Cottage, Vine Cottage, Bass Cottage, Point Green	Row of 4 houses	WHS	Pre 1840	SW 8096 3865	
LHL	Trerose, The Cottage, Gwel-An-Dowr, Clipper Cottage, Point Green	Row of 4 houses (Clipper Cottage 1840-80)	WHS	Pre 1840	SW 8095 3863	

LHL	Glenavon, Turnstones	Pair of brick houses and garden walls	WHS	Post 1907	SW 8103 3854	
LHL	Carnation	House. Part of smelting works	WHS	1840-80	SW 8114 3861	
LHL	Point Green Pump, Point Green	Public pump, cast iron	WHS	19C	SW 8100 3861	
LHL	Mine pump pipe, Penpol Bridge	Perforated mine windbore and rising main pipes reused as a bridge culverts	AONB	19C	SW 8071 3912	
LHL	Letterbox, Penpol	Standalone EIRR Letterbox	AONB	Post 1952	SW 8126 3897	
LHL	Rowan Cottage & Grove Cottage, Penpol	Pair of cottages		Pre 1840	SW 8123 3909	
LHL	Odd Acre, Penpol	Cottage		Pre 1840	SW 8126 3908	
LHL	Wadham & Rose Cottage, Penpol	Pair of cottages		Pre 1840	SW 8126 3905	
LHL	Riverside & Sycamore Cottage, Penpol	Pair of cottages		Pre 1840	SW 8125 3901	
LHL	Dowland House & Brookvale, Penpol	Pair of cottages	AONB	Pre 1840	SW 8133 3903	
LHL	Headlands & Glenbank, Penpol Hill	Pair of houses		Late 19C	SW 8099 3910	
LHL	Penpol Methodist Chapel	Methodist Chapel	AONB	Pre 1840	SW 8134 3908	137957
LHL	Penpol Bone Mill, Penpol	Tidal Bone Mill ruins	AONB	Pre 1880	SW 8123 3888	
LHL	Trolver Old Farmhouse	Former farmhouse	AONB	Pre 1840	SW 8161 3888	24409
LHL	Bojewyan, Chycoose	House		Pre 1840	SW 8070 3897	
LHL	Iron Shaft, Point	Charles' Shaft, Restronguet Creek Tin Works	WHS, AONB, BAP	1874-78	SW 8071 3849	41586.1
LHL	The Island	The Island, Carnon Mine. Rems of artificial island –site of mine engine house and shaft	WHS, AONB, BAP	1835-43	SW 8112 3813	41594.1

FIG 25. FEOCK and RESTRONGUET POINT HERITAGE LIST – Designated sites and Undesignated Local Heritage List sites

KEY: Column 1 Class. Des = Designated, LHL = Undesignated Local Heritage List; Column 3 Designation. LB = Listed Building, SM = Scheduled Monument, WHS = World Heritage Site, P&G = Registered Park and Garden, AONB = Area of Outstanding Natural Beauty, CA = Conservation Area, BAP = Biodiversity Action Plan target habitat

Class	Location No/ name / street	Site Type	Designation	Date	Grid Ref	HER PRN
	FEOCK – RESTRONGUET POINT					
Des	Creekvean House, Pill Creek	House (Team 4)	LB II*, AONB	1964-7	SW 8267 3867	178605
Des	1-4 West Pill Cottages, Pill Creek	Terrace of 4 houses	LB II, AONB	Late 18C	SW 8264 3843	38168.2
Des	Pill Quay, Pill Creek	Copper quay and boathouse	LB II, AONB	1786	SW 8278 3846	38166
Des	Pill Farmhouse	Farmhouse and garden walls	LB II, AONB	1840s	SW 8300 3877	24405
Des	Quay Cottage, Pill Creek	House formerly an inn and cottage	LB II, AONB	Early-Mid 18C	SW 8278 3853	38167
Des	Church and churchyard	Church, churchyard, Belfry, N Lych Gate, S Lych Gate,	LB II*, LB II, AONB	15C – 1876	SW 8247 3842	24377 24377.4
Des	Churchyard Cross	Medieval Stone Cross	LB II, AONB	c.13C	SW 8248 3841	5266
Des	The Thatched Cottage (Kyolas), Feock churchtown	Thatched Cottage	LB II, AONB	Early 18C	SW 8243 3841	
Des	The Old School, Feock Churchtown	Former National School	LB II, AONB	1846	SW 8242 3839	177254
Des	Rose Cottage, Cherry Tree Cottage, Feock Churchtown	Houses	LB II, AONB	Early-mid 18C	SW 8243 3844	
Des	St Feock's Well, La Feock	Holy Well and pump	LB II, AONB	Med & 19C	SW 8229 3866	38441

Des	The Old Post Office, La Feock	House, formerly PO	LB II, AONB	Late 17C/18C	SW 8220 3860	
Des	Townsend Cottage & Blue Cottage, La Feock	Pair of cottages.	LB II, AONB	Early-mid 18C	SW 8217 3860	
Des	South Edge & The Nook, La Feock	2 Thatched Cottages, originally 3	LB II, AONB	18C	SW 8215 3863	
Des	Porthgwidden Clockhouse	Stables, Coach house, grooms house, courtyard, garden walls	LB II, AONB	c.1855	SW 8213 3804	
Des	Harcourt Old Farm	Farmhouse, garden wall, gate piers	LB II, AONB	Late 18C	SW 8192 3790	
Des	Marblehead Quay	Copper Quay	LB II, AONB	1783	SW 8176 3725	41604
LHL	Sunnydale, Lower Trevilla	House	AONB	Pre 1840	SW 8257 3904	
LHL	Ponsmaen, Lower Trevilla	House	AONB	Pre 1840	SW 8255 3900	
LHL	Pillwood House, Pill Creek	House (Su Rogers architect)	AONB	1972	SW 8259 3864	
LHL	Store buildings, Pill Creek	Sheds for cottages, West Pill	AONB	Pre 1840	SW 8260 3847	
LHL	Quay House, Pill Creek	House	AONB	Pre 1840	SW 8260 3847	38167
LHL	Limekiln, Pill Creek	Single pot limekiln	AONB	19C	SW 8288 3836	38906
LHL	Feock War memorial, Feock Church	War memorial cross	AONB	C1920	SW 8244 3841	
LHL	Cross Park, Feock Churchtown	House	AONB	Post 1920	SW 8239 3835	
LHL	Elm Cottage, Feock Churchtown	House	AONB	Pre 1840	SW 8249 3849	
LHL	Treveague, Feock, Feock Churchtown	House	AONB	Pre 1840	SW 8250 3848	
LHL	Telephone Box, Feock Churchtown	Telephone Kiosk type K6	AONB	1952-68	SW 8244 3840	
LHL	Feock Vicarage, Churchtown	Vicarage (private house)	AONB	Late 19C	SW 8253 3844	
LHL	Letterbox, Feock Churchtown	Freestanding EIR letterbox	AONB	Post 1952	SW 8243 3840	
LHL	Feock Reading Room, La Feock	Reading Room	AONB	1880-1907	SW 8219 3861	
LHL	La Feock Grange, La Feock	House	AONB	Pre 1840	SW 8232 3867	
LHL	Lambrook farmhouse, La Feock	Farmhouse and farmbuildings	AONB	Pre 1840	SW 8225 3860	
LHL	Building, La Feock	Building	AONB	Pre 1840	SW 8216 3863	
LHL	Mariners, La Feock	Pair of houses	AONB	Pre 1840	SW 8214 3863	
LHL	St Piran's Cottage & The Cottage, La Feock	Pair of houses	AONB	Pre 1840	SW 8213 3866	
LHL	Peeble Cottage, La Feock	House	AONB	Pre 1840	SW 8212 3867	
LHL	Penlee Cottage & Penlee, La Feock	Pair of houses	AONB	Pre 1840	SW 8210 3869	
LHL	Greenbank, La Feock	House	AONB	Pre 1840	SW 8202 3874	
LHL	Boat House, Loe Beach	Boathouse for Porthgwidden	AONB	Pre 1840	SW 8249 3809	38169
LHL	Loe Vean, Loe Beach	House, outbuildings and cobbled yard	AONB	Pre 1840	SW 8244 3817	
LHL	Gunfield Lodge, Loe Beach	House	AONB	Pre 1840	SW 8239 3815	
LHL	Loe Cottage, Loe Beach	House	AONB	Pre 1840	SW 8240 3819	
LHL	Whittericks, Feock	House (Alfred Cornelius)	AONB	20C	SW 8236 3826	
LHL	Polgwynne, Feock	House (Alfred Cornelius), walled garden and greenhouses (orig part of Porthgwidden)	AONB	1935	SW 8228 3812	
LHL	Guidepost, Porthgwidden	Cast iron fingerpost, Visick type 2	AONB	20C	SW 8213 3809	56047
LHL	Porthgwidden Reservoir, Porthgwidden	Reservoir and pumphouse with Merriwether pump	AONB	1880-1907	SW 8207 3828 SW 8204 3826	
LHL	Porthgwidden House	House and garden	AONB	1829	SW 8216 3797	
LHL	Porthgwidden Lodge	Lodge house with veranda	AONB	19C	SW 8213 3807	
LHL	Swiss Cottage, Porthgwidden	Boathouse converted to house	AONB	19/20C	SW 8223 3784	

LHL	Porthgidden Cottage, Harcourt	Pair of houses	AONB	Pre 1840	SW 8202 3789	
LHL	Harcourt House, Harcourt	Brick house	AONB	Pre 1840	SW 8196 3791	
LHL	Porthgidden Farmhouse, Harcourt	Farmhouse	AONB	Pre 1840	SW 8199 3782	
LHL	The Old Barn, Harcourt	House, old barn	AONB	1840-80	SW 8201 3782	
LHL	Harcourt letterbox, Harcourt	Wall VR Letterbox	AONB	19C	SW 8203 3784	
LHL	Rosmerrin, Restronguet Point	Art Deco House	AONB	c.1930s	SW 8188 3738	
LHL	The Boat House	Glass and metal house (John Crowther architect)	AONB	1970s	SW 8198 3731	
LHL	Marble Head Cottage,	House	AONB	Pre 1840	SW 8172 3713	
LHL	Sawpit, Restronguet point	Saw pit	AONB	Pre 1880	SW 8170 3710	
LHL	Laundry Cottage, Restronguet Point	House	AONB	Pre 1840	SW 8195 3749	

FIG 26. PENELEWEY HERITAGE LIST – Designated sites and Undesignated Local Heritage List sites

KEY: Column 1 Class. Des = Designated, LHL = Undesignated Local Heritage List; Column 3 Designation. LB = Listed Building, SM = Scheduled Monument, WHS = World Heritage Site, P&G = Registered Park and Garden, AONB = Area of Outstanding Natural Beauty, CA = Conservation Area, BAP = Biodiversity Action Plan target habitat

Class	Location No/ name / street	Site Type	Designation	Date	Grid Ref	HER PRN
	PENELEWEY					
Des	Sandoes Gate	Small House	LB II	17C-18C	SW 8239 3977	
Des	Old Smithy, Sandoes	Estate Smithy and horse pen	LB II	Late 19C	SW 8237 3977	41582
Des	Milestone, Sandoes	Milestone Truro 4 miles	LB II, AONB	Early 19C	SW 8232 3976	172602
Des	Exmouth Cottage	House, formerly 2 estate cottages	LB II, AONB	1840-80	SW 8207 3978	
Des	Byewell Cottage, Mount Pleasant	2 Houses, one a former school	LB II	17C-18C-19C	SW 8166 3991	177259
Des	Frogmore Cottage, Wellington Plantation	House and adj cottage	LB II	18C	SW 8201 4024	
LHL	Hawkridge, Sandoes	Cottage	AONB	Pre 1840	SW 8239 3974	
LHL	Guidepost, Exmouth Cottage, Boxeater	Fingerpost. Cast iron Visick type 1	AONB	Late 19C	SW 8208 3980	56050
LHL	Telephone Box, Penelewey	Telephone Kiosk type K6	AONB	1952-68	SW 8174 4048	
LHL	Letterbox, Penelewey	Wall VR Letterbox		19C	SW 8171 4056	
LHL	Guidepost, Penelewey	Fingerpost, Cast iron Visick type1		Late 19C	SW 8174 4041	56910
LHL	Mount George Farm, Penelewey	Copper scoria blocks in front garden wall		Pre 1840	SW 8205 4048	44277
LHL	Letterbox, Four Turnings	Freestanding EIRR letterbox		Post 1952	SW 8181 3984	

Appendix 4: Affordable Housing Led Rural Exception Schemes

Policy 9 of the Cornwall Local Plan: Strategic Policy Document 2010 - 2030 and the Cornwall Affordable Housing - Supplementary Planning Document

'Policy 9 – Rural Exception Schemes

Development proposals on sites outside of existing built up areas in smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported where well related to the settlement and appropriate in scale, character and appearance.

Proposals should be developed in accordance with guidance provided in the Affordable Housing SPD. The number, type, size and tenure should reflect identified local needs as evidenced through the Cornwall housing register or any specific local surveys completed using an approved methodology, as detailed in the SPD.

While the purpose of such developments should be to provide affordable local needs housing, the inclusion of market housing in such proposals will be supported where:

- 1. It can demonstrate it meets a local need for housing; and*
- 2. The Council is satisfied it is essential for the successful delivery of the development. (For example to fund abnormal development costs or to deliver a balanced, sustainable community); and*
- 3. It has the support of the local community measured by the level of support received from the parish council, a positive outcome from a local referendum or where there is evidence that it is a community led proposal; and*
- 4. Market housing does not represent more than 50% of the homes or 60% of the land take, excluding infrastructure and services.*

The Council will secure the first and future occupation of the affordable homes to those with a housing need and local connection to the settlement or parish in line with the Council's adopted local connection policies.'

Appendix 5: Affordable Housing Led Rural Exception Schemes - Viability

Policy 10 of the Cornwall Local Plan: Strategic Policy Document 2010 – 2030 and the Cornwall Affordable Housing - Supplementary Planning Document

'Policy 10 – Managing Viability – affordable-led housing

Where the Council is satisfied through the submission of appropriate evidence that the proposal cannot deliver the full quota of affordable housing without affecting the viability of the scheme to such an extent that it cannot proceed, it will adopt the following sequential approach with the aim of securing the maximum contribution to affordable housing achievable:

- 1. The alteration of the housing mix to reduce scheme costs.*
- 2. Securing public subsidy or other commuted sums, recognising that this may result in further changes to scheme mix and the delivery timescales*
- 3. The alteration of the affordable housing tenure mix within the development*
- 4. Consideration of an off-site contribution for improved number or range of affordable housing.*

If after considering the above options only very limited or no affordable housing can be secured due to market conditions at a particular moment in the economic cycle, the Council will seek other mechanisms within a planning obligation to secure planning gain. These can include (but not be limited to) re-phasing, deferment of affordable housing obligations, options to reappraise the scheme at future phases or at commencement to allow viability to be re-assessed.'

Appendix 6: Managing Viability – Shopping, Services and Community Facilities

Policy 4 of the *Cornwall Local Plan: Strategic Policy Document 2010 – 2030* seeks the promotion, retention and development of local services and community facilities in villages, such as shops, meeting places, places of worship, public houses and sports/recreation venues. Policy 4, paragraph 2 is provided below:

'Policy 4

- 2. Community facilities and local shops should, wherever possible, be retained and new one supported. Loss of provision will only be acceptable where the proposal shows:*
 - a. no need for the facility or service;*
 - b. it is not viable; or*
 - c. adequate facilities or services exist or are being re-provided that are similarly accessible by walking, cycling or public transport.'*

Appendix 7: Sensitive Settlement Edges Guidance

The characterisation of *Sensitive Settlement Edges* seeks to highlight those edges of settlements that are considered to be of special significance. This guidance concerns those settlements in Feock Parish where settlement boundaries have been retained:- Carnon Downs; Devoran; Point and Penpol; Feock village; Restronguet Point

The criteria SSE1-8 below are used to define *Sensitive settlement Edges*. They apply when they overlap or lie adjacent to a settlement boundary:

SSE1 National Designations – International and national designated sites and areas: World Heritage Site; Special Area of Conservation; Scheduled Monument; Listed Building; Registered Park and Garden; Area of Outstanding Natural Beauty; Site of Special Scientific Interest

SSE2 Local Designations - locally designated sites and areas: Conservation Area, Tree Preservation Order

SSE3 Flood Risk – Environment Agency Flood Risk Zone

SSE4 Priority habitats and landscapes – Special national and local priority sites and areas protected by conservation policy:- Cornwall Biodiversity Action Plan Priority Habitats; Area of Great Scientific Value; County Wildlife site;

SSE5 Agricultural Land Classification – Grade 2 Farmland

SSE6 Settlement separation- where two distinct settlements should remain separate and visually distinct

SSE7 Green/Open Spaces – Public open land, sports fields.

SSE8 Views – where important views in and out of the settlement would be compromised by development

A *Critical Settlement Edge* has:

- at least two designations from criteria SSE1-3 (comprising at least one National Designation from SSE1) and two other designations from criteria from SSE4-8, or
- one National Designation from criteria SSE1 and at least three other designations from criteria SSE2-8

A *Sensitive Settlement Edge* has at least two criteria (SSE1-8) present

There is a presumption that development adjacent to **CRITICAL** settlement edges will be refused. Development adjacent to **SENSITIVE** settlement edges is discouraged unless a strong public interest can be demonstrated.

SETTLEMENT CRITERIA

Carnon Downs (Fig 3a)

1. Northern edge:
SSE4 - a Cornwall Biodiversity Action Plan Priority Habitat (Woodland); SSE6- Separation of Carnon Downs from the garden centre complex. **SENSITIVE EDGE**
2. Eastern edge:
SSE2 – Tree Preservation Order; SSE4 -Cornwall Biodiversity Action Plan Priority Habitat (Woodland); SSE6 – separation of Carnon Downs from Tregye Campus; SSE7 – Killiganon sports field; SSE8 – prominent views towards Restronguet Creek; **SENSITIVE EDGE**
3. Southern and southwestern edges:
SSE5 – Grade 2 Agricultural Land; SSE6 – separation of Carnon Downs from Devoran; SSE8 – views southeast to the creek. **SENSITIVE EDGE**
4. Western edge:
SSE1 – setting of Scheduled Monument (Bronze Age burial mound); SSE5 – Grade 2 agricultural Land. **SENSITIVE EDGE**

Devoran (Fig 4a)

1. Southwestern creek side edge and northwestern corner:
SSE1 – World Heritage Site; SSE2 - Conservation Area; SSE3 – Flood Risk; SSE4 - Cornwall Biodiversity Action Plan Priority Habitat (Mudflat), Area of Great Scientific Value, County Wildlife Site. **CRITICAL EDGE**
2. Northeastern edge:
SSE5 – Grade 2 Agricultural Land; SSE6 – separation of Devoran from Carnon Downs; **SENSITIVE EDGE**
3. Northeastern, eastern and southeastern edges:
SSE1 – World Heritage Site; SSE2 - Conservation Area; SSE3 – Flood Risk; SSE4 - Cornwall Biodiversity Action Plan Priority Habitat (Mudflat) and County Wildlife Site, Area of Great Scientific Value; SSE5 – Grade 2 Agricultural Land. **CRITICAL EDGE**

Point/Penpol (Fig 5a)

1. Point western and northern edges:
SSE5 – Grade 2 Agricultural Land; SSE4 - Cornwall Biodiversity Action Plan Priority Habitat (Woodland); SSE6 – separation of Chycoose from Carnon Mine. **SENSITIVE EDGE**
2. Penpol northern edge
SSE4 - Cornwall Biodiversity Action Plan Priority Habitat (Woodland) at Penpol Farm; SSE5 – Grade 2 Agricultural Land. **SENSITIVE EDGE**

3. Penpol/Trolver northeastern and eastern edges:
SSE1 – Area of Outstanding Natural Beauty, SSE2 - Tree Preservation Order; SSE4 - Cornwall Biodiversity Action Plan Priority Habitat (Woodland); SSE5 – Grade 2 Agricultural Land; SSE6 – separation of Penpol(Trolver) from both Feock and Restronguet Point; SSE8 – the undeveloped agricultural fields above Trolver Croft are an important skyline feature when viewed from Point and Point Quay. **CRITICAL EDGE**
4. Penpol creek edge:
SSE1 – World Heritage Site, Area of Outstanding Natural Beauty; SSE3 – Flood Risk; SSE4 – County Wildlife Site, Cornwall Biodiversity Action Plan Priority Habitat (Mudflat), Area of Great Scientific Value; SSE8 – important open - quayside view from Trolver Croft. **CRITICAL EDGE**

Feock (Fig 6a)

1. Southern, Porthgwidden and southeastern edges:
SSE1 – Area of Outstanding Natural Beauty; SSE2 - Tree Preservation Order; SSE5 – Grade 2 Agricultural Land; SSE6 – separation of Feock from Restronguet Point; SSE8 – open area between the waterline and the southern edge of the village a critical view from the sea. **CRITICAL EDGE**
2. Western boundary:
SSE1 - Area of Outstanding Natural Beauty; SSE2 - Tree Preservation Order; SSE5 – Grade 2 Agricultural Land. **SENSITIVE EDGE**
3. Eastern and Retallack Field edges:
SSE1 – Area of Outstanding Natural Beauty; SSE5 – Grade 2 Agricultural Land; SSE7 – Retallack Playing Field public open space; SSE8 – important views to and from north and northeast; **CRITICAL EDGE**
4. Northern edge:
SSE1 – Area of Outstanding Natural Beauty; SSE2 - Tree Preservation Order; SSE5 – Grade 2 Agricultural Land. **SENSITIVE EDGE**
5. Eastern edge:
SSE1 – Area of Outstanding Natural Beauty; SSE2 - Tree Preservation order; SSE5 – Grade 2 Agricultural Land. **SENSITIVE EDGE**

Restronguet Point (Fig 7a)

1. Western and northern edge:
SSE1 – Area of Outstanding Natural Beauty; SSE2 – Tree Preservation Order; SSE2 - Cornwall Biodiversity Action Plan Priority Habitat (Woodland); SSE5 – Grade 2 Agricultural Land. **CRITICAL EDGE**
2. Porthgwidden and eastern edge:
SSE1 – Area of Outstanding Natural Beauty; SSE2 - Tree Preservation Order SSE4 - Cornwall Biodiversity Action Plan Priority Habitat (Woodland); SSE6 – separation of Feock from Restronguet Point; SSE 8 – important view towards Carrick Roads and from water; **CRITICAL EDGE**

Appendix 8: 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.

Please also refer to Appendices 4 and 5 of this Plan and the Draft Cornwall Council Affordable Housing SPD (January - March 2014).

AONB

Area of Outstanding Natural Beauty

BREEAM (Building Research Establishment Environmental Assessment Methodology)

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

Conservation Area

An area designated by the Cornwall 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.

Cornwall Renewable Energy SPD

Delivery Strategy

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

DAS Design and Access Statement

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

Dwelling mix

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

Evidence Base Summary

A document produced as part of the process of developing the Plan. It supports the Plan by setting out a summary of the relevant Evidence Base and explaining how decisions were made to inform the policy mechanisms to manage development within the Plan area.

Examination

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

Exception sites

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

Feock Community Transport Scheme

A volunteer car service run by Feock Parish Council for trips within the Feock Parish area

Feock Parish Plan 2007 – 2014

See 1.7.

Feock Parish Council

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

Flood Plain / Flood Risk Zones

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

Focus Group

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

Green Infrastructure

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

Habitats Regulations

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

Independent Examiner

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

Infill Development

For the purposes of the Plan 'infill' is defined as

- (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

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

Locality funding

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

LSOA

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

Market housing (and open market housing)

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

Mixed use

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

NPPF - National Planning Policy Framework

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

NP or NDP

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

Open space

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

Plan Objective

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

Plan Period

The period for which the Feock Neighbourhood Development Plan will set policy for Feock Parish. This will run 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 Plan, the referendum will decide whether or not to adopt the Plan.

Retail

A shop that sells goods such as clothing, shoes, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects.

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.

SPD Development Plan

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

Sustrans

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

Steering Group

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

The Plan

The Feock Neighbourhood Development Plan

TPO – Tree Preservation Order

An order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity.

Use Classes

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

Windfall Sites

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

Wish Tree

A method to collect peoples ideas and suggestions, by hanging tags containing their 'wishes' onto the trees branches.

Working Group

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

Youth Survey

A survey carried out with young people under the age of 18 to gain their views.

Appendix 9: Feock Development Policy Checklist for Guidance

	SUMMARY OF ISSUES	RELATED OBJECTIVES & POLICIES
1	Will the development make an overall positive contribution to the parish of Feock Parish's economic, social and environmental future?	All policies
2	Will the development respect the local natural and built environment, enhancing character and distinctiveness?	BIO1, BIO2, BIO3, H1, LS1, LS2, G1 and D1
3	Will the development have NO adverse impact on local services and facilities?	GA1, GA2, C1 and ECON1
4	What type of development is it? <ul style="list-style-type: none"> Affordable housing Open market housing Commercial Agricultural Renewable energy 	H1, H2, H3, H4, ECON1, SC2 Carnon Downs Design Guide Cornwall Design Guide
5	How will it be realized? <ul style="list-style-type: none"> Conversion/renovation Demolition/replacement dwelling New build Extension or annexe Change of use 	H1, H2, H3, H4, ECON1, SC2 Carnon Downs Design Guide Cornwall Design Guide Section 2 Feock NDP Evidence Base, Spatial and Character Appraisal
6	Is it in a, or near to a sensitive location? <ul style="list-style-type: none"> Sensitive landscape sites Sensitive biodiversity sites Sensitive archaeological/heritage site Conservation area Listed building Coast, river or creek 	BIO1, BIO2, BIO3, H1, LS1, LS2, Appendix 7, figs 8 to 11
7	Is it inside a settlement boundary? <ul style="list-style-type: none"> Change of use? Conversion/re-use of existing buildings? Building on previously developed land? Infill? 	H1, H2, H3, H4 and fig 1
8	Is it outside a settlement boundary? <ul style="list-style-type: none"> Change of use? Conversion/re-use of existing buildings? Building on previously developed land? 	H1, H2, H3, H4, ECON1, Fig 1 and Appendix 7
9	How big is it in relation to the size of the plot? How big is it in relation to other buildings in the surrounding area?	H2, H4, Section 2 Feock NDP Evidence Base, Spatial and Character Appraisal
10	What will the outside of the building look like?	Section 2 Spatial and Character Appraisal, Feock NDP Evidence Base
11	What will the rest of the plot look like?	Section 2 Spatial and Character Appraisal, Feock NDP Evidence Base
12	Does the design incorporate current best practice energy reduction?	SC1 and SC2

FEOCK PARISH DEVELOPMENT CHECKLIST FOR APPLICANTS

Minimum information to be submitted with development proposals

	Y/N	Comments
<p>1. Working closely with the community:</p> <ul style="list-style-type: none"> • Have you told your neighbours and the wider community about your proposal • Have you responded to comments they have made? 		
<p>2. If your development is not a householder development (eg. a house extension):</p> <ul style="list-style-type: none"> • Have you explained clearly what is the need for the development? • What is the scale of the development? (note that the indicative scale of developments should be of 5 – 15 units) • Has your proposal taken account of Cornwall Landscape Character Assessment and Section 2 Spatial and Character Appraisal, in the Feock Neighbourhood Plan Evidence Base? • If your development is a new build, is it within one of the defined Settlement Boundaries? 		
<p>3. Has your development taken account of Section 2 Spatial and Character Appraisal in the Feock NDP Evidence Base, Carnon Downs Design Guide 2010 and Cornwall Design Guide 2013 in terms of:</p> <ul style="list-style-type: none"> • Appearance? • Materials? • Scale? 		
<p>4. Have you retained a usable garden space (or, on larger developments, open space)?</p>		
<p>5. Have you been able to incorporate energy saving technology into your proposal?</p>		

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