

# St Clement Parish

## Neighbourhood Development Plan

### 2019 - 2030





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## 1. Introduction

- 1.1. This document is the final St Clement Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the St Clement Parish over the NDP period to 2030 and presents planning policies which seek to enable delivery of this Vision and these Objectives.
- 1.2. Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan: Strategic Policies Development Plan Document (Local Plan), to give an extra level of detail at the local level. The St Clement NDP has been developed to ensure that future growth and development throughout the Parish is led by the local community.
- 1.3. St Clement NDP runs in tandem with the Local Plan, which runs to 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated in 2030. The Parish Council may however deem it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.
- 1.4. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed at <https://stclementplan.wordpress.com>. A glossary and abbreviations section is included at the back of this document for ease of reference (Section 10).
- 1.5. St Clement NDP applies to the area is that covered by the St Clement Parish Council and as shown in the Appendix.
- 1.6. St Clement is situated in the middle of Cornwall and is part of the Truro and Roseland Community Network Area (CNA).
- 1.7. The community of St Clement was consulted by the parish council and there was support to develop a NDP in order to provide for appropriate development which conserves the rural character of the parish and its natural and historic environment. Development should also reflect the character of each settlement, and retain their distinctive character (see Report to the February 2015 meeting of St Clement Parish Council).
- 1.8. Once finalised and adopted by Cornwall Council (CC), the planning policies presented in this NDP seek to positively plan for the future of St Clement and will be used and acted upon by CC planning officers, landowners and developers through the development process; providing clarity on the community's needs and aspirations.

# St Clement Neighbourhood Development Plan (NDP)

## 2. The Preparation Process

### Getting this far.

2.1. The preparation of this NDP has been led by the St Clement NDP Steering Group. This group comprises Parish Council representatives and five volunteers who are residents of the parish.

2.2. The preparation of this NDP has been informed throughout by a comprehensive programme of consultation. Consultations have been taking place over the last three years. These have included:

- Public meetings, parish wide questionnaires and exhibitions
- Creation of a dedicated website <https://stclementplan.wordpress.com>
- Regular updates through the TRAM (village magazine in Tresillian)

2.3. All the consultations have been summarised in the 'Consultation Statement', as required by the formal NDP legislative requirements; this is available at <https://stclementplan.wordpress.com>.

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

- Housing growth within villages whilst recognising issues relating to parking and second home ownership in Malpas
- Adequate infrastructure of all services including sewage and broadband
- The need for adequate highways, transport and pedestrian links including the protection of Public rights of way
- To promote information recreation opportunities and access to the river
- To protect community facilities
- To protect the listed and historical assets to the parish
- The landscape is very important to the community to keep its rural distinct feel
- To support existing businesses

### What next?

2.5. Following submission of this final plan to Cornwall Council for their consideration it will be consulted on before being sent to an independent examiner (mutually agreed by Cornwall Council and the St Clement NDP Steering Group) who will check the NDP to ensure it conforms with legislation, policies, designations and any other relevant documents. At that stage, the independent Examiner may recommend that the NDP is amended before continuing to the referendum stage.

- 2.6. The NDP will be subject to a Referendum, in order to gauge community support. The NDP will only be adopted by Cornwall Council if the majority of those voting in the Referendum support it.
- 2.7. Once adopted, the policies contained within the St Clement NDP will have to be taken into consideration when Planning Officers determine future Planning Applications.

### **3. St Clement NDP - Supporting Documentation**

- 3.1. St Clement NDP, is supported by a variety of further documents and information, which are often referred to in this document as the 'Evidence base'. The key supporting documents referred throughout this NDP are the 'St Clement Local Landscape Character Assessment' and the 'St Clement Housing Needs Survey' as well as the household survey and various public consultation events.
- 3.2. All supporting documents and evidence base are made available at <https://stclementplan.wordpress.com>, alternatively hard copies can be made available by request to St Clement Parish Clerk.

### **4. St Clement Parish: Background**

- 4.1. St Clement Parish is surrounded by seven other Parishes (see Map I in Appendix). It is mainly a rural parish divided by the railway line. There are three main settlements - Tresillian, St Clement and Malpas villages are south of the railway line, and Buckshead with scattered residences in Bodrean, Polwhele, Laniley and Frogmore are to the north of the railway.
- 4.2. The predominant land of the parish is of an agricultural nature comprising arable and grazing farmland with belts of forestry and woodland abutting the river valley and rising up over the steep-sided valleys, sloping land and plateaux. The three main settlements nestle along the sides of the Tresillian River, which joins with the Truro River at Malpas whilst the remainder of the parish on the high land has small areas of sporadic development particularly in the Buckshead region in the northern area of the parish.

### **Malpas**

- 4.3. The village of Malpas lies at the end of Malpas Road, approximately two and half miles from Truro City. For more than a 100 years, Malpas has provided affordable housing to the families of river-men, sailors, mine workers and farm labourers. This population was served by the regular passage of transport boats and a ferry service across the Tresillian River. Accordingly, the main housing stock of Malpas consists of terraced or semi-detached homes of what were, until recently, an affordable kind. Such homes are mainly clustered around the place of deepest water [now a marina], where the lane dips nearly to the level of the shore, close to the Heron Inn.
- 4.4. Homes through the length of the village, are no longer 'affordable', and generally, there is now a rising proportion of second-home owner occupancy. Characteristically in Malpas, housing sites,

along the length of the village, have tended to cluster on a narrow band of rising land, between the estuary bank and the steep slopes of the surrounding, partially-wooded hills.

- 4.5. The garden land to the rear of village habitation, usually consists of small steep plots which run up to the top of the valley, where it meets an AONB landscape of pasture and arable fields. The soils are mainly soft loams with Devonian rock outcrops together with slates and shales. Mud flats compose the beds at marine levels, exposed at low tides.

## Tresillian

- 4.6. Tresillian village lies adjacent to the upper reaches of Tresillian River roughly at the limit of the tidal reach. The navigability of the river and its location on the main highway through to Truro, owes much to the historical development of the village through river born trade and the establishment of various businesses adjacent to the river, which relied on goods both delivered by water and the distribution of goods and materials to outlying settlements.
- 4.7. Owing to its tight location at the base of the river valley, development has been restricted to the flood plain and lower slopes of the land on the northern side of the river, the land to the south being part of the Tregothnan Estate and comprising predominantly woodland.
- 4.8. The existing village boundary presents a compact, rounded settlement. Free of any significant, sporadic or ribbon development providing good access to village facilities from most areas. The land to the south of the existing boundary comprises agricultural land rising up on the valley side.
- 4.9. The Parish boundary formed by the river at the eastern end of the village bisects a small portion of the settlement, which lies in the parish of St Michael Penkivel.
- 4.10. The historical character of the village is restricted to the narrow corridor of the A390 highway as it passes through the village and contains a number of C18th and C19th terraces, a thatched public house, Toll house, Oast house, Old School house together with some detached houses of architectural interest. The Church, Tregothnan Estate Gate House and other notable dwellings are located in the section of the village, which lies in St Michael Penkivel Parish.
- 4.11. The greater majority of the dwellings in the village lie on the northern slope of the river valley served by a pattern of estate roads and are predominantly modern semi detached properties built in the 60s, 70s and 80s apart from the small housing association development consisting of two storey dwellings clustered around a small cul-de-sac. There are two areas of traditional council houses at either end of the village.

## St Clement

- 4.12. St Clement village lies abutting the northern bank of the Tresillian River nestled in a small tranquil inlet sheltered by woodland. The village is designated a Conservation Area to protect its unique character as a historic waterside settlement and comprises a medieval church, thatched cottages, typical Cornish slate and cob dwellings and many other architectural features

## Buckshead and surrounding area

- 4.13. This area is predominantly agricultural with and few scattered hamlets and agricultural properties. It has some of the best views of countryside in the Parish, with plateaux, gentle slopes and steep valleys with streams at the bottom.
- 4.14. Buckshead itself is a small hamlet of approximately 12 houses bordering the A39 and up against the Truro City Boundary. Polwhele has significant employment with DEFRA Administration buildings and a workforce of some 90 staff. Only a short distance away is Polwhele House School, a private infant/junior school for approximately 100 children and Penmount Crematorium which is busy with visitors
- 4.15. Farms within the area range from small to medium holdings, some with larger houses and some with more traditional agricultural cottages.

## 5. St Clement Parish NDP: The Vision

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

### **THE VISION for St Clement Parish**

"In 2030, St Clement parish will continue to be defined by its natural environment and heritage, particularly the largely informal recreational opportunities it affords. Its villages will be socially stable, with healthy balanced communities. There will be local economic opportunities as well as access to wider economic opportunities in Truro and neighbouring parishes"

- 5.2 In order to achieve this Vision a number of 'Objectives' are set and then, in order to achieve these Objectives, a number of Policies are set out. It is these policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figure 1.

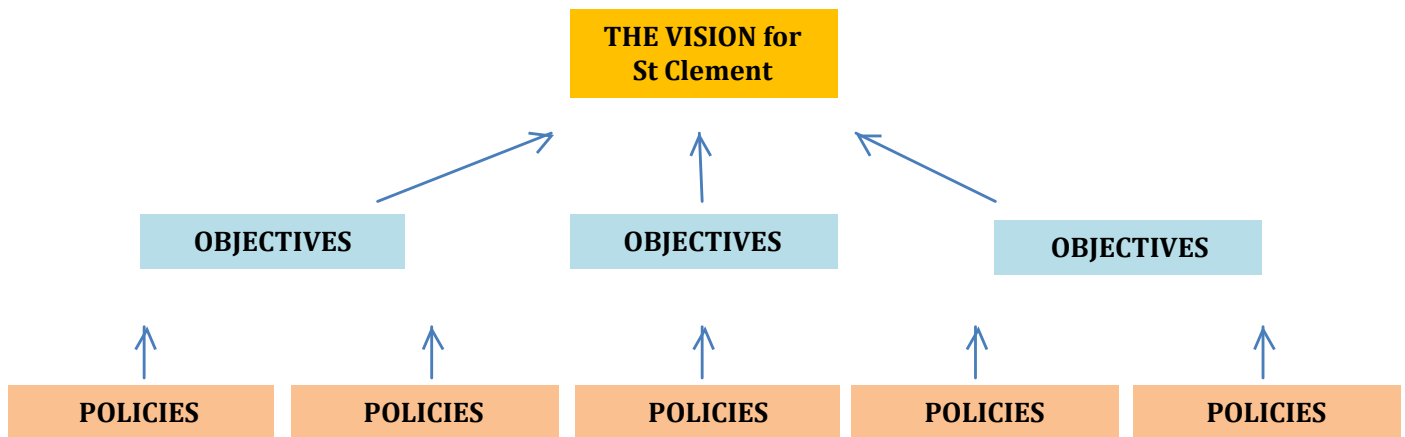


Figure 1: St Clement NDP: Links between Vision, Objectives and Policies

## 6. St Clement NDP: Objectives

6.1 The Objectives of the St Clement NDP are as follows:

### a) Housing and Communities Objective.

6.2. To encourage healthy and sustainable communities with new housing for local people within settlement boundaries, principally located in the village of Tresillian;

### b) Economic Objective.

6.3. To maintain local employment opportunities, particularly in agriculture, and encourage suitable small scale business development;

### c) Community Facilities Objective.

6.4. To maintain community facilities to support the social fabric of each village;

### d) Natural Environment Objective.

6.5 To conserve and protect the natural and historic environment with enhanced access to largely informal recreation opportunities where appropriate and having regard to the Area of Outstanding Natural Beauty (AONB) and other environmental designations;

### e) Highways, Transport and Public Rights of Way Objective.

6.6. To maintain good access to Truro and neighbouring parishes and ensure any future development does not have a detrimental impact on accessibility, including rights of way.

## 7. St Clement Housing Statement

### NDP Housing Requirement

7.1. Cornwall's Local Plan apportions 1200 dwellings to be delivered in the parishes that make up the rural area of Truro and Roseland CNA. Figures supplied by Cornwall Council are presented in Table 1, and show that as a minimum St Clement Parish needs to deliver 7 new dwellings between 2019 and 2030, to be considered in general conformity with the Local Plan.

7.2 In addition, a Housing Needs assessment carried out during the formation of the NDP (available within the NDP Evidence Base) also demonstrated that in order to satisfy local housing need, that 7 dwellings should be delivered. Considering the space available within the settlement boundaries, the St Clement NDP seeks to deliver approximately 10 dwellings in the period 2019-2030.

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

	a) Local Plan Housing Target (April 2010 – April 2030)	(b) CNA Commitments (-10%) (April 2017)	(c) CNA Completions (April 2010 – April 2017)	(d) Local Plan Target (April 2017- April 2030) (a- (b+c))
Truro & Roseland CNA (Rural)	1200	496	612	92
	(e) Adjusted Pro Rata rate*	(f) Parish Commitments (-10%) (April 2017)	(g) Parish Completions (April 2010 – April 2017)	(h) Parish 's share of the remaining Local Plan Target ((e÷100)xd)
St Clement Parish	8%	11	33	7

\*Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census; and where this is adjusted to take into account the AONB (i.e. areas deemed inappropriate for large scale development).

## Delivering the St Clement Housing Requirement

7.3. The St Clement NDP seeks to facilitate the delivery of approximately 10 dwellings through allowing sufficient space for new housing within development boundaries. This is to ensure that development takes place in the most appropriate areas, to a scale, which is in keeping with the settlement and contributes to preserving and enhancing the identity of the three villages of Malpas, Tresillian and St Clement. Table 2 sets out an estimation of the number of dwellings that the St Clement NDP policies provide for. The policies facilitate delivery of an estimated 10 dwellings, meeting the NDP housing target.

**Table 2: Estimation of the number of dwellings that the St Clement NDP policies provide for.**

Policy	Estimated number of dwellings
Policy 1: Housing Development	10 (within development boundary)
<b>Total number of houses planned for:</b>	<b>10</b>

## 8. St Clement NDP: Policies

8.1. St Clement NDP sets out 8 Policies in order to help achieve the Objectives and the Vision for the area. Table 1 illustrates the how each Policy contributes to each Objective.

**Table 3: St Clement NDP: Links between Policies and Objectives**

St Clement NDP POLICIES	St Clement NDP OBJECTIVES				
	Objective A	Objective B	Objective C	Objective D	Objective E
	Housing & Communities	Economy	Community Facilities	Natural and Historic Environment	Highways, Transport and Public Rights of Way
Policy 1 – new housing	✓		✓		✓
Policy 2 – exception sites	✓		✓		✓
Policy 3 - Infrastructure	✓	✓			
Policy 4 – Transport	✓	✓		✓	✓
Policy 5 – Community facilities	✓		✓	✓	
Policy 6 – Heritage			✓	✓	
Policy 7 – Nat Env				✓	
Policy 8 - Business				✓	✓

## **Policy 1 - Housing Development within the settlement boundary**

### **Policy 1 Justification**

#### **Introduction**

8.2. Across the Parish of St Clement, there are three key settlements, Tresillian, St Clement and Malpas. All three are riverside developments, with development restricted by steep-sided valleys to the north of the Tresillian River and flood plain to the south. Land surrounding each settlement comprises of woodland in particular, and agricultural land. The existing settlements are fairly compact, reflecting the historical development of each village through river born trade. The largest settlement, Tresillian, has also developed as a result of its location on the main highway through to Truro and has less topographical constraints as the river valley is wider compared to St Clement and Malpas.

#### **Background**

8.3. Policy 2a of the Cornwall Local Plan sets out the housing allocation of 1200 homes for the Truro and Roseland Community Network Area; the share for St Clement is 8% ; taking into account completions and commitments since 2010 this equates to 7 additional houses over the plan period (2010-2030). The Housing Needs Survey for the parish also reflected a low demand, with 7 families seeking houses to purchase in the parish. Infill, windfall and rounding off can deliver 10 houses which is the agreed target; it should be noted that housing targets are not a maximum threshold.

8.4. Public consultation prior to the designation of the Neighbourhood Plan area showed support for small scale development within the existing settlements. This was backed up in the household questionnaire. Therefore, the aim of the Neighbourhood Plan is to plan for appropriate sustainable development within the key settlements identified above which provide a number of facilities and services. The rural area of Buckshead has no defined settlement and no community facilities. Settlement boundaries were considered the best planning tool for directing future housing development and as a result, the Carrick settlement boundaries were reviewed. The settlement boundaries for the villages across the Parish are simply, the dividing line, or boundary between areas of built development (the settlement) and rural development (the open countryside). The revised settlement boundaries are considered to provide capacity for infilling and rounding off, which in turn, provides opportunities for appropriate sustainable development which is reflective of the housing aspirations of the Parish.

8.5. The NDP Steering Group has considered the Cornwall Design Guide and has decided that this adequately covers all the aspects of likely design requirements. Housing in the parish is of a traditional nature comprising stone, cob and some brick with slate tile and thatch and represents a good cross section of typical Cornish architecture described in the Design Guide. The Cornwall Design Guide also provides guidance for more modern design techniques incorporating new innovative materials, energy generating and saving components.

8.6. Public consultation also showed on-road parking is a problem in Malpas and St Clement in particular (see Evidence base). Criteria for additional parking spaces has been included in this policy to alleviate on-road parking and assist the emergency services whilst doing their duty.

## Policy 1 Intention

8.7 The intention of Policy 1 is to provide a presumption in favour of development for new local led housing within the three settlement boundaries to fulfil the housing needs of the local community over the NDP period. Other than in circumstances, as permitted by other policies within this Neighbourhood Development Plan and the Cornwall Local Plan, development will not be permitted outside the defined settlement boundaries.

### **St Clement NDP Policy 1: Housing Development within the Settlement Boundaries of Tresillian, St Clement and Malpas**

Settlement boundaries for Tresillian, St Clement and Malpas are defined in the Appendix (Maps II, III and IV). Residential development within these boundaries, including small scale developments, replacement and conversion schemes, will be supported where:

- a) The requirements of Cornwall Council affordable housing policy are met.
- b) The proposals are designed to be in keeping with the character and general appearance of the existing dwellings within the village boundary and to follow the Cornwall Design Guide and in St Clement village reflect the special character of the settlement identified in the Conservation Area.
- c) Proposals are for single storey and accessible dwellings to meet the identified needs of older people and people with disabilities.
- d) Proposals are for self-build where local need is shown.
- e) Proposal provides the provision of 2 off-road parking spaces for up to 2 bed units and 3 off-road parking spaces for 3+ bed units, where possible.

## **Policy 2 – Housing Development outside settlements boundaries (exception sites)**

### **Policy 2 Justification**

#### **Introduction**

- 8.8. Future housing growth will be mainly provided across St Clement Parish by filling in the gaps within the three settlement boundaries of Tresillian, St Clement and Malpas. This will meet the housing target set by Cornwall Council within the Cornwall Local Plan.
- 8.9. In addition to the housing target set by Cornwall Council in the Local Plan, there may be an additional need for new housing, which is driven by the number of local people in housing need. Whilst research has indicated that the need for affordable housing for residents and their families in the village is very limited (the Housing Need Survey undertaken by Cornwall Council on the parish behalf), possibly as the result of the recent housing association development, which provided sixteen homes for local people in 2012, it is considered that within the life of the Neighbourhood Plan, this need may increase over time.
- 8.10. Cornwall Council has a policy within the Cornwall Local Plan (Policy 9) for Rural Exception Sites and it applies to Cornwall regardless of having a Neighbourhood Development Plan in place and this policy therefore applies to the Parish of St Clement. The policy essentially supports Rural Exception Sites where the development proposal is located adjacent to the three drawn settlement boundaries of the existing built development, where the primary purpose of the development will be to provide affordable housing to meet local needs, where the development proposal clearly relates to an affordable housing led scheme and where the open market housing does not represent more than 50% of the homes proposed, or 50% of the land take which excludes the infrastructure and services.
- 8.11. Furthermore, this type of development proposal would also need to conform to the relevant policies set out in the Cornwall Local Plan, guidance contained within the National Planning Policy Framework and any other relevant planning guidance at both Local and National level.

#### **Background**

- 8.12. Development proposals for Rural Exception Sites within St Clement Parish need to take account of the Local Landscape Character Assessment which identified different landscape types. Some areas are more sensitive to development than others and therefore should be avoided. The community value access to the countryside and the river in particular; any development must provide continued access, or enhance it.
- 8.13. Public consultation about the preferred location of development showed support in favour of Tresillian. Planning for sustainable development also supports this location as it has the largest number of facilities and services, with good transport links. Topographical issues are a factor, and access to those facilities and services would have to be addressed.

- 8.14. Public consultation also explored the option of a principal residence policy in the parish, particularly for Malpas. As noted in the Evidence Summary, homes in Malpas are no longer 'affordable', and there is now a rising proportion of second-home owner occupancy. Local feedback suggests second home owners now appear to make up close to half the overall village population. Generally, they tend not to be involved in village activities, being absent from the area for a noticeable portion of the year. At the same time there is an impact on local services, seen in a decline in support for activities in Malpas village hall, and also the village shop, which eventually closed three years ago. On-street parking is also a significant issue in Malpas. However, as a result of the low level of need for housing development, and the restriction of the principle residence policy to new build only, it was decided not to pursue this. However, located in a sensitive landscape character area, Malpas is not a suitable location for rural exception site policy.
- 8.15. St Clement is a Conservation area; it is also situated in a sensitive landscape character area. Services and facilities are more limited than in Tresillian and transport access is poor; therefore, it is also not a preferred location for a Rural Exception Site.

## Policy 2 Intention

- 8.16. This policy has been written to ensure that exception sites outside of the 'Settlement Boundary' are appropriate for the benefit of the communities needs and aspirations and in keeping with the 'St Clement Local Landscape Character Assessment' and Policy 9 of the Cornwall Council Local Plan.

### **St Clement NDP Policy 2 – Housing development outside settlement boundaries – Rural Exception Sites**

Developments outside of the 'Settlement Boundary' (see Appendix: Maps II, III and IV) will only be supported when strong evidence supports the local need, and in accordance with Policy 9 of the Cornwall Local Plan.

The NDP will positively support proposals that include 1.5 bedroom bungalow designs for affordable housing, that allow for a small ancillary room suitable for carer or family member to stay, but is not considered a bedroom

If the need for further affordable homes cannot be met within the 'Settlement Boundary' the following criteria should be met:

- a) The area of development should adjoin the settlement boundary for Tresillian only, and have good access to facilities and services;
- b) Development must minimise adverse effects on the landscape as evidenced in the Local Landscape Character Assessment;
- c) Proposals are designed to be in keeping with the character and general appearance of the existing dwellings within the adjacent village boundary and to follow the Cornwall Design Guide;
- d) Where possible provide 2 off road parking spaces for up to 2 bed units and 3 off road parking spaces for 3+ bed units.

## Policy 3 – Infrastructure

### Policy 3 Justification

#### Introduction

8.17. During the growth of the community, it is essential that appropriate infrastructure is taken into account prior to any development, to continue to provide adequate services for a sustainable community.

#### Background

8.18. In public consultation, concerns highlighted were:

- the lack of internet connection which appears to be variable across the parish. Adequate phone lines and internet connections/speeds for everyone are now essential, for business, commerce and everyday living.
- access to health facilities - there is a lack of capacity in local doctors' surgeries.
- adequate electric supplies for electric vehicles.

8.19. Public transport provision also varies significantly with Tresillian receiving a half hourly service to Truro but St Clement has no service at all. This is reflected in the public consultation which shows a variation in satisfaction with public transport.

8.20. Improvements to pavements and cycleways are of common concern; some places lack them completely. Providing safer facilities for walking and cycling will help connect more places together. The link to Truro needs to be continued along the A390 at Tregurra.

8.21. The Parish Council are also aware of issues about sewage capacity in this area; the sewage treatment plant nearby is at capacity and any future development would need to contribute to an upgrade of the current system.

8.22. Parking is a matter of critical concern in Malpas, raised by seventy per cent of residents in consultation. The nature of the housing stock provides inadequate off-road parking. On-street parking is limited by narrow roads. Such parking as there is, is hotly contested by leisure users, residents, customers of local businesses and community facilities. There is almost no residents parking available in the southwestern half of the village and no public carpark, even for the village hall and church of St Andrews. The quarry site is therefore identified as a potential site for public car parking (see Appendix, Map V).

8.23. Parking is also of concern in St Clement. Well-used cycle trails and footpaths provide access to the estuary and river of Tresillian, in addition, the ancient church of St Clement and the village hall are used for festivals, concerts and various activities. The existing off-street parking areas are very small: an area for six vehicles next to the boat landing area at St Clement (see Appendix, Map VI), and three spaces at the village hall. Most visitors, and some residents, park on the sides of the only narrow, deep lane entering the village. Three small sites are being considered for additional off-street parking.

## Policy 3 Intention

8.24. This policy has been written to highlight the specific infrastructure needs of the parish so that this is taken in account prior to any development and to help the sustainable development of the communities of St Clement Parish.

8.25. Developer contributions gained through the Community Infrastructure Levy (CIL) and any other funding opportunities will be used to deliver the identified infrastructure needs to support future generations up to 2030.

These are our priorities for CIL spend:

- i. Improved pavements
- ii. Improved public transport and associated infrastructure
- iii. The provision of public parking in Malpas and St Clement.
- iv. Improved cycleways

### **St Clement NDP Policy 3 – Infrastructure**

Proposals will need to demonstrate that sufficient infrastructure is in place to support the development including:

- a) That there is adequate existing sewage capacity or that the additional capacity can be achieved through upgrading the system to meet the additional demands of any proposal.
- b) That the site can be served by sufficient telephone lines and fibre internet connections.

## Policy 4 – Highways, Transport and Public Rights of Way (PROWS)

### Policy 4 Justification

#### Introduction

- 8.26. Community consultation highlighted the importance of the natural environment to the residents of the parish, but there were mixed opinions about the adequacy of footpaths and cycleways, probably reflecting the varying provision in the parish. There were many comments about the need for protection and improvements of footpaths, and access to the countryside and river in particular. Parking to encourage use of paths was also mentioned.
- 8.27. Opinions about public transport and associated infrastructure was variable – there is very different provision in the main settlements. Tresillian has three buses per hour and Buckshead has a half hourly service to Truro most days; Malpas has one a day; St Clement has none.

#### Background

- 8.28. The parish includes the A39 and A390 main roads which give good links to Truro and the A30. The A390 goes through Tresillian and the A39 through Buckshead. These routes also have good bus services. However, road links to St Clement and Malpas are narrow, in common with most other roads in the parish reflecting its rural nature, and bus services are scarce. The Local Landscape Character Assessment describes the transport links in the Parish, and in particular the quieter lanes.
- 8.29. With additional housing development and, as the car has become more affordable, and popular, it has caused additional traffic along the lanes including pressures of limited car parking. The popularity of Malpas for watersports and tourism adds to the road traffic. St Clement and Malpas have limited off-road parking, which causes a lack of suitable safe parking. It is therefore important that adequate car parking is provided during any future development so as not to put further pressure on the existing road networks.
- 8.30. The speed of vehicles along the main A390 is a concern in the village of Tresillian and the parish council has recently invested in a Vehicle Activated 'Flashing Speed' sign to help slow down vehicles. Pedestrian links across the A390 by the shops and to Tresillian Parish Church are poor and this plan would support safer pedestrian crossings.
- 8.31. Adequate footpath and cycle links throughout the parish are important to ensure safety and the integration of the built-up areas. Current provision is shown in the Appendix (see Maps VII and VIII).
- 8.32. The A390 has a safe commuter cycle link into Truro, with the exception of a 'missing link' after the turning to the park and ride. The A39 does not have a safe commuter cycle link and it is the aspiration of the St Erme Neighbourhood Plan to have this route. As any cycle link along the A39 to Truro would need to be in conjunction with St Clement, this Plan is supportive of that aspiration.

8.33. The Steering Group also received representations from Truro Cycling Link which aims to improve the recreational cycling opportunities in the area, as well commuter routes. This Plan is also supportive of the aspirations of that group to provide safe and enjoyable cycle routes and quiet lanes, encouraging physical activity and enjoyment of the countryside.

## Policy 4 Intention

8.34. Public Rights of Way identified in the Appendix (see Map VII) represent the linkages of the Parish; the policy aims to ensure the provision of appropriate safe footpath and cycle links around the settlements and the preservation of PROWs which are essential to encourage cycling and pedestrian use around the parish, encouraging the health and wellbeing of the community.

8.35. The policy has also been produced to ensure that any future development has adequate parking provision to prevent further pressure on the roads with good access especially for emergency vehicles.

8.36. Finally, the policy will contribute to safe commuter and recreational cycle links to Truro. Future Community Infrastructure Levy contributions for St Clement could be used to help deliver these projects.

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### **St Clement NDP Policy 4 – Highways, Transport and Public Rights of Way (PROWS)**

Proposals for the improvement of the existing Public Rights of Way as identified in the Appendix (see Map VII), or creation of new public rights of way will be supported

Proposals for the improvement of public transport, pedestrian and cycle links will be supported

Where appropriate to the scale and type of development proposals generating additional vehicle movements or parking requirements will only be supported when:

- i. They can demonstrate that adequate off-road parking provision has been provided so not to put further stress on the road networks of the parish, and
- ii. Appropriate safe pedestrian and cycle links are provided, and
- iii. Good transport links are maintained or improved with easy access to the bus network

## Policy 5 – Community facilities (including open space)

### Policy 5 Justification

#### Introduction

- 8.37. Community facilities and open space are important to the people who live across the Parish, featuring often in the initial consultation which asked “What is good about the parish?” and is particularly important with children. This has been recognised within this policy, which seeks to enhance the wellbeing of Parish residents. This is to be achieved through the provision and improvement of community facilities and open space for social and leisure activities.
- 8.38. The designation of ‘Local Green Space’ is a power that Neighbourhood Development Plans have, as set out within Section 8 (Promoting healthy communities) of the National Planning Policy Framework 2012. This has been considered carefully by the NDP Steering Group but is not thought to be appropriate to any sites within the parish.

#### Background

- 8.39. Through the public consultation undertaken, it was apparent that the community facilities within the Parish are highly valued as a source of community cohesion and strength (see Map IX, X and XI in Appendix) which was also a recognised attribute within the Parish. Each main settlement has its own Village and/or Church halls which have a variety of activities including concerts, physical activity, craft and music, social groups as well as providing venues for community events.
- 8.40. There is only one formal playing field in the Parish at Tresillian which was put in trust by Viscount Falmouth in 1926. The trust document says, ‘Trustees and their heirs shall and may permit the same premises to be for ever used as and for a Public Playing Ground for children subject to by laws’. There are some other informal green spaces which are indicated on the maps in the Appendix (IX, X, XI).
- 8.41. Allotments for the parish were provided as part of planning permission granted in 2010 for housing in Carharthen View, Tresillian. These are the only allotments in the parish.
- 8.42. Residents were asked if new facilities were needed in the parish; a minority thought new community halls were needed; more felt existing facilities needed improvement. Halls were also recognised as being part of the fabric of the parish and therefore should be protected. Outdoor community facilities such as allotments and play areas were the community facilities that were most requested.
- 8.43. Open space provision within St Clement Parish is important for providing access to informal recreation activities and interests. Over 72% of the Parishioners that responded to the Neighbourhood Plan Consultation Questionnaire, agreed that access to coast, creeks and countryside needed protection; 77% wanted to protect views of/from the water. Green areas and play areas are important to the children in the Parish, featuring in most of the pictures submitted for the competition. Young people prioritised replacing play equipment in Tresillian Playing Field.

- 8.44. The consultations confirmed the importance of the various types of open spaces to the community – specifically green open land, riverside, bridlepaths/footpaths, woodlands, tideway, creeks, allotments, and parks were mentioned. Specific referred places were Tresillian, St Clement and Malpas.

## Policy 5 Intention

- 8.45. The fundamental reason and intention for the policy is to recognise and safeguard the valued community facilities and open space on offer within the Parish and encourage improvements. This in turn will help to contribute to a vibrant cohesive community.

### **St Clement NDP Policy 5A – Extending Community Buildings**

Proposals to extend or improve community buildings identified in the Appendix (see Maps iX, X and XI) will be supported providing that:

- (a) the scale and design of the buildings are in keeping with the character of the settlement;
- (b) the proposal continues to support the use of a community facility;
- (c) the proposal is not likely to result in noise and disturbance which would detrimentally affect the amenity of nearby residential properties; and
- (d) they do not cause traffic or road safety problems.

### **St Clement NDP Policy 5B – Changing Community buildings to a non-community use**

The change of use or redevelopment of a community building identified in the Appendix (see Maps IX, X and XI) to a non-community use will only be supported where the community facility is:

- (a) incorporated or replaced i.e. of the same quality and quantity or better provision within the new development; or
- (b) relocated to a more appropriate building or to a location which improves its accessibility to potential users; or
- (c) is no longer required because there are easily accessible alternatives in the village, which can offer the same facilities, or it is no longer viable.

### **St Clement NDP Policy 5C – New Community facilities**

To promote, safeguard and improve social interaction and wellbeing in the parish, development will be supported where it contributes to any of the following:

- (a) The extension of existing recreational facilities or,
- (b) The provision of additional green spaces for public access and recreation

## Policy 6 – Heritage

### Policy 6 Justification

#### Introduction

8.46. The UK Government has recognised Cornwall's distinctiveness as an important factor in the local economy that 'underpins tourism and is a key driver that attracts other businesses to the location'. It's ratification of the Council of Europe's Framework Convention for the Protection of National Minorities (FCPNM) grants Cornwall a National Minority Status as well as giving protection and support to the Cornish Language, Kernewek. Work on developing the 'Cornish Distinctiveness Project' continues; its remit being to define and better understand how the unique cultural distinctiveness of Cornwall is reflected in its heritage assets and historic environment.

#### Background

- 8.47. Public consultation undertaken for this Plan shows strong support for 'Historic buildings/ heritage' to be a priority for policy development. New developments should be consistent with, and make a positive contribution to, the character of St. Clement and respect the history, traditions, language and landscape of the parish.
- 8.48. The Parish has a rich and wonderful heritage (see Appendix, Map XII). It not only encompasses Areas Outstanding Natural Beauty, Areas of Great Landscape Value, Sites of Specific Scientific Interest as well as County Wildlife Sites and Zones of Influence Nature 2000 - all crisscrossed by scenic walks that attract both locals and tourists. The village of St Clement is a Conservation Area and Malpas - which sits along the banks of the Truro River where the Rivers Truro and Tresillian converge - is a small port with navigable waterways to Falmouth and the sea used by many including the popular ferries between Malpas and Falmouth. Not surprisingly, archaeological and documentary evidence points to human occupation in the Parish since the Neolithic and possibly even earlier.
- 8.49. The Landscape Character Assessment undertaken for this Plan highlights the historic assets of the Parish, and these are shown in Map XII in the Appendix.
- 8.50. Unfortunately, the Conservation Area in St Clement has not been appraised recently and there is no Conservation Area Management Plan. It should be a priority of the Planning Authority to update this important document.

## Policy 6 Intention

- 8.51. The purpose of the policy, in line with Policy 23 of the Cornwall Local Plan, is to highlight the value placed on the heritage of the Parish by the community and to encourage opportunities to celebrate and enhance heritage assets through development proposals.

### **St Clement NDP Policy 6 – Heritage**

Repairs and alterations to existing historic buildings or structures should be carried out in accordance with national policy and the development plan reflecting the distinctive cultural character of the Parish and materials of the existing historic building or structure.

## Policy 7 – Landscape and Natural Environment

### Policy 7 Justification

#### Introduction

8.52. 'Coast/creeks', 'Landscape' and 'Natural Environment' were the top three priorities for the NDP from residents in the household survey. There is recognition of the quality of the natural environment, its variety and unique characteristics.

#### Background

8.53. St Clement parish has a wealth of landscape types and habitats important for wildlife. The Wildlife Resource Map (see Appendix – Map XIV) shows the significant extent of statutory and non-statutory wildlife designations in the parish. The estuary is a Site of Special Scientific Interest and Pencalenick Woods are a County Wildlife Site.

8.54. The south of the parish is included in the national designation of "Area of Outstanding Natural Beauty" (see Appendix – Map XV). These are areas where conservation and preservation of the landscape have priority over development. The north of the parish is an Area of Great Landscape Value; this a Cornwall designation of areas of high landscape quality with strong, distinctive characteristics which make them particularly sensitive to development.

8.55. The two major landowners in the parish, Duchy of Cornwall and Tregothnan Estate, demonstrate strong commitment to conservation and expressed clear interest in safeguarding the natural wildlife of the Fal Estuary. The work has recently been recognized with a conservation award. Conservation areas and wildlife corridors between farms, are being developed and safeguarded to encourage biodiversity and ecological sustainability.

8.56. It was decided that an important process of the NDP would be to carry out a Local Landscape Character Assessment (LLCA) for St Clement. This recorded four landscape types within the Parish and characteristics of these types were recorded in field assessments (see Map XVI in Appendix 1 and LLCA).

8.57. Public consultation during the LLCA process revealed significant use of the landscape for recreation, particularly the river landscape. The LLCA also identified nature and wildlife valued by local people though not necessarily designated, particularly in the Laniley area.

8.58. An important conclusion of the LLCA is that positive planning for development needs to retain the local landscape character. There is an understanding of the need for small-scale development but a keen sense of the need to preserve the landscape with appropriate siting for development and appropriate consideration for heritage features, recreational access and wildlife habitats. The natural vistas from the plateaux, and along the estuary, are important and the visual impact of development needs to be carefully considered.

8.59. The LLCA supports the St Clement Neighbourhood Development Plan in that it enables:

- Landscape character to be taken fully into account when assessing development proposal in the parish
- Appropriate weight to be attached to the conservation and enhancement of St Clement's unique heritage and natural environment;
- Evidence for the Neighbourhood Plan to protect valued landscapes from development that would neither maintain or enhance their special qualities.

8.60. The LLCA provides the resource to help the community take the purposes of the plan forward in that it:

- Provides environmental information as an evidence base for the plan;
- Celebrates what is important about the St Clement landscape;
- Identifies features and issues of key importance to local people; and
- Helps to set priorities for future management of land and development

8.61. Key priorities from the LLCA are:

- i. The estuary and rural nature of the parish are important and need to be protected
- ii. The historical features and heritage provide the canvas for existing settlements, particularly St Clement, and should be retained and if possible better interpreted in future development.
- iii. The estuary attracts significant recreational use, and has high wildlife value. Access to get onto the water, as well as to be alongside the water must be retained and where possible enhanced.
- iv. It is important that development is concentrated in the village settlements; the boundary with the different landscape types gives the rural feel to the villages; access to the countryside by public rights of way are important.
- v. The rolling farmland and plateaux are important features to the north of the parish. Undeveloped ridges should be preserved.
- vi. The far reaching views from the plateaux and the view along the estuary are very distinctive to the area and should not be detracted from.
- vii. Wildlife and fauna especially in the estuary, ancient woodland and hedgerows such as in the Frogmore area are all important features to the area and should be protected.

## Policy 7 Intention

8.62. This policy is intended to protect and enhance the natural rural setting of the settlements, the landscape, environmental assets in the parish; including those with local significance.

### **St Clement NDP Policy 7 – Landscape and Natural Environment**

Subject to the requirements of other policies in this plan, proposals for development will be supported where they have demonstrated that they respond to local character and reflect the identity of the local surroundings based on the St Clement Parish Local Landscape Character Assessment and using Cornwall Council's 'judging landscapes sensitivity and capacity - a development management toolkit'.

Development which will detract from or have an adverse impact on characteristics that have been identified by the community and are shown in the St Clement Parish Local Landscape Character Assessment (found within the Evidence Report) as important to the character of the local area, will not be supported.

Proposals aimed to develop facilities that encourage enjoyment of the local natural and historic environment will be supported as long as there are no significant adverse impacts on the local landscape.

## Policy 8 – Business and Commerce

### Policy 8 Justification

#### Introduction

- 8.63. A sustainable Neighbourhood Development Plan has an important role in maintaining and enhancing economic opportunities for the community. This Plan has a focus on retaining and enhancing existing significant businesses (see Appendix – Map XVII).

#### Background

- 8.64. St Clement Parish is within reasonable travel distance of both Truro and St Austell – two major employment sites. This is reflected in the resident survey which did not see planning for economic land use as a high priority. In addition, there is a relatively new industrial unit development on the border of the Parish in Probus.
- 8.65. Evidence from Community Insight (see Evidence Base) shows that the main businesses in the parish are: agriculture; construction and hotels and catering. Over 75% of businesses employ 0-4 people in common with the employment structure in Cornwall as a whole. Self-employment is also higher than the national average - another characteristic of the Cornish economy.
- 8.66. The main industry sectors people in St Clement parish are working in are health and social work, retail and education. This reflects the proximity of the parish to Truro and also the two schools in the parish – Pencalenick School which specialises in complex learning difficulties and disabilities, and Polwhele School, a public preparatory school .
- 8.67. There are three large employment sites in addition to the schools: DEFRA (with 90 employees) and the Crematorium at Buckshead and the Audi garage in Tresillian. However, the major land use is agriculture but this does not employ a significant number of people.
- 8.68. Local shops and businesses within villages have an important role to play in the sustainable development of those communities and need to be supported and encouraged.

## Policy 8 Intention

8.69. This policy has been written in line with Policy 2a of the Cornwall Local Plan to retain and support growth of existing local businesses. It is supportive of small-scale business development and seeks to retain larger employment sites in economic use.

### **St Clement NDP Policy 8A - Building conversion for Business use**

Where planning permission is required, development proposals for the conversion of existing buildings for alternative employment use will be supported, provided that the proposal can fit sympathetically into the landscape and community without being intrusive, and does not generate unacceptable levels of traffic or have a detrimental effect on the surrounding built area or infrastructure.

### **St Clement NDP Policy 8B - Expansion of Business**

Where planning permission is required, proposals for the expansion of established employment premises will be supported where the following criteria are met:

- (a) The scale of the development is relevant to the employment needs of the parish, evidenced by economic inactivity; and
- (b) the proposal will not harm the residential amenity of surrounding residents.

### **St Clement NDP Policy 8C Conversion of agricultural buildings for residential use**

In the AONB, where planning permission is required, the conversion of agricultural buildings for residential use will only be supported where proposals conserve and enhance the landscape character and natural beauty of the AONB and provide for an identified local need and are appropriately located to address the AONB's sensitivity.

### **St Clement NDP Policy 8D - Significant employment sites**

The change of use or redevelopment of one of the significant employment sites identified in the Appendix (see Map XVII) to residential use will only be permitted where the employment can be:

- (a) incorporated or replaced i.e. of the same quality and quantity or more provision within the new development; or
- (b) relocated to a more appropriate building or to a location which improves the sustainability of the business; or
- (c) it can be demonstrated that there is no market demand through active and continued marketing for at least a period of 9 months.

## 9. Glossary & Abbreviations

AONB	Area of Outstanding Natural Beauty
AGLV	Area of Great Landscape Value
CNA	Community Network Area
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
Local Plan	Cornwall Local Plan: Strategic Policies Development Plan Document
LLCA	Local Landscape Character Assessment
PROW	Public Rights of Way
SSSI	Site of Special Scientific Interest

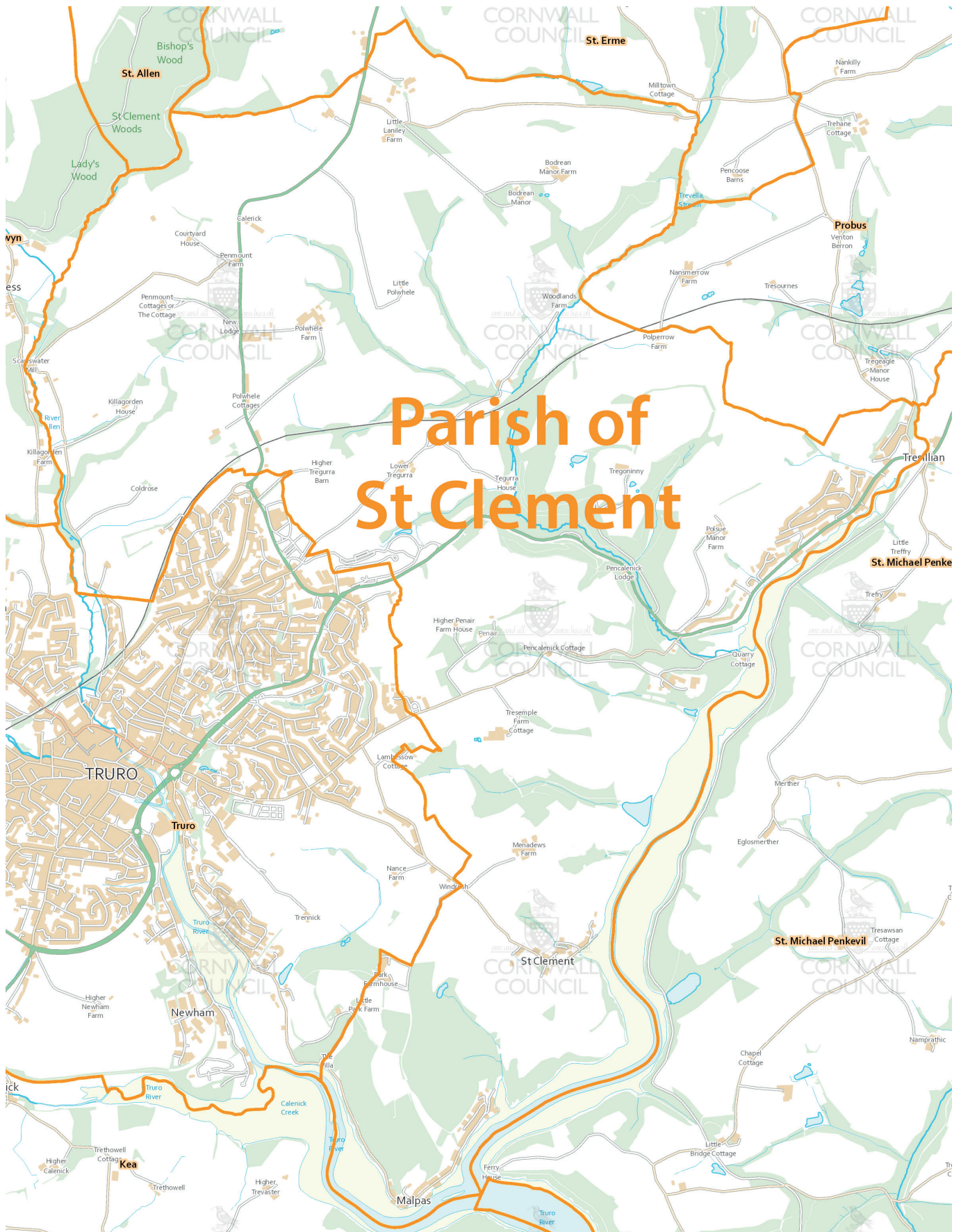
## Appendix – Maps

Map I	St Clement Parish boundary
Map II	St Clement village settlement boundary
Map III	Malpas village settlement boundary
Map IV	Tresillian village settlement boundary
Map V	St Clement parking
Map VI	Malpas parking
Map VII	St Clement Parish footpath
Map VIII	St Clement Parish cycle lanes
Map IX	St Clement open spaces / community facilities
Map X	Malpas open spaces / community facilities
Map XI	Tresillian open spaces / community facilities
Map XII	St Clement Parish historic buildings
Map XIII	St Clement Village historic buildings
Map XIV	St Clement Wildlife Resource Map
Map XV	Landscape designations in St Clement parish
Map XVI	St Clement Parish landscape types
Map XVII	St Clement Parish significant businesses

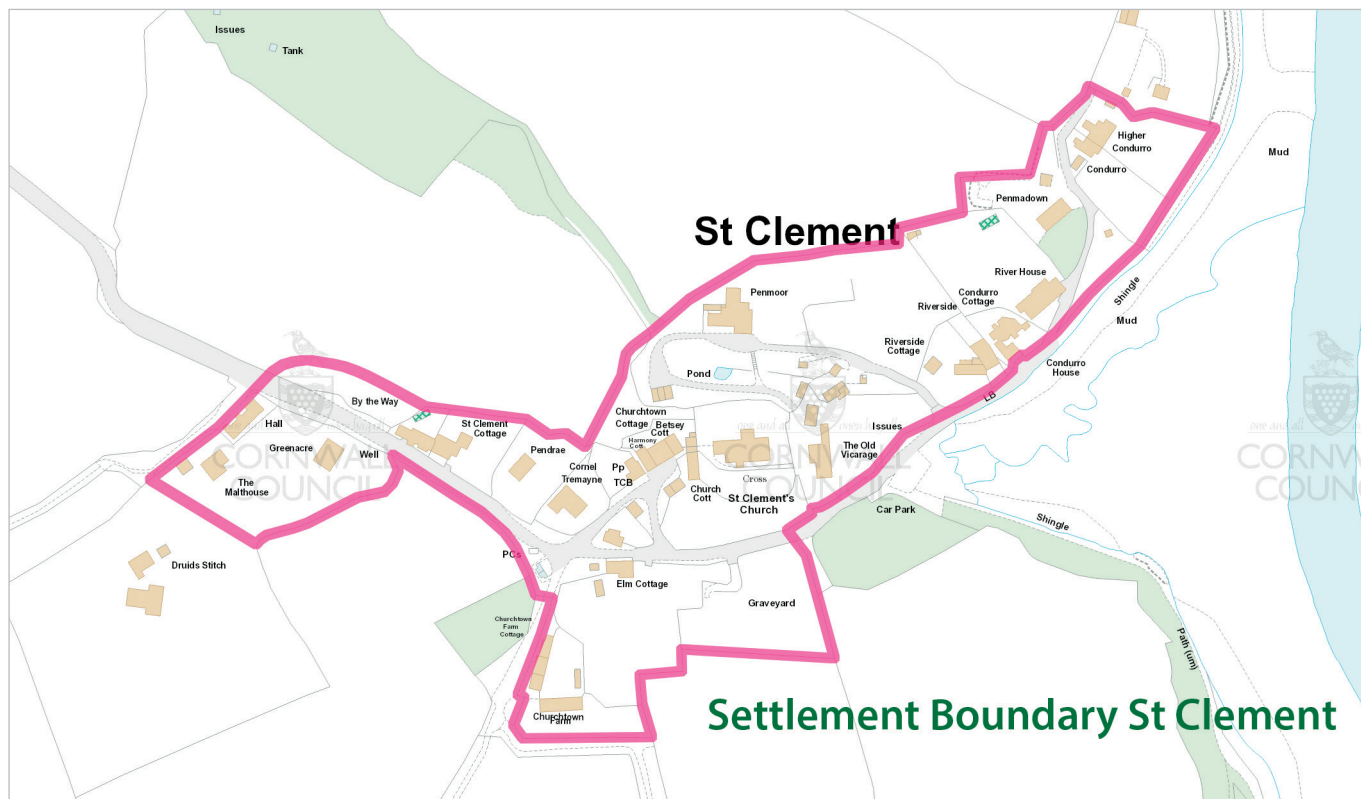
# **St Clement Parish Neighbourhood Development Plan 2019 – 2030**

## **Appendix - Maps**

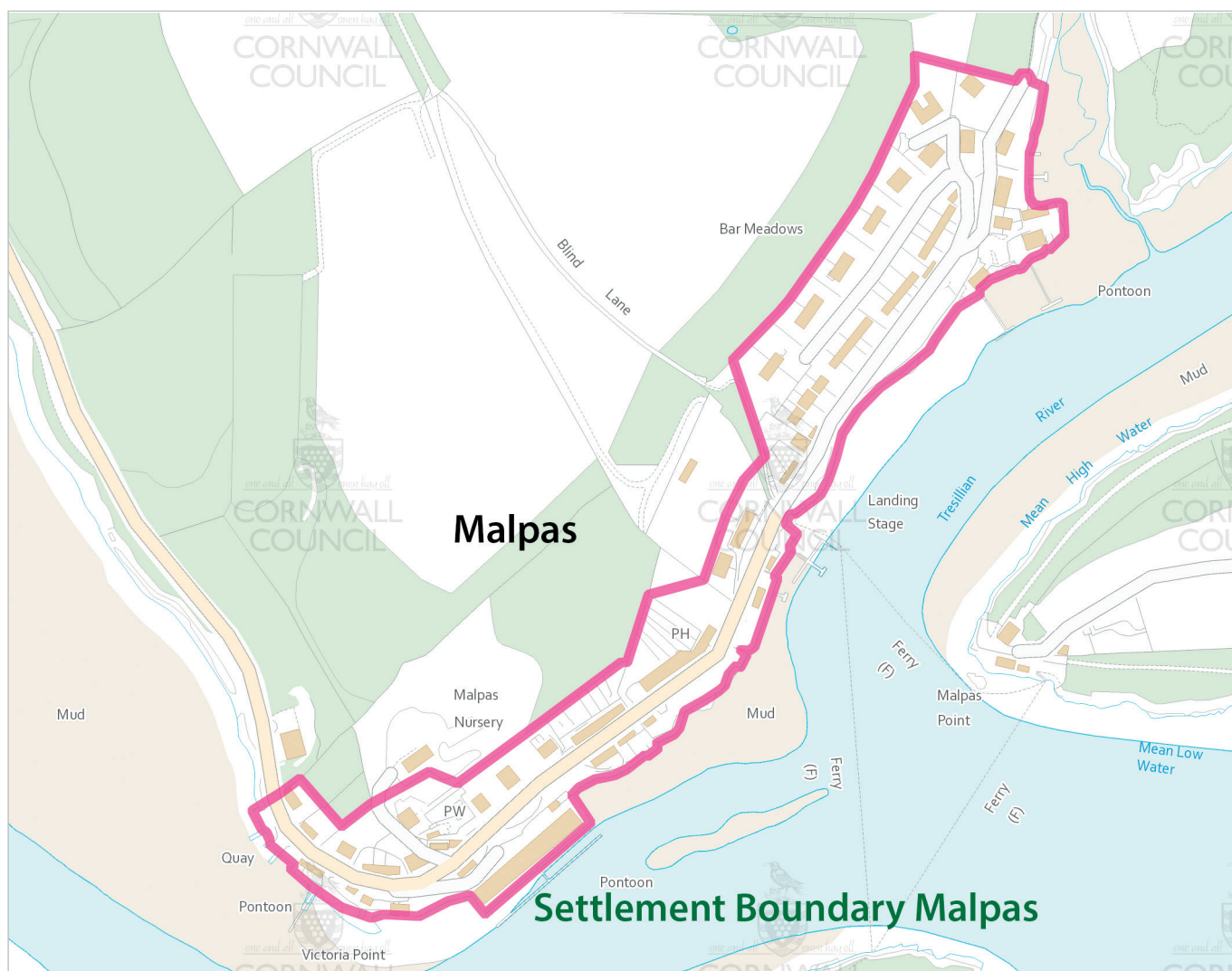




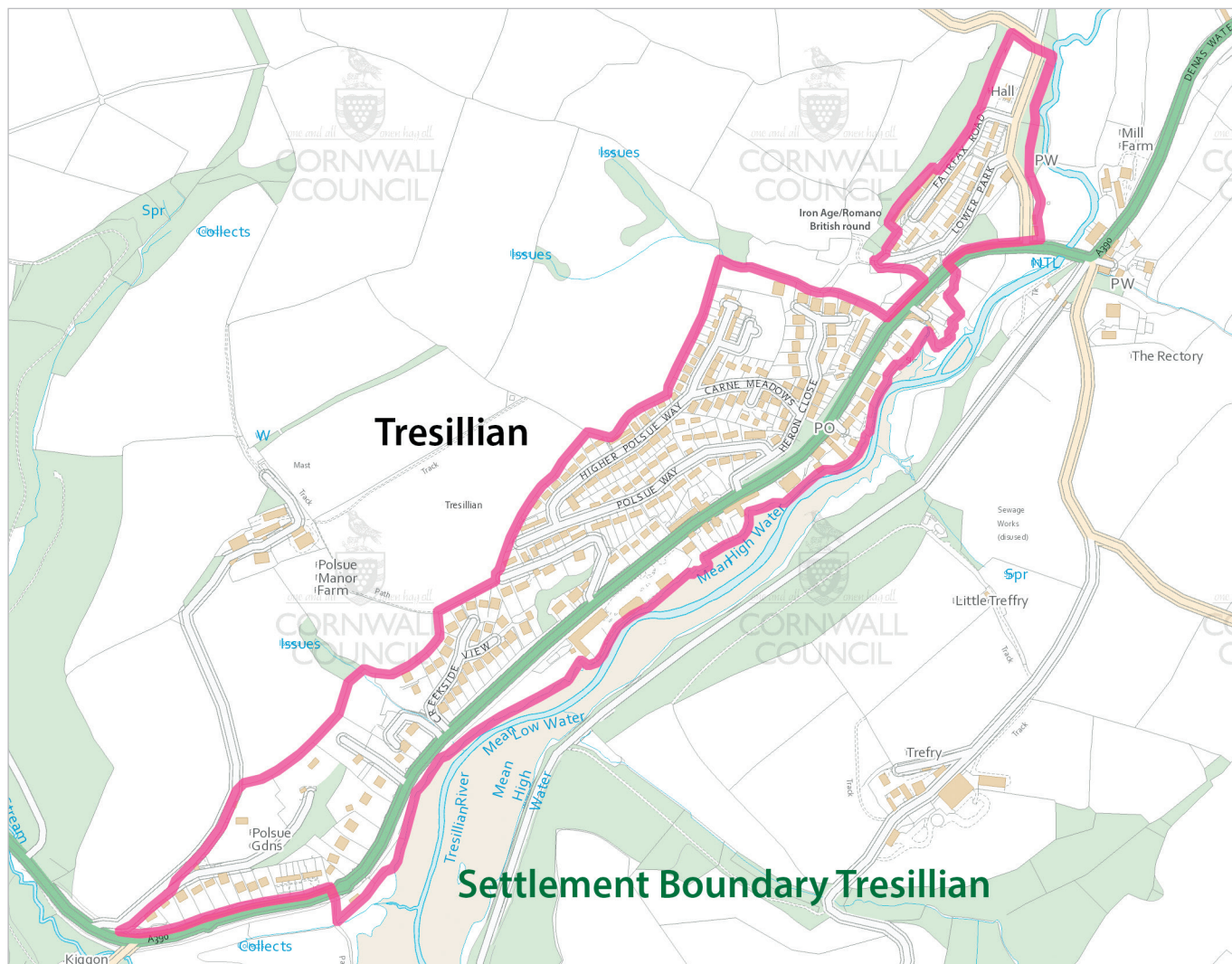
I - St Clement Parish boundary



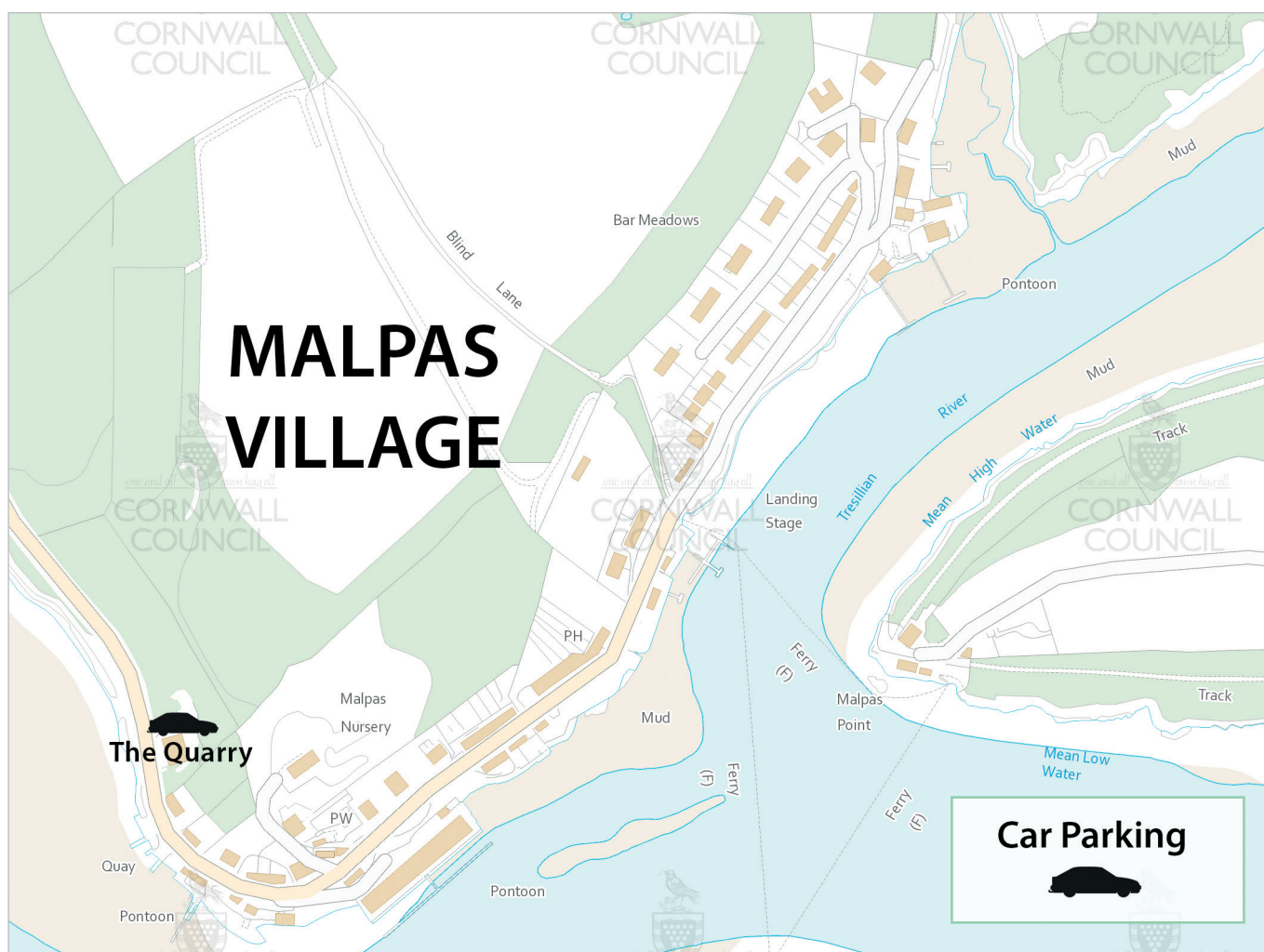
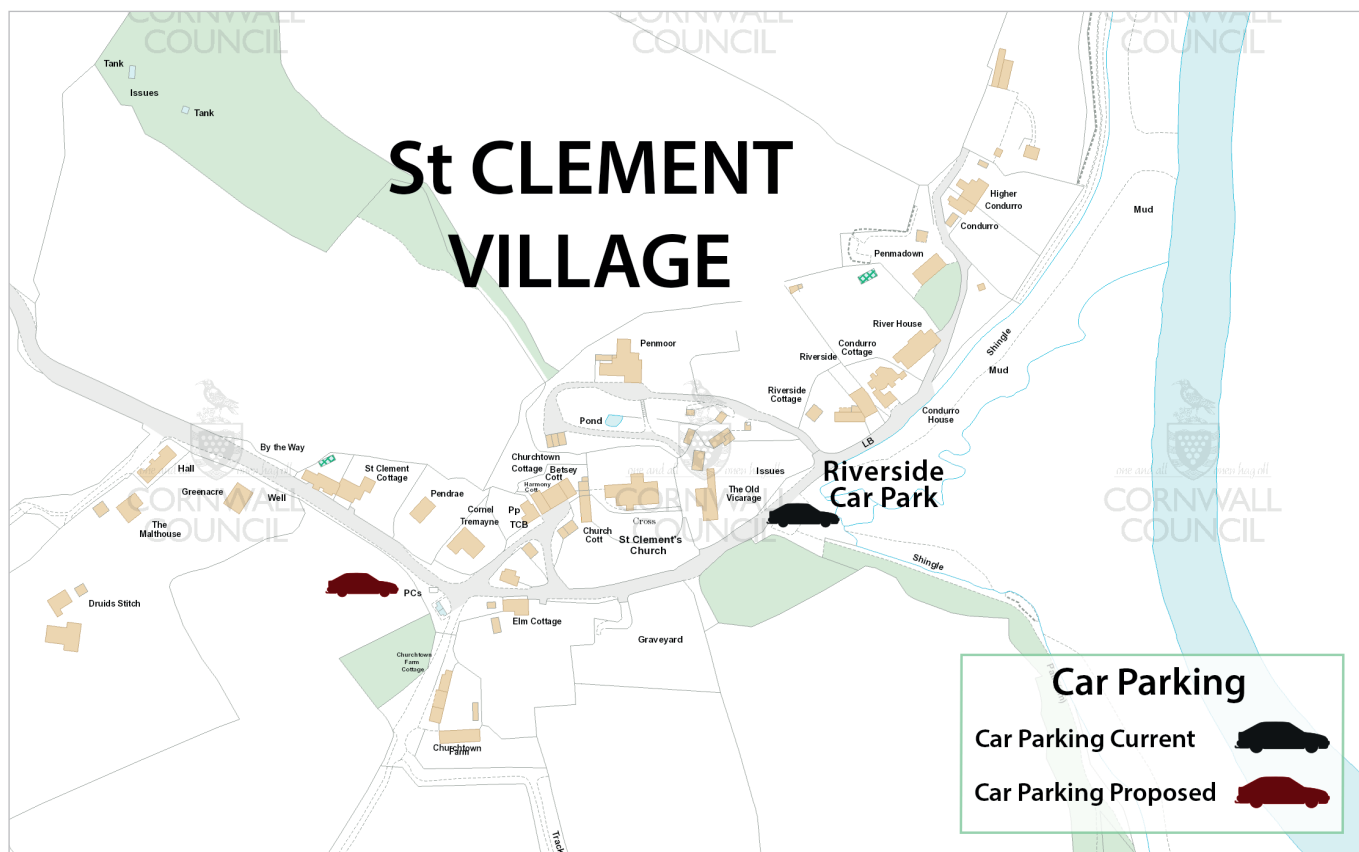
II - St Clement settlement boundary

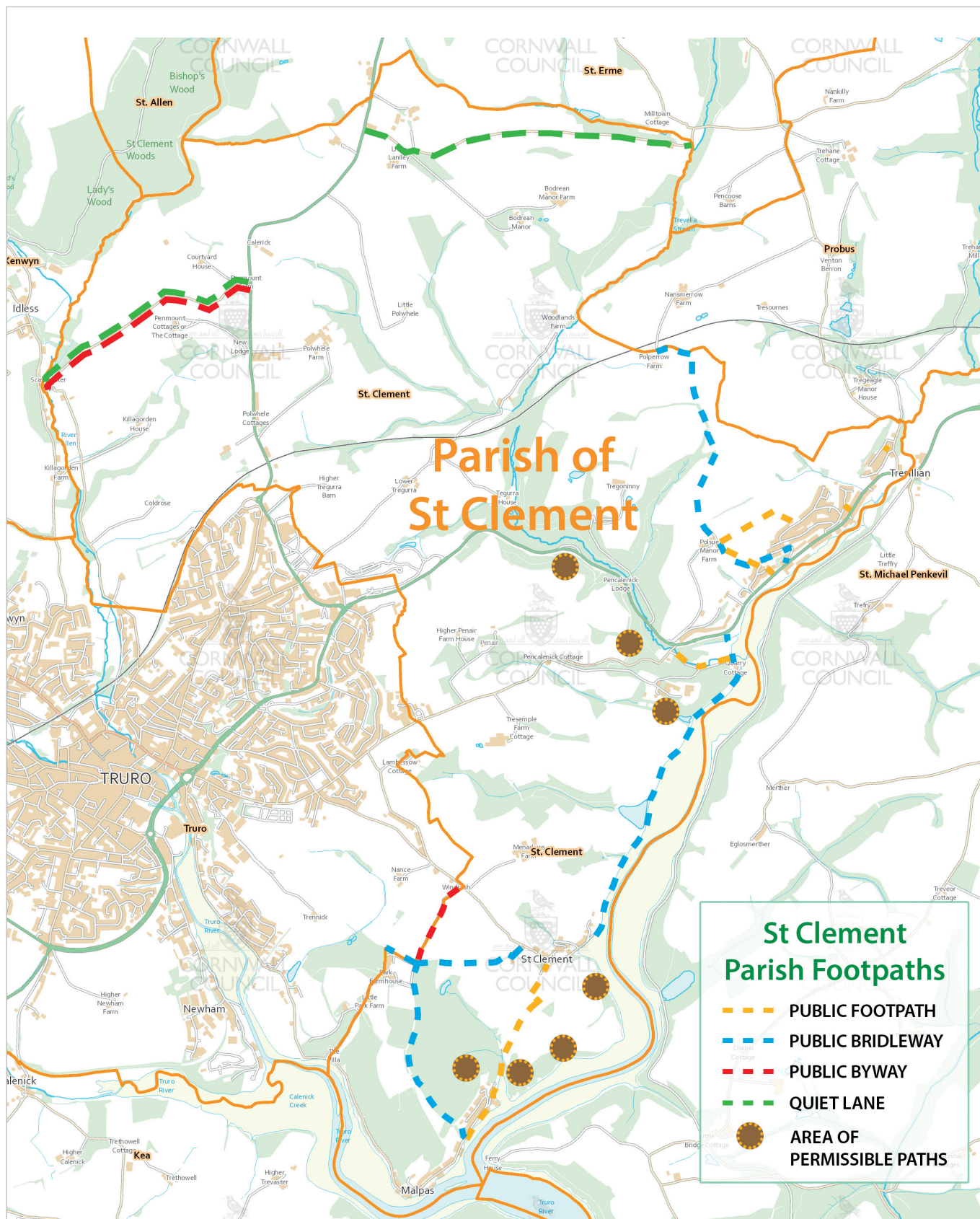


III - Malpas settlement boundary

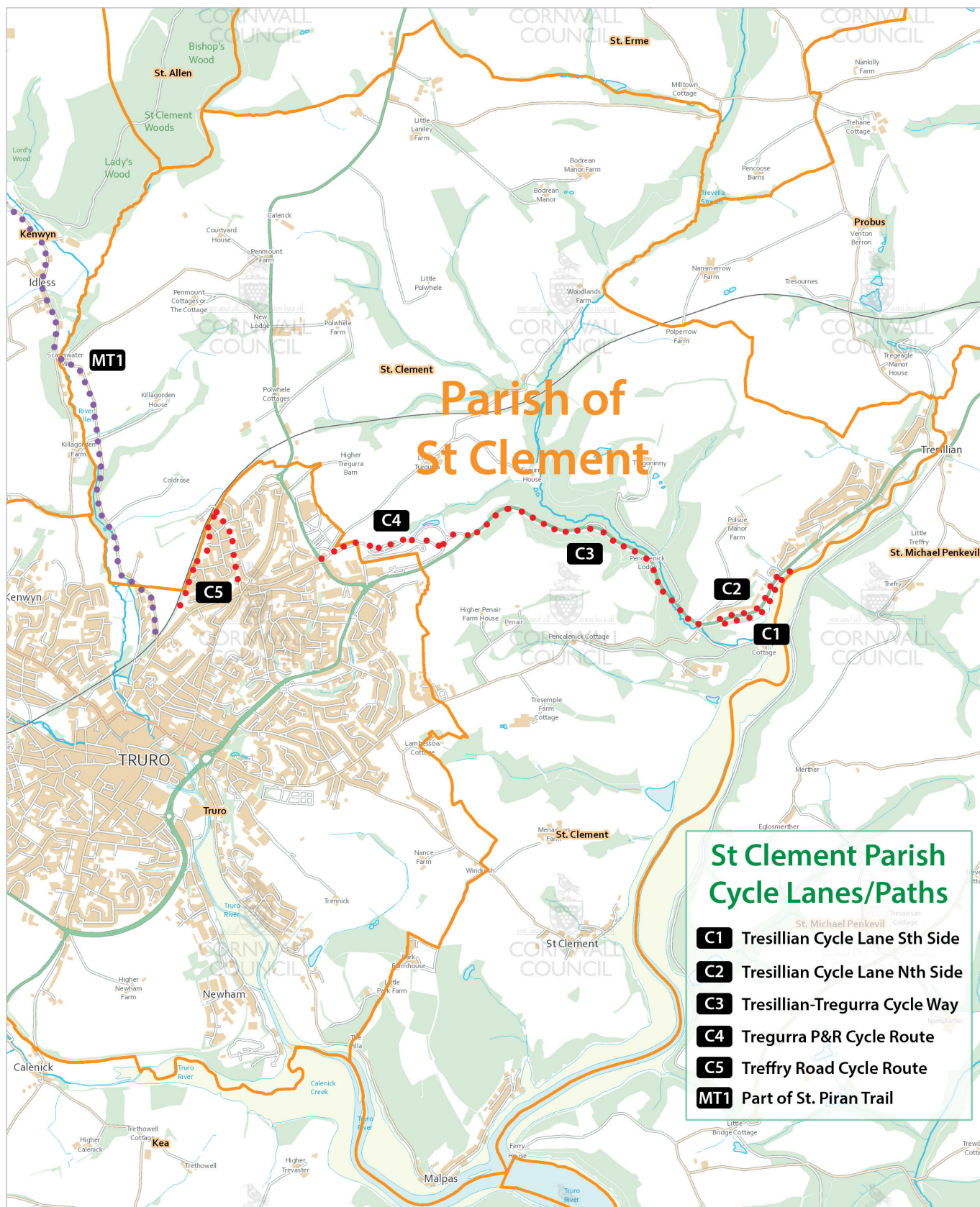


IV - Tresillian settlement boundary





VII - St Clement Parish footpaths

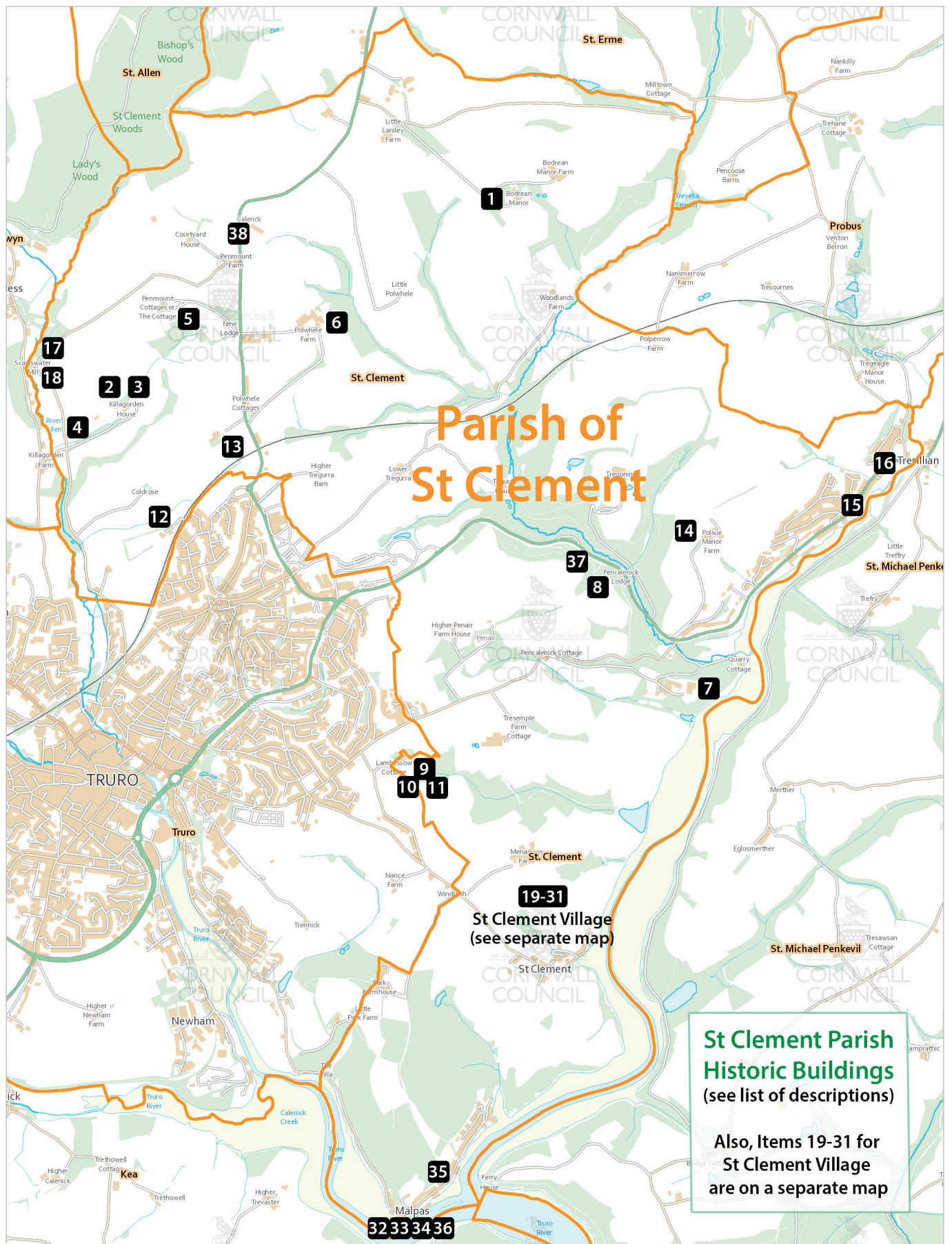


VIII - St Clement Parish cycle lanes



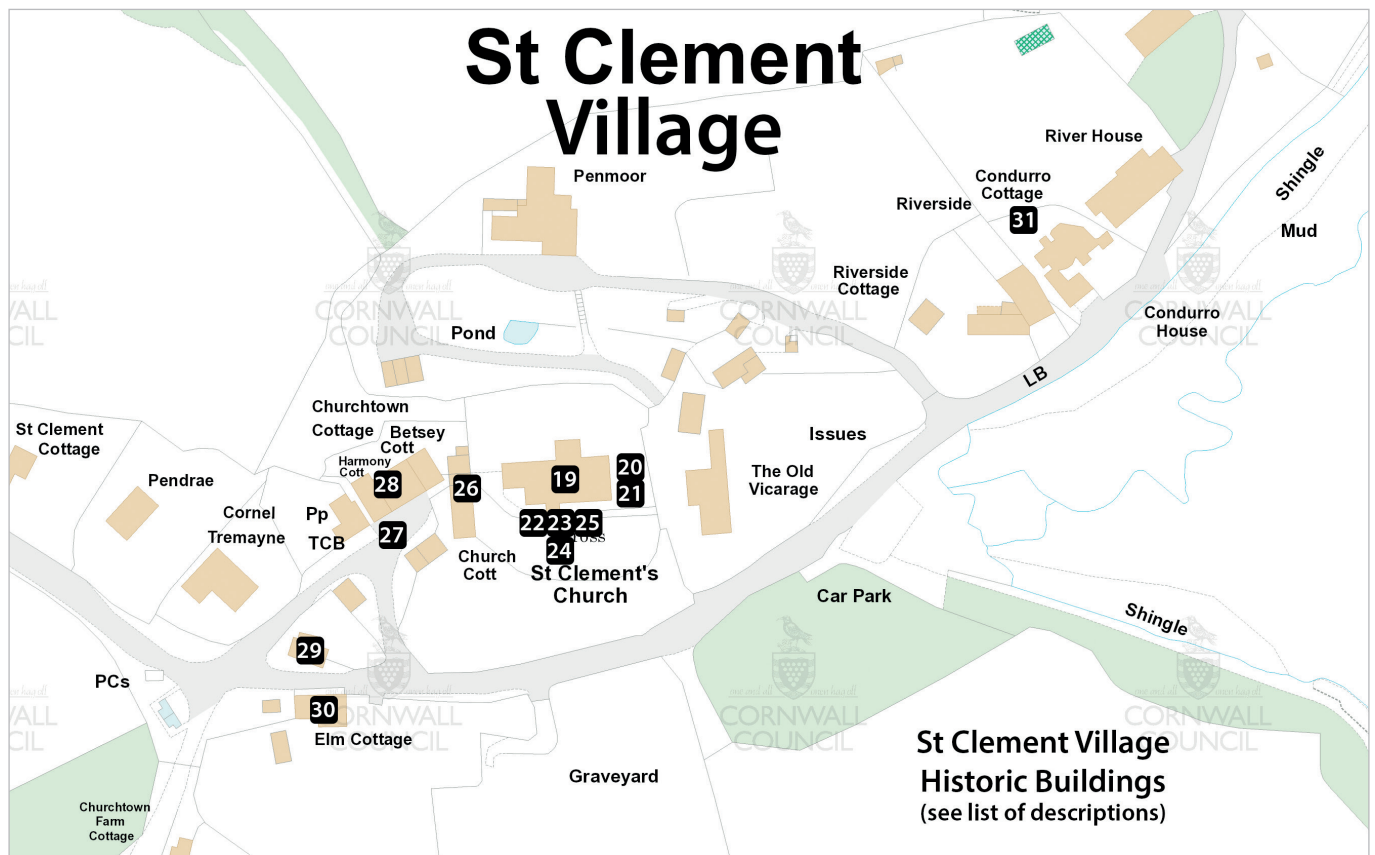


XI - Tresillian open spaces / community facilities



XII - St Clement Parish historic buildings

See list of descriptions on following pages



XIII - St Clement Village historic buildings

## Historic England Database of Historic Listed Buildings in the Parish of St Clement

**1- BODREAN MANOR HOUSE**, 18th century/early 19th century

HE Ref: DCO5420 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1310262

Location: BODREAN MANOR, St. Clement, Cornwall SW 84834 47905

**2- KILLAGORDEN** country house, Late 18th century/early 19th century

HE Ref: DCO4057 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1141110

Location: KILLAGORDEN, St. Clement, Cornwall SW 82732 46792

**3- COACH HOUSE**, Late 18th century

HE Ref: DCO4588 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 116185

Location: Approx 20m north east of KILLAGORDEN, St. Clement, Cornwall SW 82751 46816

**4- LODGE**, Early 19th century

HE Ref: DCO4058 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1141111

Location: Approx 400m east and south of KILLAGORDEN, St. Clement, Cornwall SW 82417 46591

**5- PENMOUNT** country house, Early 18th century

HE Ref: DCO4060 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1141113

Location: PENMOUNT, St. Clement, Cornwall SW 82925 47325

**6- POLWHELE** country house, 16th century (but mostly 19th century)

HE Ref: DCO4061 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1141114

Location: POLWHELE, St. Clement, Cornwall SW 83770 47256

**7- PENCALENICK** country house, rainwater heads inscribed 1881

HE Ref: DCO4590 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1161121

Location: PENCALENICK HOUSE, St. Clement, Cornwall SW 85752 45297

**8- NORTH (PENCALENICK) LODGE**, Early 19th century

HE Ref: DCO5678 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1328883

Location: Approx 650m north west of PENCALENICK HOUSE, St. Clement, Cornwall SW 85389 45902

**9- LAMBESSOW (LEMBESSOW) MANOR**, Early 17th century

HE Ref: DCO5418 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1310244

Location: LAMBESSOW MANOR, St. Clement, Cornwall SW 84202 44949

**10- LAMBESSOW MANOR GATE PIERS (PAIR)**, Late 17th century (?)

HE Ref: DCO5677 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1328882

Location: Approx 75m to south west of LAMBESSOW MANOR, St. Clement, Cornwall SW 84156 44896

**11- LAMBESSOW** farmhouse, Early 17th century

HE Ref: n/a Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1115105

Location: LAMBESSOW, St. Clement, Cornwall SW 84265 44927

**12- NANCEMERE FARMHOUSE**, Early 18th century; c.1700

HE Ref: DCO4059 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1141112

Location: NANCEMERE FARMHOUSE, St. Clement, Cornwall SW 82962 46133

**13- PENHELLICK FARMHOUSE**, Early-mid 19th century

HE Ref: DCO5419 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1310252

Location: PENHELLICK FARMHOUSE, St. Clement, Cornwall SW 83245 46656

**14- POLSUE MANOR FARMHOUSE**, 17th century or earlier

HE Ref: n/a Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1161159

Location: POLSUE MANOR, St. Clement, Cornwall SW 85870 46094

**15- WHEEL INN**, 17th century

HE Ref: DCO5676 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 132881

Location: WHEEL INN, TRESILLIAN, St. Clement, Cornwall SW 86759 46424

**16- TOLL HOUSE** for turnpike road, Early 19th century

HE Ref: DCO4582 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1160970

Location: THE TOLL HOUSE, TRESILLIAN, St. Clement, Cornwall SW 86815 46505

**17- SCAWSWATER MILL**, Early 19th century

HE Ref: DCO4980 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1252333

Location: SCAWSWATER MILL, St. Clement, Cornwall SW 82225 47010

**18- BRIDGE** over the River ALLEN, Early c.19th century

HE Ref: n/a Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1136607

Location: Scawswater Mill, St. Clement, Cornwall SW 82191 46999

**19- CHURCH OF ST CLEMENT**, 15th century

HE Ref: DCO5695 Heritage Category: Listing Grade: I Heritage Gateway List Entry Number: 1328900

Location: CHURCH OF ST CLEMENT, ST CLEMENT, St. Clement, Cornwall SW 85060 43876

**20- CHEST TOMB TO RICHARD THOMAS (VICAR)**, dated 1754

HE Ref: DCO4024 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1141077

Location: 2m east of ST CLEMENT CHURCH, ST CLEMENT, St. Clement, Cornwall SW 85074 43880

**21- CHEST TOMB**, Dated 1787

HE Ref: DCO5697 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1328902

Location: 2m east of ST CLEMENT CHURCH, St. Clement, Cornwall SW 85074 43876

**22- CHEST TOMB TO BLUND FAMILY**, dated 1771, 1784 and 1831

HE Ref: DCO4022 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1141075

Location: 6m south of ST CLEMENT CHURCH, ST CLEMENT, St. Clement, Cornwall

SW 85062 43865

**23- CHEST TOMB TO JOHN FERRIS AND FRANK BENNALLACK**, dated 1803 or 5

HE Ref: DCO4023 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1141076

Location: Location: 6m south of ST CLEMENT CHURCH, ST CLEMENT, St. Clement, Cornwall

SW 85059 43864

**24- CHEST TOMB TO OSMAN FAMILY**, dated 1781, 1789 and 1800

HE Ref: DCO5696 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1328901

Location: 11m south of CHURCH OF ST CLEMENT, ST CLEMENT, St. Clement, Cornwall SW 85061 43860

**25- THE IGNIOC STONE**, Roman period / possible 3rd century AD

HE Ref: DCO4025 Heritage Category: Listing Grade: II\* Heritage Gateway List Entry Number: 1141078

Location: 2m south of ST CLEMENT CHURCH, ST CLEMENT, St. Clement, Cornwall

SW 85066 43869

**26- CHURCH COTTAGE ATTACHED TO Lych GATE ON RIGHT**, Early 19th century or earlier

Cottages HE Ref: DCO4592 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1161176

Lych Gate HE Ref: DCO4020 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1141073

Location: CHURCH COTTAGE AND Lych GATE ATTACHED ON RIGHT, ST CLEMENT, St. Clement, Cornwall

SW 85038 43869

**27- K6 TELEPHONE KIOSK**, 1935, designed by Sir Giles Gilbert Scott

HE Ref: DCO4981 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1252363

Location: K6 TELEPHONE KIOSK to west of PARISH CHURCH, St. Clement, Cornwall SW 85003 43854

**28- HARMONY COTTAGE** and two adjoining cottages, middle one (Ship Inn) c.1700, others (Bar Cottage) 18th century

HE Ref: DCO5679 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1328884

Location: HARMONY COTTAGE AND 2 ADJOINING COTTAGES, ST CLEMENT, St. Clement, Cornwall

SW 85023 43874

**29- ROSE COTTAGE** c.18th century

HE Ref: DCO4021 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1141074

Location: ROSE COTTAGE, ST CLEMENT, St. Clement, Cornwall SW 85001 43835

**30- ELM COTTAGE**, Early 19th century

HE Ref: DCO4062 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1141115

Location: ELM COTTAGE, ST CLEMENT, St. Clement, Cornwall SW 85005 43822

**31- CONDURROW COTTAGE**, 18th century

HE Ref: DCO5417 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1310199

Location: CONDURROW COTTAGE, ST CLEMENT, St. Clement, Cornwall SW 85179 43921

**32- VICTORIA HOUSE**, Early 19th century

HE Ref: DCO5201 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1262251

Location: VICTORIA HOUSE, MALPAS, St. Clement, Cornwall SW 84218 42545

**33- VICTORIA COTTAGE**, Early 19th century

HE Ref: DCO 4982 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1252384

Location: VICTORIA COTTAGE, MALPAS, St. Clement, Cornwall SW 84201 42546

**34- POINT COTTAGE**, Early 19th century

HE Ref: DCO 5824 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1320593

Location: POINT COTTAGE, MALPAS, St. Clement, Cornwall SW 84209 42546

**35- BLYTHE COTTAGE & CAREFREE COTTAGE**, Early 19th century

HE Ref: DCO4983 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1252387

Location: TRENHAILE TERRACE, MALPAS, St. Clement, Cornwall SW 84451 42713

**36- MILESTONE** Inscribed 'FROM TRURO 2 miles', EARLY 19th CENTURY

HE Ref: DCO3787 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1115141

Location: MALPAS, St. Clement, Cornwall SW 84255 42551

**37- MILESTONE**, Early 19th century

HE Ref: DCO5052 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1396474

Location: 260m NW of PENCALENICK LODGE, A390, St. Clement, Cornwall SW 85170 46053

**38- MILESTONE**, erected in 1754

HE Ref: DCO15059 Heritage Category: Listing Grade: II Heritage Gateway List Entry Number: 1396479

Location: c. 25m south of driveway to CALERICK FARM, A39, St. Clement, Cornwall SW 83325 47773

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The most publicly available up to date Historic England GIS Data can be obtained from

<http://www.HistoricEngland.org.uk>.

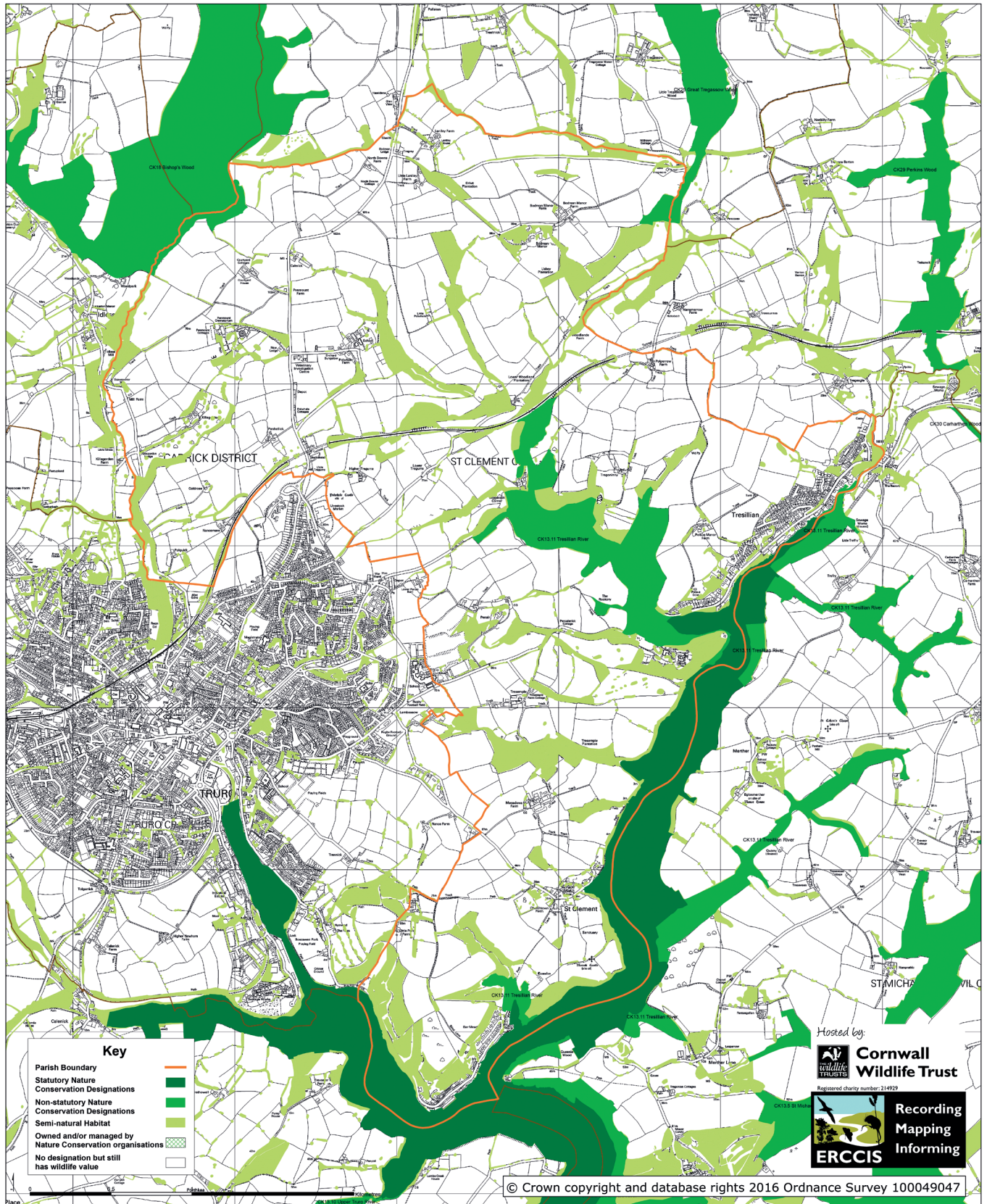


# Wildlife Resource Map for Neighbourhood Planning St Clement Parish

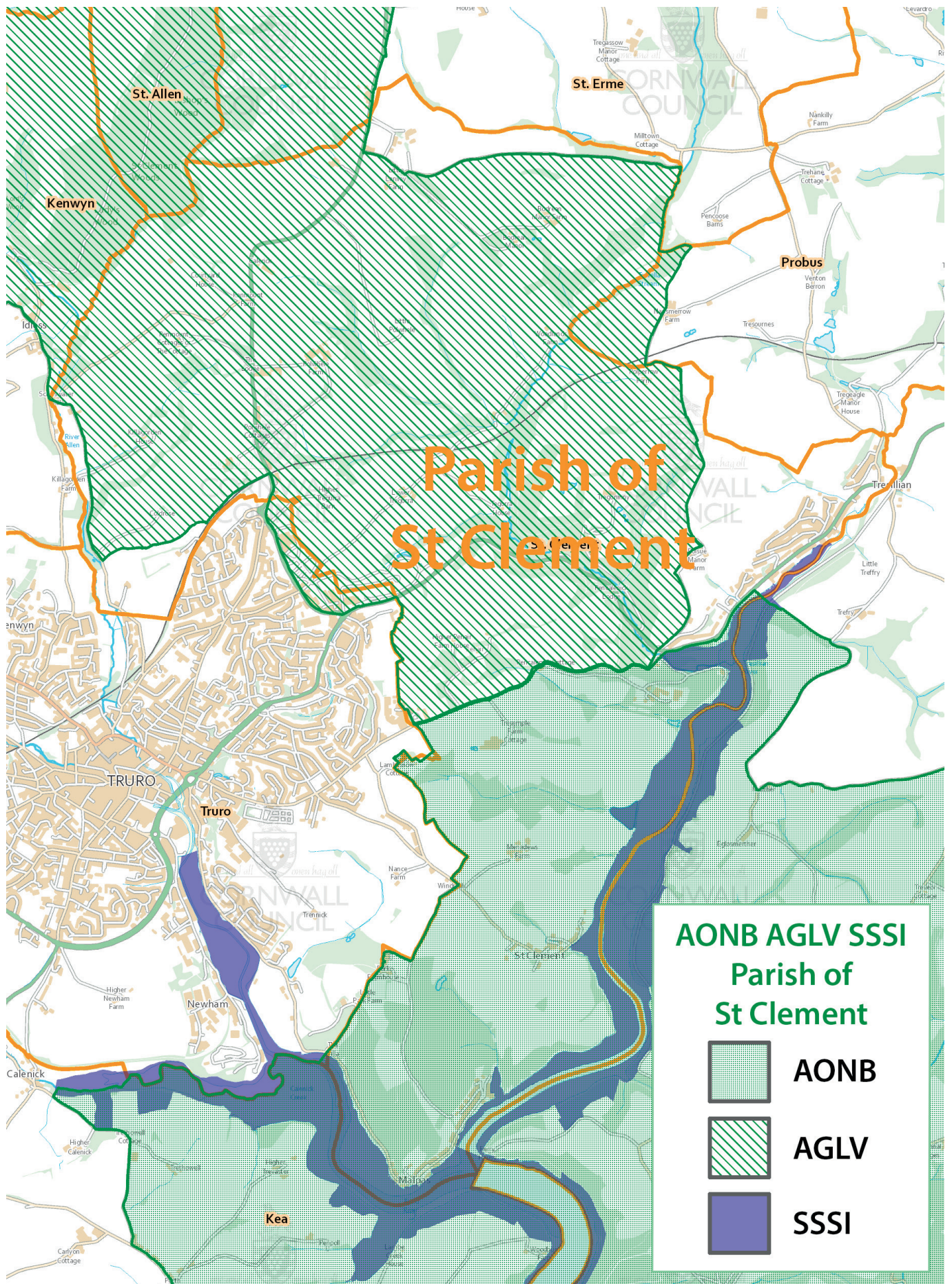
Please view this map in conjunction with the guidance notes provided



The Environmental Records Centre for Cornwall and the Isles of Scilly

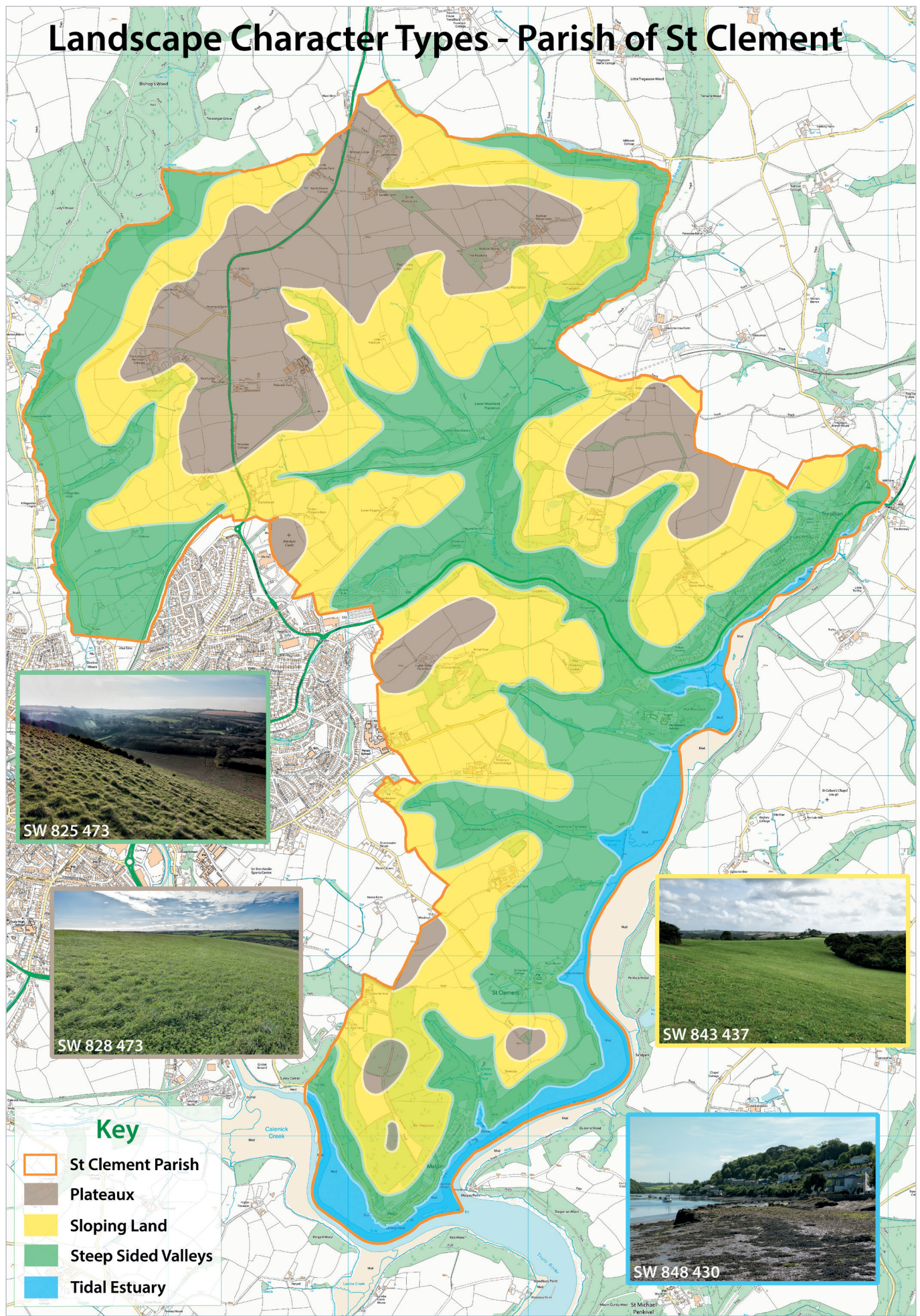


XIV - St Clement Parish ERCCIS map

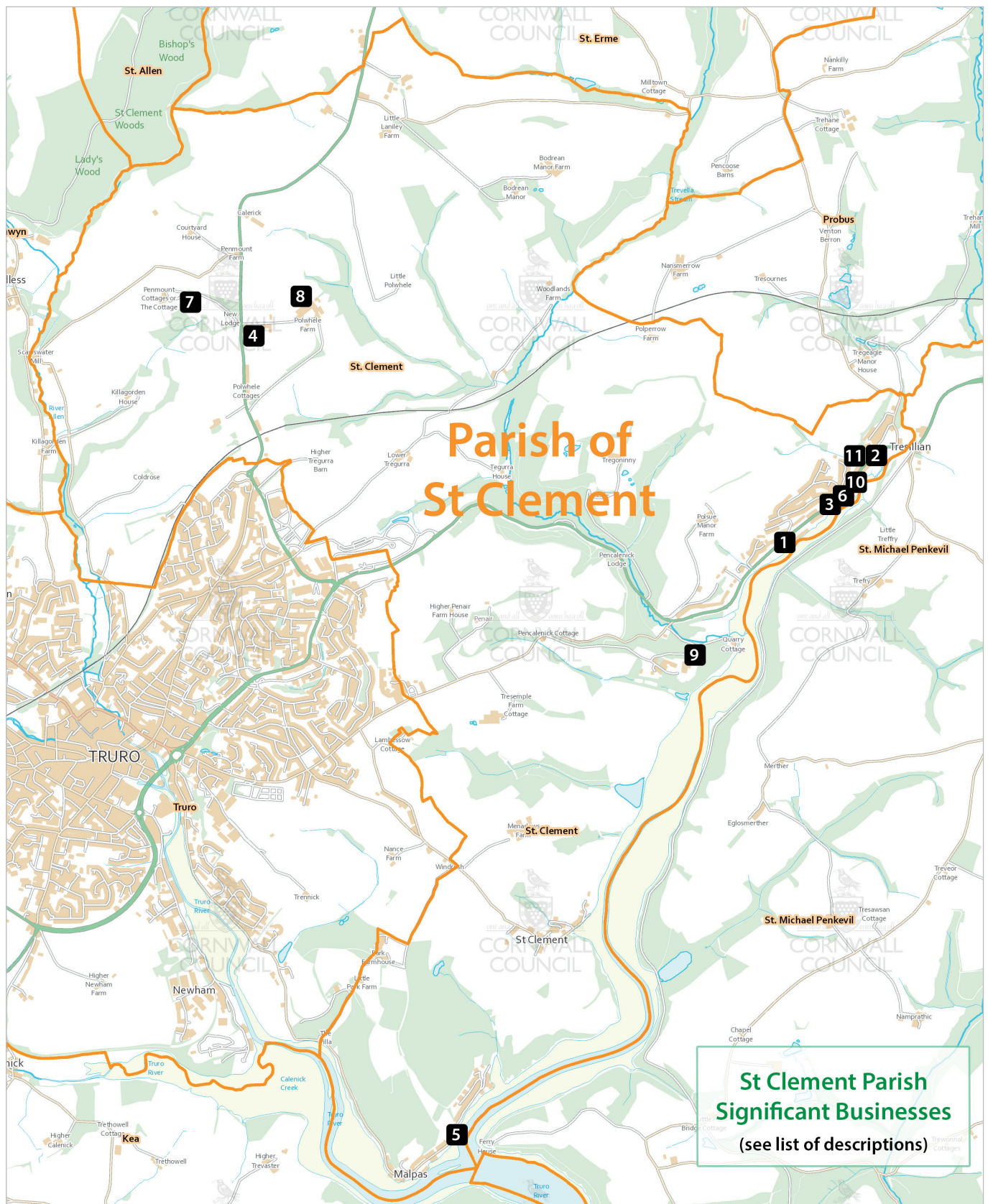


XV - St Clement Parish landscape designations

# Landscape Character Types - Parish of St Clement



XVI - St Clement Parish landscape types



XVII - St Clement Parish significant businesses

- 1- Audi Truro (Helston Garages Group)
- 2- Daisy Fays (Day Care Nursery)
- 3- Fal Garage/Petrol/Mini Market/Post Office
- 4- DEFRA Administrative Offices
- 5- Malpas Marina
- 6- Marys Pastys, Café

- 7- Penmount Crematorium
- 8- Polwhele House School
- 9- Pencalenick School
- 10- Wheel Inn
- 11- The Toll House (Antiques)