Information Classification: CONTROLLED

CORNWALL COUNCIL

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Neighbourhood Priority Statements

Understanding your Places – Economy, Design, Character and Heritage

August 2026

www.cornwall.gov.uk

Introduction

1. Places
2. Local Economy
3. Design, Heritage and Character
4. Using Maps
5. Q & A



Places

1. All parishes are different but you may want to think about your parish in terms of the different settlements in it and the more rural areas separately.
2. For towns, your NPS is likely to focus on the main town within the boundary but there may be other smaller settlements that should be considered separately.
3. For some rural parishes, there may not be a significant settlement and so your NPS will focus more generally on the parish area



NPPF definition:

Settlement: Includes cities, towns, villages and other predominantly built-up areas, including land which is allocated or has permission for development which will form part of the built-up area once the development is complete. This includes areas defined as a settlement in the development plan (whether using defined settlement boundaries or equivalent terms, or criteria for identifying settlement extents). Settlements do not include hamlets and scattered groups of houses located outside predominantly built-up areas, unless specifically defined as a settlement in the development plan.

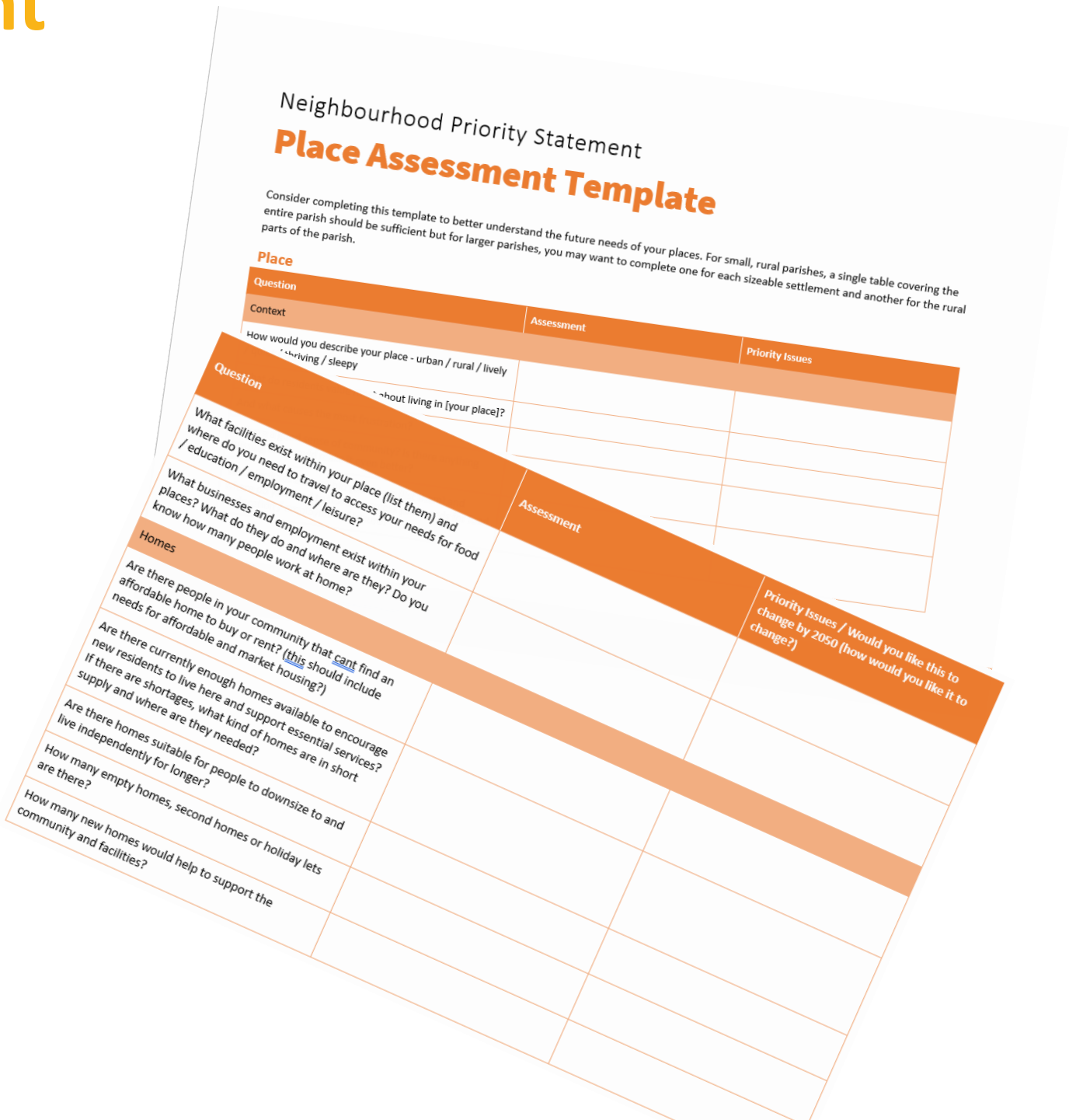
Understanding your Community today

- Data and stats – understand the demographics, the number of homes, the economy etc
- Review facilities and infrastructure – what's missing? Is anything endangered? What is working well and what could be improved?
- What is your community like as a place to live? What would make it even better? Think about what growth could help to deliver.
- Document known issues and information, use the results from the survey and any other consultationwhen available to further inform this part of your NPS.



Place Assessment

- A series of questions to get a better understanding of your places
- Not all questions will apply to all areas and there may be others that you want to add
- You may want to complete one of these for each larger settlement in your parish.



Neighbourhood Priority Statement

Place Assessment Template

Consider completing this template to better understand the future needs of your places. For small, rural parishes, a single table covering the entire parish should be sufficient but for larger parishes, you may want to complete one for each sizeable settlement and another for the rural parts of the parish.

Place

Question	Assessment	Priority Issues
Context		
How would you describe your place - urban / rural / lively / thriving / sleepy		
[illegible]bout living in [your place]?		

Question	Assessment	Priority Issues / Would you like this to change by 2050 (how would you like it to change?)
What facilities exist within your place (list them) and where do you need to travel to access your needs for food / education / employment / leisure?		
What businesses and employment exist within your places? What do they do and where are they? Do you know how many people work at home?		
Homes		
Are there people in your community that cant find an affordable home to buy or rent? (this should include needs for affordable and market housing?)		
Are there currently enough homes available to encourage new residents to live here and support essential services? If there are shortages, what kind of homes are in short supply and where are they needed?		
Are there homes suitable for people to downsize to and live independently for longer?		
How many empty homes, second homes or holiday lets are there?		
How many new homes would help to support the community and facilities?		

Existing Infrastructure and Facilities Assessment

- Use our assessment of facilities as a start point and add detail
- Identify facilities not listed or note any changes
- Confirm whether the accessibility assessment is accurate.
- Consider any known or reported issues relating to other infrastructure – make an initial assessment and inform further with survey results.



Information Classification: PUBLIC

Neighbourhood Priority Statement

Existing Infrastructure and Facilities Assessment

The purpose of this table is to understand the existing infrastructure and facilities that exist within your communities and to assess how well they function, whether facilities are well used, as well as an identification of any issues with infrastructure and any changes that you think would improve life in your communities. This table covers some key areas but all places are different so it should be adapted for your needs.

Facilities and Services

This section is simply to identify the existing services and facilities that already exist in your area to provide background and context to your places and any proposed changes. Add any services or facilities that are missing. Many of these will be private facilities that cant be directly delivered through the planning system (although growth can make it more viable to locate a business there) but understanding the services that exist helps to assess the sustainability of communities. Others are community facilities which can be delivered or upgraded as part of new development or through developer contributions. Comment on the current status of these facilities (are they well-used, in good condition etc.) Use the end column to note changes that your community might like to see.

Facility	This exists in the parish (Y/N)	Location (if none in the parish use location of the nearest if one is readily accessible to your residents). Include comments on the facility and use.	Priority Issues / Would you like this to change by 2050 (how would you like it to change or improve?)
Bank and / or Post Office			

Other Infrastructure

Use this table to make a note of any issues with other infrastructure including utilities, roads and active travel routes. Identify any known problems with broadband availability and reliability and note any improvements needed to green infrastructure and open space, or access to the coast, countryside and other green spaces.

Infrastructure	Assessment – Identify any known issues	Priority Issues / Would you like this to change by 2050 (how would you like it to change?)
Water – including any issues with flooding or drainage		
Energy – electricity including renewables, gas		
Digital – broadband and mobile		
Roads		
Public transport		
Footpaths (including pavements and public rights of way) and cycleways. Identify any gaps in routes and comment on accessibility and condition.		
Green Infrastructure – trees, hedgerows and open space		

Local Economy

- Locally important industries or businesses – tourism, agriculture, creative industries etc.
- Emerging or new industries
- Local Strengths
- What Employment Space exists in your places - Business or industrial sites or units?
- Is there room to expand? Vacant Units?
- Small scale workspace / live-work
- Home workers
- Digital connectivity
- Cornwall Good Growth Plan - March 2025
- You may find useful information here Economic Intelligence - Cornwall Council and for larger towns Town Economic Vitality Index - Cornwall Council



Town or village centres

- Is there a defined centre? For parishes with more than one settlement, there may be more than one centre. For smaller parishes there may not be a defined centre.
- What facilities / businesses are there? Are units well occupied or are there vacant shops / buildings? Are the spaces above businesses well used?
- Is it a pleasant place to be – do people want to spend time there? What might improve it?
- Can you get there by a range of transport options including active travel?
- Heritage features – buildings, churches, monuments etc
- Green infrastructure – trees, green spaces, planting, rivers, parks and play spaces etc
- Community buildings – are they in good condition?
- Events – markets, festivals, music etc.
- What are the strengths, weaknesses and opportunities



Data and Evidence

- Local knowledge
- List of business types from data pack
- Good growth plan – is there expected to be significant growth in your area? [Good Growth Plan - Cornwall Council]
- Workspace Demand review - there may be relevant data for your area
- Talk to local businesses or do a business survey – find out what they expect to need in the future and understand any current issues
- Information from the survey on where residents travel to for work.
- Digital connectivity data – how is mobile signal and broadband availability?



What can your NPS say about the local Economy?

- Identify existing provision and comment on the usage and the strengths and weaknesses of the current offer – is it heavily reliant on one sector?
- Are there local business parks or industrial sites? Is your area popular with tourists? Is there a significant agricultural land use?
  - What changes would improve your places?
  - Is your area likely to experience growth in employment? This could be expansion of existing businesses or new business. What kind of development would be needed – expansion of existing employment sites or new build. Where would be an appropriate location?
- What changes to town and village centres would help them to thrive?
- Identify the benefits that new employment could bring
- Smaller parishes may not need to say much on this topic.





Local Economy Assessment Template

We've created a template that might help you to understand your local economy



2. The business rates information is the most up to date information that Cornwall Council hold but use local knowledge to correct any errors or omissions.
3. For larger places, the annual retail survey gives details of town centre businesses and can be found here Cornwall Monitoring Report - Cornwall Council
4. Identify any obvious vacant business premises
5. Don't forget rural businesses such as agricultural businesses, holiday parks etc

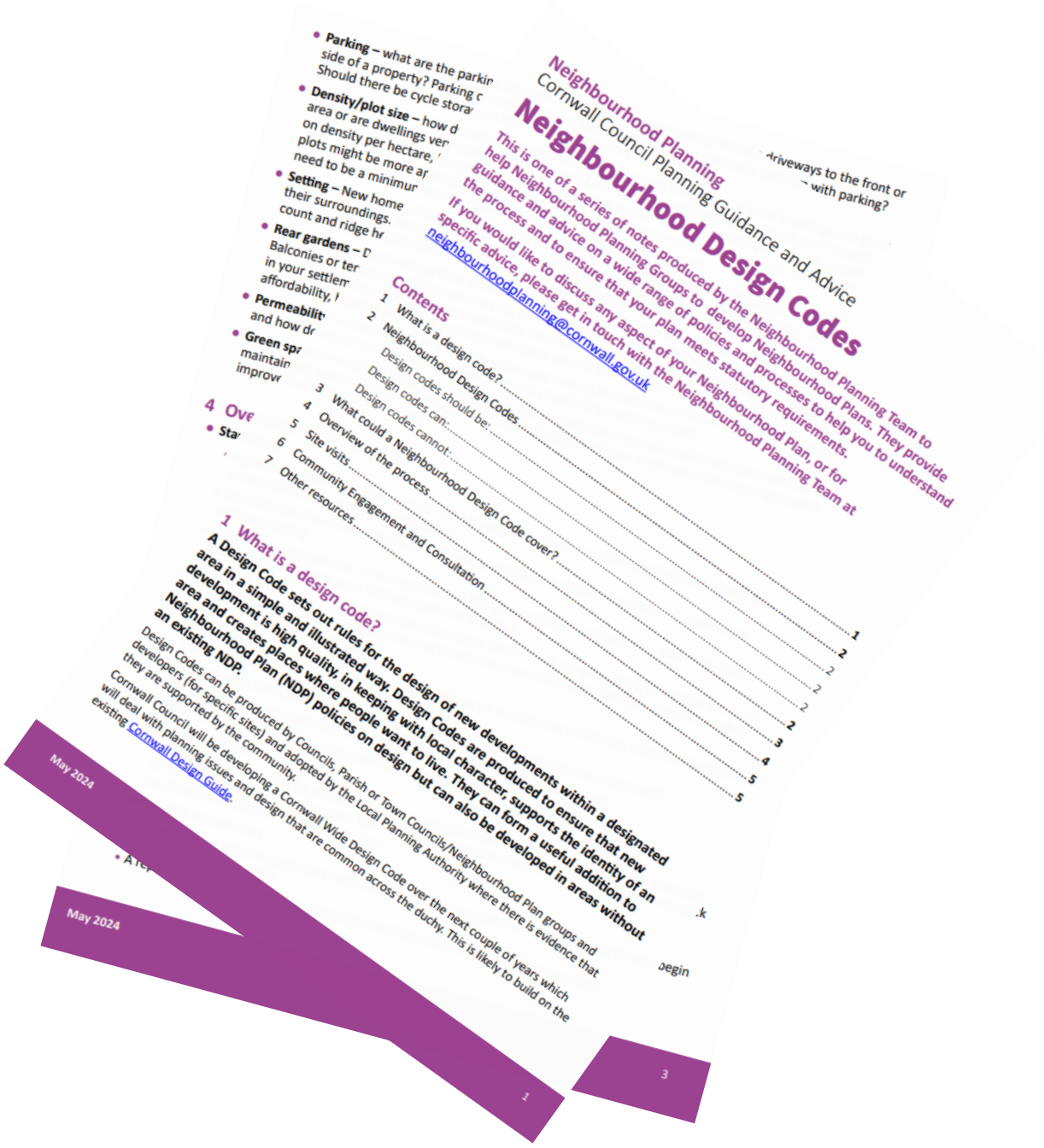
Business or Service and location (if vacant, identify former use)	Does this business employ staff?	Type of business	Comments - any plans for growth (or reduction) if known. Any other useful information, including information on any potential development
Private Enterprises			
Eg. Tesco, location	Y		

Business or Service and location (if vacant, identify former use)	Does this business employ staff?	Type of business	Comments - any plans for growth (or reduction) if known. Any other useful information, including information on any potential development
Public services			
		Primary school	Local primary school with 210 spaces for children 4-11; currently over-subscribed in all years.

Design, Character and Heritage

Design - Context

- Understanding the character of your places – use existing evidence if it exists:
  - Cornwall Industrial Settlements Initiative (CISI) / Cornwall and Scilly Urban Survey (CSUS)
  - Conservation Area appraisals
  - Village design statements or character statements
  - NDP/Parish Plan evidence
  - Local knowledge/site visits/walk around – *see design code guide note for help*
- Evidence gathered can inform your principles
- You do not have to include a priority on design



What can your NPS say about Design?

2 options:

1. Refer out to a Design Guide or Code as one of your priorities (*you can produce this alongside or after your NPS)*
    - More detailed (but more work)
    - Clear expression of what is and is not acceptable
    - May be more appropriate in places anticipating greater growth or with a more sensitive built environment

2. Include design objectives directly in your NPS and list them as one of your priorities
    - Simpler but less detailed
    - Will need to be relatively concise

- We will explore how we can give weight to these approaches through the Local Plan
- National Planning Policies – awaiting confirmation on what they might say on design

Principles

- Should not make development unviable or conflict with Cornwall Council policies
- Can reflect existing development patterns
- Can reference heritage characteristics

- Key elements can have the biggest impacts:
  - Elevation
  - Materials
  - Boundary treatments
  - Roofing types / styles
  - Features









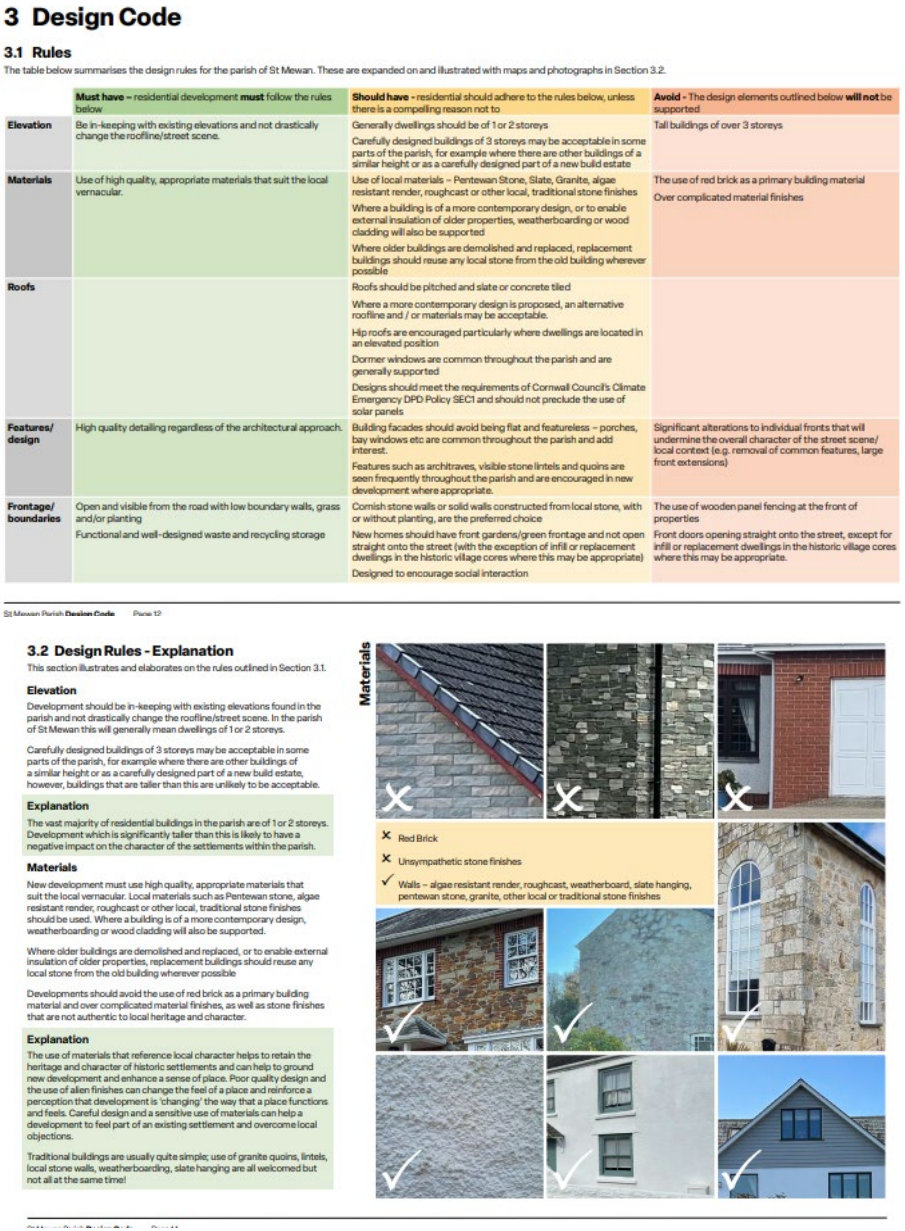


Clockwise from top: West Carclaze, Porthtowan, Persimmon development in Falmouth, Nansledan, CLT development in St Teath

Design Codes

A design code sets out rules for the design of new development in an area in a simple and illustrated way. Design codes should help to ensure that new buildings complement the identity of an area. They are used to show how new development can protect and enhance local character and create places where people want to live.

- Can be referenced as a priority in your NPS but produced separately
- More detailed than principles (but more work).
- Templates and guidance available to enable parishes to produce one without professional support
- Design codes - Cornwall Council



3 Design Code

3.1 Rules

The table below summarises the design rules for the parish of St Mewan. These are expanded on and illustrated with maps and photographs in Section 3.2.

	Must have – residential development **must** follow the rules below	**Should have** - residential should adhere to the rules below, unless there is a compelling reason not to	**Avoid** - The design elements outlined below **will not** be supported
Elevation	Be in-keeping with existing elevations and not drastically change the roofline/street scene.	Generally dwellings should be of 1 or 2 storeys Carefully designed buildings of 3 storeys may be acceptable in some parts of the parish, for example where there are other buildings of a similar height or as a carefully designed part of a new build estate	Tall buildings of over 3 storeys
Materials	Use of high quality, appropriate materials that suit the local vernacular.	Use of local materials – Pentewan Stone, Slate, Granite, algae resistant render, roughcast or other local, traditional stone finishes Where a building is of a more contemporary design, or to enable external insulation of older properties, weatherboarding or wood cladding will also be supported Where older buildings are demolished and replaced, replacement buildings should reuse any local stone from the old building wherever possible	The use of red brick as a primary building material Over complicated material finishes
Roofs		Roofs should be pitched and slate or concrete tiled Where a more contemporary design is proposed, an alternative roofline and / or materials may be acceptable. Hip roofs are encouraged particularly where dwellings are located in an elevated position Dormer windows are common throughout the parish and are generally supported Designs should meet the requirements of Cornwall Council's Climate Emergency DPD Policy SEC1 and should not preclude the use of solar panels	
Features/ design	High quality detailing regardless of the architectural approach.	Building facades should avoid being flat and featureless – porches, bay windows etc are common throughout the parish and add interest. Features such as architraves, visible stone lintels and quoins are seen frequently throughout the parish and are encouraged in new development where appropriate.	Significant alterations to individual fronts that will undermine the overall character of the street scene/ local context (e.g. removal of common features, large front extensions)
Frontage/ boundaries	Open and visible from the road with low boundary walls, grass and/or planting Functional and well-designed waste and recycling storage	Cornish stone walls or solid walls constructed from local stone, with or without planting, are the preferred choice New homes should have front gardens/green frontage and not open straight onto the street (with the exception of infill or replacement dwellings in the historic village cores where this may be appropriate) Designed to encourage social interaction	The use of wooden panel fencing at the front of properties Front doors opening straight onto the street, except for infill or replacement dwellings in the historic village cores where this may be appropriate.

St Mewan Parish Design Code Page 12

3.2 Design Rules - Explanation

This section illustrates and elaborates on the rules outlined in Section 3.1.

Elevation

Development should be in-keeping with existing elevations found in the parish and not drastically change the roofline/street scene. In the parish of St Mewan this will generally mean dwellings of 1 or 2 storeys.

Carefully designed buildings of 3 storeys may be acceptable in some parts of the parish, for example where there are other buildings of a similar height or as a carefully designed part of a new build estate, however, buildings that are taller than this are unlikely to be acceptable.

Explanation

The vast majority of residential buildings in the parish are of 1 or 2 storeys. Development which is significantly taller than this is likely to have a negative impact on the character of the settlements within the parish.

Materials

New development must use high quality, appropriate materials that suit the local vernacular. Local materials such as Pentewan stone, algae resistant render, roughcast or other local, traditional stone finishes should be used. Where a building is of a more contemporary design, weatherboarding or wood cladding will also be supported.

Where older buildings are demolished and replaced, or to enable external insulation of older properties, replacement buildings should reuse any local stone from the old building wherever possible

Developments should avoid the use of red brick as a primary building material and over complicated material finishes, as well as stone finishes that are not authentic to local heritage and character.

Explanation

The use of materials that reference local character helps to retain the heritage and character of historic settlements and can help to ground new development and enhance a sense of place. Poor quality design and the use of alien finishes can change the feel of a place and reinforce a perception that development is 'changing' the way that a place functions and feels. Careful design and a sensitive use of materials can help a development to feel part of an existing settlement and overcome local objections.

Traditional buildings are usually quite simple; use of granite quoins, lintels, local stone walls, weatherboarding, slate hanging are all welcomed but not all at the same time!

Materials

× Red Brick

× Unsympathetic stone finishes

✓ Walls – algae resistant render, roughcast, weatherboard, slate hanging, pentewan stone, granite, other local or traditional stone finishes

Issues to consider

- Consider new development in your area:
  - What has worked well and what has not?
  - What do you like about the buildings, the layout, the finish?
  - Does it complement the existing built environment?
  - Does it link well to the rest of the settlement?
  - How could a design code or principles have made it better?
- Resourcing – a design code could be a significant undertaking – although you may be able to use existing documents to understand character
- Community consultation for Design Codes



Trewoon

A former mining village, linear form, traditional stonebuilt cottages. More recent development on the edges of detached bungalows, smaller terraced and semi detached homes and houses on large plots. Has taken the largest share of development inc. most of the affordable housing in recent years.

Average House price 2023	Trewoon and Lanjeth, Q4 2022 £290,000[1]
Proximity to larger places	St Austell (approx. 2 miles by road from centre of village)
Facilities	Primary school, Pub, Shop, PO, Village Hall, play area, several other businesses
Transport	Go Cornwall Buses to St Austell regularly (3-4 buses per hour)
Employment	Limited
Digital Connectivity	Better than Cornwall average. Parish index score of 1.01 (based on Trewoon) compared with Cornwall average of 0.89
Key issues and constraints	• Linear form means that some homes are a significant distance from facilities. • Primary school (St Mewan) at capacity and some road safety issues with access on foot, such as a lack of pavement in places. • Parking is an issue in several of the residential areas and around the school during peak times.

1 1.7 House Prices & Sales (Price Paid Data Releases) - Power BI

Trewoon – historic core

- Compact historic core
- Predominantly 1 and 2 storey
- Stone built mining cottages, pitched slate roofs
- Newer development on edges of village, largely along A3058
- Older bungalows (often with dormers)
- Porches, stone lintels, quoins and architraves
- Low boundary walls, often with planting

Let’s Talk Survey – encourage your residents to complete this!



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Any questions?