

Pelynt Parish Neighbourhood Development Plan 2024 to 2030 **EVIDENCE BASELINE REPORT**

v.8 June 2024



Pelynt
Trelawny's Parish

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IMPORTANT NOTE: THIS IS A 'LIVE DOCUMENT' THAT IS CONTINUOUSLY UPDATED AS NEW DATA BECOMES AVAILABLE. THE VERSION ON THE NDP WEBSITE WILL BE UPDATED REGULARLY.

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1. Introduction.

Purpose

1.1 This document is a summary of the evidence collected so far in producing the Pelynt Neighbourhood Development Plan (NDP), to be used as a basis for setting a broad vision, objectives for the NDP and planning policy directions.

Format

1.2 The evidence summary describes the baseline condition in Pelynt Parish, following a set of themes which equate approximately to the themes that might be covered in a Strategic Environmental Assessment. These are:

- Climate Change (including drainage and flood risk)
- Our Community - Population and Community, Health and Wellbeing
- Housing
- Economy and Employment
- Infrastructure and Community Facilities
- Green Infrastructure, Biodiversity and Geodiversity
- Landscape
- Heritage and the Historic Environment
- Accessibility, and Connectivity (Transportation)

1.3 Each section starts with a policy overview, reviewing the key national, regional and local policies for the topics considered, drawn from the National Planning Policy Framework (NPPF 2023), the Cornwall Local Plan 2016 (CLP), and other relevant documents.

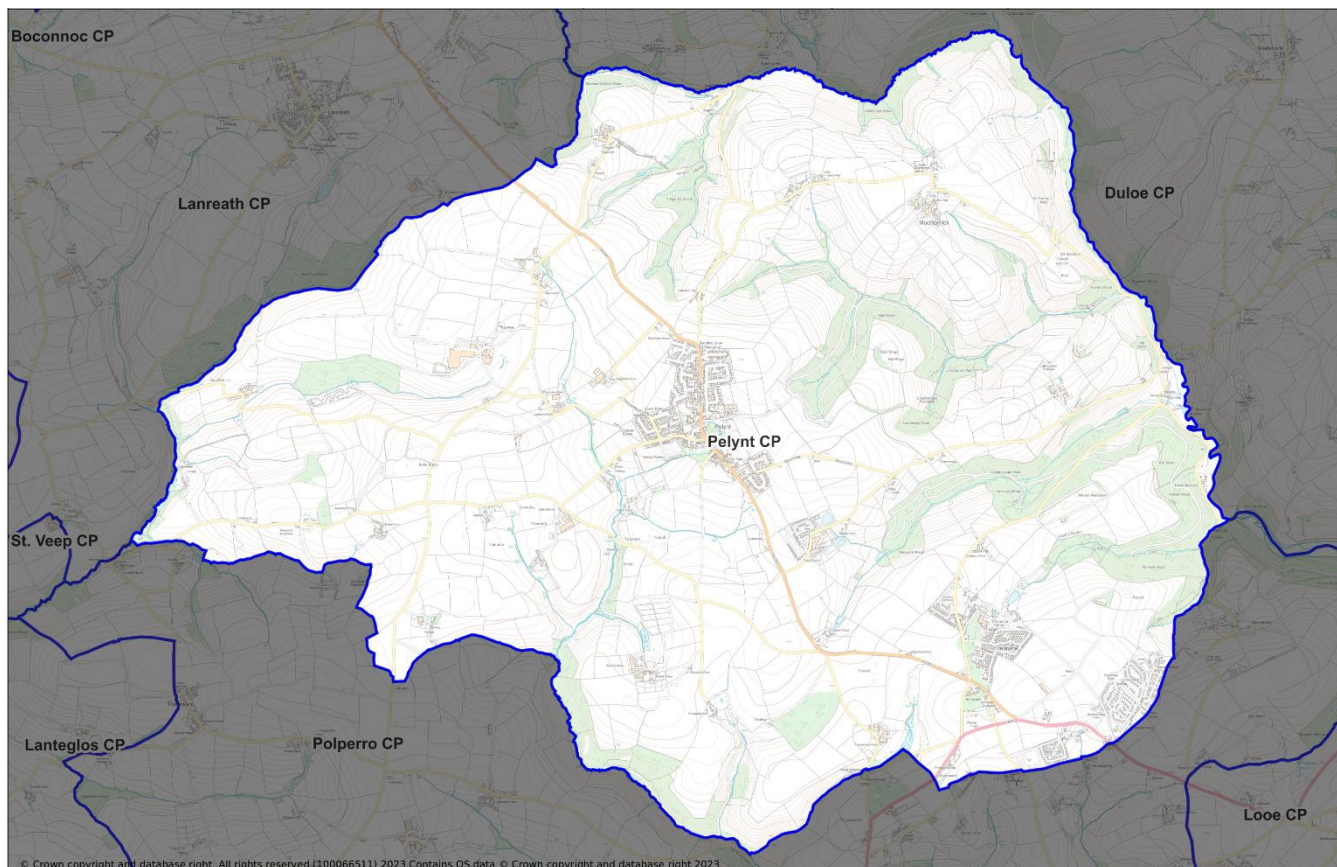
1.4 Next follows the key baseline data for the theme being considered.

1.5 Any relevant community engagement results are then noted.

1.6 The section completes by drawing on the preceding information to highlight the key issues the Pelynt NDP may need to cover.

Designated Area.

- 1.7 The area formally designated (on DATE) by Cornwall Council for the Pelynt NDP is the entire area of the Parish. [See Map 1 below]
- 1.8 The Parish comprises 1892.8 ha (4677.2 acres) of land with a strong rural character, [including a large part of the Looe and Seaton Valley Area of Great Landscape Value] and is a Designated Rural Area under the Housing Order 1981.

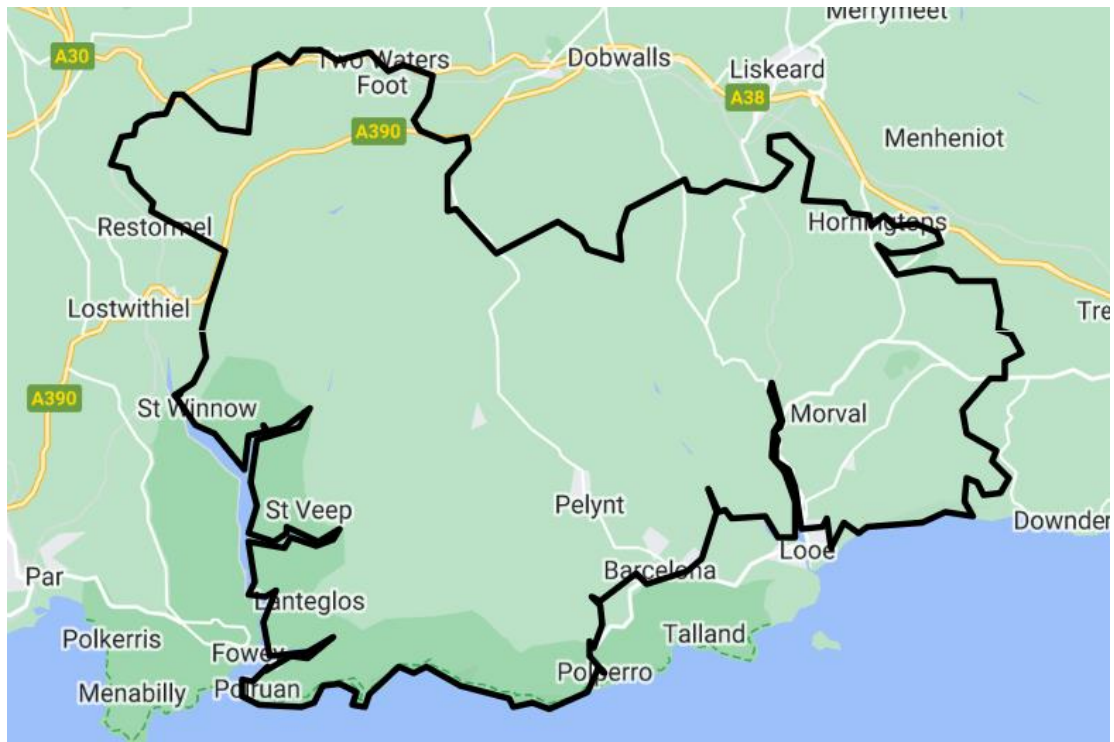


Map 1: The Pelynt NDP Designated Area

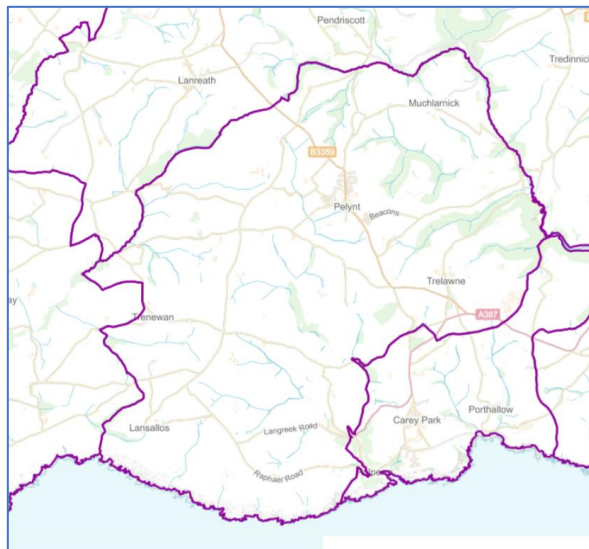
Data Maps

- 1.9 Several sources of data use the census geography to present their information. For the Pelynt area these include the following:

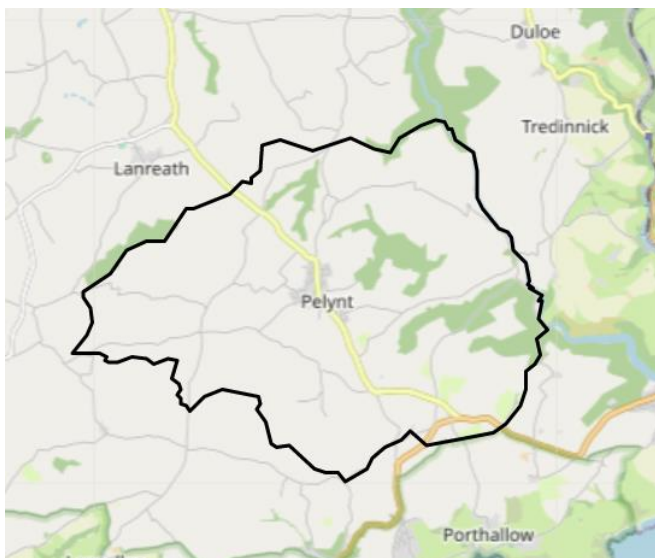
Map 2: Middle Layer Super Output Area [MSOA] 028

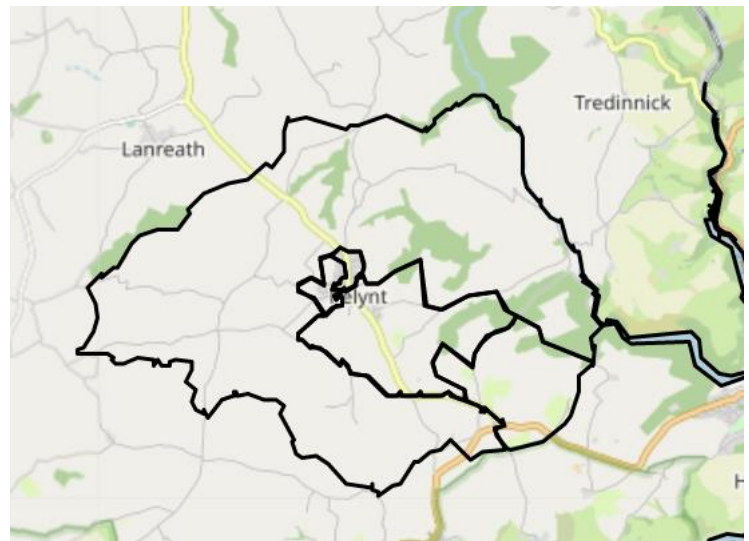


Map 3: Lower layer Super Output Area 11 aka 028c



Map 4: 2011 Census Parish Census Area





2. Sustainable Development

Transforming our world: the 2030 Agenda for Sustainable Development

2.1 The United Nations 2030 Agenda for Sustainable Development (2030 Agenda) includes 17 Sustainable Development Goals (SDGs) to stimulate action in areas of critical importance for humanity and the planet, which should underpin the NDP. The SDGs are:

Goal 1: End poverty in all its forms everywhere.

Goal 2: End hunger, achieve food security and improved nutrition and promote sustainable agriculture.

Goal 3: Ensure healthy lives and promote well-being for all at all ages.

Goal 4: Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all.

Goal 5: Achieve gender equality and empower all women and girls.

Goal 6: Ensure availability and sustainable management of water and sanitation for all.

Goal 7: Ensure access to affordable, reliable, sustainable and modern energy for all.

Goal 8: Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.

Goal 9: Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation.

Goal 10: Reduce inequality within and among countries.

Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.

Goal 12: Ensure sustainable consumption and production patterns.

Goal 13: Take urgent action to combat climate change and its impacts.

Goal 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development.

Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, halt and reverse land degradation and halt biodiversity loss.

Goal 16: Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels.

Goal 17: Strengthen the means of implementation and revitalise the global partnership for sustainable development.

(Source: Transforming our world: the 2030 Agenda for Sustainable Development).



Figure 1: UN Sustainable Development Goals (SDGs)

National Planning Policy Framework

- 2.2 The purpose of the planning system is to contribute to the achievement of sustainable development, that is, meeting the needs of the present without compromising the ability of future generations to meet their own needs (NPPF 2023 Para 7).
- 2.3 Sustainable development has three inter-dependent objectives:
- Economic: to help build a strong, responsive and competitive economy
 - Social: to support strong, vibrant and healthy communities
 - Environmental: to contribute to protecting and enhancing our natural, built and historic environment
- 2.4 The NPPF says these objectives must be delivered through Plans, which ‘should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area’ (NPPF 2023 Para 9). It therefore sets a presumption in favour of sustainable development and requires that Plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects; (NPPF 2023 Para 11).
- 2.5 This means that planning strategies such as our Neighbourhood Development Plan must help to deliver sustainable development. This means taking a very careful approach so that we can meet our present day needs while not compromising the needs of future generations.
- 2.6 The NPPF goes on to require that Neighbourhood plans support the delivery of strategic policies contained in local plans and should shape and direct development that is outside of these strategic policies (NPPF 2023 Para 13).

2.7 The strategic planning policies covering the Pelynt Parish are contained in the Cornwall Local Plan (CLP). Enabling sustainable development is also the main purpose of the Local Plan which aims to 'Achieve a leading position in sustainable living'.... through 'a balance of decisions around economic, social and environmental issues.' The Cornwall Local Plan Strategic Policies document interprets the NPPF at a county-wide strategic level and so is the most important part of the town and country planning context for the Pelynt NDP. The CLP adds detail to the NPPF objectives that guide how development is to occur in Cornwall and therefore shapes both planning application decisions and the content of Cornish NDPs (See Figure 2).

FIGURE 2: CORNWALL LOCAL PLAN OBJECTIVES

Theme 1: To support the economy.

- Remove unnecessary barriers to jobs, business and investment and support both new business and the traditional industries of fishing, farming and minerals.
- Enhance the cultural and tourist offer in Cornwall as a year-round destination for tourism and recreation.
- Provide and enhance retail provision that adds to economic growth and better economic performance.

Theme 2: To enable self-sufficient and resilient communities.

- Meet housing need for everyone in the community, supported by local community facilities.
- Provide for jobs and deliver homes locally to meet needs, where they can best support the role and function of local communities as well as allow for further change and adaptation.
- Ensure that infrastructure is provided that will enable development to benefit the local community.

Theme 3: To promote good health and wellbeing for everyone.

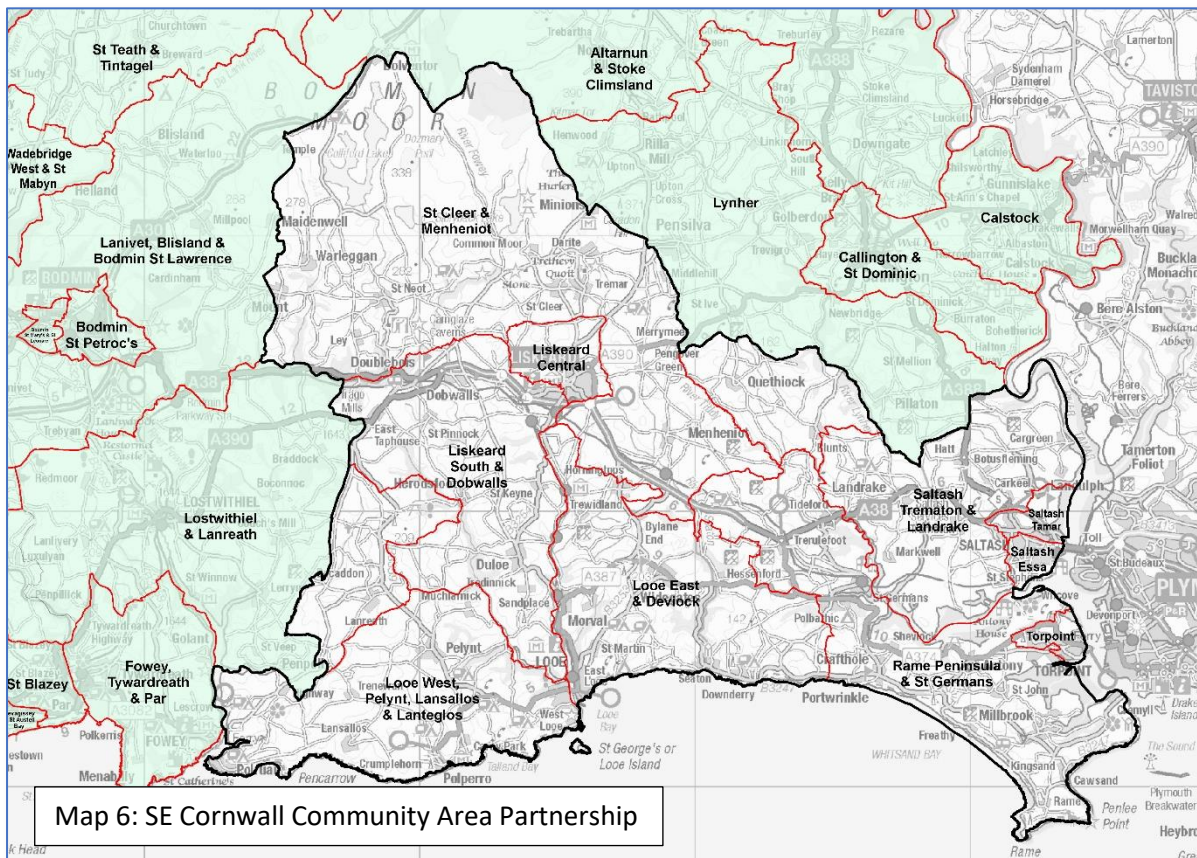
- Meet local needs for community, cultural, social, retail, health, education, religious and recreational facilities, to improve quality of life and reduce social exclusion.
- Promote development that contributes to a healthy and safe population by opportunities for walking and cycling and appropriate levels of open space and the protection and improvement of air quality.

Theme 4: To make the most of our environment.

- Make the best use of our resources by:
 - Reducing energy consumption while increasing renewable and low carbon energy production.
 - Maximising the use of previously used land.
 - Supporting local food production.
 - Increasing resilience to climate change
- Enhance and reinforce local natural, landscape and historic character and distinctiveness and raise the quality of development through:
 - Respecting the distinctive character of Cornwall's diverse landscapes;
 - Maintaining and enhancing an effective network of open space and environmental stewardship

for our eco-systems services network for food production, flood control and wildlife.
Excellence in design to maintain the distinctive character and quality of Cornwall.

2.8 As well as a range of general strategic policies the Cornwall Local Plan includes specific objectives relating to local areas. Pelynt Parish NDP area is part of the South East Cornwall Community Area Partnership (See Map 6). The intention of CAPs is to bring local organisations and people together. Their role is to tackle the issues that matter to communities, so everyone can start, live and age well. The partnership involves Cornwall Councillors and town and parish councils in the area. It also involves other organisations that serve our communities. These include the Police, health services



and voluntary and community sector.

2.9 The CAPs are developing 'High-level Organisational Partner Priorities' that will be relevant to neighbourhood planning, but currently there are no specific adopted planning policies for the CAPs. However, there are for the former Community Network Areas, and these are still relevant. Pelynt Parish was in the Liskeard-Looe Community Network Area (CNA). and the relevant objectives are given in Figure 3 below.

FIGURE 3: CORNWALL LOCAL PLAN OBJECTIVES FOR LISKEARD – LOOE COMMUNITY NETWORK AREA.

Objective 1 – Economy and Jobs - Deliver economic growth / employment, providing much needed jobs to counterbalance current and future housing development in and on the edge of Liskeard.

Objective 2 – Sustainable Development - Improve connectivity within and on the edge of Liskeard to ensure the town functions effectively as a major hub and service centre for the network area; including enhanced public transport provision.

Objective 3 – Liskeard as a Service Centre - Strengthen Liskeard's role as a service centre and improve

town centre viability through regeneration schemes.

Objective 4 – Housing - Balance the housing stock to provide a range of accommodation, particularly for open market family homes and intermediate affordable housing in Liskeard.

Objective 5 – Leisure Facilities- Improve and maintain the provision of recreational, cultural and leisure services and facilities in Liskeard with particular focus on delivering sports pitches.

2.10 The Local Plan goes on to say that ‘as the main settlement in the CNA, Liskeard will be a focus for growth’ and as it can ‘support more growth than other smaller settlements in the remainder of the CNA’ it will be ‘required to accommodate the majority of those (new) dwellings.’ Coordination will be needed amongst the remaining parishes within the CNA to ensure that housing needs are met. The implication of this is that less growth will occur in Pelynt Parish in the future than has been experienced in the past.

Cornwall Climate Emergency Development Plan Document (CEDPD)

2.11 This is an extension to the Local Plan which is being prepared to bring forward more specifically focused policies dealing with the causes and impacts of the climate crisis, but it is primarily a step forward in the set of Cornwall wide policies to deliver and control sustainable development. . The CEDPD was adopted in February 2023. Its proposed policies include additional strong measures that will help the local community to tackle the causes and effects of the climate.

The Cornwall Plan to 2050

2.12 The Cornwall Plan is an overarching aspirational strategy for Cornwall signed up to by all the major organisations that can jointly deliver the outcomes it proposes¹. These bodies form the Cornwall and Isles of Scilly Leadership Board which adopted the Cornwall Plan in December 2020.

2.13 The Cornwall Plan has two key aspirations:

- **A Cleaner, Greener Cornwall** where we borrow the living land and sea from our children and leave more nature for them
- **A Fairer, More Inclusive Cornwall** where we close the gap in life chances, so everyone has space to breathe, space to grow, space to thrive

2.14 The Cornwall Plan sets out six transitions to achieve these aspirations:

- Transition 1: A Creative Carbon Zero Economy
- Transition 2: Sustainable Food, Land And Seas
- Transition 3: Thriving Places with Decent, Affordable Homes
- Transition 4: Equality, Education and Entrepreneurship
- Transition 5: Safe, Healthy, Resilient Communities
- Transition 6: A Digital Revolution for Sustainable Living

¹ The C&IoS Local Enterprise Partnership [creative, carbon zero economy; and a digital revolution for sustainable living], the C&IoS Local Nature Partnership [sustainable food, land and seas], Cornwall Council [education, equality and entrepreneurship; and thriving places with decent homes], the C&IoS Joint Health and Wellbeing Board [healthy, safe, resilient communities]..

- 2.15 Taking these forward in relation to land-use planning, an initiative called ‘Prosperous Cornwall 2050: Creating a plan for our places’ has been launched, leading to an update to the Cornwall Transport Strategy and the Cornwall Housing Strategy. **Also in preparation as part of this is ‘A Plan for Our Places’. This is a spatial strategy that will shape the Cornwall Local Plan 2030 to 2050.**
- 2.16 This document sets ambitious aims to secure ‘a carbon neutral Cornwall, where everyone can start well, live well and age well’:
- **a brilliant place to be a child and grow up in**
 - **a thriving, sustainable Cornwall that offers a secure home, a decent income and a great environment for all**
 - **vibrant, safe, supportive communities where people help each other to live well.**
- 2.17 To help work out how these aims will be delivered, the document asks what might places in Cornwall be like in 2050, and sets some basic scenarios:
- 2.18 The first of relevance to NDPs is that in 2050 residents and communities are empowered to have greater control over their places to meet their needs, working in partnership with other stakeholders and providers to bring forward the homes and facilities they need, working with neighbouring towns and villages in a cluster to forge better travel links, infrastructure and community resilience.
- 2.19 It envisages that in 2050 **Cornwall’s villages and networks of villages and hamlets** continue to play a key role in Cornwall’s distinctive identity. Communities use innovation to drive change and solutions to challenges for their places. For many, working from home has become the norm, with many people spending at least part of their working week in their homes and using co-working facilities and community hubs located in villages. This has led to more opportunities in villages for local business to supply affordable and healthy local food and produce to people working in the villages, and to provide places for people to collaborate, socialise or simply have contact. Many services and day-to-day needs can now be accessed in the village or via the internet, which everyone can access through high-speed connectivity in all areas. These factors and sharing of facilities between nearby places have meant that people’s need to travel out of our village communities has significantly reduced. All of this means that Cornwall’s villages and surrounding rural communities are thriving and prosperous, underpinning a rural renaissance.
- 2.20 It also envisages that in 2050 **Cornwall’s living, working countryside** has protected the best and most versatile agricultural land, ensuring that food production embraces sustainable and regenerative production techniques that deliver an increased benefit to the circular economy. Space has been identified and set aside for local nature recovery alongside food production, linking networks of green spaces in towns, villages and the countryside. Development (including that for agriculture and rural industry) is supported in the places where it is needed by new and existing businesses and jobs.
- 2.21 Going forward, the document says that the Planning Authority need to work with communities **to create a planning framework** which:
- Empowers people and communities to achieve their priorities, innovate and create solutions to challenges they face in their local area, taking control of the design of places, buildings and prioritising their infrastructure needs.

- Plans for the right scale of development, where need arises, widening housing choices to ensure that affordable housing is maximised and there is an affordable and accessible option for all.
- Responds to the challenges of climate change - creating resilient, net carbon neutral, energy efficient and safe buildings and places that use air, water, land, soil, renewable energy, buildings and materials wisely by taking a whole lifecycle approach.
- Regenerates places by making best use of brownfield land and reusing empty or underused buildings, revitalises local economies, regenerates high streets so they become more sustainable and better-connected places, where people need to travel less
- Promotes environmental growth across Cornwall and cherishes the built, natural and cultural heritage assets and distinctiveness, helps nature to recover, sustains and enhances ecosystem services and natural drainage and helps residents to access green and natural space.
- Helps people make healthy choices by creating and reinforcing inclusive, active, healthy, sociable, safe and resilient communities living in well-designed, liveable places and homes linked by active travel and public transport.
- Maximises the opportunity for people to meet, gather and access services and facilities close to home and reduces car dependence.
- Is responsive to the needs of businesses and supports a thriving, adaptable and sustainable economy that is accessible to residents, making the most of digital advances, raising aspiration and prosperity and allowing people to work flexibly.
- Nurture the conditions that help support new jobs in high growth sectors like space and satellite, creative and digital industries, and renewable technologies.
- Creates, values and maintains thriving rural areas and communities, supporting food producers and nature.

2.22 The document recognises that to deliver such a framework planning has to find ways to meet local needs for jobs, homes and infrastructure and support community priorities and aspirations and embed them in Local Plan or Neighbourhood Plan allocations and policies. It is a complex process which involves balancing issues and often requires difficult choices. Several examples of the alternative choices that might be made are then given, and a process for engagement with communities using strategy ‘typologies’ is proposed. Work on the new Cornwall Local Plan 2030 to 2050 will start in 2023.

2.23 Whilst NDPs must be prepared in general conformity with the adopted Local Plan, the emergence of the new Local Plan will begin to influence NDPs as we move to the end of this decade. It would be sensible for NDPs that are currently under production to have regard to ‘A Plan for Our Places’ and consider how the new Local Plan may impact upon the local area.

3. Our Community

Planning Policy Background

National Planning Policy Framework 2023

3.1 Key messages from the National Planning Policy Framework (NPPF) 2023 include -

- The social role of the planning system should support ‘to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being’ (Para 8. b).
- Planning policies ‘should aim to achieve healthy, inclusive and safe places’ which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other, are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion, and enable and support healthy lifestyles, where this would address identified local health and well-being needs (Para 96).
- To support the Government’s objective of significantly boosting the supply of homes, planning should ensure that sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay (Para 60)
- Planning policies and decisions should:
 - plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments
 - support the delivery of local strategies to improve health, social and cultural well being
 - guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs
 - ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community
 - ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (Para 97)

Cornwall Local Plan.

- 3.2 Pelynt Parish is listed under the Liskeard and Looe Community Network Area. The town of Liskeard is seen as the key settlement and strategic service centre to the settlements in the area. Liskeard is also the focus for the majority of the CNA’s growth required to accommodate the majority of the dwelling requirement for the CNA. Coordination will be needed amongst the remaining parishes within the CNA to ensure that housing needs are met (Para 15.6)
- 3.3 The CLP (Policy 16) aims to improve the health and wellbeing of Cornwall’s communities, residents, workers and visitors, by:
- requiring that development should protect, and alleviate risk to people and the environment from unsafe, unhealthy and polluted environments by avoiding or mitigating against harmful impacts and health risks;
 - not causing increased risk to human health from air pollution or exceeding EU standards;
 - maximising the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities and providing or enhancing active travel networks that support and encourage walking, riding and cycling;

- encouraging provision for growing local food in private gardens which are large enough to accommodate vegetable growing or greenhouses or through the provision of allotments; and
 - providing flexible community open spaces that can be adapted to the health needs of the community and encourage social interaction.
- 3.4 The CLP also reflects the NPPF requirements that the needs of the local community are met, including through affordable housing provision.
- 3.5 Cornwall **Local Plan document ‘Settlements: Hierarchy and Settlement Categories: 2012 Update’** identifies which settlements are the most sustainable for development in terms of the level of facilities available by establishing a settlement hierarchy:
- Category A** – identified as the strategically significant towns in Cornwall and are the main employment and service centres;
- Category B** – identified as market and coastal towns that are locally significant and contain a good range of housing, employment, and community facilities and services;
- Category C** – identified as small towns and villages that meet local needs for some services and facilities and employment;
- Category D** – smaller settlements that perform an important role in their local areas, i.e. ‘rural service centres’;
- Category E** – those settlements that do not meet the criteria for category D but are considered important in their immediate local area and contain a primary school or general store;
- Category F** – those settlements that do not meet the criteria for category E but contain a travel to work bus or rail service and either a general store or a meeting place.
- Category O - Uncategorised** - These settlements have little or no facilities and are not on travel to work routes.
- 3.6 The higher the category a settlement falls into, the more new development it could be allocated. Settlements that fall into the ‘A’ and ‘B’ categories could be allocated a significant proportion of the adopted housing growth target as these are the settlements that contain the highest level of facilities, the majority of employment opportunities, and so on, and this is a requirement of current Government guidance. Category ‘C’, ‘D’ and some ‘E’ settlements are all important to their local areas and are likely to be allocated an appropriate level of growth to meet local needs for housing and employment, and to help support existing services and facilities. Some Category ‘E’ and Category ‘F’ settlements provide good travel to work transport links to nearby larger settlements and contain some community facilities and could therefore be considered as appropriate locations for development. The hierarchy is not intended to be prescriptive and that the expectations in terms of development and growth are not necessarily identical for settlements under each category. Local characteristics and constraints – e.g. landscape designations or flood risk – will be vital considerations in determining future levels and types of growth.

Other plans and studies

- 3.7 **‘Ready for aging?’** the report of the Select Committee on Public Service and Demographic Change, warns that society is underprepared for the ageing population. (51% more people aged 65 and over and 101% more

people aged 85 and over in England in 2030 compared to 2010; and a 90% increase in people with moderate or severe need for social care). The report says that the housing market is delivering much less specialist housing for older people than is needed and steps need to be taken to ensure that the housing needs of the older population are better addressed. It notes that an adequate supply of suitably located, well-designed, supported housing for older people, could result in an increased release onto the market of currently under-occupied family housing, expanding the supply available for younger generations. It recommends making specific mention of older people’s needs when drawing up Local Plans.

- 3.8 **‘Natural Solutions’** from the New Economics Foundation highlights evidence from recent studies demonstrating how the natural world can deliver well-being aims such as health, education, urban regeneration, community cohesion and crime reduction through increased physical activity in, and contact with, the natural environment.
- 3.9 **‘Fair Society, Healthy Lives’**, the Marmot Review included a supplementary report which found that there is overwhelming evidence that health and environmental inequalities are linked and that poor environments contribute significantly to poor health and health inequalities’. It proposed various actions, those of relevance to neighbourhood planning being to improve active travel; improve good quality open and green spaces; improve the quality of food in local areas; improve the energy efficiency of housing and support local community regeneration programmes that encourage community participation and action and reduce social isolation.
- 3.10 **‘The Cornwall Health and Wellbeing Strategy’** aims to ensure that people in Cornwall will live longer, happier, healthier lives and recognises that good health and wellbeing must be everyone’s responsibility. Ensuring that Neighbourhood Planning works alongside the health agenda and includes actions that link to the wider determinants of a happy and diverse community is essential.

Baseline

Settlement Hierarchy

- 3.11 Pelynt is identified in the hierarchy as a category D settlement, i.e. a rural service centre that performs an important role in its local area.

Population Growth and Age Structure

- 3.12 The size of the population of Pelynt parish remained relatively stable from 2001 to 2011, but grew by nearly 30% from 2011 to 2021. This is a much higher rate of growth compared to Cornwall as a whole (7.7%) and England (6.7%). See Figure 4.

FIGURE 4: POPULATION GROWTH 2001 TO 2021

Date	Pelynt Parish	%age change	Cornwall %age change	South West %age change	England %age change
2001	1,124				
2011	1,100	-2.1%	6.6%	7.3%	7.9%
2021	1,428	29.8%	7.7%	7.0%	6.7%
2001 to 2021		27%	14.9%	14.8%	15.1%

Source: NOMIS Census 2001 Usually Resident population Table KS001, Census 2011 Table KS105EW, census 2021 Table TS001

3.13 However some significant shifts in the age profile of the population occurred during that period, as shown in Figure 5.

FIGURE 5: CHANGE IN AGE STRUCTURE, PELYNT PARISH 2001 TO 2021

AGE RANGE	2001	2021	%age change
Working Age [20 to 64]=	574	626	9.1%
Proportion of total =	52.6%	43.7%	
Retirement Age [65 to 90+]	362	603	66.6%
Proportion of total =	33.2%	42.1%	
Young People [0 to 19]	155	204	31.6%
Proportion of total =	14.2%	14.2%	

Source: Census 2001 Table KS001, Census 2011 Table KS105EW, Census 2021 Table TS007

3.14 The proportion in the working age range, already smaller than average for Cornwall and England, fell from 52.6% to 43.7% from 2001 to 2020. Over the same period however, the proportion of people of retirement age grew from 33.2% to 42.1%. The proportion of young people remained steady.

3.15 During this period the rate of change was highest for people of retirement age, at 66.6%, with young people next, at 31.6%, with the working population growing only by 9.1%.

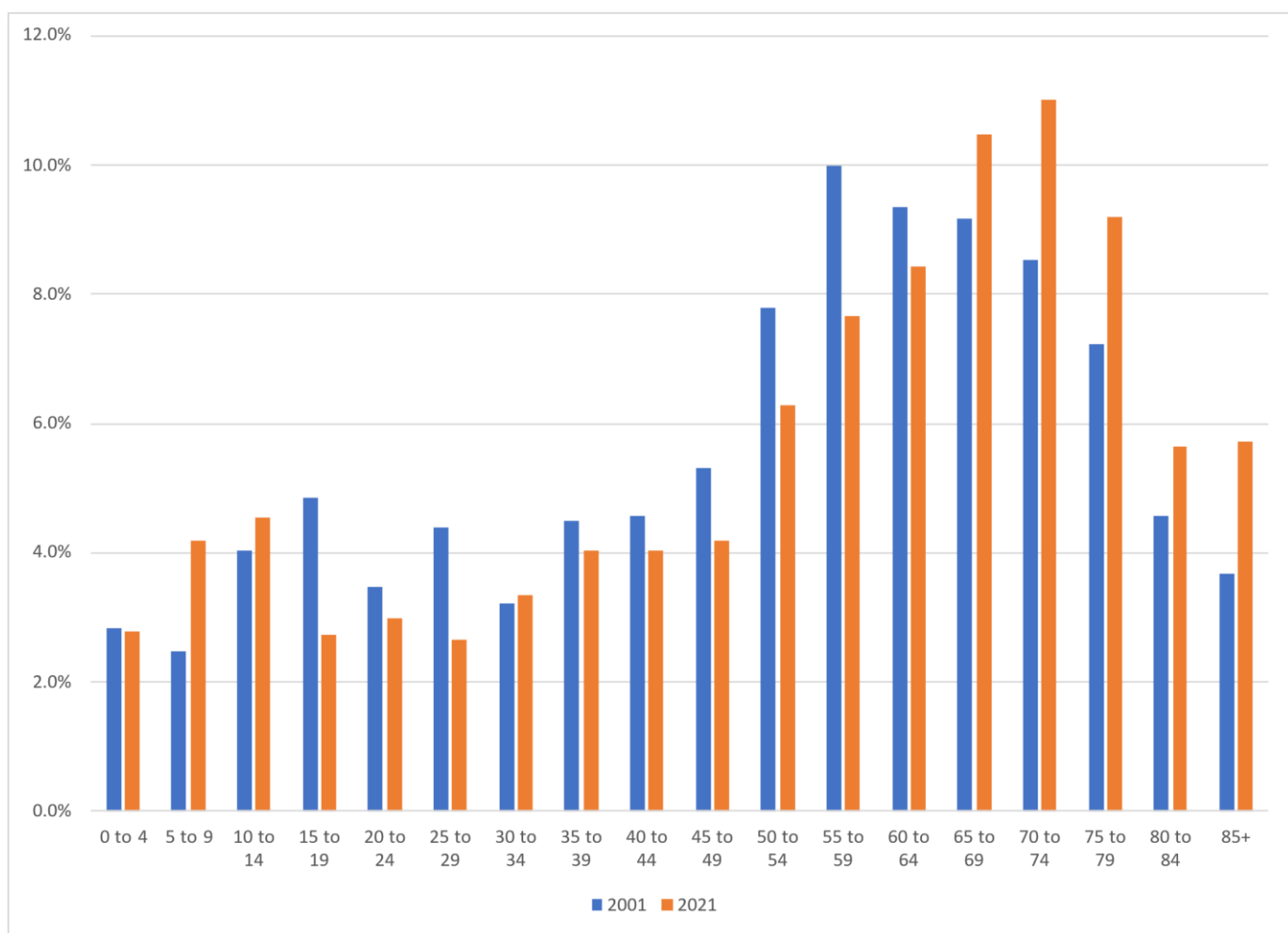


FIGURE 6: CHANGE IN AGE STRUCTURE, PELYNT PARISH 2001 TO 2021 BY AGE COHORT GROUPS

Source: NOMIS Census 2001 Usually Resident population Table KS001, Census 2011 Table KS105EW, Census 2021 Table TS001

3.16 Figure 6 illustrates this shift more dramatically by showing the changes by 5 year age cohorts. The reasons for this shift in profile probably include the indigenous population growing older, working age moving away to find jobs or affordable accommodation, and their replacement by in-migration by mainly older people. It has significant implications for the future in terms of health and well-being, and the risk that the needs of younger people will be obscured by the burgeoning needs of older people.

3.17 Initial results from the 2021 Census also dramatically emphasise the situation at Pelynt. [See figure 7].

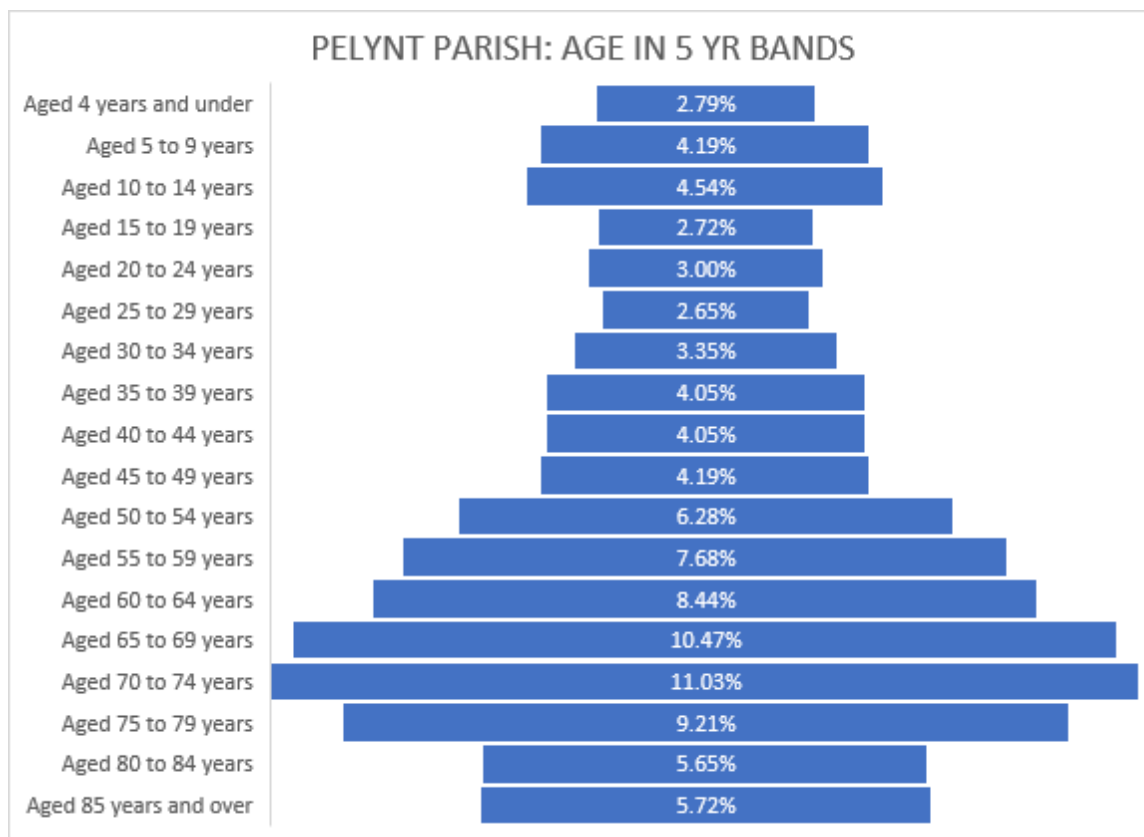


Figure 7: Pelynt Parish population in 5 years age bands [Source: Census 2021 Table TS001].

Sex

3.18 In 2021 754 residents [52.8%] were female, and 673 [47.2%] were male.

Household Composition

3.19 In 2021 the parish was home to a similar proportion of single person households (HHs) at 31.8%, as for England (30.1%) and Cornwall (30.7%). However, a higher proportion of these (22.4%) were 65 and over single person HHs than England (12.8%) and Cornwall (15.8%). Family households where all the occupants were 65 or over was 21.6%, compared to England (9.2%) and Cornwall (12.6%).

3.20 Average household size in the Parish was 2.07, compared with 2.24 persons per household across Cornwall. A total of 531 or 77.1% are 1 and 2 person, compared to 69.1% in Cornwall, reflecting the generally older demographic profile of the area [Figure 8].

FIGURE 8: HOUSEHOLD SIZE IN PELYNT PARISH AND CORNWALL			
	Pelynt 2021	Pelynt 2021	Cornwall 2021
1 person in household	219	31.8%	30.7%

2 people in household	312	45.3%	38.4%
3 people in household	91	13.2%	14.5%
4 people in household	41	6.0%	11.2%
5+ people in house	25	3.6%	5.3%
TOTAL HH	688		
Source: Census 2021 Table TS017 - Household size			

3.21 Of all households, a higher proportion were married or in a civil partnership and a notably lower proportion were cohabiting (39.1% : 7.9%) than in England (30.4% : 11.6%) and Cornwall (29.5% : 11.7%), and there were fewer lone parent HHs (6.9%) than in England (11.1%) and Cornwall (9.3%) [Source Census 2021 Table TS003]

Ethnicity and National Identity

3.22 Turning to ethnicity, in 2021 the Parish was 98.2 % white, compared to England (81%) and Cornwall (96.8%). Some 12.9% identified themselves as ‘Cornish’ compared to 15.6% in Cornwall. This was reflected in the low proportions of mixed/multi-ethnic (1.2%), Asian (0.3%), black people (0.0%) and other ethnic group (0.3%), a total of 1.8% compared to 3.2% in Cornwall and 19% nationally). 99.6% of households had English as a main language [Source Census 2021 Tables TS021 and TS027].

3.23 97.3% were born in the UK, compared to 94.7% for Cornwall and 86.6% for England. 1.2% were from the EU, compared to 2.7% in Cornwall and 6.3% in England. About 1.3% came from other countries, compared to 2.4% for Cornwall and 10.2% for England [Source Census 2021 Table TS004]

Religion and Belief

3.24 About 56% of people claimed to ‘have religion’ of which 97% asserted to Christian, compared to England (57% : 81 %) and Cornwall (47% : 97%) [Source Census 2021 Table TS030].

Health and Well Being

3.25 Some 72.6% of the usually resident population said they were in good or very good health, 20.2% said they were in fair health, and 7.2% said bad or very bad health. This compares badly to England (82.2% : 12.7% : 5.2%) and Cornwall (79.2% : 14.8% : 6.2%) [Source Census 2021 Table TS037].

3.26 The local proportion saying that they were disabled under the terms of the Equality Act was 24.8%, compared to 17.3% in England and 21.1% in Cornwall.

3.27 Of those disabled in Pelynt Parish, 145 or 41.1% said their day-to-day activities were limited a lot, and 208 or 58.9% said their day-to-day activities were limited a little.

3.28 Of the ‘not disabled’, 104 or 7.3% said they had long term physical or mental health conditions, but day-to-day activities were not limited.

3.29 In total people with disabilities under the Equality Act, plus those not disabled but with long term physical or mental health condition living in Pelynt Parish was 457 or 32.1%, compared to 24.1% in England and 28.6% in Cornwall [Source Census 2021 Table TS038].

3.30 About 12.2% of residents aged 5 or over said they provided unpaid care for another person, compared to 8.8% in England and 10% in Cornwall. Some 4.8% said they provided 50 hours unpaid

care a week, a higher figure to England (2.6%) and Cornwall (3.2%) [Source Census 2021 Table TS039].

3.31 These data reflect the older profile of the community.

Pregnancy/Maternity

3.32 No data available for the Parish. However ONS data for 2021 indicates an average of 64.6 conceptions per 1000 women aged 15 to 44 in SW England. As about 150 females aged 15 to 44 were recorded in the 2021 census, this would suggest that the annual number of conceptions in Pelynt Parish for 2021 would be around 10.

Gender Reassignment and Sexual Orientation

3.33 Census data on sexual orientation and gender preference is currently available in the 2021 Census, but only for the entire Cornwall area. This would suggest that 1.4% of the population has gay or lesbian orientation, 1.3% bisexual, and 0.3% other sexual orientations. The 2021 Census also showed that 0.1% had a gender identity different from sex registered at birth but gave no specific identity, 0.1% were trans women, 0.1% trans men, and 0.1% other identities.

3.34 However only about 94% of census respondents answered this enquiry. The ONS estimated in 2020 that 3.1% of the UK population aged 16 years and over identified as lesbian, gay or bisexual (LGB) in 2020, an increase from 2.7% in 2019 and almost double the percentage from 2014 (1.6%).

3.35 However, Stonewall says that the UK Government estimate, used for policy making, that 5% to 7% of the population is lesbian, gay, bisexual, transgender or questioning (LGBTQ), is reasonable. This implies that between 150 and 220 of the usually resident population may be LGBTQ.

3.36 Stonewall also report an Ipsos survey that found that the vast majority of the population (84%) say they are 'straight'. The most common identity after straight is 'bi' (5%), and an additional 1% of the population identify as pansexual. In total, 7% identify as having a sexual orientation that involves being attracted to people of more than one gender. More younger people identify as lesbian, gay, bi and trans with only 71% of people born after 1997 identifying as straight, and 14% identifying as bi or pansexual.

Life Expectancy

3.37 No specific data exists for the Parish about life expectancy. However, the 2022 'PHE Fingertips' website indicates that for Cornwall male life expectancy is 79.6 years and female 83.5 years. This is slightly above the national value. Although the rate of improvement has declined, life expectancy can be expected to continue to increase in the longer term. In 2018 life expectancy was 6.6 years lower for men and 5.1 years lower for women in the most deprived areas of Cornwall than in the least deprived areas.

Qualifications²

3.38 The population of the Parish [aged 16 or over] had a much lower proportion with level 4 (degree level) and above qualifications, at 23.9%, compared to 33.9% for England and 30.6% for Cornwall. The proportion holding levels 2 to 3 qualifications (inc. apprenticeships) was 35.4% compared to 35.5% in England, and 40.6% in Cornwall. The Parish had a much higher proportion of less well educated people than is usual in comparison to other areas, with 26.3% of the population having no qualifications, compared to England (18.1%) and Cornwall (16.3%), and 1.7% with level 1 (compared to 9.7% in England and 10% in Cornwall [Source: Census 2021 Table TS067]).

Level of Jobs Held

3.39 As can be seen from Figure 9, a greater proportion of the residents of the Parish aged 16 to 74 in employment worked mainly in skilled trade and elementary occupations than is typical in England and Cornwall, although the proportion of those in managerial, director or senior official occupations was higher than the national and county average. This latter data is connected with the higher proportion of people running their own businesses in the Parish, as noted in Figure 9 following.

3.40 Since 2011, the proportions have shifted however, with a reduction in that of skilled trades by -5%, managers etc by -1.5%, and elementary occupations by -1.7% whilst the remainder have all increased by 1 to 2% [Source: Census 2011 Table QS606, Census 2021 Table TS 063].

² The types of qualification included in each level are:

- Level 1 and entry level qualifications: 1 to 4 GCSEs grade A* to C , Any GCSEs at other grades, O levels or CSEs (any grades), 1 AS level, NVQ level 1, Foundation GNVQ, Basic or Essential Skills
- Level 2 qualifications: 5 or more GCSEs (A* to C or 9 to 4), O levels (passes), CSEs (grade 1), School Certification, 1 A level, 2 to 3 AS levels, VCEs, Intermediate or Higher Diploma, Welsh Baccalaureate Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First or General Diploma, RSA Diploma
- Level 3 qualifications: 2 or more A levels or VCEs, 4 or more AS levels, Higher School Certificate, Progression or Advanced Diploma, Welsh Baccalaureate Advance Diploma, NVQ level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma
- Level 4 qualifications or above: degree (BA, BSc), higher degree (MA, PhD, PGCE), NVQ level 4 to 5, HNC, HND, RSA Higher Diploma, BTEC Higher level, professional qualifications (for example, teaching, nursing, accountancy)
- Other qualifications: vocational or work-related qualifications, other qualifications achieved in England or Wales, qualifications achieved outside England or Wales (equivalent not stated or unknown)

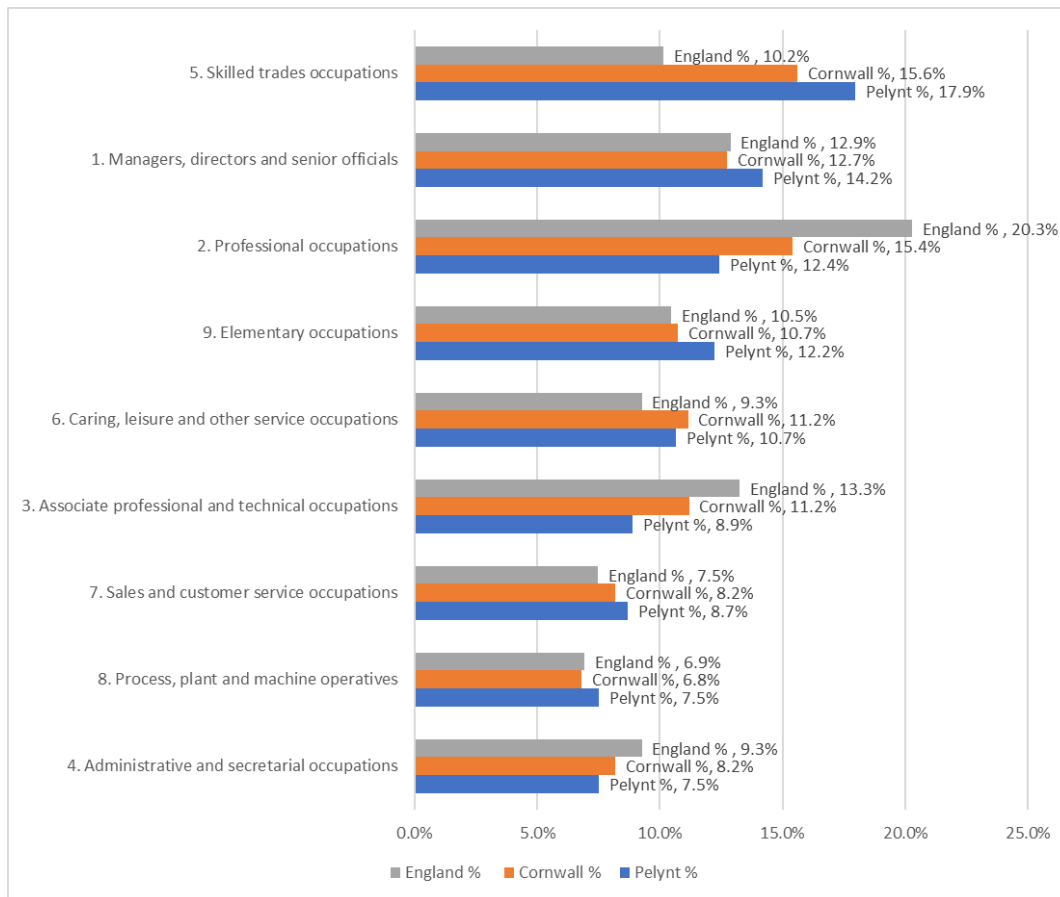


FIGURE 9: LEVEL OF JOBS HELD BY RESIDENTS OF PELYNT PARISH [Source Census 2021 Table TS063].

Socio-Economic Position

3.41 The National Statistics Socio-economic Classification shows the structure of socio-economic positions and gives an impression of social class, which can be suggestive of the wealth and life chances of the population of an area, in comparison to others.

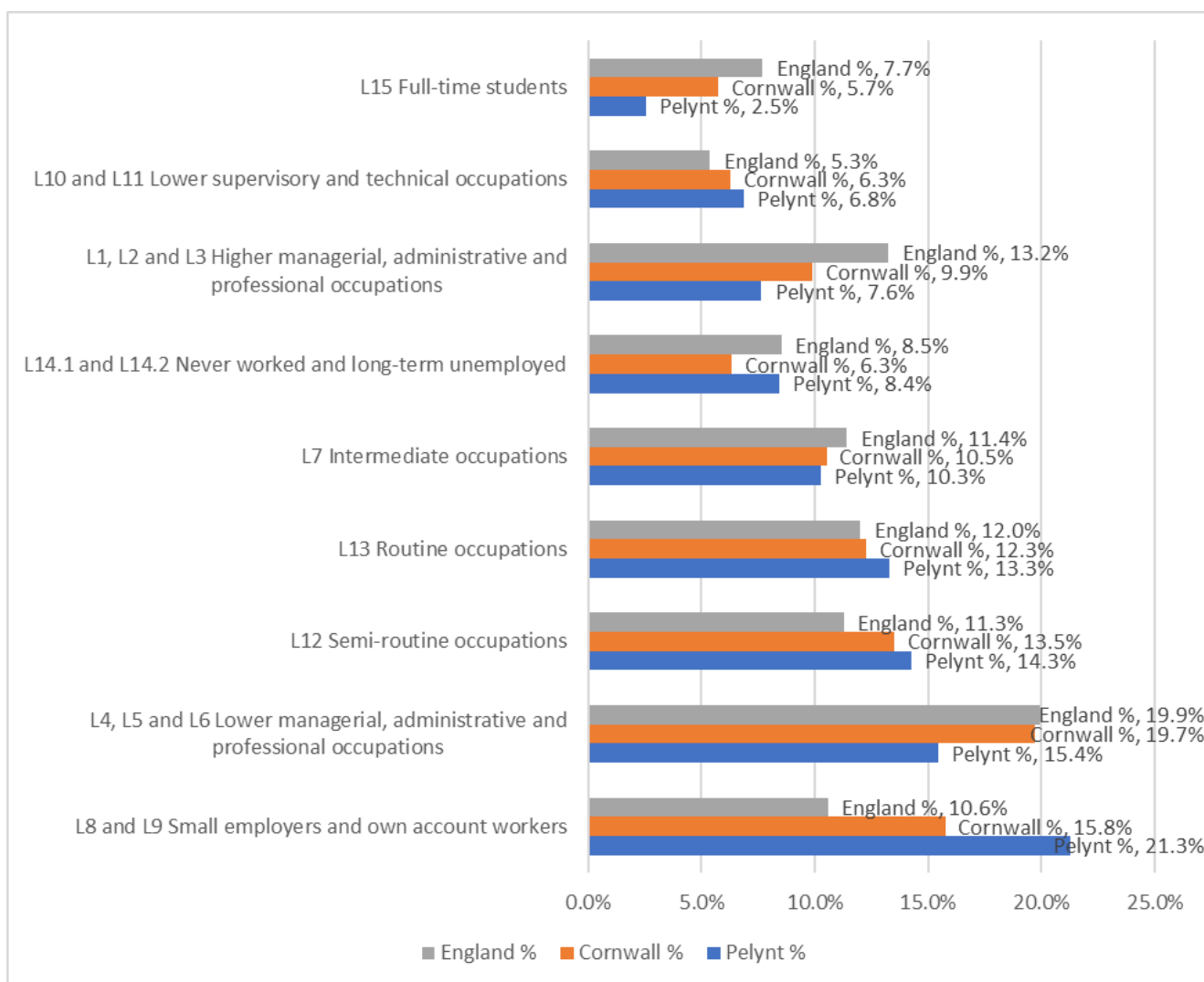


Figure 10: National Statistics Socio-economic Classification. [Source : Census 2021 Table TS062].

3.42 It can be seen from Figure 10 that Pelynt had a higher than usual representation of those who were small employers and own account workers, people in semi-routine roles, and lower supervisory roles. On the other hand there were fewer in managerial, professional and administrative roles. Overall this data reflects the higher proportions of retired people, and also a very high level, proportionally, of people running their own businesses, typical of a rural area. Whilst a lack of people in the managerial etc roles may often be seen as an indicator of lower wealth and worse ‘life chances’ amongst the community, this may be counteracted by the presence of more retired people with higher levels of ‘unearned’ income (i.e. private pensions etc.) and the greater proportion of self-employed people. There may be, however, a core of younger adults on lower incomes whose needs must be considered.

Income

3.43 Income data is hard to fit to the local Parish level. Two sources are available. The first source is ONS’s ‘Income estimates for small areas, England and Wales’. This is limited to the overall average household income (i.e. it does not provide the average income of lower earners). The average total

household income in the Middle Layer Super Output area [MSOA 028] in which the Parish³ is located before housing costs locally was £29,300 in 2020. Assuming that this figure increased by the same percentage as the ONS data below, by 2023 this would have been £35,183. There will be many households earning below this figure.

- 3.44 The second source is ONS’s annual estimates of UK employee earnings. This provides median and lower quartile average earnings but it is only available at the Local Authority level (ie all Cornwall). It also relates to individual earnings, not households. While this is an accurate representation of household incomes where there is only one earner, it does not represent household income where there are two or more people earning.
- 3.45 Cornwall’s individual lower quartile [the lower quartile is the value below which 25% of jobs fall] gross annual full-time earnings was £ 24,861 in 2023. To estimate the income of households with two lower quartile earners, this figure is doubled to £49,722. For the UK the equivalent figures were £26,200[£52,400].
- 3.46 The individual median quartile [the median is the value below which 50% of jobs fall] gross annual earnings were £32,715 in 2023. To estimate the income of households with two median quartile earners, this figure is doubled to £65,430. For the UK the equivalent figures were £35,100 [£70,200].

Deprivation

- 3.47 Deprivation classification in the census is based on four selected household characteristics. A household is deprived if they meet one or more of the following conditions:
- Employment (any member of a household not a full-time student is either unemployed or long-term sick);
 - Education (no person in the household has at least level 2 education, and no person aged 16-18 is a full-time student);
 - Health and disability (any person in the household has general health 'bad or very bad' or has a long term health problem); and
 - Housing (Household's accommodation is either overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating).
- 3.48 A household is classified as being deprived in none, or one to four of these dimensions in any combination. Figure 11 shows that at 2021, Pelynt was more deprived than the average for Cornwall, the South West and England, having a greater proportion of households deprived in 1 or 2 dimensions. Notably the proportion deprived in 3 or 4 dimensions was less than the figures for these larger areas, suggesting that the depth of deprivation at that time was not severe. Compared to 2011, the 2021 figures indicate an overall improvement in position.

	Pelynt	Cornwall	England
Household not deprived	32.3%/37.8%	40.2%/46.1%	42.5%/48.4%
Deprived in 1 dimension	35.0%/40.6%	34.6%/35.5%	32.7%/33.5%

³ Pelynt is in MSOA ref 028, which also includes Duloe, Lanreath, St Keyne, St Martin, Lansallos and West Taphouse.

Deprived in 2 dimensions	27.1%/19.0%	19.9%/14.6%	19.1%/14.2%
Deprived in 3 dimensions	5.4%/2.5%	4.8%/3.5%	5.1%/3.7%
Deprived in 4 dimensions	0.2%/0.1%	0.5%/0.3%	0.5%/0.2%

FIGURE 11: HOUSEHOLD DEPRIVATION 2011/2021

SOURCE: CENSUS 2011 - TABLE QS119EW, CENSUS 2021 - (TABLE TS011)

3.49 The Index of Multiple Deprivation 2015 and 2019 (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights, as described below. The IMD is an area-based index of deprivation whereas the census deprivation statistics are at a household level. The IMD remains the primary indicator to measure deprivation as it uses a much larger basket of indicators across broader themes than does the Census.

3.50 The seven deprivation domains are as follows:

- **The Income Deprivation Domain** measures the proportion of the population experiencing deprivation relating to low income. The definition of low income used includes both those people that are out-of-work, and those that are in work but who have low earnings (and who satisfy the respective means tests).
- **The Employment Deprivation Domain** measures the proportion of the working-age population in an area involuntarily excluded from the labour market. This includes people who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities.
- **The Education, Skills and Training Deprivation Domain** measures the lack of attainment and skills in the local population. The indicators fall into two sub-domains: one relating to children and young people and one relating to adult skills.
- **The Health Deprivation and Disability Domain** measures the risk of premature death and the impairment of quality of life through poor physical or mental health. The domain measures morbidity, disability and premature mortality but not aspects of behaviour or environment that may be predictive of future health deprivation.
- **The Crime Domain** measures the risk of personal and material victimisation at local level.
- **The Barriers to Housing and Services Domain** measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: 'geographical barriers', which relate to the physical proximity of local services, and 'wider barriers' which includes issues relating to access to housing such as affordability.
- **The Living Environment Deprivation Domain** measures the quality of the local environment. The indicators fall into two sub-domains:
 - a. The 'indoors' living environment measures the quality of housing;
 - b. The 'outdoors' living environment contains measures of air quality and road traffic accidents.

3.51 Two supplementary indices (subsets of the Income deprivation domains), are also included:

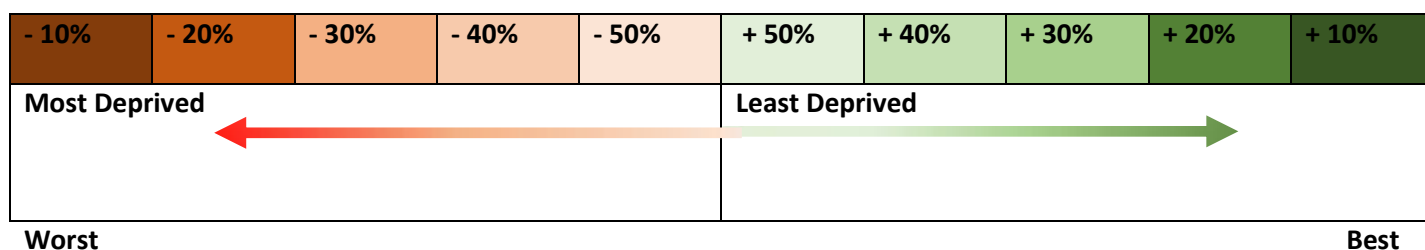
- **Income Deprivation Affecting Children Index:** The proportion of all children aged 0 to 15 living in income deprived families.

- **Income Deprivation Affecting Older People Index:** The proportion of all those aged 60 or over who experience income deprivation.

3.52 Lower Super Output Areas (LSOAs) are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD 2019, LSOAs are ranked out of the 32,844 in England and Wales, with 1 being the most deprived. Ranks are normalized into deciles, with a value of 1 reflecting the top 10% most deprived LSOAs in England and Wales.

3.53 The Neighbourhood Plan area falls within the Cornwall 028C LSOA which also includes the Lansallos Parish Council area, so the data provided is 'best fit' for Pelynt Parish NDP area. The IMD ranking for 2015 and 2019 is shown in Figure 12 below.

FIGURE 12: INDES OF MULTIPLE DEPRIVATION 2015 AND 2019		
LSOA	RANK 2015*	RANK 2019*
Cornwall 028C PELYNT AND LANSALLOS LSOA		
OVERALL	7308/Amongst the 30% most deprived neighbourhoods in country	8151/Amongst the 30% most deprived neighbourhoods in country
INCOME	10738/40% most deprived	11381/40% most deprived
EMPLOYMENT	8263/30% most deprived	9727/30% most deprived
EDUCATION, SKILLS & TRAINING	12661/40% most deprived	12216/40% most deprived
HEALTH DEPRIVATION AND DISABILITY	6319/20% most deprived	7835/30% most deprived
CRIME	29609/10% least deprived	30242/10% least deprived
BARRIERS TO HOUSING AND SERVICES	2752/10% most deprived	4993/20% most deprived
LIVING ENVIRONMENT	1284/10% most deprived	928/10% most deprived
INCOME DEPRIVATION AFFECTING CHILDREN	16475/50% least deprived	18901/50% least deprived
INCOME DEPRIVATION AFFECTING OLDER PEOPLE	11864/40% most deprived	12948/40% most deprived
*OUT OF 32844, WHERE 1 IS THE MOST DEPRIVED. Source: IMD 2015 and 2019		



3.54 This indicates that Pelynt Parish can be described as deprived in 7 of the 9 indices of deprivation, and that there has been small improvement in the health and disability domain, and in the barriers to housing and services domain, between 2015 and 2019, although the latter remains a serious concern. The poor Living environment domain score is shared with much of Cornwall.

Related Community Engagement Feedback

3.55 At the July 2021 survey respondents were asked what they love about living in Pelynt. The top responses were community spirit, the quiet character, having good facilities, and the surrounding countryside. When asked what could be improved about Pelynt, the top responses were traffic calming/speeding measures, facilities for children and teenagers and improved supply of outdoor space.

3.56 In the context of the social role of the planning system to support strong, vibrant and healthy communities, with accessible services and spaces that promote social interaction and cohesiveness, are safe and accessible, and support local health, social and cultural well-being, respondents were asked what issues were important to Pelynt. The percentage of respondents identifying the following themes were as follows:

Open Spaces / Green Spaces / Footpaths etc.	97.5%
Health Services	95.1%
Provisions for Younger People	87.7%
Community Facilities	86.9%
Education / Skills	82.8%
Recreation / Leisure Facilities	68.0%
Provisions for Older People	55.7%
Public Amenities	51.6%

Community Feedback Quote:

‘Due to the increase in population and the new houses it would be nice to see somewhere where the young children could be entertained outside. Possible a field that has a play area, a small sports area for ball games and a small skate park. With the increase in housing and the increase in children, the gardens are small and the kids play on the roads, would it not be better to have an area so they can congregate and participate in outdoor activities’.

Key issues and implications for the NDP

Figure 13: Key Issues and Implications from the evidence base

Theme	Key Issues
Our Community	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ ensure adequate provision of housing, social and community facilities, for all residents ○ ensure there are no harmful impacts on health and well-being

- maintain and enhance opportunities for activity and inclusiveness
- encourage local food production in gardens and allotments.
- Pelynt is identified in the Cornwall Local Plan hierarchy as a category D settlement, i.e. ***a rural service centre that performs an important role in its local area.***
- The size of the population of Pelynt parish remained relatively stable from 2001 to 2011, but grew substantially 2011 to 2021.
- From 2001 to 2021 the working age range population, already smaller than average for Cornwall and England, fell whilst the proportion of people of retirement age grew significantly and the proportion of young people remained steady.
- Causes for this may be the indigenous population growing older, working age moving away to find jobs or affordable accommodation, and in-migration by mainly older people.
- The proportions of single and married pensioner households is notably greater than that for Cornwall and England.
- Data on marriage, ethnicity national identity, religion and belief suggests that traditional values will be shared within the community.
- Data on bad or very bad health compares badly to England and Cornwall. A higher proportion also said that their day-to-day activities were limited a lot by ill health.
- In light of the increase in the older population, these proportions are likely to grow significantly.
- These data have significant implications for the future in terms of health and well-being, and the risk that the needs of younger people will be obscured by the burgeoning needs of older people.
- Compared to England and Cornwall, a smaller proportion had higher level qualifications, and a larger proportion have lower or no qualifications,
- Most local people held skilled trades and elementary occupations, but there is a high proportion in managerial/director occupations, possibly reflecting that the level of self-employed people and business owners living in the Parish.
- Most resident's jobs were in wholesale and retail trade, motor vehicle repair, accommodation , agriculture, and health.
- Overall the data reflects the higher proportions of retired people, and also a very high level, proportionally, of people running their own businesses, typical of a rural area.
- The low proportion in the managerial etc roles may be seen as an indicator of lower wealth and worse 'life chances' amongst the community but may be counteracted by the presence of more retired people with higher levels of 'unearned' income (i.e. private pensions etc.) and the greater proportion of self-employed people.
- There may be, however, a core of younger adults on lower incomes whose needs must be considered.

- In the 2015 and 2019 Indexes of Multiple Deprivation Pelynt Parish was deprived in 7 of the 9 indices of deprivation, but there was a small improvement in the health and disability domain, and in the barriers to housing and services domain, although the latter remains a serious concern.
- The poor Living environment domain score is shared with much of Cornwall.

Implication for the Neighbourhood Development Plan

- **NDP policies should protect and support the provision of services, facilities and amenities to meet the needs of the ageing population, whilst ensuring that the housing, service and employment needs of families and young people continue to be supported.**

Key Objectives for the Neighbourhood Development Plan

- **To support measures to deliver healthcare locally where possible and meet the needs of elderly people for suitable housing.**
- **To maintain and enhance the health and wellbeing of the community through development.**

4. Climate Change (including drainage and flood risk)

Planning Policy Background

4.1 The climate crisis represents a fundamental threat to global well-being, which is recognised internationally through the Kyoto and Paris Climate Conference Agreements and the United Nations Intergovernmental Panel on Climate Change (IPPC) Interim Report, 2018. In May 2019 the Committee on Climate Change recommended net zero carbon emissions by 2050 and Parliament declared a 'climate change emergency'. The UK Government has a commitment to reduce CO2 emissions by 78% on 1990 levels by 2035 and by 100% on 1990 levels by 2050. For the latest Climate Change Risk Assessment see UK Climate Risk and Climate Change Committee.

4.2 The **UK Climate Change Risk Assessment** is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then to develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For the third and latest, 2022 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report aiming to understand the current and future climate risks and opportunities. The evidence report contains eight priority risk areas requiring additional action in the next two years, see below⁴ :

- risks to the viability and diversity of terrestrial and freshwater habitats and species from multiple hazards
- risks to soil health from increased flooding and drought
- risks to natural carbon stores and sequestration from multiple hazards
- risks to crops, livestock and commercial trees from multiple climate hazards
- risks to supply of food, goods and vital services due to climate-related collapse of supply chains and distribution networks

⁴ <https://assets.publishing.service.gov.uk/media/61e54d8f8fa8f505985ef3c7/climate-change-risk-assessment-2022.pdf>

- risks to people and the economy from climate-related failure of the power system
- risks to human health, wellbeing and productivity from increased exposure to heat in homes and other buildings
- multiple risks to the UK from climate change impacts overseas

4.3 The most recent UK Climate Change Risk Assessment (2022) highlighted the urgency of action to tackle the risks arising from climate change, recognising that evidence showed we must be prepared for warming up to 4°C.

4.4 The **UK Climate Change Act** was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also highlighted the role it would take in contributing to collective action to tackle climate change under the Kyoto Protocol, and more recently as part of the UN-led Paris Agreement.

4.5 The Climate Change Act includes the following:

- A 2050 Target to reduce greenhouse gas emissions.
- Target-setting Carbon Budgets. The Act requires the Government to set legally binding ‘carbon budgets’. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The carbon budgets are designed to reflect the cost-effective path to achieving the UK’s long-term objectives. The first six carbon budgets have been put into legislation and run up to 2035. The current Budget says that the target for 2035 can be met by:
 - Take up of low-carbon solutions.
 - Expansion of low-carbon energy supplies.
 - Reducing demand for carbon-intensive activities.
 - Land and greenhouse gas removals.
- The Committee on Climate Change was set up to advise the Government on emissions targets, and report to Parliament on progress made in reducing greenhouse gas emissions..

4.6 The **National Adaptation Programme** requires the Government to assess the risks to the UK from climate change, prepare a strategy to address them, and encourage key organisations to do the

4.7 The environment is central to life in Cornwall with the climate having immediate impacts on people’s lives and the economy. Recognising this, Cornwall Council **declared a Climate Emergency on 22nd January 2019 and followed this with a Climate Change Plan in July 2019** ‘to establish how Cornwall can sufficiently reduce carbon emissions through energy efficiency, low-carbon fuels and investment in renewable energy and other Council strategies, plans and contracts within a timescale which is consistent with an ambition to restrain Global Heating to 1.5° C’. This resolution was made in the context of Cornwall Council’s target for Cornwall to become carbon neutral by 2030.

4.8 **Section 98 of Levelling Up and Regeneration Act 2023** amends section 38B of Planning and Compulsory Purchase Act 2004 (which defines provision that may be made by neighbourhood development plans) to say that **neighbourhood plans must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change.**

National Planning Policy Framework 2023.

4.1 NPPF 2023 (Para 11a) says that **‘all plans should promote a sustainable pattern of development that seeks to meet the development needs of their area; align growth and infrastructure; improve**

the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects’.

4.2 It also says that:

- The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to:
 - shape places in ways that contribute to radical reductions in greenhouse gas emissions,
 - minimise vulnerability and improve resilience;
 - encourage the reuse of existing resources, including the conversion of existing buildings;
 - and support renewable and low carbon energy and associated infrastructure. (Para 157)
- Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures (Para 158)
- New development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and can help to reduce greenhouse gas emissions, such as through location, orientation and design (Para 159).

4.3 On **renewable energy** it says that to help increase the use and supply of renewable and low carbon energy and heat, plans should provide a positive strategy for energy from these sources, while ensuring that adverse impacts are addressed, consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, and identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers (Para 160). New development should comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption (Para 162).

4.4 Para 161 of NPPF 2023 encourages planning support for community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

4.5 In a footnote the NPPF 2023 stresses that. except for applications for the repowering and life-extension of existing wind turbines, a planning application for wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan or a supplementary planning document; and, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been appropriately addressed and the proposal has community support.

4.6 On **energy efficiency and low carbon heating** NPPF 2023 says in Para 164 that significant weight should be given to the need to support improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of the NPPF.

4.7 On **flooding**, the NPPF 2023 says that Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).

Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere (Para 165).

- 4.8 All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property (Para 167).

The Cornwall Local Plan: Strategic Policies.

- 4.9 Objective 9(a) and 9(d) within key theme number 4 states to ‘reduce energy consumption while increasing renewable and low carbon energy production’ and to ‘increase resilience to climate change’. In Policy 2 it says that development should assist the creation of resilient and cohesive communities by: a. Delivering renewable and low carbon energies, increasing energy efficiency and minimising resource consumption through a range of renewable and low carbon technologies;.....g. Supporting smart specialisation sectors including; food; aerospace; marine; renewable energies (including geothermal); and cultural industries’
- 4.10 Policy 14 strongly supports the development of proposals that will increase use of and production of renewable and low carbon energy. It adds that in the case of wind turbines, they are within an area allocated by Neighbourhood Plans for wind power and avoid, or adequately mitigate shadow flicker, noise and adverse impact on air traffic operations, radar and air navigational installations. It also says that 'In and within the setting of Areas of Outstanding Natural Beauty and undeveloped coast, developments will only be permitted in exceptional circumstances and should generally be very small scale in order that the natural beauty of these areas may be conserved. When considering proposals for renewables that impact upon the Area of Outstanding Natural Beauty and its setting and / or the World Heritage Site or other historic assets and their settings, applicants should apply other relevant policies in the Plan’.
- 4.11 The following also directly relate to Climate Change:
- Policy 14: Renewable and low carbon energy;
 - Policy 15: Safeguarding renewable energy;
 - Policy 25: Green infrastructure; and
 - Policy 26: Flood risk management and coastal change
- 4.12 The lower-case text in CLP says that 'Proposals within the AONB, or those that would affect its setting will be supported where they are small scale and meet an identified local need, where landscape capacity can be demonstrated and the natural beauty of the AONB can be conserved and enhanced in accordance with Policy 23’.

Cornwall Climate Emergency Development Plan Document

- 4.13 Cornwall Council has now adopted the Cornwall Climate Emergency DPD [CEDPD]⁵.
- 4.14 Policy RE1 of the CEDPD supports renewable energy schemes where:

⁵ <https://www.cornwall.gov.uk/media/ytsowko1/climate-emergency-dpd.pdf>

- They contribute to meeting Cornwall’s target of 100% renewable electricity supply by 2030; and they balance the wider environmental, social and economic benefits of renewable electricity, heat and/or fuel production and distribution.
- Will not result in significant adverse impacts on the local environment that cannot be satisfactorily mitigated.
- The current use of the land is agricultural, the use allows for the continuation of the site for some form of agricultural.
- Commercial led energy schemes with a capacity over 5mw provide an option to communities to own at least 5% of the scheme subject to viability, and
- There are appropriate plans and a mechanism in place for the removal of the technology on cessation of generation, and restoration of the site to its original use or an acceptable alternative use, and
- Opportunities for co-location of energy producers with energy users, in particular heat will be supported.

4.15 **Regenerative Low Impact Developments** are proposals that seek to enable off-grid lifestyles that minimise the ecological footprint of the inhabitants to sustainable levels. It is broadly self-sufficient in terms of energy, water and waste, whilst also providing a significant proportion of food and income directly from the land. It can achieve very low impact and high sustainability in ways that respect, conserve and enhance the landscape and cultural heritage of a site and its surroundings, whilst improving and increasing biodiversity, carbon sequestration, air, water and soil quality and other bringing relevant environmental enhancements.

4.16 Policy AL1 of the Climate Emergency DPD sets out an approach to Regenerative Low Impact Development in Cornwall. The Policy is aimed at small groups and potentially private estates to provide affordable, low impact housing and other buildings necessary to support the proposed activities, tied to the restorative use of land and controlled by conditions regarding measurable carbon sequestration and environmental net gain. It allows for a departure from national and local policy preventing development in the open countryside, so any such proposals must clearly demonstrate a truly low impact approach and undergo rigorous assessment and ongoing monitoring.

4.17 Policies SEC 1 and CC4 of the CEDPD provide an excellent basis for ensuring new development is of sustainable design. Its provisions go as far as possible within the bounds of viability for new homes and new commercial premises. Measures proposed require new developments to:

- Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption and maximise the use of renewable energy and optimize passive solar gain.
- Incorporate on-site provision of renewable energy or heat and/or low carbon technologies.
- Incorporate water reduction, storage and reuse design principles including rainwater harvesting, greywater recycling and efficient use of all water for both internal and external water consumption.
- Be designed to reduce the risk of summer overheating of properties and increased energy use for building cooling, optimising the use of green infrastructure [such as shelter belt planting in areas exposed to wind] in maintaining healthy indoor and outdoor temperatures.
- Use high quality, thermally efficient building materials, locally sourced wherever practicable, and of low embodied energy use.

- Include the use of “natural” SuDS features.
- Sensitively retrofit energy efficiency measures in heritage properties/assets and buildings to reduce energy demand, providing that it safeguards the historic characteristics of these heritage assets and development is done with the engagement and permissions of relevant organizations**.
- Include measures to reduce heat loss, such as double or secondary glazing with wooden windows that meet the latest relevant British standard.
- Replace of fossil fuel burning energy sources with electric power from renewable sources with zero air emissions locally.
- Achieve Building Research Establishment Environmental Assessment Methodology [BREEAM] ‘Excellent’ (or equivalent).

Other plans and studies

- 4.18 The **Cornwall Climate Change Action Plan**⁶ sets out a programme of action to ensure that Cornwall, as an organisation, leads in tackling the causes and consequences of climate change. It was followed by a ‘Carbon Neutral Cornwall Call to Action’⁷ which explains how Cornwall as a community can work to achieve carbon neutrality. Included in this are several themes which the planning system can help deliver on, such as including renewable and low carbon energy, changes in travel patterns and methods, environmental enhancement, and building design.
- 4.19 The **Cornwall Climate Risk Assessment Report**⁸ details how Cornwall will be affected by climate change, highlighting key potential changes for Cornwall, including:
- The highest potential sea level rises around the UK by the end of the century
 - The possibility of more high impact flooding. For example like the floods in Boscastle (2004) and Coverack (2017)
 - Stronger storms and higher wind speeds
 - Faster coastal erosion
 - More heatwaves and severe droughts.
- 4.20 The **Cornwall Local Area Energy Plan** is a new, place-based approach that Cornwall and the Isles of Scilly are piloting as part of the effort to achieve both Cornwall and the Isles of Scilly Net Zero ambitions. They enable areas to develop their plans to decarbonise their local energy systems, working on the basis that the best decarbonisation strategy will be take into account an area’s specific geography, building types, energy infrastructure, energy demand and security, as well as established future growth plans. Thus, it will help facilitate an integrated position between planning and energy – enabling transport, housing and economic planning decisions relating to energy (supply and demand) to be viewed holistically and enable delivery against an agreed holistic strategy. As such, when fully developed, it will form an important input to Neighbourhood Development Planning.
- 4.21 Cornwall Council is also developing a **Cornwall Climate Change Adaptation Strategy** which will inform the LAEPs and Neighbourhood Development Plans by setting out how communities can be

⁶ <https://www.cornwall.gov.uk/media/y5mctbyu/climate-change-action-plan.pdf>

⁷ <https://www.cornwall.gov.uk/media/qyvfp03e/cnc-call-to-action.pdf>

⁸ <https://www.cornwall.gov.uk/climate-report>

resilient to change. The Adaptation Strategy will set out the need for **Community Adaptation Plans**, to ensure Cornwall's communities are prepared for a changing climate.

- 4.22 The **Cornish Renewable Energy Landscape Sensitivity Assessment 2020**⁹ forms part of the evidence base for the Climate Emergency DPD and is a useful source of advice.
- 4.23 Cornwall Council have also produced an advice note on **Climate Change and Neighbourhood Plans**¹⁰. It stresses that NDP policies do not need to repeat the policies of the DPD. Climate change related policies in NDPs to identify and address local mitigation and adaptation issues should compliment and expand the policies in the DPD. Neighbourhood Plan policies will also need to consider general conformity with its policies.
- 4.24 The Council's Carbon Neutral Cornwall Team has produced the '**Cornwall Hive**'¹¹. This is a hub with information to help communities and individuals to tackle climate change.
- 4.25 **Historic England** provide guidance and technical advice regarding the impact of climate change and mitigation has on historic buildings:

Energy Efficiency and Traditional Homes [Historic England Advice Note 14] outlines a 'whole building' approach that can help in meeting the combined objectives of increasing energy efficiency and sustaining significance in heritage assets, while avoiding unintended consequences. Although this note focusses on homes of traditional construction which are heritage assets, the 'whole building' approach is equally applicable to other buildings of traditional construction, whether homes or not and whether heritage assets or not, though for more complex buildings more detailed analysis will be needed.

*Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency*¹² gives more detailed technical advice.

- 4.26 The **Flood and Water Management Act**¹³ highlights that alternatives to traditional engineering approaches to flood risk management include:
- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings);
 - Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water;
 - Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere;
 - Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion; and
 - Creating sustainable drainage systems (SuDS).
- 4.27 Further guidance is provided in the document '**Planning for SuDS**'¹⁴. This report calls for greater recognition of the multiple benefits that water management can present. It suggests that successful SuDS are capable of 'contributing to local quality of life and green infrastructure'.

⁹ <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/climate-emergency-development-plan-document/climate-emergency-dpd-renewable-energy-sensitivity-assessment/>

¹⁰ <https://www.cornwall.gov.uk/media/s2mplank/climate-change-and-neighbourhood-plans.pdf>

¹¹ <https://letstalk.cornwall.gov.uk/hub-page/carbon-neutral-cornwall>

¹² See <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/#Planning>

¹³ <http://www.legislation.gov.uk/ukpga/2010/29/contents>

4.28 The **Cornwall Council SuDS policy set** includes seven useful notes and other material that are relevant.¹⁵ The following videos may also aid understanding of the issues:

- Down the Drain a Cornwall Climate Care documentary¹⁶
- Natural Flood Management – High Water Common Ground (devon.gov.uk)¹⁷
- Planning for flood risk in England - Town and Country Planning Association (tcpa.org.uk)¹⁸

4.29 The Soils and Natural Flood Management Devon and Cornwall Guide¹⁹ gives information on recommended soil management in particular localities.

Local Energy Storage

4.30 Local energy storage is considered to be a crucial element in moves to increase the proportion of renewable and low carbon energy. When renewable sources produce insufficient power to meet demand, rather than draw from the grid, power is drawn from batteries and they progressively discharge. When the system produces more electricity than can be used, the batteries can be recharged. Such storage can help improve energy security, alleviate energy poverty, and potentially assist moves to off-grid systems and is expected to be particularly advantageous to farming as it adapts in the face of rapidly changing economic conditions. Storage could, in addition, be part of a new residential or non-residential development site, as an essential element of an energy strategy to decarbonise the new development. Carefully designed and located storage facilities can be accommodated in sensitive locations. However, as an emerging area of technology a cautious approach to their development is appropriate.

Community Climate Change Action

4.31 Communities can have a significant role in addressing the causes and impacts of climate change. For example in 2017 community energy organisations in the UK owned 121 MW of energy capacity, which has generated 265 GWh of energy since 2002, benefitting individual householders, the wider community and local businesses.

4.32 Para 161 of NPPF 2023 encourages neighbourhood plans to support community-led initiatives for renewable and low carbon energy. The Government's Energy Security Strategy of April 2022 includes plans to prioritise putting local communities in control by developing local partnerships for supportive communities who wish to host new onshore wind infrastructure in return for benefits. The CEDPD gives significant weight to community led energy schemes where evidence of community support can be demonstrated, with administrative and financial structures in place to deliver/manage the project and any income from it. Encouragement will be given to schemes to provide for a community benefit in terms of direct supplies, profit sharing or proportion of community ownership and delivery of local social and community benefits.

4.33 A variety of community finance, in-kind and wider benefits are becoming common as part of community renewable energy development. Examples include:

¹⁴ http://www.ciria.org/Resources/Free_publications/Planning_for_SuDS_ma.aspx

¹⁵ <https://www.cornwall.gov.uk/environment/countryside/flood-risk/suds-for-cornwall-guidance/>

¹⁶ <https://www.cornwallclimate.org/films/down-the-drain>

¹⁷ <https://www.devon.gov.uk/floodriskmanagement/natural-flood-management/>

¹⁸ <https://tcpa.org.uk/resources/planning-for-flood-risk-in-england/>

¹⁹ <https://wrt.org.uk/project/soils-and-natural-flood-management/>

- Community benefit funds
- Community ownership or share-holding in renewable energy
- Locally cheaper energy bills
- Shared funding of local infrastructure upgrades (e.g. faster broadband, electric vehicle charging points)
- Educational visits for schools
- Employment of local people in construction and maintenance
- Preference local contractors in tendering processes

4.34 Community based climate change action can also include measures such as:

- Retro-fitting energy efficiency and insulation in existing homes
- Sustainable eco-housing developments
- Provision of public electric car charging facilities
- Installing heat pumps
- Installing rooftop solar energy
- Community low-carbon heating schemes
- Community anaerobic digestion (composting for energy) schemes
- Car sharing schemes.
- Community owned solar farms
- Community owned wind farms
- Community owned hydro or geothermal power stations
- Tree planting/ reforestation & rewilding projects

Baseline

Contribution to Climate Change Emissions

4.35 In relation to greenhouse gas emissions, source data from the Department of Energy and Climate Change suggests that Cornwall has broadly similar per capita emissions in comparison to the South West of England and England as a whole since 2005. Cornwall has also seen a 36.3% reduction in the percentage of total emissions per capita between 2005 and 2016, slightly lower than the reductions for the South West of England (36.7%) and England (37.6%).

4.36 According to the IMPACT Community Carbon Calculator²⁰, Pelynt Parish contributes 11,989 tonnes of CO₂e²¹ per annum on a consumption basis (all emissions caused by residents of the area, regardless of where they occur) as shown in Figure 14 below. This equates to 10.4 tonnes CO₂e per household.

FIGURE 14: CONSUMPTION BASIS EMISSIONS BREAKDOWN FOR PELYNT PARISH [SOURCE: IMPACT CARBON CALCULATOR]			
Activity	(t CO ₂ e)	Per HH	Percentage
Consumption of goods and services	4162	3.6	35%
Housing	2920	2.5	24%
Food and Diet	2776	2.4	23%
Travel	2113	1.8	18%
Waste	19	<0.1	<1%

²⁰ <https://impact-tool.org.uk/footprint/footprint?regionId=E04011502&geography=parish&footprintType=consumption&scale=per-household>

²¹ CO₂e stands for "carbon dioxide equivalent" and is a standard unit of measurement in carbon accounting. It expresses the impact of a number of different gases collectively as a common unit.

ALL	11989	10.4	100%
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4.37 Figure 15 breaks this down into the different activities that residents within the parish’s boundary engage in, illustrating the areas in which behavioural change by residents could reduce the overall carbon footprint. Figure 16 compares the consumption basis emissions from the Parish with the Cornwall and national average. Emissions generated wholly within the Parish are 7678 tonnes CO₂e, of which 1310 are from commercial sources, 225 from agriculture, and 2920 from housing.

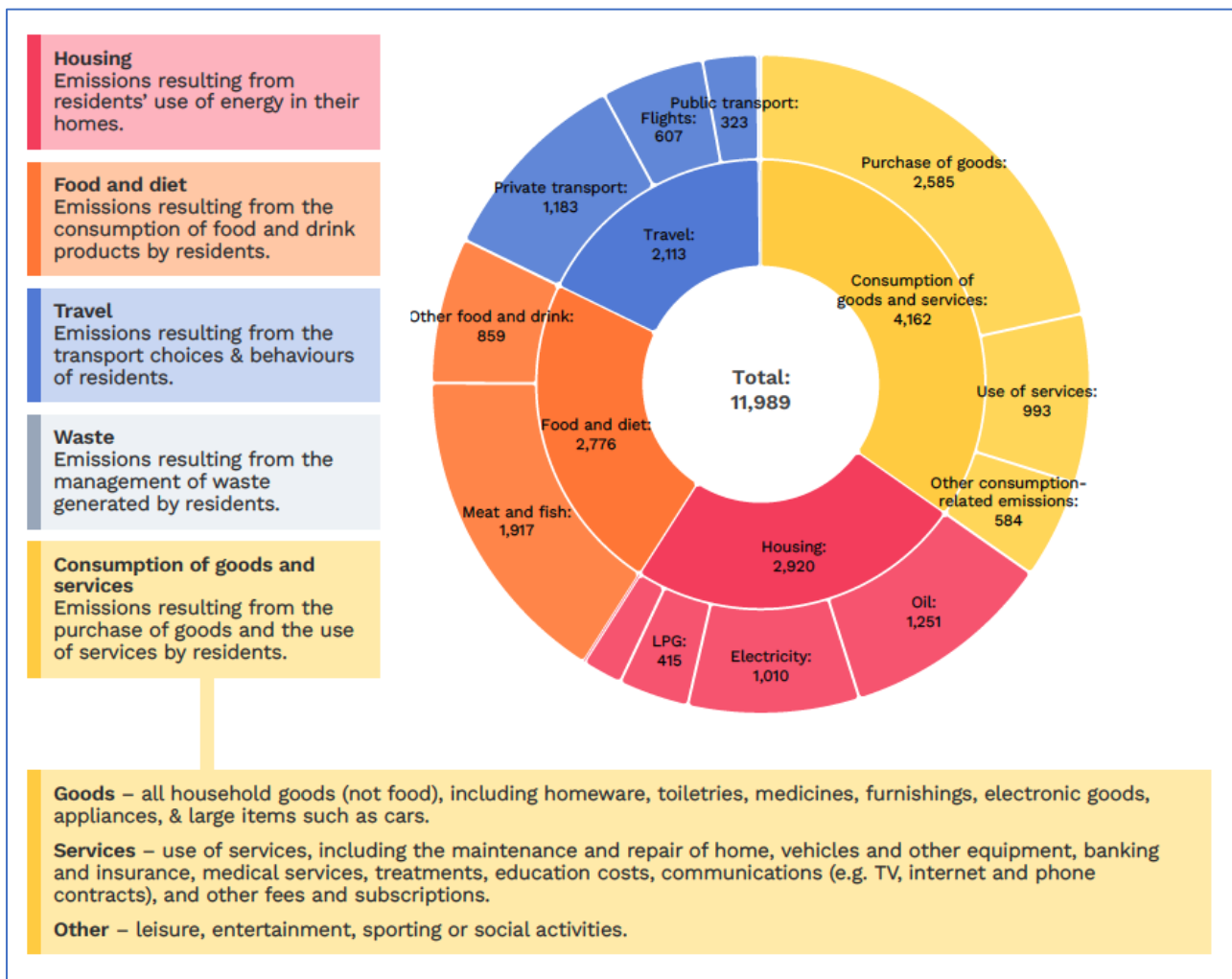


FIGURE 15: DETAILED CONSUMPTION BASIS EMISSIONS BREAKDOWN FOR PELYNT PARISH [SOURCE: IMPACT CARBON CALCULATOR]

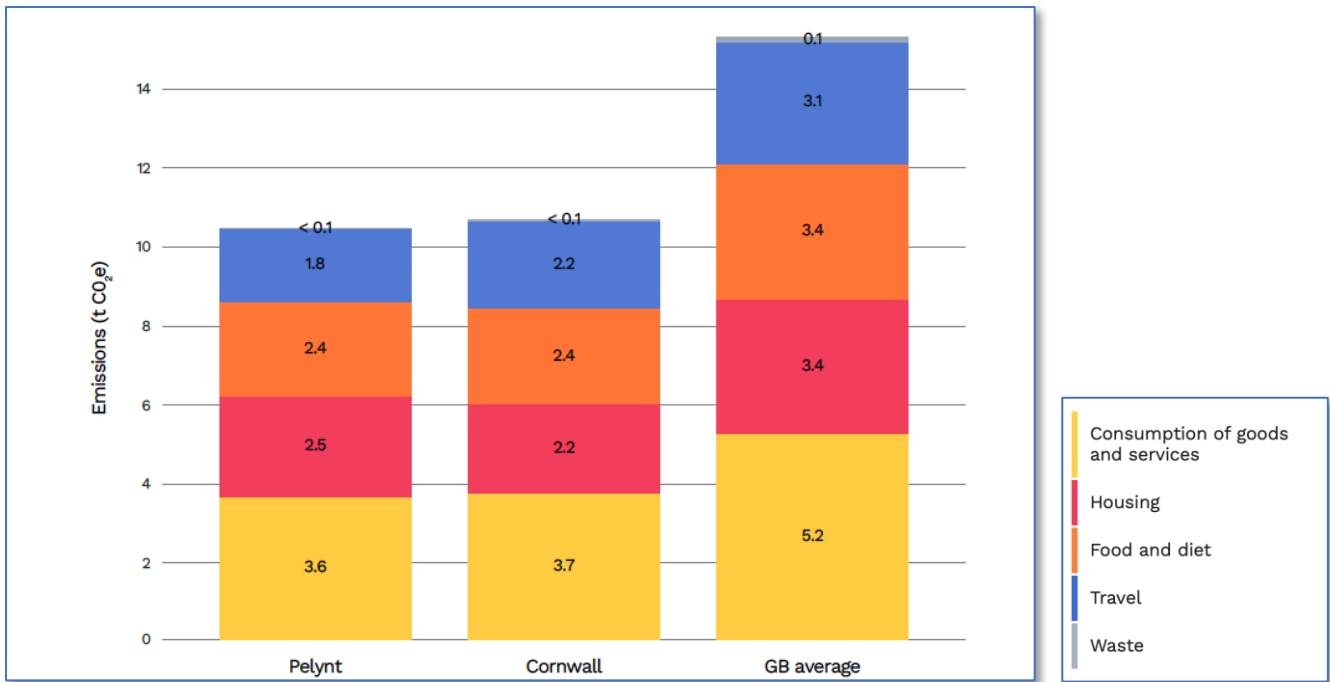


FIGURE 16: CONSUMPTION BASIS EMISSIONS BREAKDOWN COMPARISON [SOURCE: IMPACT CARBON CALCULATOR]

Building Performance in the NDP Area [EPCs]

4.38 An Energy Performance Certificate gives a property an energy efficiency rating from A (most efficient) to G (least efficient). They are needed whenever a property is built, sold, or rented and are valid for 10 years. A significant proportion of properties in the Parish fall into the D to G category, reflecting the generally older housing stock, further underlining the need to encourage retrofitting with improved insulation and low carbon heating energy sources. Figure 17 alongside shows EPC distribution at the three main settlements in the Parish

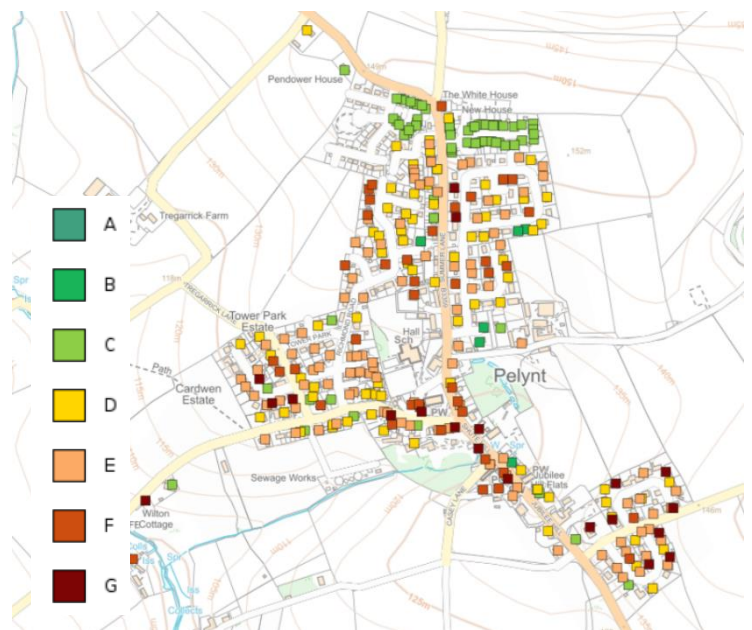


FIGURE 17: ENERGY PERFORMANCE CERTIFICATES AT PELYNT [SOURCE: IMPACT CARBON CALCULATOR]

Potential effects of Climate Change

4.39 The outcome of research on the probable effects of climate change in the UK was released in 2018 by the UK Climate Projections (UKCP18) team²². UKCP18 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models. Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.

²² <http://ukclimateprojections.metoffice.gov.uk/>

4.40 As highlighted by the research, the effects of climate change (under medium emissions scenarios 50th percentile) for South West England during the period 2040-2059 compared to the period 1981-2000 are likely to be as follows²³:

- The central estimate of increase in annual mean temperatures of between 2°C and 3°C;
- The central estimate of change in annual mean precipitation of +10 to +20% in winter and -20% to -30% in summer.

4.41 Resulting from these changes, a range of risks may exist for the Neighbourhood Plan area, including:

- Increased incidence of heat related illnesses and deaths during the summer;
- Increased incidence of illnesses and deaths related to exposure to sunlight (e.g. skin cancer, cataracts);
- Increased incidence of pathogen related diseases (e.g. Covid-19, legionella and salmonella);
- Increase in health problems related to rise in local ozone levels during summer;
- Increased risk of injuries and deaths due to increased number of storm events;
- Effects on water resources from climate change;
- Reduction in availability of groundwater for abstraction;
- Adverse effect on water quality from low stream levels and turbulent stream flow after heavy rain;
- Increased risk of flooding, including increased vulnerability to 1:100 year floods;
- Changes in insurance provisions for flood damage;
- A need to increase the capacity of wastewater treatment plants and sewers;
- A need to upgrade flood defences;
- Soil erosion due to flash flooding;
- Loss of species that are at the edge of their southerly distribution;
- Spread of species at the northern edge of their distribution;
- Deterioration in working conditions due to increased temperatures;
- Changes to global supply chain;
- Increased difficulty of food preparation, handling and storage due to higher temperatures;
- An increased move by the insurance industry towards a more risk-based approach to insurance underwriting, leading to higher cost premiums for business;
- Increased demand for air-conditioning;
- Increased drought and flood related problems such as soil shrinkages and subsidence;
- Risk of road surfaces melting more frequently due to increased temperature; and
- Flooding of roads.

4.42 Later in 2024 the **Cornwall Local Climate Adaptation Tool** will become available. It can be filtered by parish and shows how the climate may change in each location, what the particular climate-related health vulnerabilities are and example solutions for making the community more resilient. For the moment we can say that the drought risk is particularly relevant to this agricultural parish. An additional risk to consider due to remoteness is the impact that the obstruction of roads by flooding or fallen trees could have on access and key deliveries (such as solid fuel for off-gas properties).

²³ <https://www.metoffice.gov.uk/research/approach/collaboration/ukcp/land-projection-maps>

Alternative Energy Generation

- 4.43 Renewable energy is of considerable significance to Cornwall because of its geographical characteristics (as an exposed and hilly peninsula, enjoying strong levels of sunshine, with many watercourses and granite spine) and relatively sparse population making it particularly suitable for wind turbines, Solar PV arrays and other forms of ‘natural energy’. However the landscape character, biodiversity and heritage status of much of the county restricts the opportunities for the larger scale forms of energy development such as wind turbines and solar arrays to areas away from the AONB.
- 4.44 Area wind survey information was used from the UK NOABL (National Oceanic and Atmospheric Administration Boundary Layer) wind speed database produced for the former Department of Trade and Industry, accessed via the RenSMART mapping tool. The database contains estimates of the annual mean wind speed throughout the UK at a height of 10m, 25m and 45m above ground level (agl). The database has a resolution of a 1km grid square with the average wind speed shown in m/s.
- 4.45 The minimum economic wind speed (i.e. the speed at which a turbine becomes economically viable) used in previous Cornwall Council studies is a level of 5.5m/s at 10m above ground level. (‘Renewable-Energy-Resource-Potential’. Cornwall Council March 2013).
- 4.46 As the wind shear is affected greatly by local topography and the surrounding environment (i.e. trees, walls, buildings etc) it is more appropriate to use the 25m agl dataset with the known minimum economic wind speed at the same level. Therefore, all grid squares with a wind speed below 5.5m/s at 25m height can be discounted as having wind generation potential. Values above 7 would be considered ‘good’ commercial grade wind site.
- 4.47 As can be seen from Figure 18, most of the Parish has wind speeds that exceed the minimum economic level.



FIGURE 18: WIND SPEEDS AT 25M HEIGHT (SOURCE: RENMAPS)

- 4.48 As with the rest of Cornwall and most of the SW of England, the area shares the highest solar PV potential in the UK, at 3.4kWh/m²/day.
- 4.49 The Cornwall Climate Emergency DPD identifies ‘broad areas’ that are ‘suitable for wind energy’ development based on this landscape sensitivity assessment and sets relevant criteria for decision making. The entire Parish of Pelynt is within this area, apart from the Looe Rivers landscape character area. Falling within the broad areas does not mean that proposals will automatically be granted planning permission. They are essentially an ‘area of search’ within which the Council will consider whether turbines should be granted permission in line with local and national policy which sets out a series of technical tests (including distances from homes and heritage assets (including Scheduled Monuments and Listed Buildings) and demonstrate the acceptability of their visual impact.
- 4.50 Most of the area [apart from a small area around Muchlarnick] is within 2km of the 33kV and 132kV electricity distribution grid.
- 4.51 Thus, in terms of energy generation potential the Parish has much to offer, subject to important environmental constraints. The Cornish Renewable Energy Landscape Sensitivity Assessment 2020 identifies how this potential is constrained.

Cornish Renewable Energy Landscape Sensitivity Assessment 2020

- 4.52 The **Cornish Renewable Energy Landscape Sensitivity Assessment 2020 concludes that the Looe Valley Rivers area would not be suitable for any Band C or D wind-turbine developments** as they are likely to dominate the landscape.
- 4.53 It provides the following additional guidance of relevance to Pelynt:
- Ensure that any new Band B turbines are sited well away from any Band A turbines, so that the different size classes are not seen together.
 - The scattering of turbines across the RLU should be minimised to avoid cumulative impacts on landscape character.
 - Ensure that any new developments are similar in terms of siting, layout and relationship to key landscape characteristics, so as to present a simple image that relates clearly to landscape character¹.
 - Avoid close juxtaposition of different turbine designs and heights within the same banding, aiming instead for a consistent design and height in any given area.
 - Utilise the landscape’s large areas of woodland, plantations, trees and thick Cornish hedges to filter views of turbines and screen ground-level features of developments wherever possible.
 - Ensure wind energy development does not dominate or prevent the understanding and appreciation of historic landmarks such as historic bridges and the Great Western Railway Viaduct.
 - Consider views from local viewpoints and popular routes when considering the siting and design of wind energy development in the landscape – ensure development doesn’t detract from the tranquil experience on these routes.
 - Protect the features which contribute to the scenic quality of the Looe and Seaton River Valley AGLV, particularly the strong field pattern provided by thick hedges, the native woods within valleys, the coastal ridge and rocky cliffs, and the rias line with thick oak woodland.

4.54 **With regard to Solar PV, the Assessment advises that none of the Looe Rivers landscape is suitable for larger Band C or D solar PV developments** due to its sensitivities, although it may be opportunities to locate a small number of well sited Band A, B or smaller Band C developments within the more sheltered and folded land, ensuring that development does not occur on the tops of narrow steep-sided valleys that are highly visible and that the screening provided by high hedges and woodland is utilised. The lower slopes of the wooded valleys could also provide well-screened locations for small Band A solar PV developments, although these should be sited within farmland, not semi-natural habitat to retain the valleys’ naturalistic characteristics and habitat interest.

FIGURE 19: RENEWABLE ENERGY DEVELOPMENT SIZE BANDS		
BAND	WIND	SOLAR PV
BAND A	(18-25m)	(≤5ha)
BAND B	(26-60m)	(>5 to 10ha)
BAND C	(61-99m)	(>10 to 15ha)
BAND D	(100-150m)	(>15 to 30ha)

4.55 It provides the following additional guidance of relevance to Pelynt:

- The overall aim should be to make sure that solar PV developments do not become a key characteristic of the landscape (i.e. avoiding significant cumulative impacts on the RLU from multiple developments that would result in an overall change in landscape character).
- Solar PV developments should be clearly separated so that, although each development may influence the perception of the landscape at close proximity, collectively they do not have a defining influence on the overall experience of the landscape or views along the river.
- Ensure that solar PV developments form part of the mixed farmland and wooded mosaic – rather than becoming a dominating land use.
- Avoid siting solar development on steep visible slopes south of Looe Mills. To the north of Looe Mills, aim to locate development on lower slopes and in folds in the landscape where it will be less visible and therefore have less of an influence on landscape character. Use existing landscape features, such as high hedgerows and woodland blocks to screen development wherever possible ensuring that any additional screening provided is in character with the landscape.
- Avoid siting solar PV development within the HLC Zones of ‘Deciduous Woodland’, which would be highly vulnerable.
- Ensure solar PV development does not adversely affect relics of the lead mines or the well wooded valleys as distinctive features of the landscape.
- Consider views from local viewpoints and popular routes (including Rights of Way) when considering the siting and design of solar PV development in the landscape. Avoid locating solar PV development where it would be directly overlooked at close quarters, particularly side-on or from behind, where the individual panels would be discernible.

- Protect the factors which contribute to the scenic quality of the Looe and Seaton River Valley AGLV, particularly the high Cornish hedgerows, strong pattern of fields and the 'soft' appearance of the hills.

4.56 The Assessment concludes that in **the South East Cornwall Plateau area further new turbine developments are avoided** because of the landscape's sensitivity and the presence of multiple single developments already present. Instead, **opportunities should be sought to replace existing Band B turbines of 45m or higher with Band C turbines**, seeking for consistency in height and turbine design.

4.57 It provides the following additional guidance of relevance to Pelynt:

- Ensure that any new developments are similar in terms of siting, layout and relationship to key landscape characteristics, so as to present a simple image that relates clearly to landscape character¹.
- Avoid close juxtaposition of different turbine designs and heights within the same banding, aiming instead for a consistent design and height in any given area.
- In valleys, single turbines may be most appropriate, sited adjacent to existing buildings or clusters of buildings.
- Ensure wind energy development does not dominate, or prevent the understanding and appreciation of, historic landmarks on the skyline, including, Iron Age hillforts (... Hall Rings and Bake Rings near Pelynt)...
- Consider views from local viewpoints and popular routes (e.g. the South West Coastal Path) when considering the siting and design of wind energy development in the landscape – if development will be visible, aim for a balanced composition.
- Ensure wind energy development does not adversely affect Cornish hedges....
- Protect the factors which contribute to the scenic quality of the AGLVs including the ... strong field patterns provided by thick hedges, the native woods within valleys, and the 'quiet' and 'unspoilt' character – ensure choice of site and scale of development does not detract from these.

4.58 **With regard to Solar PV, the Assessment advises that in the South East Cornwall Plateau area there may be opportunities to develop solar PV farms up to and including smaller developments within Band D** away from open parts of the plateau and coast – carefully sited where land comprises modern field patterns and is more sheltered, utilising the enclosure provided by topography, woodland and high hedgerow. **Minor wooded valleys across the landscape could also provide well-screened locations for Band A and B solar PV developments**, although these should be sited within farmland, not semi-natural habitat to retain the valleys' naturalistic characteristics and habitat interest.

4.59 It provides the following additional guidance of relevance to Pelynt:

- The overall aim should be to make sure that solar PV developments do not become a key characteristic of the landscape (i.e. avoiding significant cumulative impacts from multiple developments that would result in an overall change in landscape character)..
- Multiple developments within the landscape should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response.

- Avoid locating development ... on upper open and visible slopes.
- Locate solar PV development in sheltered folds in the landscape where it will be less visible and have less of an influence on landscape character.
- Preserve the strong field patterns, particularly relating to medieval fields... by minimising the number of adjacent fields that are developed and setting PV panels back from the edges of fields.
- Use existing landscape features, such as Cornish hedges, hedgerows, woodland and buildings to screen development wherever possible, ensuring that any additional screening provided is in character with the landscape.
- Consider views from local viewpoints and popular routes (e.g. the South West Coastal Path) when considering the siting and design of solar PV development in the landscape.
- Avoid locating solar PV development where it would be directly overlooked at close quarters, particularly side-on.
- Protect the factors which contribute to the scenic quality of the AGLVs including the ... strong field patterns provided by thick hedges, the native woods within valleys, the coastal ridge and rocky cliffs and the 'quiet' and 'unspoilt' character – ensure choice of site and scale of development does not detract from these.

FIGURE 20: CORNISH RENEWABLE ENERGY LANDSCAPE SENSITIVITY ASSESSMENT RECOMMENDATIONS 2020 FOR LANDSCAPE CHARACTER AREAS.

Landscape Character Area	Wind	Solar
CA 22 South East Cornwall Plateau	No new: replace Band B turbines of 45m or higher with turbines up to 99m [Band C].	Up to 30ha [Band D]
CA 23 Looe Rivers	Up to 60m [Bands A & B]	Up to 10ha [Bands A & B]

4.60 Within the wider South East Cornwall Plateau Landscape Character Area the landscape sensitivity assessment recommends that further new turbine developments are avoided because of the landscape’s sensitivity and the presence of multiple single developments already present. Instead, opportunities should be sought to replace existing Band B turbines of 45m or higher with Band C turbines, seeking for consistency in height and turbine design. However, given that only one site, a wind turbine with a hub height of 25 m (34.2 metres to tip) and a rotor diameter of 19 m and associated steel tower, exists in the Parish [Polean Farm], and that only 4 more [max height 79m] are within potential sight of each other, it may be reasonable, given the urgency of the climate crisis, to accept additional turbines up to and including Band C, subject to the guidelines set out in the Landscape Assessment and CEDPD Policy RE1.

Electric Vehicle Infrastructure.

4.61 A major plank of UK policy to tackle climate change is the introduction of EVs. The UK Government has banned the sale of new petrol and diesel cars from 2035.

- 4.62 However, the provision of EV charging is complicated. Domestic is usually 7kW or 22kW but many homes charge at around 3.6kW, and here is much variation in vehicle charging type. Rapid chargers are the fastest electric chargers normally available, commonplace in businesses but rare in homes in the South West. Rapid chargers provide a rating of 43kW to 50 kW from a 3 phase supply line, but few homes and businesses have such supply. Ultra-rapid chargers provide a rating of 150kW to 350 kW as found in commercial and public charging points on main roads such as motorway services to ensure that EV owners can charge vehicle in an efficient amount of time so they can continue with their journey.
- 4.63 In Pelynt Parish the existing power infrastructure is predominantly for domestic use with some private EV charging points but few public chargers [Zap Map shows only 7 charger points available in the Parish at Trenderway Farm]. Some holiday and hotel chargers may be found in surrounding parishes but the cost of connection to a local 3 phase network is a major factor in rural areas. The introduction of 7Kw charging at home is relatively straightforward but problems can occur with cables over pavements for those houses without driveways.
- 4.64 Cornwall Council's **Drive EV2 Project** intends to bring new public electric vehicle charge points to Cornwall. The project is funded by the European Regional Development Fund and Cornwall Council. So far it has funded 226 new charging points through 93 fast and 20 charging units. The charge points have been installed in Cornwall Council car parks in 42 locations. None of these so far are in Pelynt Parish.
- 4.65 In the future, where in the next 10 years a large proportion of the available private vehicles and small commercials will be EVs, there is a risk that the rural, dispersed community of Pelynt Parish could be seriously disadvantaged, in both social and economic terms, unless the EV charging infrastructure is improved. Similarly, the local tourism industry may find attracting EV driving customers to be increasingly difficult.

Local Energy Storage

- 4.66 In the case of Pelynt Parish there are many sites suitable for low power storage for the community as well as for the farming and holiday sectors. With around 450 domestic properties on electricity only the total demand is quite low so the integration of small storage systems will be very low impact. There must be a 3 phase 415v supply to connect to these units which may require some additional infrastructure investment. The sale of excess stored power into the grid can also be a useful source of local income.

Community Energy

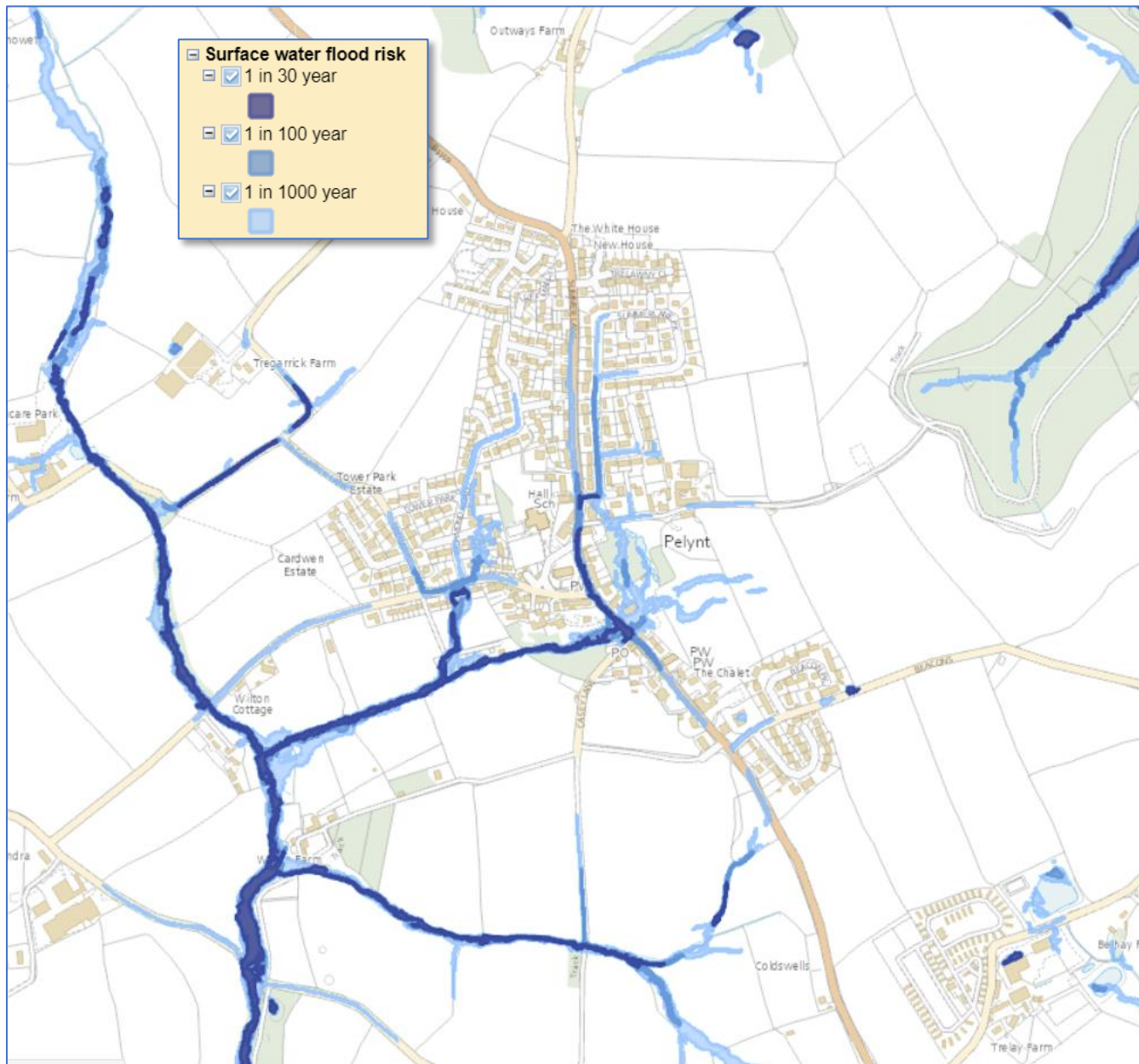
- 4.67 There is no community energy project in Pelynt Parish.

Flood Risk

- 4.68 According to the latest version of the Cornwall Strategic Flood Risk Assessment [SFRA] a 1 in 30 year and 1 in 100-year flood risk affects the centre of Pelynt village, and a more extensive area is within the 1 in 1000-year surface water flooding risk area. The B3359 also floods at Greystone Pool. Neither areas are in river flood plains. Surface water flooding risk is anticipated to increase as a result of climate change, adding to the economic and health costs associated with the inundation of properties. Adequate space must therefore be allowed within the development layout to accommodate appropriate foul and surface water drainage systems. However, "Hard" engineered mitigation of flood risk can be unsympathetic to both the natural and built environment. On the other hand, Sustainable Urban Drainage [SuDS] techniques can help to reduce the incidence of

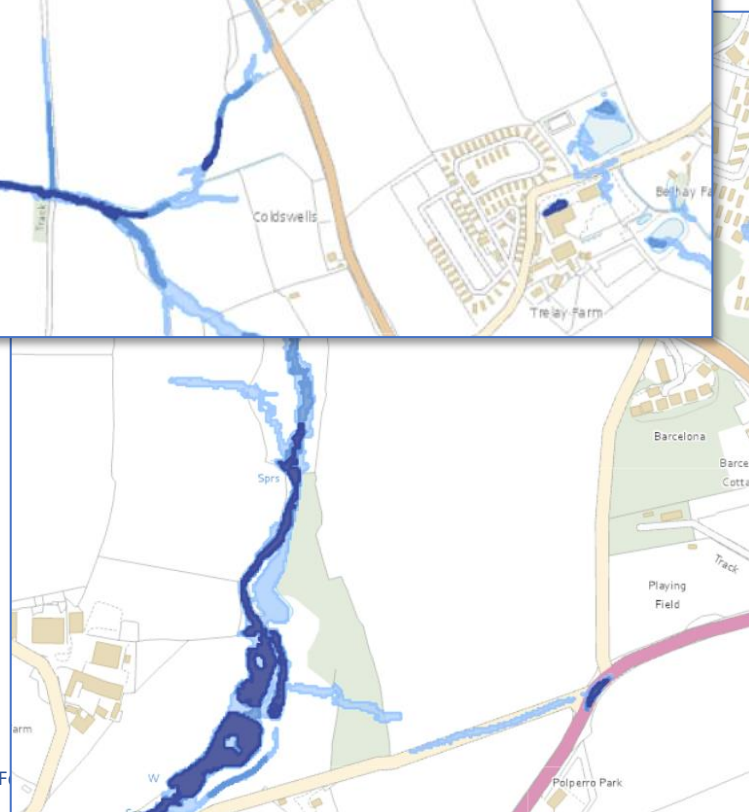
surface water flooding and reduce harm to water quality, whilst providing additional habitat to support and enhance the green infrastructure network, and contributing to the distinctive character of the area.

4.69 Given the rural nature of the parish there could be good potential for Natural Flood Management and land management solutions which could provide additional biodiversity and recreational benefits, as well as funding opportunities for landowners. These will, improve help tackle the impacts of climate change biodiversity and aid rural industries that involve land management responsibilities. Some NFM measures like ponds, wetlands and woody dams may require planning permission.



MAP 7: SURFACE WATER FLOOD RISK AT PELYNT VILLAGE. SOURCE CC SFRA

MAP 8: SURFACE WATER FLOOD RISK AT GRAYSTONE POOL . SOURCE CC SFRA



Related Community Engagement Feedback

4.70 About 61% of respondents to the community survey said that renewable energy was important.

Community Feedback Quotes:

'Climate change - As a village we're probably doing better than most. Lack of gas in the village has meant most of us have insulated our homes and got solar panels. However more is needed. My children point out to the lack of electric car charging points locally.'

'Traffic calming measures would reduce pollution too.'

'All new homes should be fitted with solar panels'. 'Why don't we put solar panels on the village hall?'

'Wind turbines should be clustered together not scattered across the landscape. All new houses should have solar panels.'

Key issues and implications for the NDP

Figure 21: Key Issues and Implications from the evidence base

Theme	Key Issues
	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ support the transition to a low carbon future in a changing climate...contribute to radical reductions in greenhouse gas emissions...minimise vulnerability and improve resilience... support renewable and low carbon energy and associated infrastructure ○ take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. ○ support community-led initiatives for renewable and low carbon energy, being taken forward through neighbourhood planning • The Cornwall Climate Emergency DPD contains a broad set of useful policies that cover most of the climate related issues affecting the Parish and need not be repeated in the NDP, but should be strongly supported. • Wind speeds are sufficient to support commercial wind turbines. However, the opportunities for schemes of anything greater than a small domestic or farmyard setting are restricted because of the intervisibility of the existing wind turbines on the landscape setting of the Parish, and the nearby AONB. • Only one site, a wind turbine with a hub height of 25 m (34.2 metres to tip) exists in the Parish, and only 4 more [max height 79m] outside the Parish are within potential sight of each other.

- Potential for solar generation is fair but constrained by landscape factors affecting the southerly facing slopes.
- Due to its topography, Pelynt Parish may have some opportunity for hydroelectric power generation.
- Overall the community of the Parish see a need to take action to deal with the causes and impacts of climate change, but there are also many people who do not welcome any kind of renewable measures.

Implication for the Neighbourhood Development Plan

- **Aiming to be Carbon Neutral by 2030 is not realistically achievable.**
- **The NDP should support development which accords with the Cornwall Climate Emergency DPD.**
- **Policies in all parts of the NDP should encourage and contribute to measures to reduce the causes and impacts of climate change.**
- **Taking into account community nervousness about the environmental impacts of wind generated renewable energy no allocation of land suitable for wind turbine development should be made.**
- **However it may be reasonable, given the urgency of the climate crisis, to accept additional turbines up to and including Band C, subject to the guidelines set out in the Landscape Assessment and CEDPD Policy RE1, so ensuring that the development will be in line with the landscape character, appropriate and proportionate to its location.**

Key Objectives for the Neighbourhood Development Plan

- **Support local actions to tackle the causes and effects of climate change**
- **Encourage new development to incorporate on site provision of renewable energy, low energy and low carbon technologies.**
- **Encourage public transport facilities and non-motorised Parish travel with safer walking routes within the village and parish**

5. Housing

Planning Policy Background

National Planning Policy Framework 2023

5.1 Key messages from the National Planning Policy Framework (NPPF) include –

- Neighbourhood Plans should not promote less development than set out in the strategic policies for an area (Para 29).
- A 5 year supply of deliverable sites must be maintained including an additional buffer of deliverable sites of up to 20% if conditions require it (Para 77).
- To support the Government’s objective of significantly boosting the supply of homes, planning should ensure that sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay (Para 60)

- Plans should provide for a mix of housing catering for different groups (Para 63), and where an affordable housing need has been identified, plans should specify the type of affordable housing required (Para 64).
- Strategic Plans should set NDP housing requirements which reflect the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement (Para 67). Where this is not possible, indicative figures should be given which takes into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority. (Para 68).
- Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. At least 10% of the housing requirement should be on sites no larger than one hectare (Para 70).
- Neighbourhood planning groups should consider allocating small and medium-sized sites of no larger than 1ha suitable for housing in their area (Para 70)
- In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this (Para 82).
- Local planning authorities should support the development of exception sites for community-led development on sites that would not otherwise be suitable as rural exception sites. These sites should be on land which is not already allocated for housing, located adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance in the NPPF, and comply with any local design policies and standards (Para 72).
- Housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby. (Para 83)
- New isolated homes in the countryside should be avoided unless there are special circumstances which includes meeting the needs of rural workers; enabling development to secure the future of heritage assets; the development would reuse redundant buildings; involve the sub-division of an existing property, or where the building's design is of exceptional quality that would reflect the highest standards of architecture, help raise standards of design in rural areas, significantly

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

enhance its immediate setting, and be sensitive to the defining characteristics of the local area. (Para 84).

- Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (Para 131).
- Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers. (Para 132)
- Making effective use of land is also strongly encouraged (Paras 123 to 130)

Cornwall Local Plan 2016

5.2 Key messages from the CLP include:-

- CLP Objective 4 aims Meet housing need by providing for new homes over the plan period that provide everyone in the community with the opportunity of living in an appropriate home, supported by local community facilities.
- The CLP spatial strategy under Policies 2, 2a and 3 directs most development to those areas capable of sustaining it.
- The adopted CLP sets a minimum target of 52500 homes in Policy 2a. Of this it 'apportions' 2900 dwellings to the Liskeard and Looe Community Network Area, of which Pelynt Parish is part.
- Of this requirement, 1500 are apportioned to the rural parts of the Network. However, the CLP gives no more specific guidance as to the 'share' of the requirement to be taken up by each Subsequently, to facilitate coordination and give guidance to Neighbourhood Plan formulation, CC officers have broken the figures down. As at 1st April 2023 no further homes were needed in Pelynt Parish to meet the Parish baseline requirement under the Cornwall Local Plan according to this advice.
- Neighbourhood Plans can provide detailed guidance on which settlements outside the town are appropriate for infill and rounding off to meet local needs and support community sustainability at a scale appropriate to its character and role (Para 1.64 to 1.68).
- CLP Policy 6 requires that sites of 10 dwellings or more should include a mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities. On sites of 200 dwellings or more, additional specialised housing (including extra care housing) should be considered where demand exists, to meet specialist needs.
- CLP Policy 7 restates NPPF Para 55 in more precision.
- Affordable Housing Policy 8 requires that on sites of 11 or more dwellings at least 40% should be affordable housing (of which 70% should be for rental and 30% for rental/sale at a price affordable to a typical local household). In the rural area outside Liskeard including all of Pelynt Parish, the threshold at which affordable provision is required is set at 6 or more dwellings.
- CLP Policy 9 allows for 'exceptions sites' on the edge of smaller towns, villages and hamlets where at least 50% of the housing is affordable. Cornwall Local Plan Policy 12 provides guidance on design expectations generally across Cornwall.

- NOTE: in addition to rural exception sites, a Ministerial Statement in May 2021 allows for ‘First Home Exception’ sites that primarily deliver ‘First Homes’ [further details are given below].

5.3 Cornwall Council has also produced an Affordable Housing Supplementary Planning Document which was adopted in February 2020. This gives detail as to how Cornwall Local Plan policies will be applied²⁴.

Baseline

House Price and Affordability

5.4 An examination of trends in prices can be revealing about the local housing market as they provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type and size of home they occupy. Specific parish-wide data is unavailable for house price. However data from the ONS for the MSOA covering Pelynt Parish shows that the lower quartile and median house prices over time have both increased substantially (see Figure 22).

FIGURE 22: CHANGE IN LOWER QUARTILE AND MEDIAN HOUSE PRICES OVER TIME FOR CORNWALL 028 (MSOA)

<i>Area/Expression</i>	Sep-95	Sep-01	%change	Sep-11	%change	Dec-21	%change	%change 95/21
Lower Quartile[1]	£43,000	£70,000	62.8%	£150,000	114.3%	£197,500	31.7%	359.3%
Median Quartile[2]	£59,725	£88,000	47.3%	£190,000	115.9%	£280,000	47.4%	368.8%
Cornwall/Median	£50,000	£82,500	65.0%	£187,000	126.7%	£270,000	44.4%	440.0%
England/Median	£56,500	£89,950	59.2%	£180,000	100.1%	£273,000	51.7%	383.2%
[1] Lower Quartile For a set of data, a number for which 25% of the data is less than that number.								
[2] Median is the middle value in a data set								
Sources: Lower and middle quartile house prices by middle layer super output areas and administrative geographies – HPSSA Dataset 4, 2 and 11. https://www.ons.gov.uk/peoplepopulationandcommunity/housing								

NOTE: People often talk about ‘average’ house prices. However ‘average’, otherwise known as the ‘mean’ is not a very good measure of typical house prices in an area. Because it captures the average of all house prices, both high and low, the few outlying data points on the high end (i.e. a few very much more expensive or very cheap homes) the resultant figure can be misleading. Instead the ‘median’ is used, which is the middle number when you sort the data from smallest to largest. It lies in the lower range of values (where more of the house prices are), giving a better sense of typical house prices in an area.

5.5 Figure 23A and B below breaks down house prices by type and quartiles. It shows that while the price of homes has grown overall (42.86%), prices of flats and terraced houses have grown the most, followed by the price of detached homes, followed by semi-detached homes.

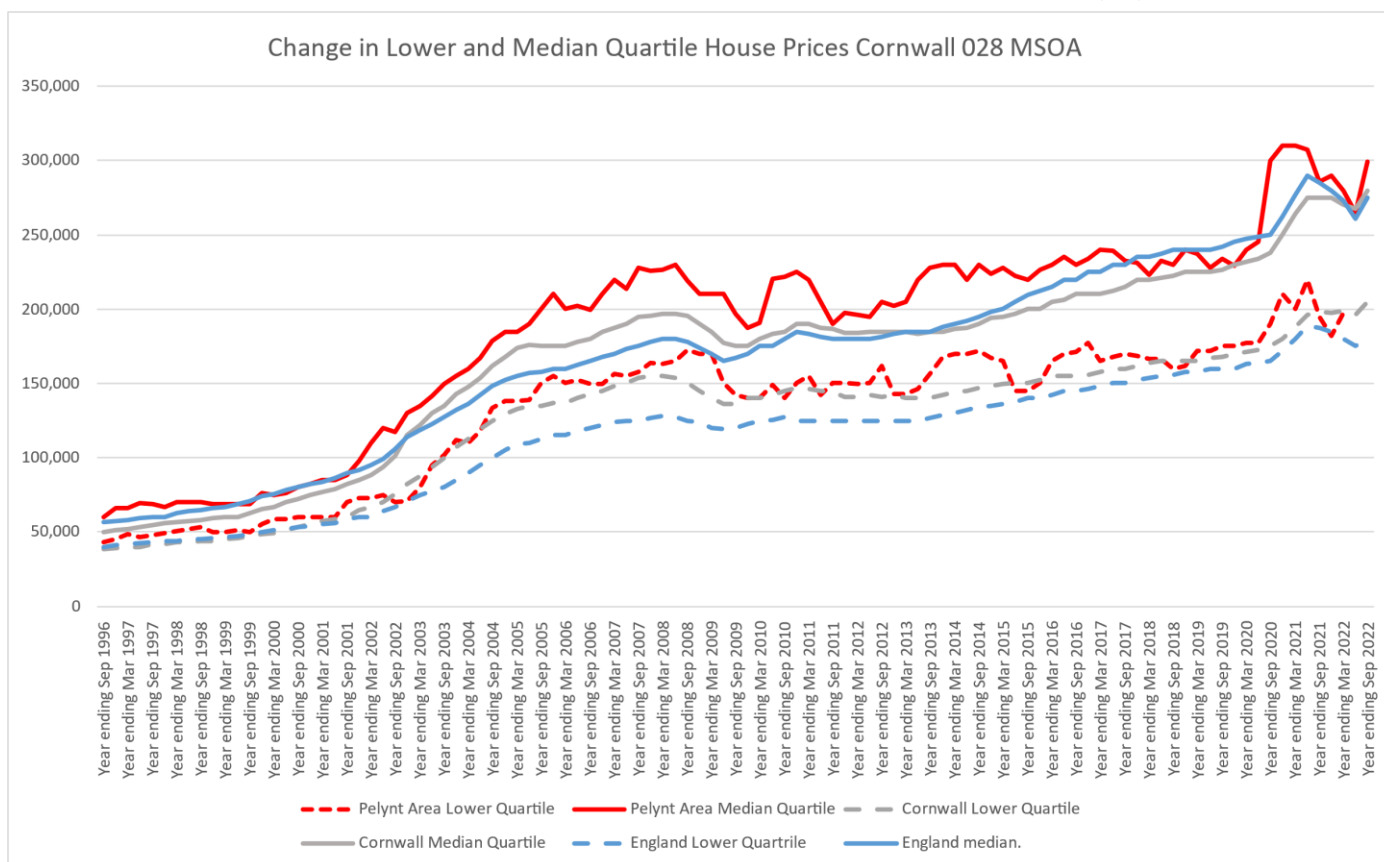
FIGURE 23A: HOUSE PRICES BY TYPE IN O28 MSOA, 2012-2022 (£K)

Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Growth
Detached	280,000	240,000	250,000	280,000	286,250	308,500	307,000	355,000	310,000	387,500	378,225	35.08%
Semi-detached	180,000	187,500	175,500	172,000	175,000	175,000	182,500	195,000	190,000	245,000	233,500	29.72%

²⁴ <https://indd.adobe.com/view/d6991b3d-474f-4b3a-953a-77b4d812c222>

Terraced	143,000	145,000	155,000	178,500	173,500	175,000	167,500	177,498	174,995	180,000	195,000	36.36%
Flats	86,000	110,000	220,000	113,750	132,748	:	117,500	<u>122,500</u>	108,000	147,500	145,000	68.60%
All Types	196,000	205,000	230,000	227,500	230,000	240,000	222,750	237,498	239,995	310,000	280,000	42.86%

FIGURE 23B: HOUSE PRICES BY LOWER AND MEDIAN QUARTILE IN O28 MSOA, 2012-2022 (£K)



Income

- 5.6 Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. Two sources of data are used to examine household incomes in Pelynt Parish.
- 5.7 The ONS’s ‘Income estimates for small areas, England and Wales’ is limited to the overall **average household income** (i.e. it does not provide the average income of lower earners). The average household income in the Parish before housing costs locally was £29,300 in 2020. Assuming that this figure increased by the same percentage as the ONS data below, **by 2023 this would have been £35,183**. There will be many households earning below this figure
- 5.8 The ONS’s annual estimates of UK employee earnings provides median and lower quartile average earnings but it is only available at the Local Authority level (i.e. all Cornwall). It also relates to individual earnings, not households. Cornwall’s **individual lower quartile gross annual earnings** were **£24,861 in 2023**. To estimate the income of households with two lower quartile earners, this figure is **doubled to £49,722**. The individual median quartile gross annual earnings were **£32,715 in 2023**. To estimate the income of households with two median quartile earners, this figure is **doubled to £65,430**. For the UK the equivalent figures were £35,100 [£70,200].
- 5.9 It is clear from this data that there is a large gap between the spending power of average earning households in the Parish [£35,183] and the average household made up of the lowest 25% of earners across Cornwall [£49,722], and an even bigger gap with the average median household earnings

across Cornwall [£65,430]. Where the households in question have one earner only, the gap will be even more significant. Therefore the calculations which follow are very much a 'best case', and that the actual situation may in reality be much worse.

Affordability Thresholds

- 5.10 To gain a clearer understanding of local affordability, it is necessary to understand what levels of income are required to afford different tenures amongst the housing available in the Parish. This is done using 'affordability thresholds': the estimated amount of annual income required to cover the cost of rent or a mortgage given local housing prices.
- 5.11 Several assumptions are made in assessing the affordability of different tenures. Key assumptions are that:
- the maximum percentage of household income that should be spent on rent is 30%.
 - that mortgage financing will be offered at a maximum of 4 times household income, and
 - that a deposit of 10% of the value to be purchased is available.

Market Housing

- 5.12 As of March 2022 the median house price in the area was £280,000. After deducting a deposit of 10%, the mortgage value would be £252,000, requiring an income of £63,000.
- 5.13 Affordable home ownership tenures include products for sale and sale/rent provided at below market levels. The three most widely available are:
- Discounted market housing (a subset of which is the new First Homes²⁵ product),
 - Shared ownership, and
 - Rent to buy.

Discounted ownership or First Homes

- 5.14 Whether to treat discounted market housing as affordable or not depends on whether discounting the asking price of new build homes of a size and type suitable to first time buyers would bring them within reach of people currently unable to buy market housing.
- 5.15 First Homes are subject to a discount offered by the developer which can, if local circumstances justify, be as high as 50%. Cornwall Council has done an assessment of the housing market across Cornwall and now requires that all First Homes provided at the maximum 50% discount²⁶.
- 5.16 For Pelynt, the effect of this can be calculated with reference to the median house price in the Parish (£280,000) which is a good proxy for the price of new build entry-level housing (i.e. assuming that new build entry-level homes will cost around the same as a median existing home, because of the premium usually associated with new housing). As of March 2022, a First Home with 50% discount, after deducting a deposit of 10%, would have a mortgage value £126,000, requiring an income of £31,500.
- 5.17 Unfortunately, discounted market sale homes may be unviable to develop if the discounted price is close to (or below) overall development costs. Build costs vary across the country but as an

²⁵ A recently issued Ministerial Statement says that 25% of all Affordable Housing should be First Homes – the Government's new flagship discounted market sale product.

²⁶ <https://www.cornwall.gov.uk/media/ee1dodd4/chief-planning-officer-note-first-homes-final.pdf>

illustration, the build cost for a two-bedroom home (assuming 70 sq m and a build cost of £1,500 per sq m) would be around £105,000, before land value and developer profit [15% to 20%] are taken into account.

Shared ownership

- 5.18 Shared Ownership enables households an opportunity to purchase a share in a home with a mortgage, whilst paying a rent on the remaining unowned share. Shared Ownership is a common form of new affordable housing for sale, as it is widely supported by the main mortgage lenders.
- 5.19 Shared Ownership may be provided by either Registered Providers or the Local Authority. An initial share (usually between 25% and 75%, but now a minimum of 10% is allowed) is bought and then rent is paid to the Registered Provider or Local Authority on the remaining unowned share. Due to the comparatively high house prices in Cornwall, the maximum amount of rent that should be charged over a 12-month period is 2.5% of the open market value of the unowned share. Purchasers can typically purchase additional shares of equity in the property when they can afford to do so through a process known as 'staircasing'. In exceptional circumstances (for example, as a result of financial difficulties, and where the alternative is repossession), and at the discretion of the provider, shared owners may staircase down, thereby reducing the share they own.
- 5.20 Shared equity is available to first-time buyers, people who have owned a home previously and council and housing association tenants with a good credit rating whose annual household income does not exceed £80,000.
- 5.21 To determine the affordability of shared ownership, calculations are again based on the estimated costs of new build housing as discussed above. The rental component is estimated at 2.5% of the value of the remaining (unsold) portion of the price. The income required to cover the rental component of the dwelling is based on the assumption that a household spends no more than 30% of the income on rent.
- 5.22 As of March 2022, based on the median house price of £280,000, a 50% equity share on the basis of the assumptions above, the total income required to cover rent and mortgage payments would be £43,167. For a 25% equity share the income requirement would be £33,250, and for 10% it would be £27,300.

Rent to buy

- 5.23 Rent to buy is a relatively new and less common tenure, which through subsidy allows the occupant to save a portion of their rent to build up a deposit to eventually purchase the home. It is therefore estimated to cost the same as private rents – the difference being that the occupant builds up equity in the property with a portion of the rent, but this portion is still a monthly outgoing for the occupant. Rent to buy requires no deposit, thereby benefitting those with sufficient incomes but low savings. It is more attractive than renting but results in a much slower accumulation of the funds that can provide an eventual route to ownership than the other tenures.

Help to Buy (Equity Loan)

- 5.24 The Help to Buy Equity Loan is not an affordable housing tenure but allows households to afford market housing through a loan provided by the government. With a Help to Buy Equity Loan the government lends up to 20% (40% in London) of the cost of a newly built home. The household must

pay a deposit of 5% or more and arrange a mortgage of 25% or more to make up the rest. Buyers are not charged interest on the 20% loan for the first five years of owning the home.

5.25 It is important to note that this product widens access to market housing but does not provide an affordable home in perpetuity.

Rental Housing

Market Rents

5.26 Income thresholds are used to calculate the affordability of rented and affordable housing tenures. It is assumed here that rented housing is affordable if the annual rent does not exceed 30% of the household's gross annual income. This is a conservative benchmark for affordability adopted on the basis that too high a benchmark will exclude households with particular circumstances that prevent them from spending a higher amount on their accommodation, a situation which is increasing due to post-covid cost of living increases.

5.27 The property website Home.co.uk shows rental values for property in the Neighbourhood Plan area. The best available data is derived from properties available for rent within an 8 mile catchment of Pelynt village, which can be said to be the prevailing housing market for the area. Also the larger sample size is likely to generate more robust findings.

5.28 This area includes Liskeard, Looe, Polperro and parts of Fowey and Lostwithiel, where rentals are influenced by tourism and to some extent the St Austell commuter catchment. As of April 2023 no market rental properties were available in Pelynt, but 22 were available in the wider area. Using the assumptions set out above we see that an entry level 1 bedroom home would need an income of £27,800, a 2 bedroom home £31,000, and a family 3/4 bedroom home £50,000 (see Fig 25 below).

FIGURE 25: MARKET RENTS AND THRESHOLDS IN PELYNT MARKET CATCHMENT

BEDROOMS	TOTAL	%AGE	MEDIAN RENT PM	MEDIAN RENT PA	INCOME THRESHOLD
3/4 bed	10	45.5%	£1,250	£15,000	£50,000
2 bed	7	31.8%	£775	£9,300	£31,000
1 bed	5	22.7%	£695	£8,340	£27,800
ALL	22	100%	£888	£10,650	£35,500

Affordable rent

5.29 Affordable rented housing is owned and rented by Registered Providers (unless part of a Build to Rent scheme³) who need to be registered with the Regulator of Social Housing. These homes should be rented out to households who are eligible for social rented housing. Rents (including service charges where applicable) are capped at up to 80% of open market rent or the published Local Housing Allowance (LHA)⁵ for the relevant property type (whichever is the lower).

5.30 However, registered providers who own and manage affordable rented housing may also apply a cap to the rent to ensure that it is affordable to those on housing benefit (where under Universal Credit the total received in all benefits to working age households is £20,000).

- 5.31 Even an 80% discount on the market rent may not be sufficient to ensure that households can afford this tenure, particularly when they are dependent on benefits. Registered Providers in some areas have applied caps to larger properties where the higher rents would make them unaffordable to families under Universal Credit. This may mean that the rents are actually 50-60% of market levels rather than 80%.
- 5.32 Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for Pelynt. Again it is assumed that no more than 30% of income should be spent on rent, and the overall average is taken forward.
- 5.33 Comparing this result with the average 2 bedroom annual private rent above indicates that affordable rents in the area are actually closer to 68% of market rates than the maximum of 80%, a feature that is necessary to make them achievable to those in need [Figure 26].

Figure 26: Affordable rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average affordable rent per week	£98.69	£121.28	£141.16	£168.83	£125.61
Annual average	£5,132	£6,307	£7,340	£8,779	£6,532
Income needed	£17,106	£21,022	£24,468	£29,264	£21,772

[Source: Table 11 of Regulator of Social Housing Geographic Look-Up Tool 2022 Final]

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1112647/GEO_PRP_TOOL_2022_FINAL_LOCKED.xlsx

Social rent

- 5.34 Social rented housing is generally owned and/or managed by local authorities or Registered Providers, for which 'Target Rents' are determined through the national rent regime. Social rents are typically lower than affordable rents.
- 5.35 Rents in socially rented properties reflect a formula based on property values and average earnings in each area, resulting in substantial discounts to market rents. Although the rent will vary depending upon location and house type, typical social rents are equivalent to 45-55% of open market rents. As such, this tenure is suitable for the needs of those on the lowest incomes and is subject to strict eligibility criteria.
- 5.36 To determine social rent levels, the Statistical Data Return Look-Up Tool from the Regulator of Social Housing is used, referring to General needs (social rent) table. This data is only available at the LPA level so must act as a proxy for Pelynt. This data is presented in Figure 16 below.

Figure 27: Social rent levels (£) [Gross]

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent per week	£77.84	£86.48	£94.49	£104.13	£88.15
Annual average	£4,048	£4,497	£4,913	£5,415	£4,584
Income needed	£13,492	£14,990	£16,378	£18,049	£15,279

Analysis

5.37 Figure 28 below summarises the estimated cost of each tenure, the annual income required to support these costs within the Parish, and whether local incomes are sufficient. The income required column does not reflect the possibility that households may already hold equity from an existing property. Individual circumstances of that nature cannot be anticipated in this general analysis. Essentially therefore, the calculations describe the situation for first time buyers or those seeking to enter the rented housing market.

FIGURE 28: AFFORDABILITY THRESHOLDS IN PELYNT PARISH (INCOME REQUIRED, £).						
Tenure	Mortgage Value (£k) after deposit	Rent (£k)	Income required	Affordable on local mean HH incomes?	Affordable on Lower Quartile x 1 incomes?	Affordable on Lower Quartile x 2 incomes?
				£35,183	£24,861	£49,722
Market Housing						
Median House Price	£252,000	-	£63,000	No	No	No
Median Market Rent	-	£10,650	£35,500	No	No	Yes
Entry-level Market Rent [2 BED]	-	£9,300	£31,000	Yes	No	Yes
Affordable Home Ownership						
First Homes (- 50%)	£126,000	-	£31,500	No	No	Yes
Shared Ownership (50%)	£126,000	£3,500	£43,167	No	No	Yes
Shared Ownership (25%)	£63,000	£5,250	£33,250	Yes	No	Yes
Shared Ownership (10%)	£25,200	£6,300	£27,300	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent	-	£6,532	£21,772	Yes	Yes	Yes
Social Rent	-	£4,584	£15,279	Yes	Yes	Yes

NOTES:

1. *The affordability thresholds are intended to give a robust indication of the costs of various tenures to inform Neighbourhood Plan policy development. They rely on existing data, some on a 'best fit' basis, and certain broad assumptions, so it is not possible to estimate every possible permutation. Individual circumstances and the location, condition and other factors of specific properties in each category have a large impact. These conclusions should therefore be interpreted flexibly.*

2. *The table above uses median house prices in the NA as the best proxy for the cost of a newly built entry-level home in the area, because this reflects the local market and accounts for the price premium usually associated with newly built housing (which would bring the price closer to the price of median existing homes than existing entry-level homes).*

3. *To determine the income needed, it is assumed that no more than 30% of income should be spent on rent. This is an assumption only for what might generally make housing affordable or unaffordable – it is unrelated to the eligibility criteria of Affordable Housing policy at Local Authority level. The overall average across all property sizes is taken forward as the income threshold for social rent.*

Market housing for purchase and rent

5.38 Local households on average incomes will clearly struggle hard to access even entry-large homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher than average income, is likely to remain out of reach to most.

5.39 The situation with private renting is similar for households on the local average earnings. Only those households with two Cornwall based lower quartile incomes can afford the median renting cost. These fall into a 'can rent / can't buy' cohort.

5.40 Affordability is improved if households are able or willing to dedicate a larger proportion of their incomes to mortgage or rental costs, although this has repercussions for other quality of life aspects and cannot be assumed to suit many households' circumstances, particularly where young families are involved.

Affordable home ownership

5.41 The 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as First Homes and shared ownership.

5.42 In Pelynt Parish, the highest possible 50% discount level that can be applied to First Homes, would be sufficient only for those households with two Cornwall based lower quartile incomes, as a path to home ownership. First Homes allow for a greater ownership stake in the property, enabling occupiers to benefit from price appreciation over time. Monthly outgoings are also limited to mortgage costs alone, which tend to be cheaper than renting.

5.43 **Shared ownership** at a 50% share would be inaccessible to people on local incomes. However a 25% share would help those households with a double lower quartile income. Only a 10% share would help all category if incomes tested, but only just for those on the local mean household income.

5.44 The transition from 10% to **100%** ownership would be long, and during this period the rent on the 90% unsold value would not be subsidised (other than through Universal Credit), meaning that monthly costs for occupants will remain relatively high and the build-up of equity will be relatively slow. The occupant has to pay a significant monthly rent as well as service charges and other costs, so it can be harder for them to save funds to buy out a greater share in the property over time. This

product would therefore only be a realistic route to full ownership for households prepared to take a long-term view.

- 5.45 Shared ownership at high equity shares performs a similar function to First Homes, but there are additional costs associated with the rented portion.
- 5.46 The income required to **access rent to buy** is assumed to be the same as that required to afford market rents. Rent to buy requires no deposit, thereby benefitting those with sufficient incomes but low savings. It is more attractive than renting but results in a much slower accumulation of the funds that can provide an eventual route to ownership than the other tenures discussed above.

Rented homes managed as affordable housing.

- 5.47 **Affordable rented housing** is **generally** affordable to households with two lower earners depending on their household size (average earning households are unlikely to be eligible). However, households with a single lower earner appear unable to afford this form of tenure.
- 5.48 **Social rented housing** is cheaper and **accessible** to all the household income groups. It also therefore leaves households on lower earnings better off and better able to afford their other living costs, such as food and fuel etc.
- 5.49 The evidence suggests that the **affordable** rented sector could perform a vital function in Pelynt Parish as the only option for a large segment of those in the greatest need. Where households are supported by Universal Credit the difference in the cost of affordable and social rents may be irrelevant as the level of benefit flexes according to the rent. This means that households supported by Universal Credit may be no better off in social rented accommodation because they receive a lower rate of Universal Credit to cover their rent.

Tenure

- 5.50 The pattern of home ownership, private renting and affordable/social renting are largely determined by the characteristics of the resident population. These include age and patterns of income and wealth which influence whether households can afford to rent or buy and whether they need subsidy to access housing.
- 5.51 Comparison of the 2011 and 2021 Census **data** for Pelynt parish indicates that the number of households increased by 32.5% or some 169 additional homes. Of these 115 were 'owned' but there was also an increase change in shared ownership, with the number of units available increasing from 2 to 16, and in social rented tenure, from 57 to 90 units. The private rented sector expanded from 50 to 68 units in that period (See Figure 29 below).

FIGURE 29: PELYNT PARISH TENURE 2011 TO 2021 CHANGE					
	2011	2021	Inc/Dec	% Change	
All households	520	689	169	32.50%	
Owned	399	514	115	28.82%	
Shared ownership	2	16	14	700.00%	
Social rented	57	90	33	57.89%	
Private rented	50	68	18	36.00%	
Living rent free	12	1	-11	-91.67%	

Source: Census 2011 Table KS402EW and Census 2021 Table TS054

5.52 In overall **proportional** terms, owner occupation was slightly reduced with both socially rented and shared ownership having increased their share, a similar pattern of change as experienced across Cornwall generally. The proportion of private rented increased marginally, despite its growth in absolute terms, and remains a smaller sector locally in comparison to all Cornwall [Figure 30]

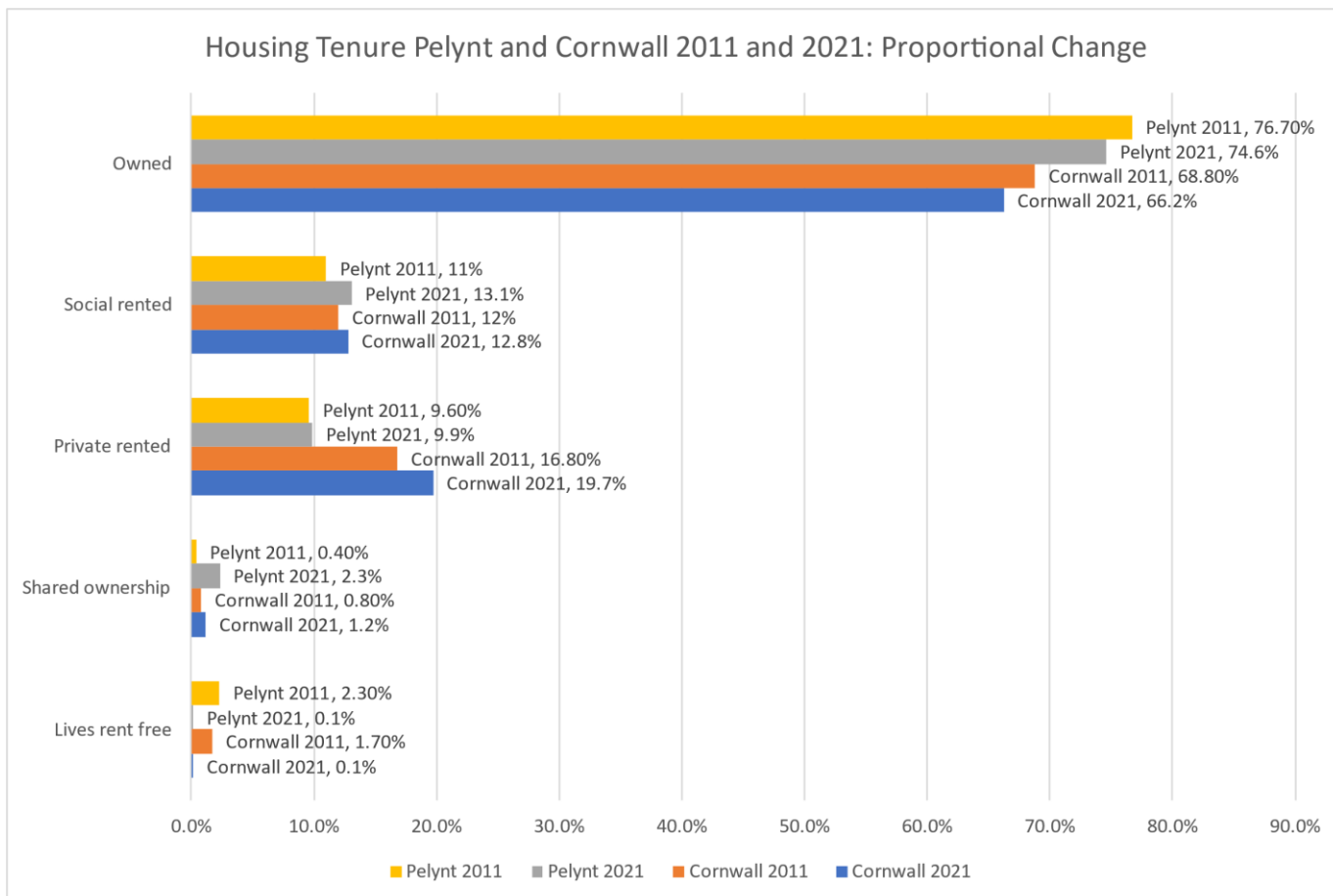


FIGURE 30: HOUSING TENURE PROPORTIONAL CHANGE SOURCE: CENSUS 2011 TABLE KS402EW AND CENSUS 2021 TABLE TS054

Household Size

5.53 Average **household** size in the Parish is 2.07, compared with 2.24 persons per household across Cornwall. A total of 531, or 77.1% are 1 and 2 person, compared to 69.1% in Cornwall, reflecting the generally older demographic profile of the area [Figure 31].

FIGURE 31: HOUSEHOLD SIZE IN PELYNT PARISH AND CORNWALL

	Pelynt 2021		Cornwall 2021
1 person in household	219	31.8%	30.7%
2 people in household	312	45.3%	38.4%
3 people in household	91	13.2%	14.5%
4 people in household	41	6.0%	11.2%
5+ people in house	25	3.6%	5.3%
TOTAL HH	688		

Source: Census 2021 Table TS017 - Household size

Occupancy Rates

5.54 Overcrowding is classified as households in that have an occupancy rating of -1 or less, meaning that they have at least one room fewer than required; in the Parish this affects 0.6% of households compared with 1.8% across Cornwall. An occupancy rate of +1 or more: implies that a household's accommodation has more bedrooms than required in the Parish this affects 81.6% of households, compared to 75% across Cornwall. In other words, there is a higher-than-normal level of 'under-occupation' of dwellings, which may suggest that there will be some older people who might need to 'down-size' to a smaller more easily managed dwelling but are unable to do so and remain in the area [Figure 32].

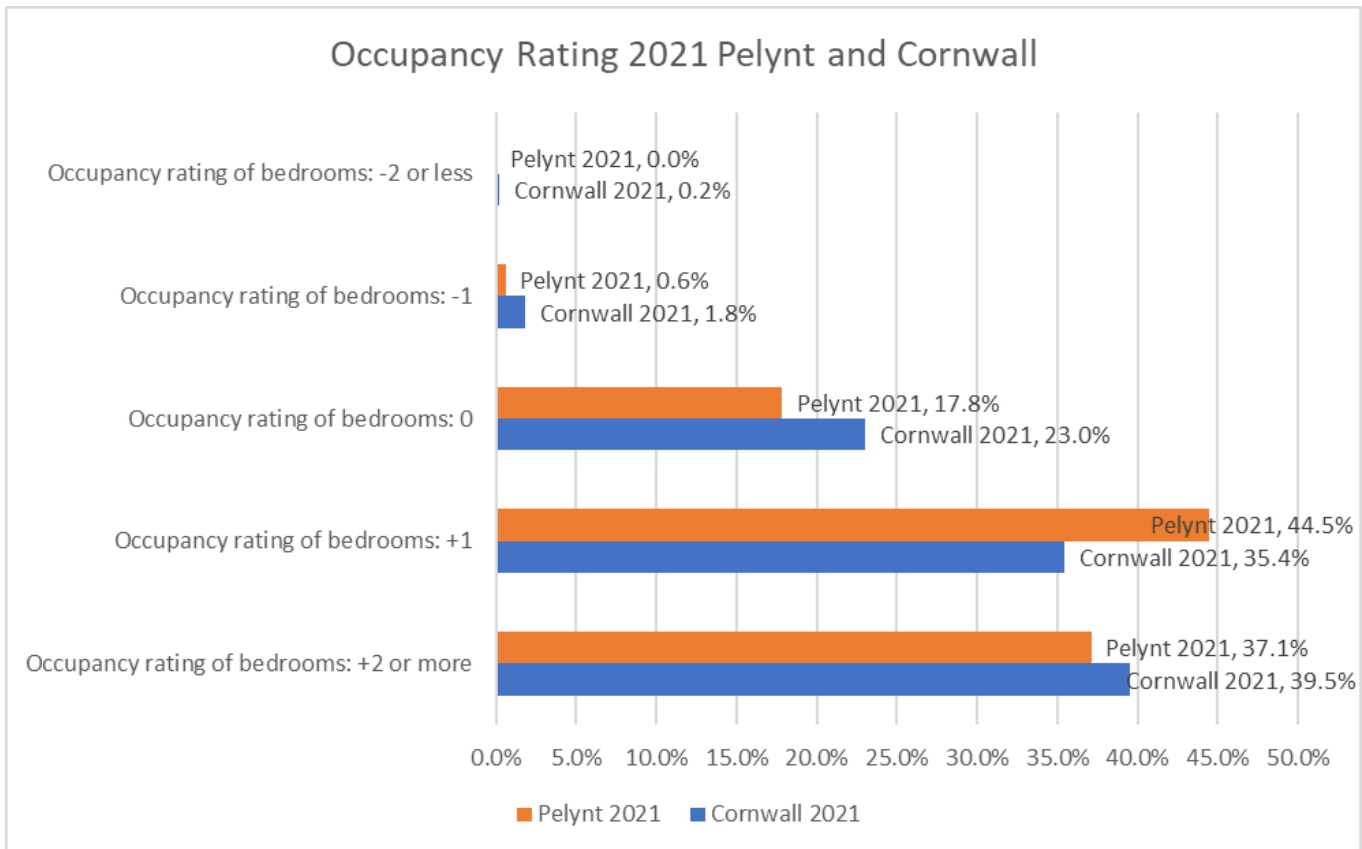


FIGURE 32: OCCUPANCY RATING. SOURCE CENSUS 2021 TABLE TS052 - OCCUPANCY RATING FOR BEDROOMS

Housing Size

5.55 Figure 33 below adds further evidence of an 'under-occupation' of housing in the Parish. It shows that there is an unbalanced housing stock in relation to household size, with the proportion of the population in 1 person households [31.8%] being matched by only a small proportion of 1 bedroom dwellings [7.7%]. About 77.2% of households are 1 and 2 persons, but only 46.7% of dwellings have 1 or 2 bedrooms. At the other end of the scale, 3 and 4+ person households [22.8% of the total] are matched by 53.6% of dwellings being in the 3 or more bedroom range.

FIGURE 33: DWELLING SIZE/HOUSEHOLD SIZE MATCH

Dwelling Size			Household Size				
1 Bedroom	7.7%	46.7%	75.6%	1 Person	31.8%	77.2%	58.6%
2 Bedroom	39.0%			2 Person	45.3%		
3 Bedroom	36.6%	53.6%		3 Person	13.2%	22.8%	
4+ Bedroom	16.8%			4+ Person	9.6%		

Source: Census 2021 Tables TS050 and Table TS017

Second Homes

5.56 There is no way to accurately report numbers of second homes, however there are several sources that provide an indication of communities with higher levels of second home ownership. These include the 2011 census table identifying unoccupied homes, which show that 10.2% of households were unoccupied in the Parish. Most of these were in the rural area surrounding Pelynt village, with far fewer in the village itself. The 2021 census will eventually publish information on dwellings which are identified as 'second addresses' by census respondents usually resident outside the Parish. In the meantime, it is possible to compare the number of dwellings in the Parish recoded in the census with the number of usually resident households to give an indication of the number of unoccupied dwellings that might be second homes. This indicates that about 17.7% of dwellings might be second homes (see Figure 34 below). This may be considered to be a level where there will begin to be some impact on local services, community cohesion and residential amenity.

Figure 34: Second Homes Estimate 2011 and 2021

	2021	2011
Total Dwellings =	836	579
Total HH =	688	520
Therefore, empty dwellings =	148	59
Rate of empty dwellings =	17.7%	10.2%

Housing Provision to Date and Dwelling Type

5.57 In 2021 there were 836 dwellings in Pelynt Parish, a growth of 257 units, or 44.4%. Census data is available for the accommodation type of usually resident households in 2011 and 2021 [i.e. excluding unoccupied dwellings]. This shows a significant increase in the number of semi-detached properties, but also a much more significant increase in usually resident households living in 'A caravan or other mobile or temporary structure' [See Figure 35]. The latter is mainly in the census output area that includes Trelawne Park, where there are residents who are apparently in permanent occupation.

FIGURE 35: OCCUPIED DWELLINGS BY TYPE, PELYNT 2011 TO 2021

Type	2011	2021	Added 2011 to 2021	
Detached	317	362	45	14.2%
Semi-detached	97	131	34	35.1%
Terraced	44	46	2	4.5%
In a purpose-built block of flats or tenement	15	18	3	20.0%
Part of a converted property	2	8	6	300.0%
In a commercial building	2	3	1	50.0%
A caravan or other mobile or temporary structure	43	121	78	181.4%
TOTALS	520	689	169	32.5%

Source: Census 2021 Table TS044 and Census 2011 Table QS402EW

Housing Need in Pelynt Parish

5.58 As of May 2024 the HomeChoice register showed local housing need for the parish of Pelynt was currently 59 households seeking affordable rented accommodation. Some 42 or 71.2% of these are for 1 bedroom dwellings, 11 or 18.6% are for 2 bedroom, and 3 or 8.5% for 3 bedroom. Overall needs are skewed by the lower priority band E, with only 16 or 27.1% in the three high priority bands A, B and C where a total of 13 one bedroom dwellings are sought.

5.59 These numbers reflect the May 2024 position and although they will fluctuate during the Plan period, it is likely that there will be a continuing need for affordable housing [Figure 36].

Figure 36: Housing Need for Pelynt Parish from HomeChoice Register May 2024.

Bedrooms Needed						
Band	1	2	3	4	TOTAL	%age bands
A	5	0	0	0	5	8.5%
B	2	1	1	1	5	8.5%
C	6	0	0	0	6	10.2%
D	0	1	0	0	1	1.7%
E	29	9	4	0	42	71.2%
Total	42	11	5	1	59	
% bedrooms	71.2%	18.6%	8.5%	1.7%		
ABC	13	1	1	1	16	ABC %
	31.0%	2.4%	2.4%	2.4%		27.1%

Source: Cornwall Council

FIGURE 37: DEFINITIONS 1. LOCAL CONNECTIONS

A **Local Connection Applicant** must demonstrate that they, or a member of their household meet one of the following criteria:

- Have lived in Cornwall for the last 3 years and that residence was of their choice. (NB residence in a hospital or prison does not form a local connection by residence);
- Are employed in permanent employment in Cornwall (permanent employment is regarded as 16 hours or more per week for a continuous period of 3 years. (NB This must be their actual place of work, not where their head office is situated);
- Has close family (normally mother, father, brother, sister, son or daughter) that have resided in the area for a minimum of the past 5 years and the applicant has a need to give or receive support for the foreseeable future/ on an ongoing basis;
- Has lived in Cornwall for 10 of the first 16 years of life;
- Has an exceptional need to move to Cornwall. Examples include but not limited to: those needing to move closer to specialist medical/support facilities; applicants accepted as homeless and owed a full housing duty by Cornwall Council; and Cornwall care leavers living outside of the County.

Usually, a **Planning Legal Agreement also applies** that requires for example that occupiers should come from the local Parish area, but that if no such person comes forward within 28 days of advertising of a vacancy, that occupiers can come from a wider area (such as the surrounding Parishes).

FIGURE 37: DEFINITIONS 2. BANDING

BAND A	
Exceptional Needs	Where ‘substantial’ evidence from a statutory organization, such as the police, is provided which concludes that risk to life or serious harm could result if an immediate move is not obtained (includes victims of domestic violence, racial harassment, and witness intimidation). These cases need to be of an exceptional nature and must clearly demonstrate that suitable temporary accommodation through the statutory homeless duties would not be an option.
Welfare	Applicants awarded an ‘urgent’ priority by the Welfare Assessment Panel
Adapted / Accessible Property	The applicant occupies a Council, ALMO or Registered Provider property within the Cornwall Homechoice area that, ATCHES Adapted/Accessible Property Group1 or 2 and no household member requires the adaptation/s.

Downsizing	Tenants in Cornwall who are under-occupying a Council or PRP property.
BAND B	
Welfare	Applicants awarded a 'high' priority by the Welfare Assessment Panel.
Lack of Bedrooms	Applicant lacks 2 or more bedrooms in their current home, UNLESS evidence exists that the overcrowding is deliberate. (This excludes applicants in temporary accommodation).
Disrepair	Private sector tenants or residents that have been assessed as having Category 1 hazards under the Housing Health and Safety Rating System that involve an imminent risk of harm to the occupants and the landlord is unable to remedy the defects to the property within a reasonable period of time as specified by the Private Sector Housing Team.
Move-on	The applicant is formally accepted under the move-on scheme.
The applicant is formally accepted under the move-on scheme.	A Cornwall Homechoice Partner tenants where the demolition refurbishment, or sale of their home has been approved and the tenant is required to move within the next six months.
BAND C	
Statutory Homelessness	Applicants to whom Cornwall Council has accepted a full housing duty under the current Homelessness legislation.
Homelessness Other	Applicants who can demonstrate they are homeless or threatened with homelessness but not owed a main housing duty by Cornwall Council.
Welfare	Applicants awarded a 'medium' priority by the Welfare Assessment Panel.
Lack of bedrooms	Applicants who lack one bedroom in their current home
Support/Facilities	The applicant, or a member of their household, needs to move to a particular 'locality' within Cornwall, to give or receive on- going support from 'close' family members, or to access specialist medical facilities.
Work/Training	The applicant, or a member of their household, needs to move closer to their place of work/training (of a non-casual nature) within Cornwall. People who need to move into the district or to a particular locality in the district of the authority, needs to move to take up a job or live closer to employment or training (including apprenticeships) where failure to meet that need would cause hardship (to themselves or to others)
BAND D	
Shared Facilities	Applicants share bathroom or kitchen with non-family members.
Children living in flats and/or lacking a garden	Applicant has a child/children under 10 years of age and lives in a property above ground floor, with no lift. Applicant has a child/children under 10 years of age living in a property without access to a garden.
BAND E	
All other groups	Households who have no reasonable preference.
Local Cornwall Connection criteria	Within each band listed above, applicants with a qualifying local connection to Cornwall will be considered before applicants who do not have a local connection to Cornwall

Market Demand

5.60 Assessment of an 8 mile catchment of Pelynt village, which can be said to be the prevailing housing market are for the area, using Rightmove, Zoopla and local estate agents websites indicates a robust situation, with demand remaining relatively high against reported conditions elsewhere in the UK. This is thought to be the continuing attractiveness of Cornwall as a location for retirement, second homes, and those whose employment nature is 'footloose' and allows them to work more frequently from home.

Community Led, Self and Custom build

- 5.61 NPPF 2023 encourages several routes to the delivery of sufficient affordable housing to meet local needs including what it describes as ‘Other affordable routes to home ownership’. This refers to housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent) and housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Another route is via a local Community Land Trust [CLT], which are democratic non-profit organisations that own and develop land for the benefit of the community. These can be set up by the local community, or a landowner, developer or Council.
- 5.62 Self and custom-build (self-build) housing is defined in the NPPF as housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Policy 6 of the Cornwall Local Plan says that self-build housing can be affordable, market housing or starter homes. Self-build can be more affordable than purchasing a home in the local market, especially where there is an element of ‘sweat equity’ (personal labour) which can provide the equivalent of a 10% discount on the open market value of a property, so it may provide an “other affordable routes to home ownership” [NPPF definition] solution for those people whose needs may not be met by the market and who are unable to find a suitable affordable home in their area. This will help people to stay in, and support, their communities.
- 5.63 Developers and housing associations and Trusts can support self-build in the form of low cost serviced plots offered to self-builders in local housing need to be occupied by that individual, discounted serviced plots, watertight shell units or built units (in the case of self-finish proposals) or as an off-site financial contribution in lieu of on-site or part on-site affordable housing provision. Individuals or associations of individuals, applying for their own self-build plot(s), or community led projects.
- 5.64 Self-build can be provided on both CLP Policy 8 and CLP Policy 9 ‘exception’ sites in the form of:
- low cost serviced plots offered to self-builders in local housing need to be occupied by that individual;
 - discounted serviced plots;
 - watertight shell units or built units (in the case of self-finish proposals);
 - off-site financial contribution in lieu of on-site or part on-site provision.
- 5.65 The transferred plots or units should then be made available at lower cost to self-builders in local housing need and secured as affordable on all future resales and as primary residences through a planning obligation or covenant on the land exchange. This restricts the price at which they can be sold in the future (effectively becoming a discounted sale home) and requires that they are only sold to purchasers that fulfil the relevant local connection criteria.
- 5.66 There may be other models to bring forward small scale self-build housing on rural exception sites, such as Individuals or associations of individuals, applying for their own self-build plot(s), or community led projects.

- 5.67 To protect future affordability the maximum size of an affordable self-build unit would normally be no larger than the relevant Nationally Described Space Standard (NDSS) for that property type +10% and no larger than 3 bedroom homes. Planning proposals for larger affordable self-build units would require special justification. In some cases, to aid the delivery of affordable self-build units, the time periods used to cascade through the local connection criteria may be reduced and the covenants on the planning obligation may be allowed to take effect at the commencement of the development or the advertisement of the plots for sale, whichever is the sooner.
- 5.68 An accompanying Design Code for the whole self-build element of larger schemes may be produced in agreement between the landowner and the Council. This will help to provide a flexible planning permission and clarify and guide what forms of development are acceptable on a site, giving greater certainty to all parties. It is good practice for plot providers to seek to provide a mix of serviced plot sizes to meet the range of demand and affordability.

Housing for Older People

- 5.69 'Ready for ageing?' the report of the Select Committee on Public Service and Demographic Change, warns that society is underprepared for the ageing population. The housing market is delivering much less specialist housing for older people than is needed with the result that many people need to move to suitable accommodation or care-homes away from their own neighbourhoods, families and friends. This is relevant to Pelynt Parish which also has a rapidly ageing population. From 2001 to 2021 the Parish population grew by 30% and extra 328 people, the *proportion* of that population of working age dropped from 52.6% to 43.7%, the proportion of younger people remained stable, whilst the proportion over retirement age grew from 33.2% to 42.1%. During this period the growth rate of change was highest for people of retirement age, at 66.6%, with young people next, at 31.6%, with the working population growing only by 9.1%.
- 5.70 This trend is likely to continue and increase, with 64.5% of the population already being 50 years old or more in 2021.
- 5.71 As these people grow older the demand for age-appropriate forms of housing will increase dramatically. Ideally such housing allows older people to live in their own homes within a local environment through a range of stages of later life, causing less social and family disruption, and supporting improved mental health in old age. Other benefits include a positive impact on community resilience as people stay and remain part of the 'place' and are able to contribute to the longer-term sustainability of the local community facilities and businesses.

Working from Home and Home Based Businesses

- 5.72 Evidence recorded in the following section suggests that there is a need to support the provision of dwellings designed to meet expected increasing levels of home working and home based businesses.

Brownfield Land Register

- 5.73 The Brownfield Land Register operated by Cornwall Council includes the former site of Hambley's Garage on Shute Hill. This has now obtained planning permission (PA20/10043) for the erection of six dwellings and three Class E units, with associated access, parking and landscaping provision

Related Community Engagement Feedback

5.74 In the community survey, 82.8% of respondents said housing numbers were an important issue, 77.0% said housing design, 76.2% housing type, 55.7% provision for older people, and 29.5% were concerned about second and holiday homes.

Community Feedback Quotes:

‘It would be good to see some really affordable housing – not what the government considers affordable – which could be kept for local people only. Not sure how that could be achieved’.

‘With recent Summerlane side housing need seems to have been met although local housing for young local families which is affordable should be the priority for any future provision’.

‘A need for affordable homes for young people’.

‘We have had enough large estates and should only have small developments. Not keen on Park Homes’.

‘No more big housing estates. Locals should come first for housing’.

‘I believe the only future development in and around Pelynt should be on a smaller scale, similar to places like Lanreath’

‘The plan should take account of the increased and potential increase in village numbers and I also hope that very clear lines can be outlined for future expansion of the build development in the village. Other areas have stipulated where building can take place within their NDP, and how much’.

Key issues and implications for the NDP

Figure 38: Key Issues and Implications from the evidence base

Theme	Key Issues
HOUSING	<ul style="list-style-type: none"> • National and local policy is that: <ul style="list-style-type: none"> ○ Housing should be located where it will enhance or maintain the vitality of rural communities. ○ New isolated homes in the countryside should be avoided unless there are special circumstances • Lower quartile house prices in Pelynt Parish have increased substantially since 1995. • The current housing tenure mix in Pelynt Parish is heavily biased in favour of owner/occupation compared to Cornwall generally, and much less on the private and public rented sectors, although the later has increased in recent years. • Levels of overcrowding are lower in Pelynt Parish than in comparison to Cornwall, regional and national averages, and there is ‘under-occupation’ of larger dwellings. • The proportion of second homes in Pelynt Parish is higher than Cornwall averages and at a level where there will begin to be some impact on local services, community cohesion and residential amenity • There is a mismatch between dwelling and household size. • No further dwellings are needed to meet the CLP remaining target for Pelynt Parish. • As of April 2023 the HomeChoice register showed local housing need for the

parish of Pelynt was currently 55 households seeking affordable rented accommodation, of which 45.6% of these are for 1 bedroom dwellings, 18.2% for 2 bedrooms, and 5.5% for 3 bedrooms.

- These numbers reflect the April 2023 position and although they will fluctuate during the Plan period, it is likely that there will be a continuing need for affordable housing
- An ageing population in the Parish will require appropriate housing provision, which is suitable for older people, possibly in the form of downsizing opportunities.
- To address the decline in the proportion of younger people, smaller affordable dwellings may be appropriate, including self-build.

Implication for the Neighbourhood Development Plan

- No additional dwellings are needed to comply with the Cornwall Local Plan - the Pelynt NDP does not need to allocate land for new housing.
- Housing need is present in the Parish which the NDP should seek to address.
- Consideration should be given to NDP policies which encourage continued infill on small sites, subject to criteria for design, to address market demand and the need for more affordable homes, including self-build proposals.
- There is a clear mismatch between HH size and dwelling size, and the current housing need is mainly for 1 and 2 bedroom dwellings for the young and elderly, suggesting a need to help address the nucleus of social housing need in the community by:
 - Providing for some more smaller dwellings;
 - Protecting the existing remaining stock of small dwellings
- Looking forward, there is a requirement for more dwellings designed to meet special needs such as fully accessible or extra care units suitable or readily adaptable for elderly and disabled people, on parts of sites with generally level access and close to community facilities;
- The provision of homes that provide enhanced opportunities to 'work from home' or establish home based businesses should be supported.

Key Objectives for the Neighbourhood Development Plan

- **Provide for an appropriate amount of new housing to meet local needs and local demand, in a mix that includes good quality locally distinctive homes for elderly villagers, young singles, couples and families needing their first home.**
- **Contribute to the housing and employment needs of the Looe-Liskeard Community Network Area.**

6. Economy and Employment

Planning Policy Background

Industrial Strategy: Building a Britain fit for the future.

6.1 The Government's Industrial Strategy [2017] sets out a vision to drive productivity improvements across the UK, identifies a number of Grand Challenges facing all nations, and sets out a delivery programme to make the UK a leader in four of these: artificial intelligence and big data; clean growth; future mobility; and catering for an ageing society.

National Planning Policy Framework 2023.

6.2 Key messages from the NPPF include-

- Planning should ensure 'that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure (Para 8).
- Planning policies should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future... (Para 85).
- Planning policy should include a vision and strategy which 'positively and proactively encourages sustainable economic growth' and be flexible enough to accommodate needs not anticipated in the plan, and allow for new and flexible working practices (such as live-work accommodation) (Para 86);
- Planning policies should support economic growth in rural areas by:
 - the sustainable growth and expansion of all types of business and enterprise, both through conversion of existing buildings and well-designed new buildings
 - the development and diversification of agricultural and other land-based rural businesses
 - sustainable rural tourism and leisure developments that respect the character of the countryside
 - promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship (Para 88)
- Planning policies should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. They should be sensitive to surroundings, not have an unacceptable impact on local roads and exploit opportunities to make a location more sustainable. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. (para 89)

Cornwall Local Plan.

6.3 Key messages from the Cornwall Local Plan include:

- Maintaining a positive policy framework with a focus on sustaining a range of local businesses including both new business and the traditional industries of fishing, farming and minerals (Objective 1 and Policy 2 (3c)).
- Enhancing the cultural and tourist offer in Cornwall and promoting Cornwall as a year-round destination for tourism and recreation (Objective 2).
- Supporting employment schemes in ...rural areas, giving particular emphasis to quality and permanent work opportunities that break seasonal labour cycles; 'smart specialisation' sectors including food, renewable energies (including geothermal), and cultural industries; and supporting the provision of work hubs and the ability to work from home through live/work units (Policy 2 (3 f, g and h))
- Employment development planning should emphasise (Policy 5):
 - The development of tourism facilities through the enhancement of existing, and the provision of new, high quality sustainable tourism facilities, attractions and accommodation, that is of an appropriate scale to their location.
 - Provision of education facilities that improve the training and skills base.
 - Safeguarding existing strategic employment land and buildings
 - Safeguarding other existing employment land and buildings where they remain viable for an employment use.
 - Considering alternative uses for other existing employment where this does not result in the loss of economic performance of the site or location, i.e. through the redevelopment for a mix of uses.
 - Employment proposals should be located either:
 - within or well-integrated to our city, towns and villages; or
 - as extensions to on existing employment (uses B1, B2 and B8) locations sites where re-location would be impractical or not viable; or
 - within areas that are well served by public transport and communications infrastructure.

Other plans and studies

6.4 **'Vision 2030: The Cornwall and Isles of Scilly Strategic Economic Plan 2017 – 2030'** prepared by The Cornwall and Isles of Scilly Local Enterprise Partnership (LEP aims to achieve a situation by 2030 in which 'Cornwall and Isles of Scilly will be the place where business thrives and people enjoy an outstanding quality of life'.

6.5 Three strategic themes of Business, People and Place inform the interventions to be made through investment and policy. The 'strategic drivers' flowing from these are to support innovation and creativity, seek productivity led and inclusive growth, help people build great careers, support vibrant communities and ensure that Cornwall has global recognition.

6.6 As a result, the strategy calls for actions which build cultural identity and excellence, support environment-based growth, promote healthy and diverse communities, and encourage innovation in industry, including agri-tech and digital connectivity. The need to support rural areas, which are often remote from job markets and have declining local opportunities, are specifically recognised as needing attention. Pelynt Parish falls into the ‘Economic Gateway’ zone running from Launceston south to the coast, and is on the southern edge of the ‘North Coast Food Cluster’..

6.7 **‘10 Opportunities’**. The Cornwall and Isles of Scilly Local Enterprise Partnership (LEP) has also set out a ‘21st Century’ pitch to Government and business for future investment in Cornwall in the form of a prospectus focusing on 10 key sectors that can play a critical role in growing the economy of Cornwall and the Isles of Scilly now and in the future. This is known as ‘10 Opportunities’. It features elements that might well be applicable to Pelynt. These include growth opportunities in energy innovation, agri-food, tourism, and location.

6.8 In 2018 all LEP areas in England were invited to work in partnership with government to develop Local Industrial Strategies, which would be developed locally and agreed with government. **The Cornwall and Isles of Scilly (CloS) Industrial Strategy** is built upon the ambitions and priorities identified in the current Strategic Economic Plan for CloS (Vision 2030) and the more recent 10 Opportunities document [see above] but is more focused on achieving a decarbonised and sustainable future for business. The Strategy vision is that:

‘In 2030 the Cornwall and Isles of Scilly creative and carbon-neutral economy will be realising opportunities for its people, communities and businesses to thrive, benefiting the environment and providing an outstanding quality of life for all’.

6.9 The Strategy says that performance across the economy will be lifted through an integrated approach:

Lifting productivity: Expanding breadth and depth of niche, high-performing sectors. Improving the quality of jobs and business performance in the highly specialised, but low-productivity sectors. Building capability and capacity in emerging strengths and growth sectors with above average productivity. Promoting quality of opportunity and efficiency across the wider economy in the ‘foundational’ sectors.				
Place: A thriving network of connected and innovative businesses, equitable communities and productive systems, all capitalising on the strengths and opportunities of our cultural assets and natural capital.				
People: A skilled, healthy and inclusive workforce that feels inspired and valued, enjoying quality of life, a living wage and pride of place.	Infrastructure: A fully connected economy, built environment, and transport system powered by a zero-carbon smart grid and accessible green infrastructure.	Business environment: Productive, innovative businesses, scaling up and working together to broaden CloS capabilities and retain value from a circular economy.	Ideas: A growing entrepreneurial ecosystem nurtured by our anchor institutions, embedding R&D, creativity and innovation in business to improve productivity.	
Clean Energy Capitalising on natural resources; leading innovation in floating offshore wind (FLOW) and deep geothermal.	Geo Resources Harnessing expertise and the critical minerals necessary for low-carbon transition, in a sustainable way.	Data & Space Exploiting the unique physical, digital and intellectual assets in the region. Using data to overcome local and global challenges.	Visitor Economy Making CloS the global leader for low-carbon experiences for visitors and residents, maximising links to the environment, heritage and	Agri-food Creating a productive and sustainable sector maximising market opportunities for land and marine management, and food processing/ production

6.10 The Pelynt Parish NDP support the delivery of the Industrial Strategy by ensuring that its policies help to create the conditions in which it can be delivered, for example through engendering a pride of place, supporting green infrastructure, enabling business growth, and in particular, helping the visitor economy to better link environment, heritage and culture, and supporting productivity and sustainability in the agricultural sector.

6.11 **‘The Cornwall Environmental Growth Strategy’** has a long-term vision that by 2065, ‘Cornwall’s environment will be naturally diverse, beautiful and healthy, supporting a thriving society, prosperous economy and abundance of wildlife’.

6.12 **The Cornwall Council Creative Manifesto for 2021–2025** has the ambition of making Cornwall the leading rural creative economy in the country. It includes many proposals, the most relevant to Neighbourhood Planning being its ‘place shaping’ initiatives which aim to enhance, amongst other things, the tangible cultural assets that contribute to cultural distinctiveness.

Baseline

Economic Activity

6.13 Figure 39 below shows that in 2021 Pelynt parish had a very high proportion of retired economically inactive people [46.6%]. Overall 57.8% of the population was economically inactive; a very high proportion compared to Cornwall [44.2%] and England [39.1%].

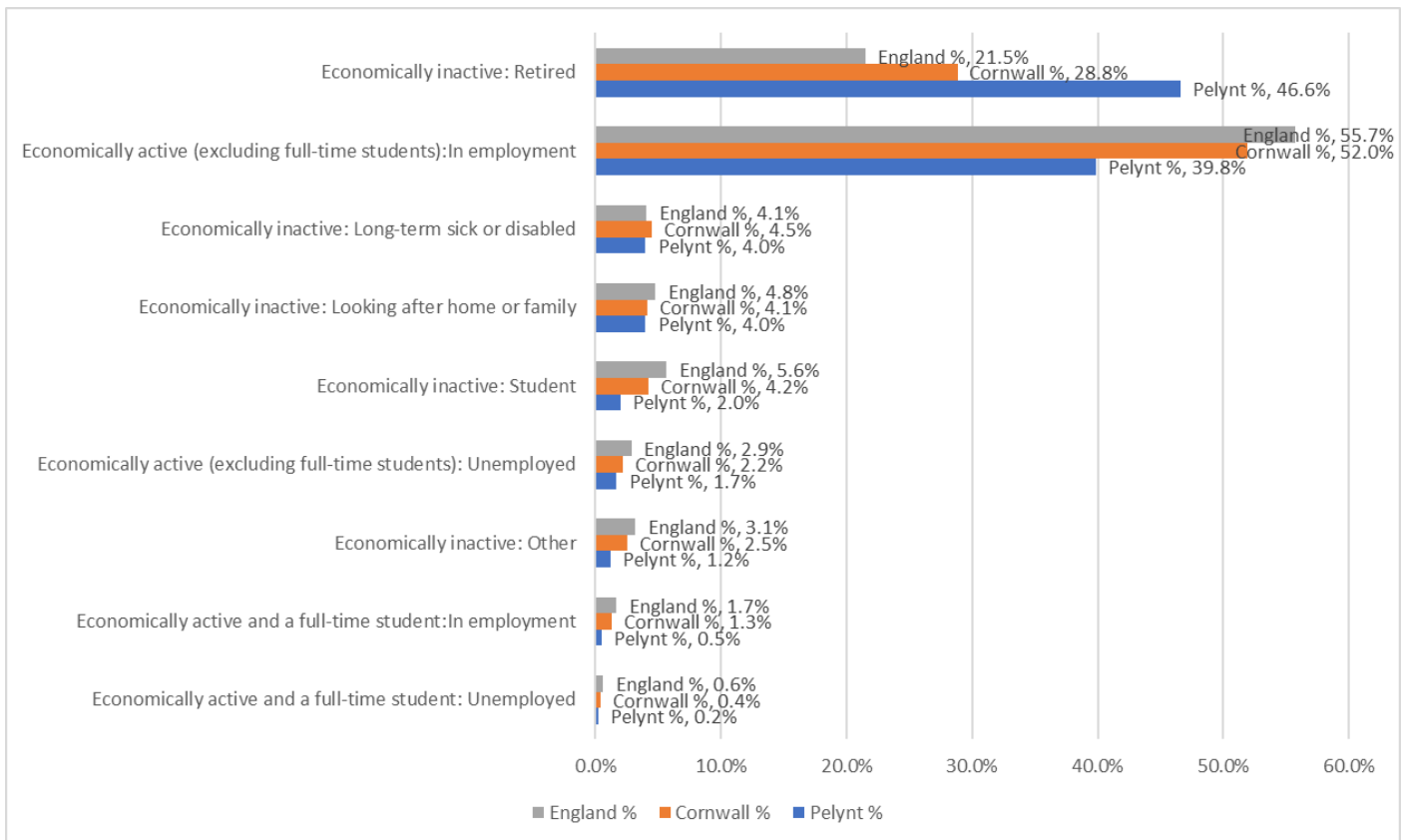


FIGURE 39 ECONOMIC ACTIVITY [SOURCE: CENSUS 2021 TABLE TS 066].

Employment Categories

6.14 In 2021, approximately 510 residents aged 16 or over were in employment. Of these Some 38.5% worked part-time, In comparison, the figure for England was 29.8% and for Cornwall 35.7%. Some 61.8% of Pelynt residents in employment were full-time, compared with 70.2% for England and 64.3% for Cornwall.

Unemployment and Benefits

6.15 There is no data available for the Parish, but for the 028C LSOA which equates to Pelynt the Jobseekers/UC 'claimant count' in March 2023 was 25, or less than 5% of residents aged 16 to 64 [Source: NOMIS Claimant Count March 2023]

Industry of Residents Jobs

6.16 From Figure 40 it can be seen that residents jobs were mainly in 'Distribution, hotels and restaurants' reflecting the presence of the local tourism industry. 'Public administration, education and health' was also well represented, although in comparative proportional terms to significantly lesser extent than in England and Cornwall. The agricultural sector was, as might be expected, proportionally stronger in the Parish, reflecting its rural character.

FIGURE 40: INDUSTRY OF JOBS HELD BY EMPLOYED ADULT RESIDENTS OF PELYNT PARISH

Industry	Pelynt	Cornwall	England
G, I Distribution, hotels and restaurants	144 28.7%	24.5%	19.9%
O, P, Q Public administration, education and health	123 24.5%	30.3%	30.3%
K, L, M, N Financial, real estate, professional, administrative activities	57 11.4%	12.9%	17.4%
F Construction	48 9.6%	10.7%	8.7%
C Manufacturing	44 8.8%	6.4%	7.3%
A, B, D, E Agriculture, energy and water	38 7.6%	4.5%	2.3%
H, J Transport and communication	28 5.6%	5.8%	9.7%
R, S, T, U Other	20 4.0%	4.9%	4.6%

Source: Census 2021 Tables TS060 and PP009

Jobs in the Parish

6.17 Accurate workplace data is not yet available at very local geographies in the 2021 Census, but we can infer some conclusions from the travel to work data .Some 148 [or 29.4%] of adults 16 to 74 yrs old in employment worked from home, which is similar to the figures for England (31.5%) but higher than Cornwall (24.7%). Another 66 [or 13.1%] worked less than 5km from home, from which we can surmise local jobs or in surrounding Parishes. It can be inferred therefore that about 214 [or 45.8%] or residents' jobs are within the Parish or very near to it [See Figure 41].

FIGURE 41 : DISTANCE TRAVELLED TO WORK

	Pelynt %	Cornwall %	England %
Less than 2km	3.4%	13.2%	11.0%
2km to less than 5km	9.7%	8.9%	12.6%
5km to less than 10km	6.7%	9.2%	11.7%
10km to less than 20km	10.1%	12.7%	10.4%
20km to less than 30km	6.0%	5.2%	4.0%
30km to less than 40km	4.4%	2.4%	1.7%
40km to less than 60km	6.0%	2.4%	1.3%
60km and over	3.2%	3.3%	1.3%

Works mainly from home	29.4%	24.7%	31.5%
Works mainly at an offshore installation, in no fixed place, or outside the UK	21.2%	17.9%	14.5%

Source: Census 2021 Table TS 058

Jobs outside the Parish

6.18 Thus about 290 [or 57.5%] of residents' jobs were further afield. About 6.7% of residents in employment worked between 5km and 10km away, which would bring in Looe, Polperro and Liskeard. Some 16.1% work 10km to 30km away, reaching Fowey, St Austell, Lostwithiel and Bodmin. Thus about 35.9% of journey to work trips are within 30km, and 13.6% are from 30km and above, a looser profile to that of Cornwall where 49.2% of work journeys are within 30km and 8.1% further, and also than England where the comparative figures are 49.7% and 4.3%, reflecting a lack of suitable job opportunities in the immediate area and its attractiveness to commuters with jobs farther afield such as in Plymouth.

Workspaces

6.19 A recent business survey carried out for this report identified around 50 small businesses and home workers across the parish ranging from farmers, agricultural engineers, bespoke machine embroidery and kennels/grooming services to software programmers based at home, and of course tourism accommodation and services providers [see below].

Tourism

6.20 Pelynt Parish is in a good location for touring taking in the south Cornwall coast, the busy and attractive traditional Cornish port of Looe, Bodmin Moor to the north, less than 15 minutes' drive, and the heritage tourism attractions at Cotehele, Antony House, and Lanhydrock. The Parish is also very well positioned to take advantage of the growing interest in walking and cycling having an estimated 40 footpaths and public rights of way (PROW) plus extensions to adjoining parishes with the prospect of long distance walking and cycling/horse riding routes being established through the proposed Looe Valley Cycle Trail project in 2015 linking with a wider network of cycle trails connecting with Plymouth and Rame to the east and Bodmin and the Camel Trail to the west

6.21 As a result there are extensive areas of holiday accommodation in the Parish. Including extensive caravan and lodge sites at Trelay Holiday Park, Trelawne Manor, Oaklands Park, and Hall Wood, along with several farm locations where lodges and events space is available. There is continuing pressure for additional tourism accommodation, as evidenced by recent applications for Jolley Park, Pelynt.

6.22 Tourism has great potential for growth particularly post-Brexit and COVID-19 where holidays overseas are likely to be problematic or costly for the medium term. Such growth can benefit the community by bringing employment and additional spending in the local economy, help to maintain the fabric of many important buildings and provide facilities which can also be used by local residents. Tourism can also be a useful form of farm diversification that has limited environmental impacts.

6.23 However excessive levels of tourism can damage the special local heritage, biodiversity and landscape qualities which are the reason that visitors and tourists come to the area, add to traffic

congestion and pollution, create competition for resources and cause harm to the amenity of nearby residential properties.

- 6.24 CLP Policy 5 (Business and Tourism) encourages the development of new or enhancement of existing high-quality sustainable tourism facilities, attractions and accommodation appropriate in scale to their location and accessibility, to provide a balanced mix of economic, social and environmental benefits.
- 6.25 Therefore, it is appropriate to support tourism development that makes best use of the areas assets whilst providing care for them; maximises accessibility for residents to those facilities and features in the Parish that attract visitors, whilst offering protection to the special landscape and heritage character of the area. Tourism of this form may also extend the holiday season and thereby add to local prosperity. New businesses serving touring caravans, 'glamping' and farm tourism huts/cabins can be considered on their merit and must have regard to the impact such a development may have on the character of the area.

Superfast Broadband

- 6.26 Most of the Parish has access to VDSL2 or FTTP speeds in excess of 24mbs, although in the rural area generally sub 24mbs broadband only is available and some more rural locations have ADSL connections that offer 2 to 8Mbs only. [Source: <https://labs.thinkbroadband.com/local/broadband-map#6/51.414/-0.641/>].
- 6.27 The signal for mobile phones (voice and data) is widely variable according to location and provider, but is poor in parts set within valleys or screened by hills etc.
- 6.28 It is important that current and future members of the community are not digitally disadvantaged, and that inward investment is not restricted by any local inadequacy in digital communications.

Agricultural and Land Based Rural Business Diversification

- 6.29 Pelynt is a rural Parish and includes a network of farms which are an integral part of the fabric of the local area.
- 6.30 Agricultural business is important for both the employment potential and its stewardship of the local landscape, biodiversity, heritage and recreational resources that benefit the Parish residents and visitors. The average income from farming enterprises is low in comparison to other industries and also unpredictable, being easily affected by currency exchange rates, supply and demand factors, and climate change impacts. The uncertainty over the future of farming and Brexit means there is a need to sustain existing businesses by providing more predictable revenue streams. Diversification of agricultural product and extended processing or into other land-based activity and local retailing can be of great assistance. However, diversification generally requires significant investment and commitment to a long payback period. It can also have negative environmental and amenity impacts which could have the potential to harm Pelynt's tourism economy. It is therefore necessary to support the diversification of agricultural and land based rural businesses in ways that protect and enhance the special qualities of the area.

Working from Home and Home Based Businesses

- 6.31 Census 2021 indicates that up to 29.4 % of the economically active in the Parish worked at or mainly from home. Nationally the proportion of working adults who did any work from home in 2020

increased to 37% on average from 27% in 2019. Some 24% of businesses stated that they intended to use increased homeworking going forward, with the Information and Communication industry recording the highest proportion (49%). Of working adults currently homeworking, 85% wanted to use a "hybrid" approach of both home and office working in future. However, there was some uncertainty among businesses, with 32% stating they were not sure what proportion of the workforce will be working from their usual place of work.

- 6.32 According to DBIS figures (2014) 1 in 10 domestic properties are home to at least 1 business and 59% of businesses are home based, comprising (i) those that undertake most or all of their activity in the residential home and (ii) those that operate from the home but a large proportion of their activity is conducted either at the client's premises or at outdoor sites. Although the number of small business and sole proprietorships has temporarily reduced as a result of COVID, it is expected they will continue to grow, and many of these will be home based, facilitated by the ability to use high speed broadband to access customers. According to Experian, 76% of retail businesses formed between April 2020 and February 2021 were registered at a residential address. Govt, data suggest that 60% of businesses start from home, and Centre for Economics and Business Research data suggests that 52% [2.75M] of businesses are home based. [Source: DBIS figures; 'Business and individual attitudes towards the future of homeworking, UK: April to May 2021 Report' ONS; Census 2021 Table TS 058; Experian; CEBR].
- 6.33 Although recent press reports [“Never again’: is Britain finally ready to return to the office?’ <https://www.theguardian.com/business/2023/aug/12/never-again-is-britain-finally-ready-to-return-to-the-office>] say that some major employers are now enforcing a return to the office, employees have enjoyed the experience and companies are beginning to struggle to ‘attract and keep talent if they want people in the office full time five days a week’. It is reported that full-time employees in the UK, Australia, Canada and other English-speaking countries work about 1.4 days a week at home on average, and the proportion of vacancies in the UK advertised as hybrid has gone above 11% in June 2023, with and the number of jobs listed as fully remote at 15.1%.
- 6.34 These trends have the potential to make local shops and other services more viable and by reducing travel to work have a positive impact on climate change, although the impact on supporting services in business districts may be harmful.
- 6.35 They also place a greater focus on the ability of people to work from home and highlight the requirement for appropriate home office or work process space and sufficient broadband speeds. People may not have a suitable space within their home from which to run a business or ‘WFH’, or they may wish to distinctly and deliberately separate their work and living space. There could also be the need, on occasion, for ancillary workers such as managers, book keepers or accountants to visit home workers. Thus to maximise the opportunity for home run enterprises to be created and supported in the long term there is a need to support the construction of extensions, the conversion of outbuildings, and the development of new free standing buildings in gardens from which businesses and home workers can operate.
- 6.36 In most cases planning permission is not required. However, where building alterations beyond Permitted Development limits are involved, or the scale of business materially changes the use of the premises, including impacts on the amenity of adjoining residents through activity outside of reasonable work hours, or other environmental harm such as increased traffic, noise and smells, then

planning permission may be required. Therefore a criteria based approach to impact assessment of planning applications for such development allows balanced consideration of the impacts that might occur in different situations.

Related Community Engagement Feedback

6.37 In the Pelynt NDP Business Survey Results December 1st to 31st 2022 some 61.5% of businesses agreed that Pelynt Parish was a good place to run a business. When asked what they liked about running a business or being self-employed in Pelynt the responses included: *Customers within the parish...Cornish identity...good customer base locally...low crime...adequate parking and easy access for deliveries...good location with access to nearby towns...availability of fibre broadband...personal wellbeing...local community spirit...access to beautiful...local availability of other services ...countryside.*

6.38 When asked what they disliked, the responses included: *No small business hub or business facilities...no starter units...noisy traffic...lack of community spirit...distance to main A30 and wholesalers...lack of space to work...too quiet...limited customer base...parking issues for deliveries...distance from suppliers...Lack of local trade...more people working out of the village so loss of customers...keeping active and focused...lack of public transport...isolation.*

6.39 When asked what aspects of business life in Pelynt could be improved responses included: *a village website updated daily with adverts for services and goods...VAT reduction...better GP service...stop building new housing...more promotion of the area...more retail spaces or commercial aspects for visitors to want to come to Pelynt...a night bus in the summer to Pelynt to help evening workers to get to Looe/Polperro...a local business directory for services/marketing purposes...a community focused woodland venture...storage units...a business hub for networking and educational and business courses and advice... a committee of small business owners to share tips and advice...traffic lights on Shute Hill...better parking facilities.*

Community Feedback Quotes:

'Pelynt has become a hub where people sleep at night then leave during the day for work etc. As a small business that has been here since 1929, we've seen the local use of our business shrink, most of the customer base is from nearby towns/villages- West Looe/Polperro the most' – Local Business Comment

6.40 Some 76.9% thought the attractive local countryside and heritage aided their business, whilst 65.4% thought that renewable energy provision was important to their business premises and nearly 77% thought that Second Homes and Holiday Homes helped their business. More negatively, 50% of businesses thought that transport and traffic caused problems for them, but only 11.5% considered they lacked sufficient parking space for their business needs.

6.41 Opinion on the adequacy of local public amenities, retail outlets and services to meet the needs of new residents and visitors was split, with 42.3% saying yes, 38.5% no, and 19.2% don't know. A small majority of 46.2% over 23.1% [and 30.8% don't know] thought recreation and leisure facilities are not adequate to meet the needs of

Community Feedback Quotes:

'There should be no further housing development without offering small commercial units. So many people want to be self employed but there is a severe lack of small rural units' — Local Business Comment

new residents and visitors, but only 52% thought that businesses should encourage new publicly accessible open areas and leisure spaces, and only 53.8% saw a role for businesses in supporting rewilding and natural environment regeneration.

6.42 A total of 96.2% thought that growing the local economy and jobs was important, whilst 72% thought that the presence nearby of other business facilities was important to their own business. 57.7% said that the availability of local education and skills would help their future business plans, and half the businesses replying foresaw a need for more staff in the next 5 years,

6.43 Around 38.5% did not think they had enough space to operate efficiently. In fact 66.7% said they wanted more space. Some 59.1% said they would benefit from faster broadband, and 36.4% would like to see improved availability of IT services such as laser printing and scanning.

6.44 Support was also expressed for the idea of new business workshops in the area, with several mentioning the concept of a business hub that could accommodate various supporting services aimed at encouraging business and jobs growth. Also supported was the concept of live/work units

Community Feedback Quotes:

'I think Business workshops a good idea for businesses that can add value by manufacturing from the unit...the cost factor is an issue for small startup businesses, rent and rates etc....business units that have expert advice available to assist startups would be useful, ie ...overseen or assisted by legal, technical and financial support' – Local Business Comment

Key issues and implications for the NDP

Figure 42: Key Issues and Implications from the evidence base

Theme	Key Issues
<p>ECONOMY AND EMPLOYMENT</p>	<ul style="list-style-type: none"> • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ focus on sustaining existing and new businesses and the traditional industries of, farming and minerals, and also supporting ability to work from home. ○ long-term protection of sites allocated for employment use should be avoided where there is no reasonable prospect of a site being used for that purpose. ○ Provide for new employment development that is located either within or well-integrated to ... villages well served by public transport and communications infrastructure. ○ Also recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In this case they should be sensitive to surroundings, not have an unacceptable impact on local roads, and exploit opportunities to make a location more sustainable. ○ Encourage the use of previously developed land, and sites that are physically well-related to existing settlements, where suitable opportunities exist. • The Cornwall and Isles of Scilly (CIoS) Industrial Strategy is focused on

achieving a decarbonised and sustainable future for business. The Strategy vision is that:

‘In 2030 the Cornwall and Isles of Scilly creative and carbon-neutral economy will be realising opportunities for its people, communities and businesses to thrive, benefiting the environment and providing an outstanding quality of life for all’.

- The agricultural sector continues to be an important economic activity in the parish supporting a small number of jobs.
- Tourism is a significant employer in the Parish and nearby.
- Many of our community work outside the Parish, in professional and/or managerial posts, mainly in nearby towns and there are few local jobs available. Encouraging local business development might provide local jobs, reduce the need to travel, and increase prosperity.
- It is likely that many local young and working age people tend to leave the area to find work and careers.
- Tourism has the potential for further growth focusing on local environment, heritage and culture.
- There is a higher proportion of self-employed people working in Pelynt Parish compared to Cornwall averages and the number of people working from home in the Parish is high.
- The COVID 19 pandemic has meant a greater focus has been placed on the ability to work from home (WFH), which is likely to increase in the future, and highlights the requirement for appropriate home office space and sufficient broadband speeds.
- Encouraging local business development (in workshops and at home) might provide local jobs, reduce the need to travel, and increase prosperity.
- There is a need to support land-based businesses where they help to sustain the rural economy and maintain or enhance the character of the landscape and environment
- There is ‘Superfast Broadband’ through most of the parish but speeds can vary in areas more remote from the main roads in the Parish. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a means of communication in a rural area.
- The agricultural sector continues to be an important economic activity in the parish supporting a small number of jobs and helping to sustain the broader rural economy and maintain the character of the landscape and environment. There is a need to support business diversification and measures to reduce business costs, such as energy and materials.

Implication for the Neighbourhood Development Plan

- The local community supports more economic growth in the Parish at a scale that is appropriate for the area development.
- The Pelynt Parish NDP support the delivery of the Industrial Strategy by ensuring that its policies help to create the conditions in which it can be

delivered, for example through engendering a pride of place, supporting green infrastructure, enabling business growth, and in particular, helping the visitor economy to better link environment, heritage and culture, and supporting productivity and sustainability in the agricultural sector.

- The Pelynt NDP should consider a policy supporting sites for new small-scale rural workshops and retail, possibly including space to support live/work, home businesses and/or start up business, which must be sensitive to their surroundings and local road conditions.
- The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- Consideration should be given to NDP policy to support forms of tourism which are suitable for location within sensitive biodiversity and landscape areas, or where their impacts on such areas would be acceptable, subject to criteria to ensure that any adverse impacts are mitigated.
- Steps to encourage take up of Broadband connectivity though new development should be supported.

Key Objectives for the Neighbourhood Development Plan

- **Support, strengthen and diversify the wider local economy and local businesses, particularly in agriculture, tourism, leisure and light industry at a scale appropriate to the area.**
- **Support opportunities for local people to access local employment.**
- **Encourage improvement of digital connectivity.**

7. Natural Environment and Landscape

Planning Policy Background

National Legislation

- 7.1 **Environment Act 2021** in Part 6 Paragraph 101 provides for a 10% minimum Net Biodiversity Gain as a mandatory condition of planning permission. Net Biodiversity Gain [NBG] is a new approach to development which aims to leave the natural environment in a measurably better state than before it was involved in development. This is subject to a 2 year transition period which ends November 2023. But the transition Period for minor development has been extended to April 2024.
- 7.2 **The Natural Environment and Rural Communities Act (2006)** Sections 40 and 41 places a duty upon a Local Planning Authority (LPA) to conserve ‘and enhance’ biodiversity within their Plan area.
- 7.3 **‘Biodiversity 2020: A strategy for England’s wildlife and ecosystem services’** aims to *‘halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people’*.
- 7.4 **Nature Positive 2030**, endorsed by the Govt., sets out the priority actions and achievable steps for becoming “Nature Positive” – reversing biodiversity decline – by 2030. It includes:
- *Ensuring wildlife thrives within protected areas on land and at sea.*

- *Better conserve wildlife habitats outside protected areas, in particular those areas identified as parts of nature networks or as important blue/green infrastructure.*
- *Investing in habitat restoration and creation to strengthen nature networks that deliver for biodiversity and climate change.*
- *Ensuring outcomes for nature are integrated in development plans on land and at sea.*

7.5 **The 25 Year Environment Plan**²⁷ [25YEP] published in 2018 sets out the Government’s environmental plan of action over the next quarter century, in the context of Brexit. The Plan aims to ‘tackle the growing problems of waste and soil degradation...improve social justice by tackling the pollution suffered by those living in less favourable areas.... and by opening up the mental and physical health benefits of the natural world to people from the widest possible range of ages and backgrounds’. It also sets out how the Government will address the effects of climate change – ‘still perhaps the most serious long-term risk to the environment given higher land and sea temperatures, rising sea levels, extreme weather patterns and ocean acidification, which harms marine species.’ It sets 10 Goals to achieve these outcomes:

Goal 1: Thriving plants and wildlife

Goal 2: Clean air

Goal 3: Clean and plentiful water

Goal 4: Managing exposure to chemicals and pesticides

Goal 5: Maximise our resources, minimise our waste

Goal 6: Using resources from nature sustainably

Goal 7: Mitigating and adapting to climate change

Goal 8: Reduced risk of harm from environmental hazards

Goal 9: Enhancing biosecurity

Goal 10: Enhanced beauty, heritage, and engagement with the natural environment

7.6 The **Environmental Improvement Plan (EIP) 2023 for England**²⁸ is the first revision of the 25YEP. Regarding land-use planning it recognises that there are a significant number of demands on land, from development, energy, food production, nature, climate and beyond. Strategic planning can help deliver environmental improvements by protecting natural capital whilst contributing to its enhancement. IT commits to publishing a Land Use Framework in 2023 to set out the Govts., approach to making the most out of land and to ensure all its objectives for agriculture, the environment and net zero are met. Environmental improvement will be fully reflected in the review of the National Planning Policy Framework in 2023.

²⁷ <https://www.gov.uk/government/publications/25-year-environment-plan>

²⁸ <https://www.gov.uk/government/publications/environmental-improvement-plan/environmental-improvement-plan-2023-executive-summary>

7.7 The **Plan for Water: our integrated plan for delivering clean and plentiful water**²⁹, sets out Government plans to ‘deliver clean and plentiful water – a healthy water environment, and a sustainable supply of water for people, and businesses, and nature’. It sets out several priorities that land use planning can contribute to:

- *Reducing pollution from wastewater, urban areas and transport.*
- *Reducing storm overflow discharges*
- *Designing towns and cities for water sustainability*
- *Encourage and incentivise best farming practices and Reduce pollution from farms*
- *Improving regulation of private sewage discharges*
- *Restoring protected nature sites*
- *Addressing legacy land contamination*
- *Improving water efficiency through sustainable drainage systems and ‘water positive’ or ‘net zero water’ development.*

National Planning Policy Framework 2023.

7.8 Key messages from the NPPF are that Planning policies should aim to:

- Achieve healthy, inclusive and safe places (para 96) and should contribute to and enhance the natural and local environment (Para 180). They should:
 - Protect and enhance valued landscapes, biodiversity, geological or soils;
 - Recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services (i.e. green infrastructure)
 - **Minimise impacts on and provide ‘measurable’ net gains for biodiversity, and establish coherent ecological networks**
 - Avoid unacceptable levels of soil, air, water or noise pollution or land instability, and
 - Encourage remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land (Para 180).
- Designate green areas of particular importance to local communities to rule out new development other than in very special circumstances (Para 105).
- Take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure [Para 181];
- Allocate only land with the least environmental or amenity value [Para 181].
- Not permit major developments in AONBs, where great weight should be given to conserving landscape and scenic beauty, ensure that development conserves and enhances the landscape character and scenic beauty of the AONB (Para 182).

²⁹ <https://www.gov.uk/government/publications/plan-for-water-our-integrated-plan-for-delivering-clean-and-plentiful-water/plan-for-water-our-integrated-plan-for-delivering-clean-and-plentiful-water#chapter-2-delivering-a-clean-water-environment-for-people-and-nature>

- Not permit development where it is likely to have an adverse effect on a Site of Special Scientific Interest or result in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland unless very exceptional circumstances apply (Para 186),
- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them [Para 185a].
- Protect Special Protection Areas and Special Areas of Conservation and ‘Ramsar’ sites from harm (Para 187)
- Take into account ground conditions and land instability, including from natural hazards or former activities such as mining, and contamination (Para 189).
- Take into account the effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution (Para 191).
- Protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason (Para 191b).
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (Para 191c).
- Sustain and contribute towards compliance with objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas, identifying how to improve air quality or mitigate impacts, such as through traffic and travel management, and green infrastructure provision and enhancement (Para 192).

NPPF 2023 defines Green infrastructure as ‘A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity’.

Cornwall Local Plan.

7.9 Key messages from the Cornwall Local Plan include:

- The CLP (Policy 16) aims to improve the health and wellbeing of Cornwall’s communities, residents, workers and visitors, by:
 - requiring that development should protect, and alleviate risk to people and the environment from unsafe, unhealthy and polluted environments by avoiding or mitigating against harmful impacts and health risks;
 - not causing increased risk to human health from air pollution or exceeding EU standards;

- maximising the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities and providing or enhancing active travel networks that support and encourage walking, riding and cycling;
 - encouraging provision for growing local food in private gardens which are large enough to accommodate vegetable growing or greenhouses or through the provision of allotments; and
 - providing flexible community open spaces that can be adapted to the health needs of the community and encourage social interaction.
- The CLP also reflects the NPPF requirements that the needs of the local community are met, including through affordable housing provision.
 - Good quality well planned and appropriately located green infrastructure is critical to Cornwall's future. Not only does it help us to live more healthily, sustainably and self-sufficiently, it helps to increase resilience and adaptation to climate change and supports ecosystems services providing for food production, flood control and wildlife and their component parts: water, soil, nutrients and organisms (Para 2.190).
 - Open space and Green Infrastructure can play an important role in improving health and wellbeing by providing accessible space for recreation (Para 2.192);
 - New developments should use the environmental features of sites as the foundation of their design.... The impact of new development on green infrastructure assets will be assessed as part of determining planning applications (Para 2.194).
 - Existing green infrastructure ... which is important to recreation, leisure, community use, townscape and landscape quality and visual amenity will be protected and enhanced. New development should retain and enhance the most important assets...take in to account and show how GI assets have positively contributed to place making and influenced the proposal...provide buffers to natural spaces with GI significance...restore or enhance the connections of nature and people through physical integration and links with GI assets...provide accessible and quality open space...include arrangements for maintenance of GI assets...mitigate any losses by provision elsewhere (Policy 25).
 - Residential development is expected to contribute to appropriate management, mitigation and monitoring measures to mitigate their recreational impacts on European Protected Sites (Policy 22).

7.10 Objective 10(a) within key theme number 4 states to '*respect the distinctive character of Cornwall's diverse landscapes*'.

7.11 Policy 2 – Spatial Strategy states that new development should 'maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important' ... by identifying 'the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets'

- 7.12 Policy 23 – Natural Environment – states that development proposals should sustain local distinctiveness and character and protect and enhance Cornwall’s natural environment where development should be of
- 2. *‘of an appropriate scale, mass and design that recognises and respects landscape character of both designated and undesignated landscapes... must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value.*

Cornwall Climate Emergency Development Plan Document

- 7.13 This is an extension to the Local Plan has been prepared to bring forward more specifically focused policies dealing with the causes and impacts of the climate crisis. The CEDPD was adopted in February 2023. Its proposed policies include additional strong measures that will help the local community to tackle the causes and effects of the climate. Policy G2P requires that proposals for major development should demonstrate, through use of a Biodiversity Net Gain Plan [BNGP], based on an assessment of the site before and after development, how the impact on biodiversity will be minimised and at least a net gain in biodiversity achieved in line with national policy, and that minor development (as defined in secondary legislation) shall demonstrate biodiversity net gains in accordance with a Cornwall Council approved Small Site Biodiversity Metric.
- 7.14 Each BNGP should use appropriate methods drawn from the guidance in the Cornwall Planning for Biodiversity Guide and the **British Standard for Biodiversity [BS8683]** and explain how a Mitigation Hierarchy has been followed and how the proposal will integrate into any wider green infrastructure networks.
- 7.15 Net Biodiversity Gain [NBG] follows the principle of the ‘mitigation hierarchy’ which seeks to:
- Enhance habitat
 - Avoid habitat loss
 - Minimise habitat loss
 - Restore habitat loss
 - Compensate for habitat loss
 - Offset Habitat loss
- 7.16 DEFRA have published a ‘Biodiversity Metric’ to provide a way of measuring and accounting for biodiversity losses and gains resulting from development or land management change. Examples of appropriate methods to address NBG might include:
- Purpose designed boxes and bricks for bats, birds (including owls in remoter areas),
 - Bees and other invertebrates, within the structure of the building, or within the site
 - Boundaries on non-built features if this is not possible;
 - Hedgehog access points in fences,
 - Planting new native trees and hedges and flower-rich habitats
 - The intentional use of suds, and drainage ponding, as habitat,
 - ‘re-wilding’ of areas to support drainage and create habitat
 - Measures to protect the integrity of any affected wildlife corridors, mitigate any
 - Harmful impact, and incorporate linkages to provide new connections between corridors

- Contributions to a ‘green reserve’ nearby.

Other plans and studies

7.17 **Natural England - Green Infrastructure Guidance** defines green infrastructure as:

‘...a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering those ecological services and quality of life benefits required by the communities it serves and needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types. Green Infrastructure includes established green spaces and new sites and should thread through and surround the built environment and connect the urban area to its wider rural hinterland. Consequently, it needs to be delivered at all spatial scales from sub-regional to local neighbourhood levels, accommodating both accessible natural green spaces within local communities and often much larger sites in the urban fringe and wider countryside.’

7.18 **The Cornwall Biodiversity Action Plan**³⁰ is presented in 4 volumes:

- Cornwall’s Biodiversity Volume 1: Audits and Priorities
- Cornwall’s Biodiversity Volume 2: Action Plan
- Cornwall’s Biodiversity Volume 3: Action Plans 2004
- Cornwall’s Biodiversity Volume 4: Priority Projects 2010-2015

7.19 **‘Cornwall’s Biodiversity Volume 1: Audits and Priorities** set recommendations for Action Plans, which were produced for the Cornish priority habitats and species and published in ‘Cornwall’s Biodiversity Volume 2: Action Plans’. A further volume, ‘Cornwall’s Biodiversity Volume 3: Action Plans 2004’ was produced in line with the UK Biodiversity Action Plan (UK BAP) process, highlighting the 25 UK BAP priority habitats and 127 BAP priority species occurring in Cornwall. In light of a progress review, Cornwall’s BAP was reviewed and updated, taking into consideration the new UK list of priority habitats and species, and the England Biodiversity Strategy (EBS) delivery framework. This document is ‘Volume 4: Priority Habitats’ 2010 identifies priority project areas.

7.20 **Cornwall’s Environmental Growth Strategy**³¹ provides a long-term framework that aims to not just conserve, but also to grow nature by ensuring that there is more of it, and that it is bigger, better, more diverse and more joined up.

7.21 It is produced by the Cornwall Local Nature Partnership, and guided by the principle that human social, economic and environmental conditions are interconnected with nature. It contains 10 pillars as the natural foundations for a green recovery. They provide steps towards the target that by 30% of land and seas are well managed for nature by 2030. It also elaborates on how a cleaner, greener Cornwall with more space for nature will be delivered.

8.1 The **‘Cornwall landscape character best practice guide’** says that for ‘smaller-scale development particularly in rural areas:

³⁰ <https://www.yumpu.com/en/document/view/30918968/cornwalls-biodiversity-action-plan-cornwall-wildlife-trust>

³¹ <https://www.cornwall.gov.uk/environment/conservation-and-environment-protection/environmental-growth-strategy/>

- i. consider how new development can foster the existing rural character
- ii. ensure residential entrances and approaches avoid over-engineered solutions, favouring designs which follow the site topography
- iii. retain trees and Cornish hedges, ditches and walls, especially where these form backdrops, soften roof lines, and produce screening. Replace features which have to be removed to fit in with the existing landscape pattern
- iv. reflect vernacular and local rural detailing at gates, entranceways and boundary treatments
- v. retain grass verges and avoid upstanding kerbs and highway bollards, avoiding the extension of garden features such as close-mown lawns, flowerbeds and ornamental shrubs beyond the garden boundary, as these have the effect of suburbanisation of rural lanes
- vi. site garages and other utility features such as rubbish bins and fuel storage away from property frontages in screened areas
- vii. locate parking and turning spaces at the sides and rear of buildings, or within courtyards, reducing their visibility from the highway
- viii. provide new native structure planting of Cornish hedges, copses, shelterbelts, (where appropriate) to help integrate new buildings into the landscape. Carefully consider the use of exotic species, especially evergreens such as cypresses

7.22 **The Cornwall Planning for Biodiversity and Net Gain Supplementary Planning Document³²** was adopted on the 16th October 2018 by Cornwall Council and is a material consideration in planning decisions. It is supplementary to policies of the Cornwall Local Plan: Strategic Policies (2016). It gives requirements and guidance for the achievement of a minimum 10% NBG. See: <https://www.cornwall.gov.uk/media/v1roqk0x/planning-for-biodiversity-and-net-gain-spd-v11.pdf>

7.23 [Biodiversity Net Gain Technical Guidance for Developers and Planners](#), in-depth guidance including Biodiversity Offsetting is also available.

7.24 The **Cornwall Draft Local Nature Recovery Strategy³³** is a blueprint for a Cornwall Nature Recovery Network drafted under the terms of the Environment Act 2021, which identifies how it can be protected, enhanced, created and restored. This will lay out the steps to reach the goal that 30% of Cornwall's land and seas are well-managed for nature by 2030. includes a map of the most valuable areas for wildlife presently [Zone 1], opportunities to improve nature in the future [Zone 2], and short-term priorities. The aim is to use the high-quality existing habitats as core wildlife hubs and connect them together through the restoration and creation of strategically placed opportunity habitats, thereby creating one larger network.

7.25 Policy G4 of the Climate emergency DPD requires that where applications are sited within or adjacent to an adopted Local Nature Recovery Network they should demonstrate how they will maintain and enhance the integrity and connectivity of the network and support the principles of the Local Nature Recovery Strategy.

³² <https://www.cornwall.gov.uk/media/v1roqk0x/planning-for-biodiversity-v14.pdf>

³³ <https://letstalk.cornwall.gov.uk/nature-recovery-plan-overview>

- 7.26 A map showing the NRN zones in Pelynt Parish can be found at the LAGAS Natural Capital Information and Management Hub at <https://lagas.co.uk/app/product/nature-recovery-network> It should be taken onto account when new development and net gains in biodiversity are being considered.
- 7.27 The **Cornwall AONB Management Plan 2022 – 2027** is a shared strategy for those who live, work and visit the Cornwall Area of Outstanding Natural Beauty (AONB). It provides guidance to help Government, statutory organisations and any public body to ensure they are fulfilling their Section 85³⁴ duty to ‘have regard to the purpose of conserving and enhancing the natural beauty’ of the AONB.
- 7.28 The current plan was adopted by Cornwall Council in May 2022 and will run until 2027. It operates from a strategic to local level. It is structured to be able to inform and guide organisations and individuals whose work and actions impact on the AONB. In particular those who have a statutory duty to ensure that their decisions and actions contribute positively to the primary purpose of AONB: to conserve and enhance landscape and natural scenic beauty and be applied to the designated AONB sections and its setting. Its primary purpose is to conserve and enhance Natural Beauty, with the intention to inspire all who live, work and visit to be connected with the landscape that is inclusive and appreciated by everyone.
- 7.29 The relevant section of the AONB for this Neighbourhood Development Plan is ‘South Coast Eastern: The Polperro Coast’³⁵.

Baseline

Trees and Woodlands

Pelynt is not a particularly ‘well-treed’ Parish, other than the wooded valleys of the West Looe and Pol Rivers. It does however contain some veteran trees that are on the Ancient tree Inventory, and areas of Tree Preservation and Ancient woodland [Figs 43 to 45].

Figure 43 : Veteran, Ancient or Notable Trees in Pelynt Parish included on the Ancient Tree Inventory

Type	Location		Species
	Grid ref	Description	
Veteran	SX23035472	Polzion Wood	Common beech
Veteran	SX2257555971	Yearles Wood	Ash

Figure 44 : Tree Preservation Orders

Type	Location and Description	Species
Individual	Land At Oaklands Park / Ye Old Byre Trelaske Lane Looe Cornwall Tree Preservation Order 2008	10 Common Beech trees
Area and Group	Trelawne Park	Mixed

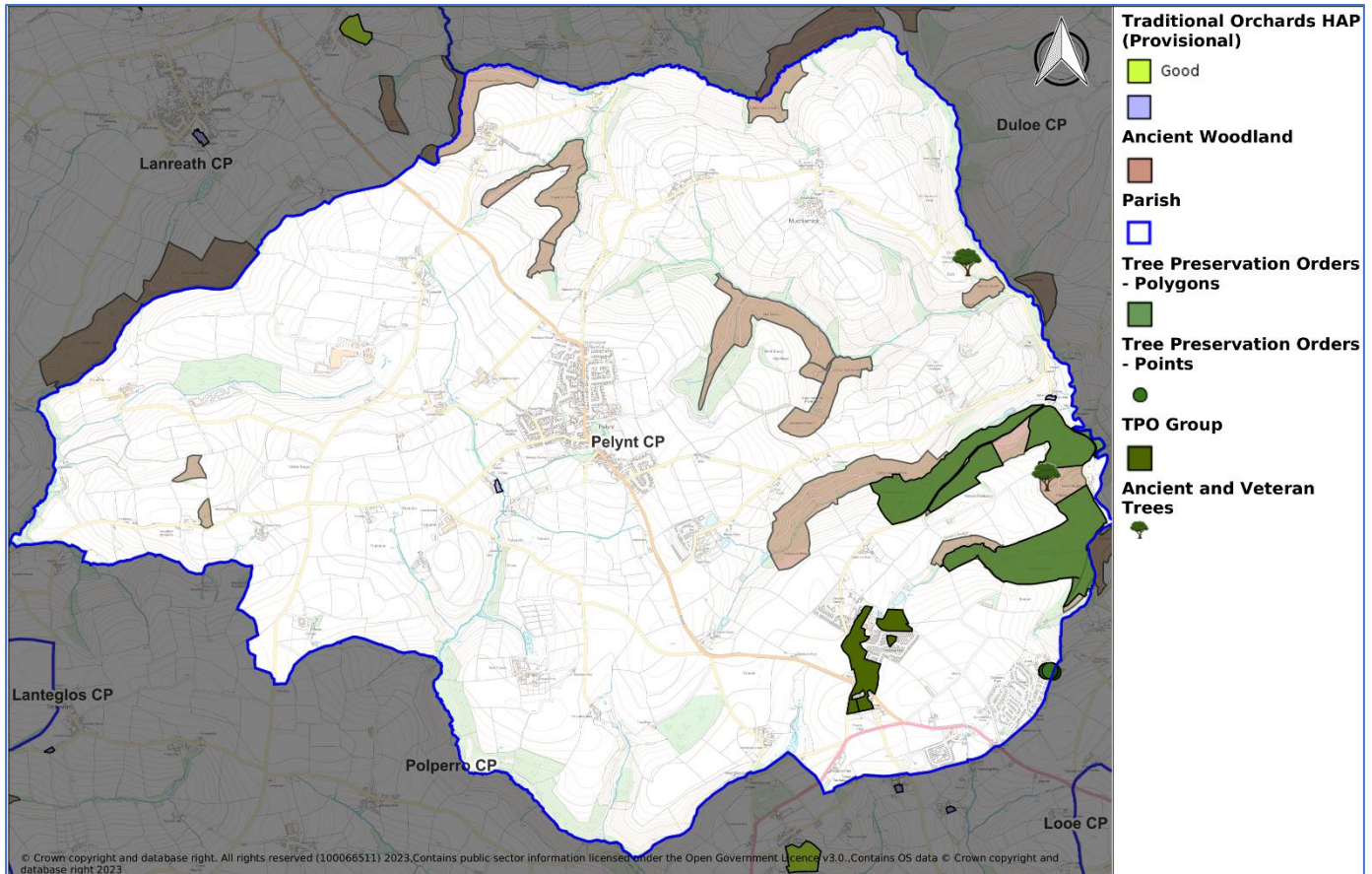
Figure 45 : Ancient Woodland

Location and Description	
Abrahams Down Wood	11.1917 ha
Tregarrick Wood	12.063 ha
Coldrinnick Woods	4.8233 ha
Hall/Little Larnick Woods	24.0807 ha

³⁴ Section 85 duty refers to section 85 of the 2000 Countryside and Rights of Way Act.

³⁵ https://assets.cornwall-aonb.gov.uk/chapters/AONB_Management_Plan_chapter_27.pdf

Yearls Wood	2.3567 ha
Kilminorth Woods	78.4101 ha
Headland Wood	2.3518 ha
TOTAL	135.2773 ha



MAP 9: VETERAN TREES, ANCIENT WOODLANDS AND TREE PRESERVATION ORDERS

Local Landscape Character Assessment

Why is Landscape Important?

Landscape is more than just ‘the view’. The relationship between people, place and nature is the ever changing backdrop to our daily lives. What turns land into landscape is our perception of a place, combining how we appreciate its aesthetic qualities – its patterns, colours, smells, textures and sounds – and the associations we attach to them, such as memories, feelings of familiarity or a sense of awe. Landscape is everywhere; from mountains, uplands, moors and the seascapes of our stunning coastline, to rolling countryside and traditional green parks in urban and rural areas, each with their own distinctive character and sense of place. All landscapes matter - wherever they are and whatever their condition. A commonly used definition of ‘landscape’ is: “an area, as perceived by people, whose character is the result of the action and interaction of natural and or human factors”.³⁶ Our landscapes vary because of their underlying geology, soils, topography, land cover, hydrology, historic and cultural development, and climatic considerations. These physical and socio-economic influences combine to make one landscape different from another.

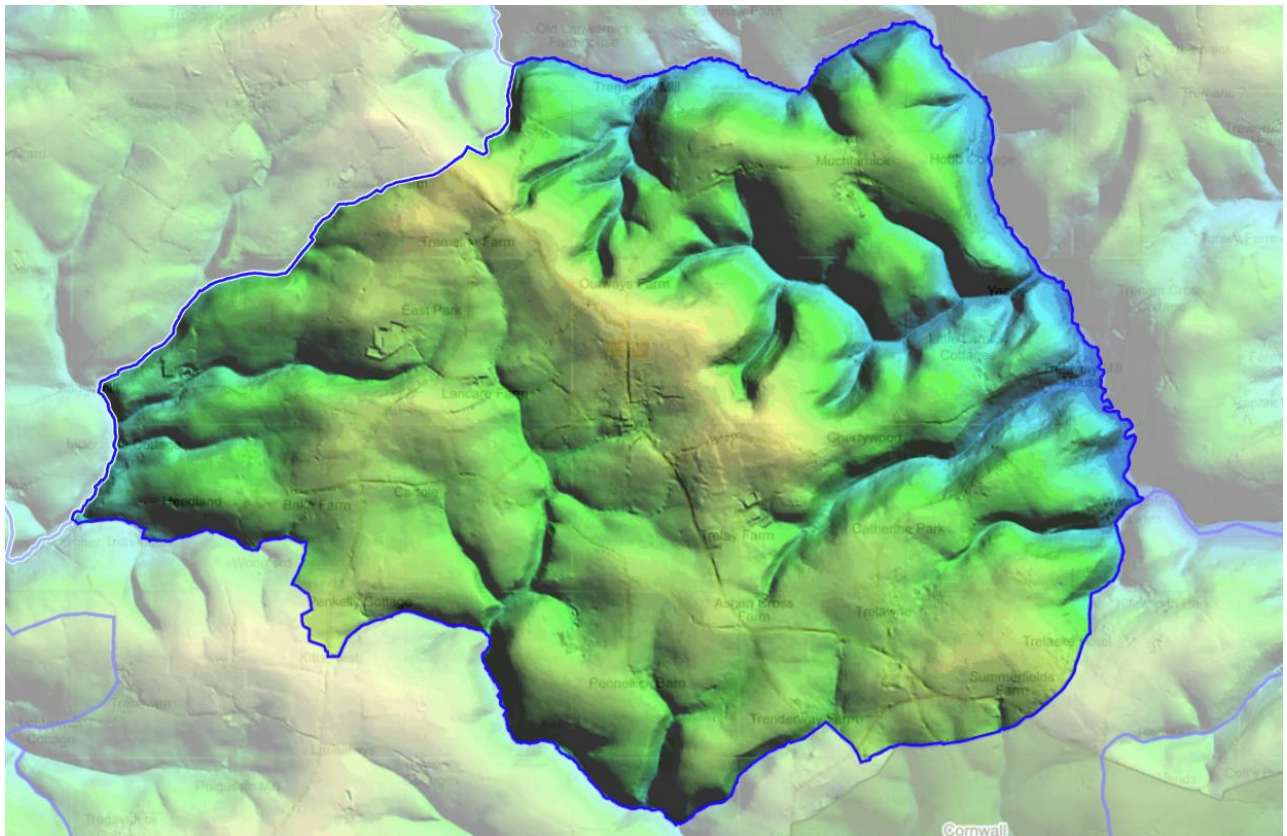
Including landscape in Neighbourhood Plans provides an opportunity to identify what makes the place where you live unique, and to ensure that its special qualities and distinctive characteristics are protected, and enhanced, through the Neighbourhood Planning process.

³⁶ <https://www.landscapeinstitute.org/policy/13732-2/>

7.30 Landscape character assessment is the process of identifying and describing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive.

Statement of Local Character

7.31 Pelynt **Parish** lies in the open, medium to large scale gently rolling SE Cornwall plateau, sloping towards the coast to the south, intersected from the east by the deep West Looe river valley and its tributary streams and from the south west by the shallower River Pol valley. It has a working agricultural open and pastoral landscape. Typical of medieval farmland it is characterised by a pattern of fields enclosed by low irregular Cornish hedges with hedgerows and with sparse tree cover around farms and small hamlets. Most of the higher rolling land is agricultural grades* 2 and 3, whilst the river valleys have extensive woodlands, much of it to the east being ancient. East of the B3359, which runs north-south through the heart of the Parish, is the Looe and Seaton Valley Area of Great Landscape Value. To the south, just outside the Parish, is the south coast (eastern) section of the Cornwall AONB and the Gribbin Head to Polperro section of the Cornwall Heritage Coast.



MAP 10: TOPOGRAPHICAL MAP OF PELYNT PARISH

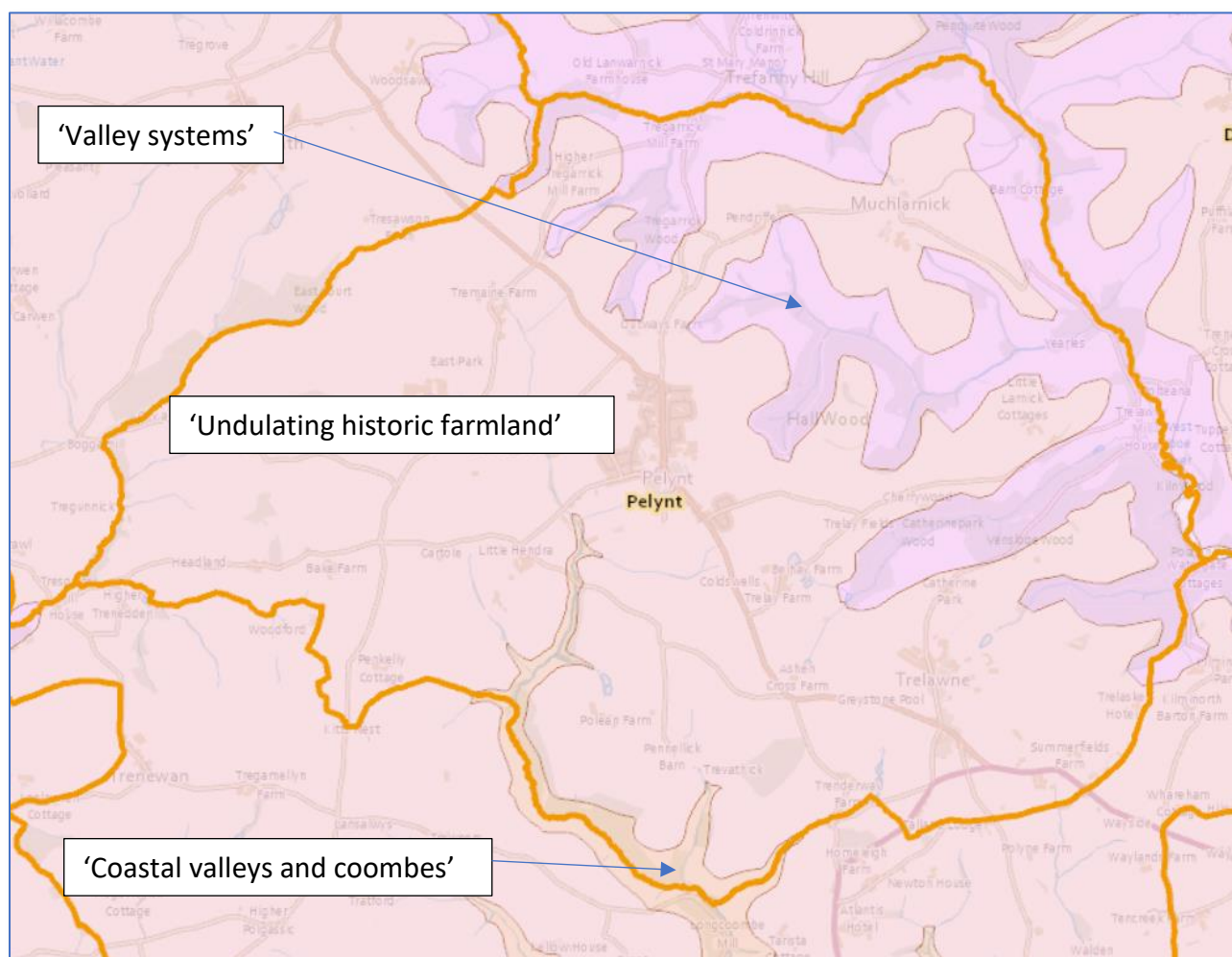
National Character Area

7.32 Nationally there are 159 Character Areas, each of which is distinctive with a unique 'sense of place'. These broad divisions of landscape form the basic units of cohesive countryside character, on which strategies for both ecological and landscape issues can be based. The Character Area framework is used to describe and shape objectives for the countryside, its planning and management.

7.33 Pelynt lies in the **Cornish Killas Character Area**, details of which can be found here: <https://publications.naturalengland.org.uk/file/6125360068427776>

Landscape Character Type 2022

- 7.34 Landscape Character Types (LCT) are generic landscapes often repeated across Cornwall which are relatively homogenous, having a common pattern of characteristics, sharing similar geology, topography, hydrology, land cover, historic land use and settlement pattern. LCTs combine to create the locally distinct Cornwall Character Areas. Each of the 18 LCTs is supported by a character description. [See Map 11].
- 7.35 Pelynt lies mainly in the 'Undulating historic farmland' character the detailed description for which can be found here:
https://map.cornwall.gov.uk/reports_LCT/Cornwall%20LCT%20Undulating%20Historic%20Farmland.pdf
- 7.36 The Looe River valley is within the 'Valley systems' character, the detailed description for which can be found here:
https://map.cornwall.gov.uk/reports_LCT/Cornwall%20LCT%20Valley%20Systems.pdf
- 7.37 The Pol valley is within the 'Coastal valleys and coombes' character, the detailed description for which can be found here:
https://map.cornwall.gov.uk/reports_LCT/Cornwall%20LCT%20Coastal%20Coombes%20and%20Valleys.pdf



MAP 11: CHARACTER AREAS 2022

Landscape Character Areas 2007 to 2022

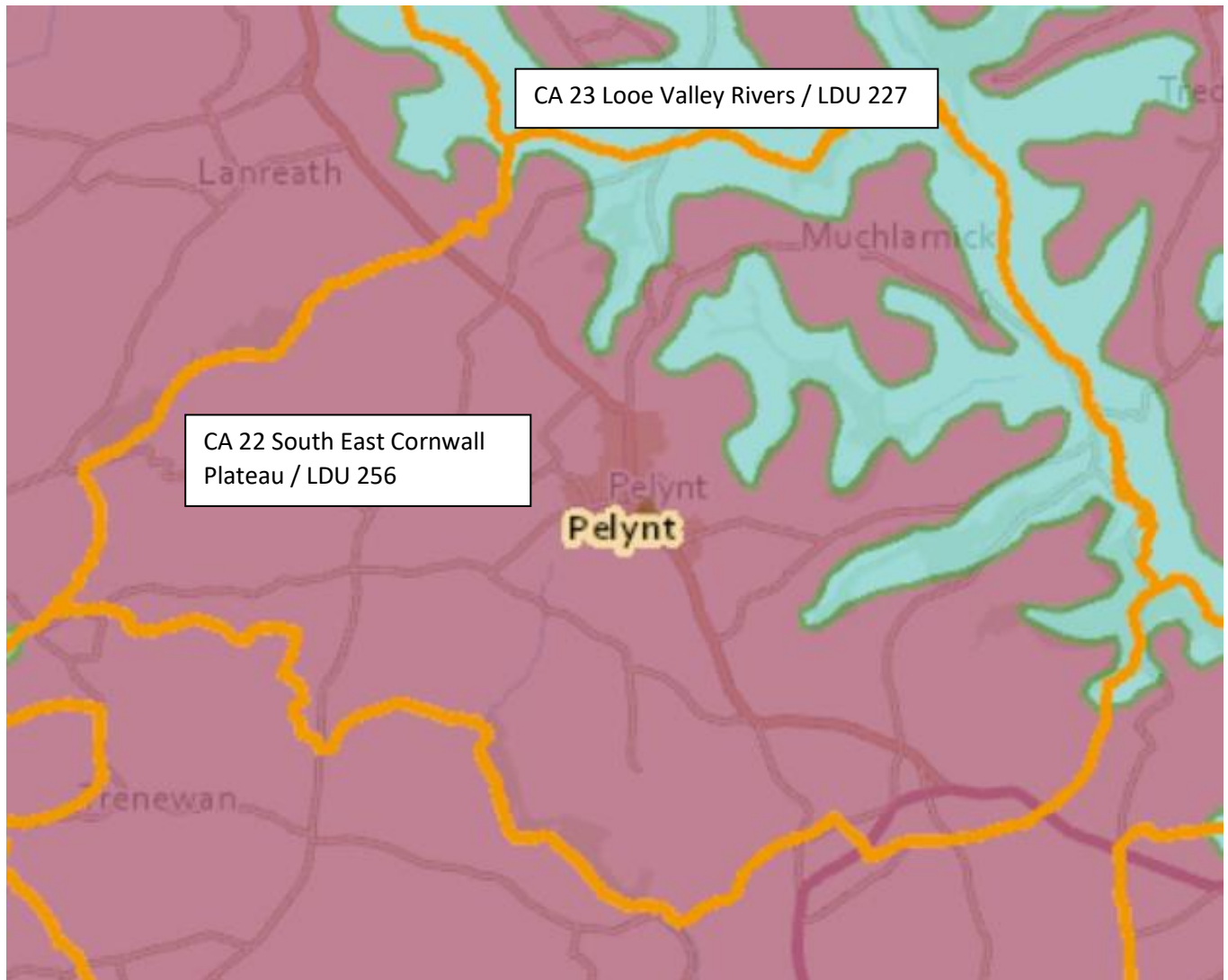
7.38 CA 23 Looe River Valleys Key Features

- Deep narrow wooded twin river valley (East Looe) flowing south into the sea at Looe.
- Small narrow well wooded valleys feed into the main streams creating an intricate drainage network
- Mainly dense broadleaved woodland on valley slopes, with some improved pastoral farmland above
- Within and linking to the broadleaved woodland on the valley bottoms are small fragmented areas of wetland, with Fens, and on the valley sides neutral grassland, bracken and scrub.
- semi-natural habitats in the small sheltered valleys are linked by a network of Cornish hedges, many having mature trees, creating linear woodlands between the fields.

7.39 CA22 South East Cornwall Plateau Key Features.

- An extensive, sloping, gently rolling plateau incised by small steep-sided valleys sloping towards the coast.
- An agricultural working, open, pastoral landscape with improved grassland and arable areas becoming more small scale in landscape character towards the east.
- Field pattern is almost entirely medieval Anciently Enclosed Land with some areas of Recently Enclosed Land found only in the north associated with the intake of high rough ground.
- Tree cover is generally sparse, mainly associated with Cornish hedges broken by scattered 'landmark' trees in boundaries, and around farms and buildings.
- Woodland mostly follows the small stream valleys that drain into the river valleys below, and include some Upland Oakwood, Lowland Mixed Deciduous Woodland, Upland Mixed Ashwoods and Wet Woodland within larger areas of broadleaved woodland (some Ancient Woodland). Scrub and bracken are found on the steeper slopes.

- Dispersed settlement pattern with isolated farms and large modern houses, especially close to road network. Some large villages inland but noticeable modern development in hamlets and as isolated large units.



MAP 12: LANDSCAPE CHARACTER AREAS 2007 TO 2022

FIGURE 46: LANDSCAPE DESCRIPTOR UNITS IN PELYNT.

LDU number : 256

Physiographic : Hard rock plateau

Ground type : Shallow brown soils on hard rock

Cultural pattern : Clustered with small farms

Landcover : Settled pastures

LCA number : CA22

LDU number : 227

Physiographic : Hard rock slopes and ridges

Ground type : Shallow brown soils on hard rock

Cultural pattern : Clustered with small farms

Landcover : Ancient wooded

LCA number : CA23

Cornish Renewable Energy Landscape Sensitivity Assessment 2020

7.40 The Cornish Renewable Energy Landscape Sensitivity Assessment 2020 concludes that the Looe Valley Rivers area would not be suitable for any Band C or D wind-turbine developments as they are likely to dominate the landscape.

7.41 Further information on this assessment is given in the preceding Climate Change section of this overview report.

Looe and Seaton Area of Great Landscape Value

7.42 Within AGLVs the primary objective is conservation and enhancement of their landscape quality and individual character.

7.43 The description of the AGLV is as follows:

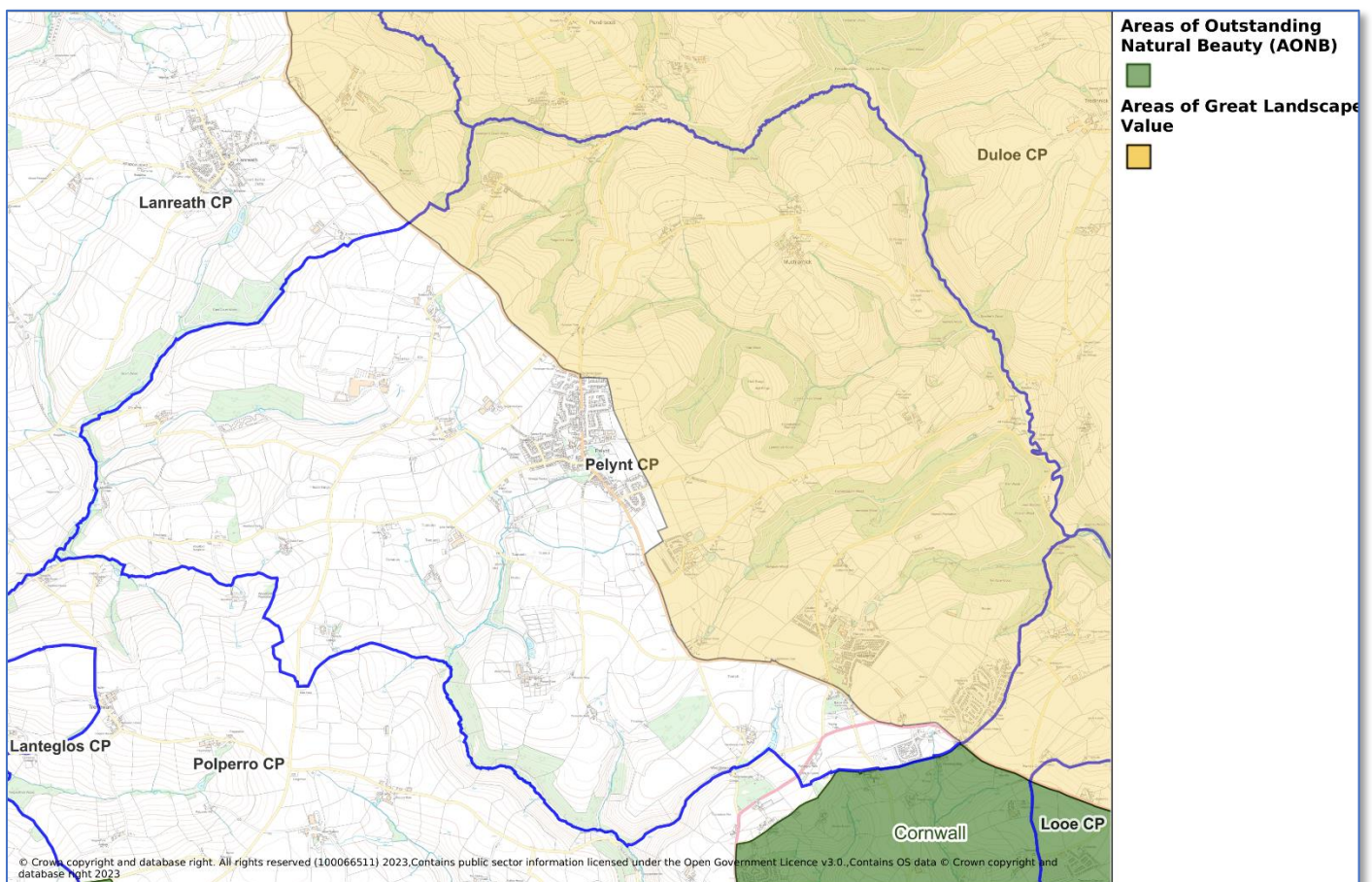
An extensive area along the south coast lying to the south of Liskeard and stretching from Looe to Millbrook.

This is south facing plateau landscape dissected by parallel south running valleys. Inland these valleys are generous with gently sloping sides that form the rolling nature of the countryside, the rounded hills making the landscape soft and welcoming. The fields spreading over the hills are quite large and divided by thick high hedges which provide a strong pattern linked with a network of deep high hedged lanes. Within the valleys are small woods of native trees and large plantations of softwoods. Closer to the coast the landform becomes more dramatic with steep breaks in the topography and steeper sides to the valleys. The inland landscape is protected by a high coastal ridge which on the seaward side is terminated by rocky cliffs broken by small inlets and coves. The major valleys open out into drowned valley or rias lined with thick oak woodland down to the tide line. On the eastern boundary is St. Johns Lake that is part of the Tamar Estuary complex. The proposal includes the valleys of the east and West Loo Rivers, the River Seaton, the valleys east of Polbathic and the coastal strip from Downderry to the AONB boundary at Rame as well as St. Johns Lake, and proposed extensions around the River Tiddy just north of Tideford and another at Coldrinnick.

7.44 The description above was included in the 1995 reassessment of AGLVs in Cornwall for background. This is a 24 year old evidence base describing this valued area of landscape. Since then the following changes may be noted:

- The addition of renewable energy generation sites in surrounding parishes, visible from the higher rolling ground, plus small scale turbines in the Parish, which have had limited impact on the overall quality of the Landscape.
- Increasing pressure from large vehicles and oversize farm machinery requiring access through the narrow lanes, requiring widened or new gateways, and subsequent damage to hedges and cuttings.
- Increased incidences of flooding on lower valley roads, often due to blocked culverted side streams. The impact of climate change is already visible in these landscapes.
- The construction of new estates around Pelynt and several large modern houses in rather prominent sites, not linked to nearby settlements, is of limited impact but intrusive in some cases.

7.45 Overall character of the environment has been maintained and the quiet, welcoming character still exists and is highly valued. Although agricultural practices have been changing over the period since the AGLV was reviewed, the overall pattern of cultivation and grazing has been largely maintained.



Cornwall National Landscape [formerly Area of Outstanding Natural Beauty [AONB]]

MAP 13. THE AONB AND AGLV

- 7.46 The ‘South Coast Eastern: The Polperro Coast’ section of the Cornwall National Landscape [AONB] is located just to the south-east of the Parish. Cornwall Local Plan Policy 23 says that Great weight will be given to conserving the landscape and scenic beauty within or affecting the setting of the AONB.
- 7.47 National Planning Policy Guidance says that ‘*Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account*’. [NPPG Paragraph: 042 Reference ID: 8-042-20190721]
- 7.48 Section 85 of the CROW Act places a statutory duty on all relevant authorities requiring them to have regard to the purpose of AONBs when coming to decisions or carrying out their activities relating to, or affecting land within these areas. This is known as the ‘duty of regard’. Parish Councils are identified as being one of the relevant authorities.
- 7.49 The NPPG also refers to guidance produced by both Defra and Natural England on the ‘Duty of Regard’. Defra’s guidance confirms that this can be relevant outside of the AONB boundary. ‘*Additionally, it may sometimes be the case that the activities of certain authorities operating outside the boundaries of these areas may have an impact within them. In such cases, relevant authorities will also be expected to have regard to the purposes of these areas*’. Natural England

'...interprets the protection and enhancement of all sites, habitats and landscapes widely. This includes safeguarding their character, qualities and features, including where appropriate, their settings...'

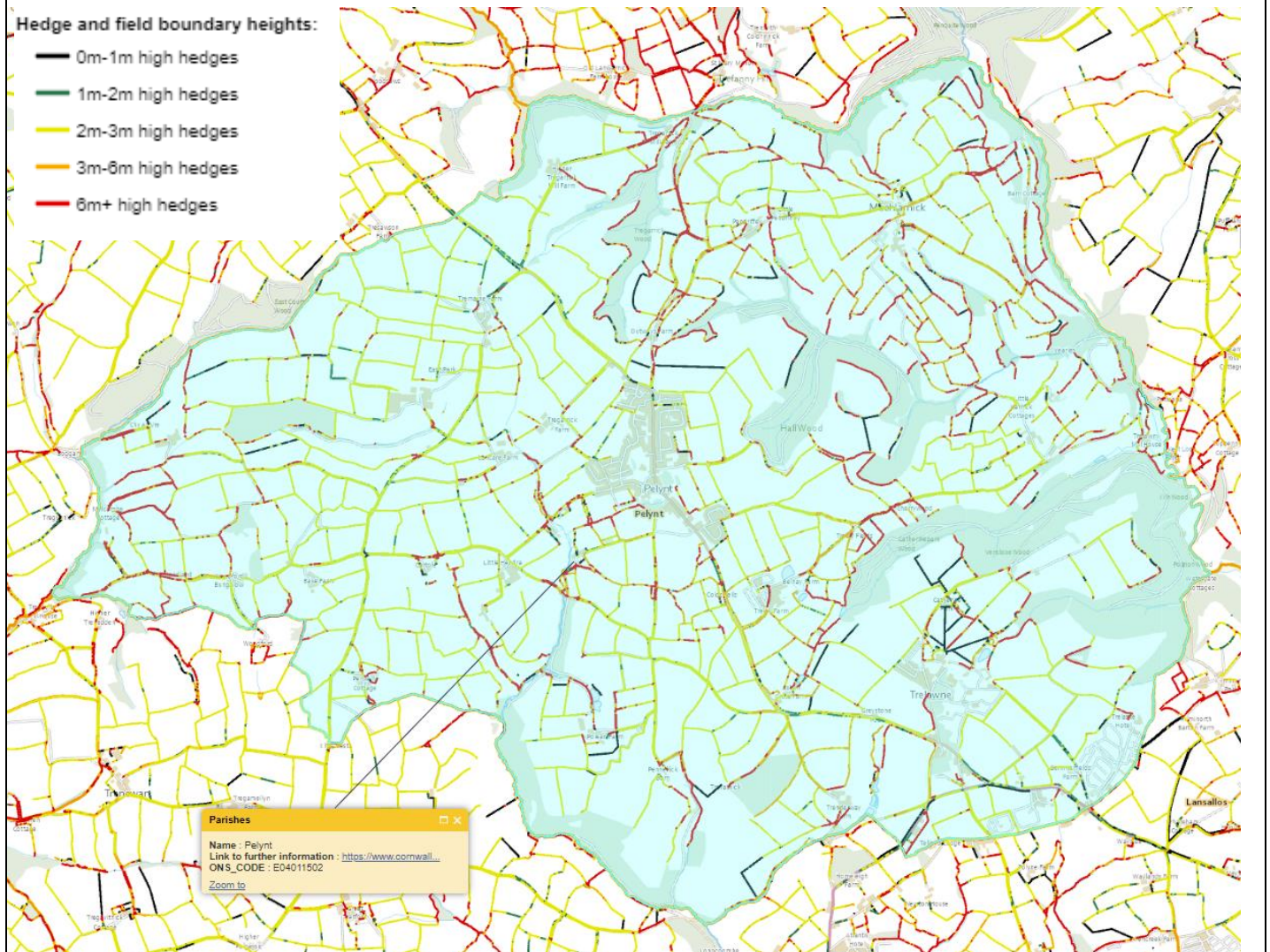
- 7.50 Scale, height, siting, use, materials and design are factors that will determine whether a development affects the natural beauty and special qualities of the AONB. Incompatibility with surroundings, movement, reflectivity and colour are also likely to affect impact. In most cases, the further away a development is from the AONB boundary, the more the impact is likely to be reduced, however a very large or high development may have an impact even if some considerable distance from the AONB boundary. A development may avoid direct physical effects, but introduce other impacts, such as a greater level of traffic, noise and the characteristics of built development or be located outside of the AONB but increase development pressures on land in the AONB, potentially affecting land management and the Public Right of Way network. Cumulative impacts can also arise from multiple developments within the setting of the AONB. Each development may not be harmful in isolation, but taken in conjunction with others proposed, they may result in significant harm. Cumulative impact can occur as a result of increased traffic, noise, vibration, lighting as well as landscape and visual impacts.
- 7.51 In Pelynt Parish these concerns are clearly a consideration for tourism development particularly in the south in the Oaklands Park/Trelawne Manor area.
'Seek a reduction in landscape and visual impacts of tourism including better integration of holiday sites, visitor infrastructure, car parks and signage' L-SCE-P9

Cornish Hedges and Hedgerows

- 7.52 Cornish hedges are culturally and environmentally important to Cornwall and as such need protection and management to thrive. Typically, they are earth banks faced with stones – with larger 'grunder' boulders at the bottom, layers of stones that decrease in size as the hedge heightens and often topped with trees, shrubs and other plants. In effect they function as vertical flower meadows and can often have a field margin, ditch, stream or pool at the hedge base that creates another habitat opportunity. They form Cornwall's largest semi-natural habitat suitable for a wide variety of flora and fauna on a variety of scales. Not only do they act as habitats, but also as wildlife corridors to allow species like adders, harvest mice and bats to move safely from one habitat to another.
- 7.53 Cornish hedges remain functional parts of the Cornish landscape today – hedges with trees can reduce wind speed by up to 20% and can provide shelter leeward of between 8-12 x the height of the hedge. They can also prevent soil erosion, reduce flash flooding and improve water quality.
- 7.54 Cornish Hedges provide part of the distinct local identity to Cornwall's landscape and some date back as far as the Bronze age, whilst others are distinctive reminders of medieval farming. They may involve stone patterns of particularly local character and often have unusual and historic stiles built in to their fabric. Detailed information about the history, value and character of Cornish hedges can be found [here](#).
- 7.55 As noted above, Pelynt Parish's open, medium to large scale gently rolling landscape features many low irregular Cornish hedges with hedgerows. Unfortunately the area is not immune to loss through farming practice, road improvements, development and general decline. Cornish hedges constantly need repairs to their structure and it is best to repair them as soon as a weakness or gap appears to

prevent large-scale, slow and more expensive repairs later on; these repairs need traditional craftsmanship [which fortunately keeps the activity alive today]. Cornish hedges are not classed as hedgerows and are therefore not offered protection under the Hedgerow Regulations 1997.

MAP 14. CORNISH HEDGE AND HEDGEROW MAP FOR PELYNT PARISH [CWS/ERCCIS]



Water Quality and Water Resources

7.56 The Parish is within the Seaton Looe and Polperro Operational Catchment and the watercourses flowing through the NDP Designated Area are the West Looe River and the Polperro River. Together their catchment is approximately 10,700 hectares.

7.57 It has two main branches, the East and the West Looe rivers, which drain from the southern slopes of Bodmin Moor to the coast. Therefore Pelynt is in two operational catchment areas³⁷. The eastern branch is approximately 16 kilometres (km) long. It starts near St Cleer and flows south, passing close to the western outskirts of Liskeard. The western branch is approximately 14km long and starts near Dobwalls. There are many tributaries which flow to meet these main branches which increases the length of stream in the catchment significantly. The lower reaches of the two rivers form the Looe Estuary and come together as they flow towards Looe. From the headwaters to the

³⁷ <https://environment.data.gov.uk/catchment-planning/search?type=placename&k=Looe&q=http://environment.data.gov.uk/catchment-planning/so/Town/looe>

estuary, both rivers fall steeply and are subject to rapid changes in water levels after periods of rainfall. It is a rural area, ranging from open moorland to rolling hills with steep-sided river valleys running across them in the past there was extensive mining activity in the north of the catchment, which has left a legacy of abandoned mines and workings. There are mostly grassland fields in the upper reaches of the catchment giving way to more arable land in the south of the catchment. The steep river valleys are heavily wooded. Urban areas which influence the Rivers include Liskeard, Dobwalls, Duloe and Looe. There are holiday parks and campsites in the catchment concentrated at the coast around Looe. The condition of water resources in the NDP area are therefore dependent on influences active both within and outside its boundaries.

- 7.58 Most of the NDP Designated Area is within two Bathing Water Catchment Zones of Influence [Looe and Readymoney Cove. These are areas where if heavy rainfall occurs it may lead to surface water runoff causing a reduction in water quality at a designated bathing water site. East Looe and Millendreath are both Designated **Bathing Water** i.e., popular sites for swimming, paddling, and other water-based activities.
- 7.59 Extensive work has been carried out in the Catchment Zone to reduce the frequency of storm discharges, increase sewage treatment capacity, and encourage better farming practices to improve the quality of run off. However, misconnections of domestic equipment such as toilets and washing machines continues to be an issue. As a result the water quality of the Looe Estuary is rated as being of moderate ecological status.
- 7.60 Groundwater Source Protection Zones (SPZs) have been defined by the Environment Agency in England and Wales to protect groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. Within the Neighbourhood Plan area, there are no designated SPZs.
- 7.61 As local water quality and the status of the bathing waters are linked to the reputation of the area for tourism, which is a major contributor to the economy of south east Cornwall and Pelynt, they are issues of great significance in the NDP area.

Added material from SWW arising during Reg 14 Consultation:

Drinking Water Comments

- 7.62 To ensure that there is sufficient water to supply to existing customers and accommodate the proposed level of growth in the area, SWWL are tasked with planning the future of our region's water resources as part of a regulatory approved Water Resources Management Plan [WRMP], prepared on a five yearly cycle. Core aims of the WMRP are to ensure the Undertaker can maintain essential supplies and protect the environment in times of drought.
- 7.63 The WRMP sets out how SWWL plan to manage supply and demand for the next 25 years. Assessments contained within the WRMP include examinations of strategic issues including those that influence demand for water and water availability. The Plan also sets out how SWWL intend to maintain the balance between water supply and demand to ensure customers receive a continued reliable supply and to protect the environment.
- 7.64 The Colliford Water Resource Zone (WRZ) covers most of the Cornwall area including Pelynt, supplying water to c.560,000 customers. The total average demand is around 160 Million Litres [MI] per day. The strategic Colliford Reservoir is SWWL's second largest impounding reservoir, and

SWWL operate it in conjunction with our local service reservoirs, two groundwater fed lakes and river intakes. These sources are supplemented by a bulk transfer from the Roadford, enabling effective distribution of resources across the wider region.

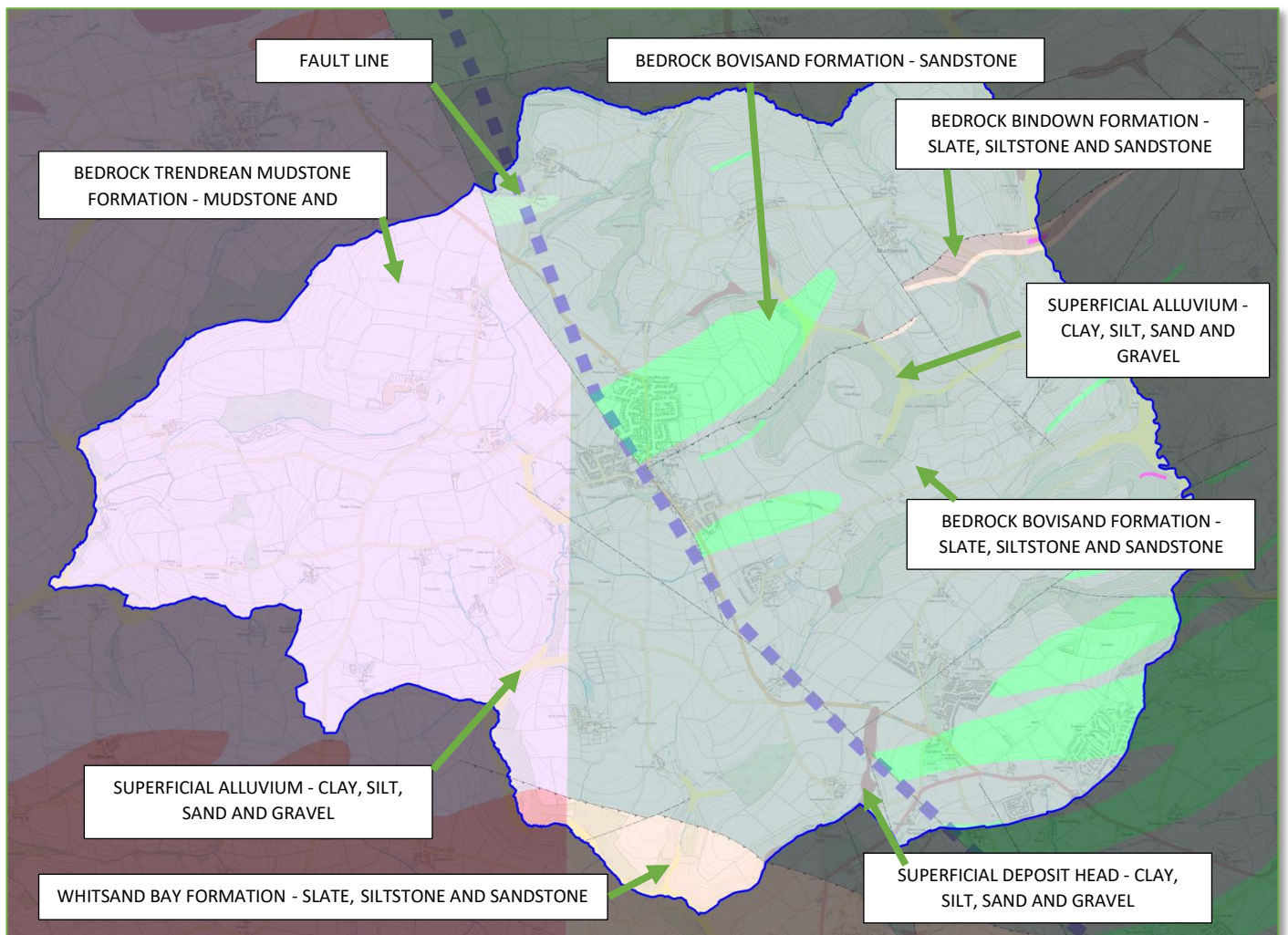
- 7.65 SWWL's ambitious demand reduction plan – including environmental and water efficiency initiatives – aims to promote sustainable water consumption practices in the area, decreasing the volume of water we need to take from rivers and put into supply. SWWL are in the process of increasing the drinking water supply capacity at a water treatment works in our Colliford zone from 100 MI per day to 110 MI per day; providing an annual average benefit of 2 Mega Litres per day from 2030/31.
- 7.66 This is a link to the Water Resources Management Plan published by SWWL: - [Water resourcesmanagement plan | South West Water](#)
- 7.67 SWWL does not expect the growth proposed within the Draft Neighbourhood Plan for the Pelynt area to require large scale asset upgrades within the water distribution network. However, this is subject to continued evaluation of the exact location of future growth applying for planning permission and the detailed design of the development's supply being assessed.

Wastewater Comments

- 7.68 In terms of SWWL Statutory Sewerage Undertaker function, the Undertaker develops a Drainage Waste Management Plans for regulatory approval. The central role of this document is to set out SWWLs plan to manage the impact of growth and climate change on the waste network and treatment assets over the next 25 years. The final report for the Fowey – Looe – Seaton Level 2 Catchment was published last year and can be found at [fowey-looe-seaton_l2_dwmp.pdf](#) ([southwestwater.co.uk](#)) .
- 7.69 At a high level, this sets out the kind of investment that the catchment is likely to need over the next 25 years to maintain compliance with the permits that have been agreed with the Environment Agency. There is also a need for SWWL to meet the requirements set out in its Storm Overflow Plan which aims to reduce spills from storm overflows to an average of 10 per annum per overflow by 2040.
- 7.70 Some investment at Pelynt STW has been made in AMP 7 (2020-2025) to reduce the impact on the environment from discharges caused by storm events and further investment will be made at this site before 2040 in order to achieve the company target. The treatment process will also be reviewed to ensure that the works can effectively treat incoming flows to remain within the permit parameters.
- 7.71 Any known new development will be taken into account so that any investment will meet at least a 15 year design horizon.

Mineral Resources

7.72 There are no mineral resources (natural concentrations of minerals or, in the case of aggregates, bodies of rock that are, or may become, of potential economic interest due to their inherent properties) notified as existing within the NDP Designated Area.



MAP 15: GEOLOGY

Geodiversity

7.73 Geologically the Parish is fairly uniform, lying in the 'Looe Basin' bedrock formation with mudstone, slate, siltstone and sandstone formed in the Devonian period ranging in age from 419.2 and 358.9 million years ago. These older, stronger rocks form the underpinning foundation of the landscape.

7.74 The much younger, weaker superficial deposits sporadically cover and obscure the bedrock and comprise alluvium - clay, silt, sand and gravel deposits formed between 11.8 thousand years ago and the present, along with head - clay, silt, sand and gravel formed between 2.588 million years ago and the present. Map 13 above shows the bedrock geology and superficial deposits locally [Source: BGS GeolIndex at mapapps2.bgs.ac.uk/geolindex/home.html?_ga=2.259256522.115967608.1686151868-725456200.1686151868]

Soil Resources

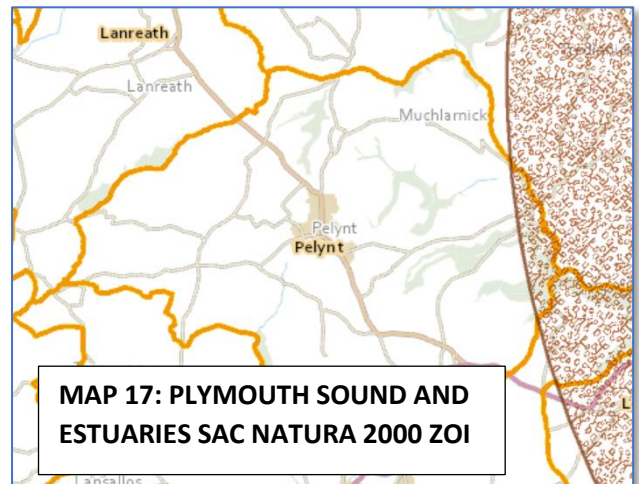
7.75 The Agricultural Land Classification (ALC) classifies land into size grades (plus 'non-agricultural land' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' land and

Sites of Special Scientific Interest (SSSI)

7.78 There are no SSSIs in the Parish, although it falls into the impact risk zones for the Polyne Quarry SSSI which lies just outside the Parish at Sclerder Lanes to the south east, the Talland Barton Farm SSSI some 1.6km to the south, and the Polruan to Polperro SSSI some 2km to the south and west. The impact risk zones for several more distant SSSI also cover the Parish. This means that Natural England must be consulted when larger scale planning applications are considered.

Special Areas of Conservation [SAC] and Special Protection Areas [SPA]

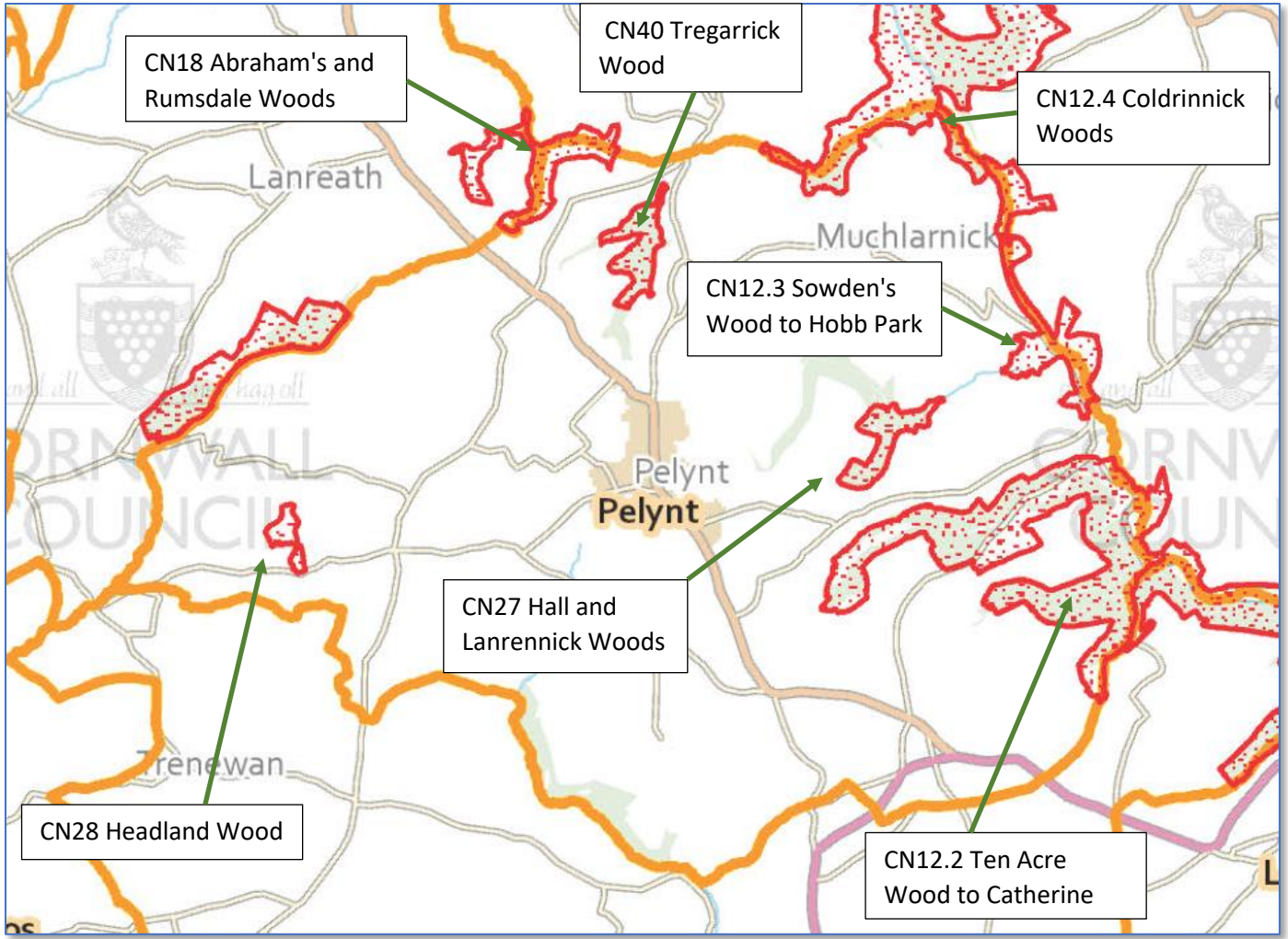
7.79 Although there are no SAC or SPA in the Parish part does fall into the Plymouth Sound and Estuaries SAC Natura 2000 Zone of Influence.



[See Map 15]. Natura 2000 is a network of core breeding and resting sites for rare and threatened species, and some rare natural habitat types which are protected in their own right. It stretches across all 28 EU countries, both on land and at sea. The aim of the network is to ensure the long-term survival of Europe's most valuable and threatened species and habitats, listed under both the Birds Directive and the Habitats Directive. The impact of this is that any significant new development for residential purposes would be required to make a contribution towards the mitigation of any impacts that new residents might have through increased recreational pressures on the SAC. This means that Cornwall Local Plan Policy 22 applies and should be reflected in the NDP.

County Wildlife Sites

7.80 County Wildlife Sites (CWS) are the most significant areas of semi-natural habitat in Cornwall outside of statutory protected sites such as SACs and SSSIs. Typically CWS range from small copses and linear features like river valleys, to ancient woodlands, and wetlands. Those in Pelynt Parish are shown in Map 18. Most are Biodiversity Action Plan (BAP) 'Habitat Action Plan Woodland' habitats i.e. habitats which are considered of conservation significance either locally or nationally. Local sites form the steppingstones of a countywide biodiversity network of wildlife corridors and play a key part in helping to deliver the Biodiversity Action Plan.



MAP 18: COUNTY WILDLIFE SITES

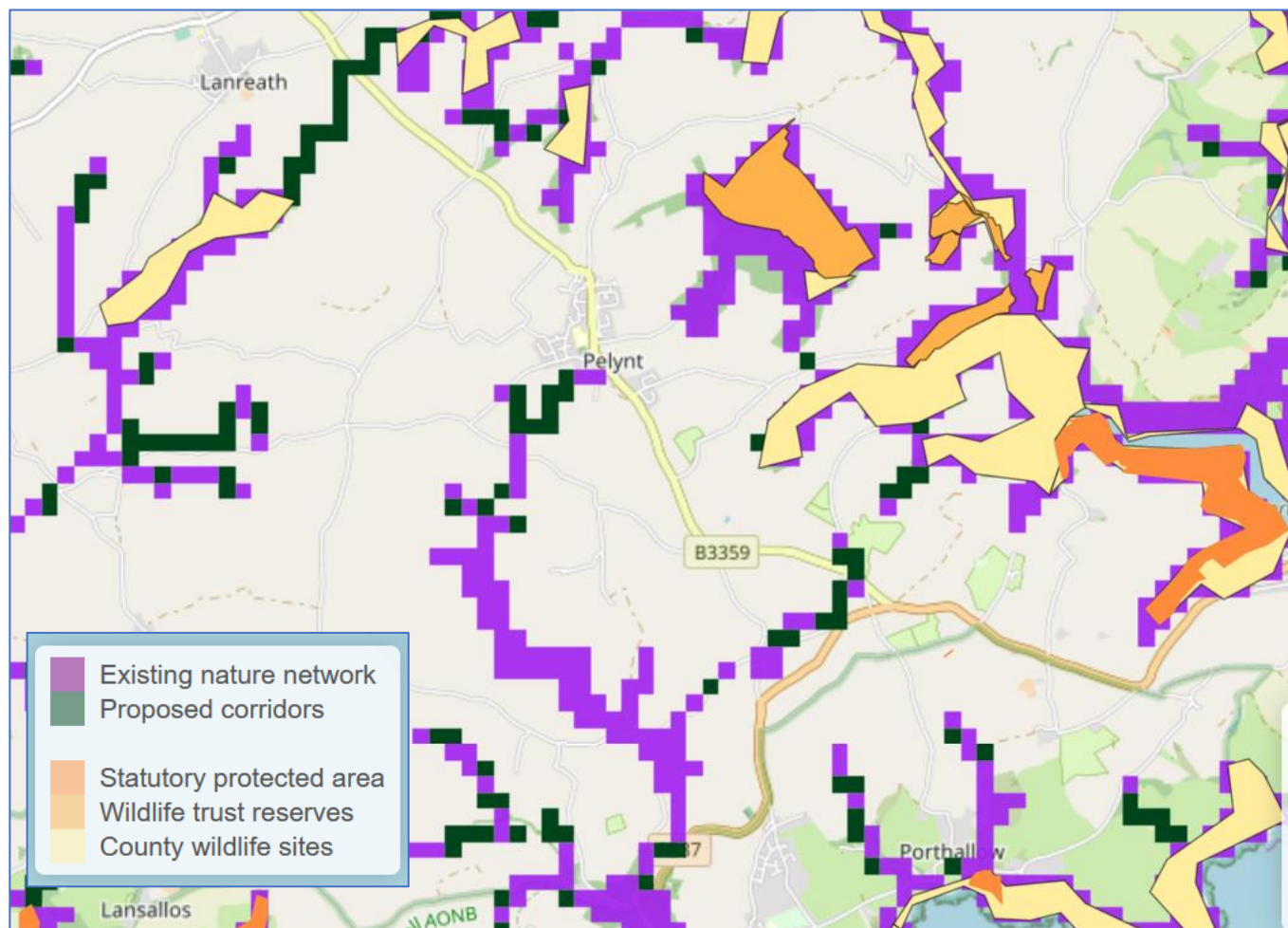
Green Infrastructure Network

7.81 As noted above, the NPPF 2023 defines Green infrastructure as network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

7.82 In Pelynt Parish the green infrastructure is notable and contains a variety of biodiversity assets, several of which are of regional/international importance. These include:

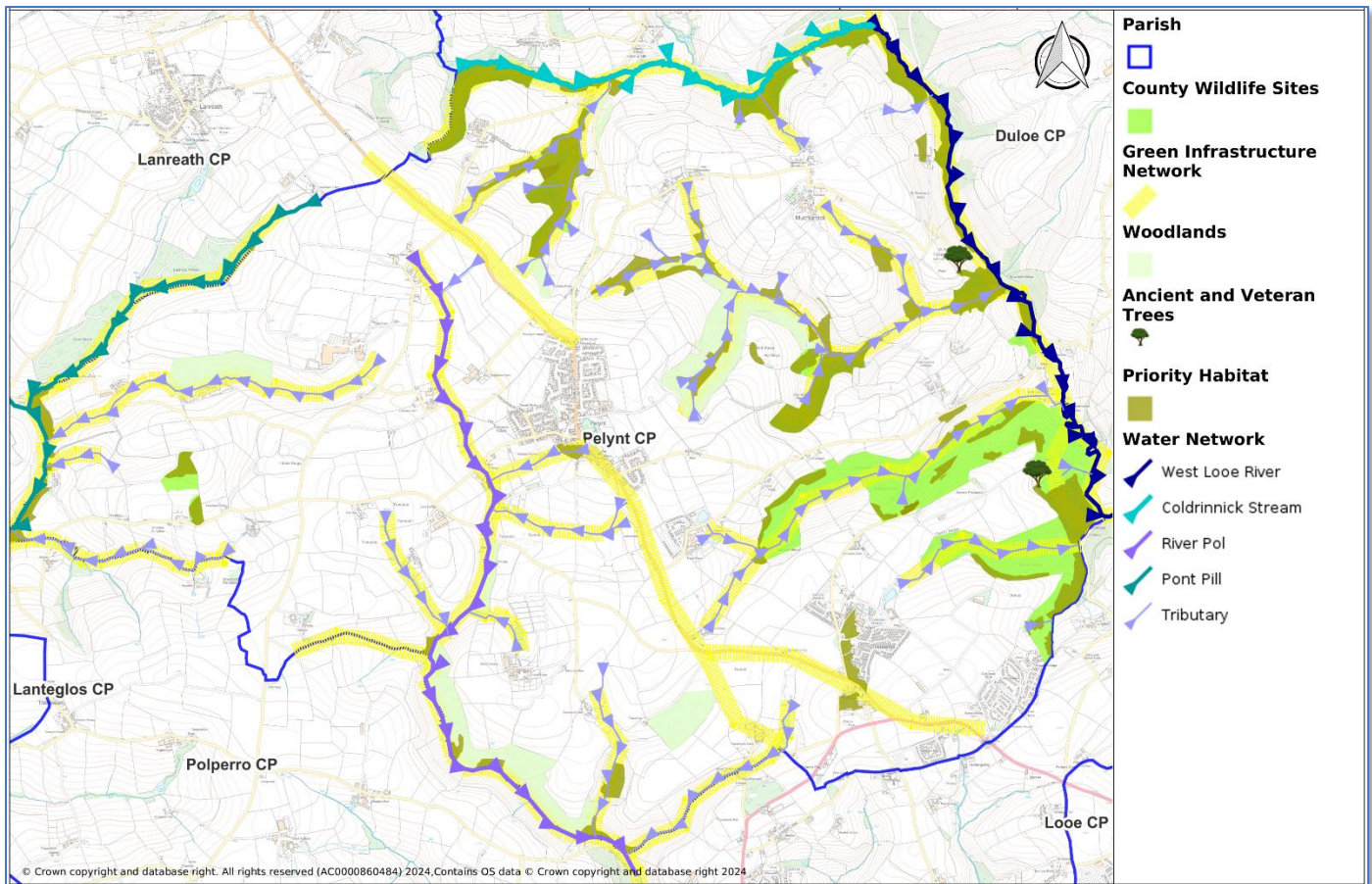
- Priority Habitat Inventory Deciduous Woodland
- Ancient Woodland
- Priority Species
- National Forestry Inventory Woodland
- The Looe River and Pol Valleys
- Cornwall Wildlife Sites

7.83 The LAGAS site includes various maps including Map 19 below, which shows the existing nature network with proposed corridors that will contribute to nature recovery.



MAP 19: NATURE RECOVERY NETWORK

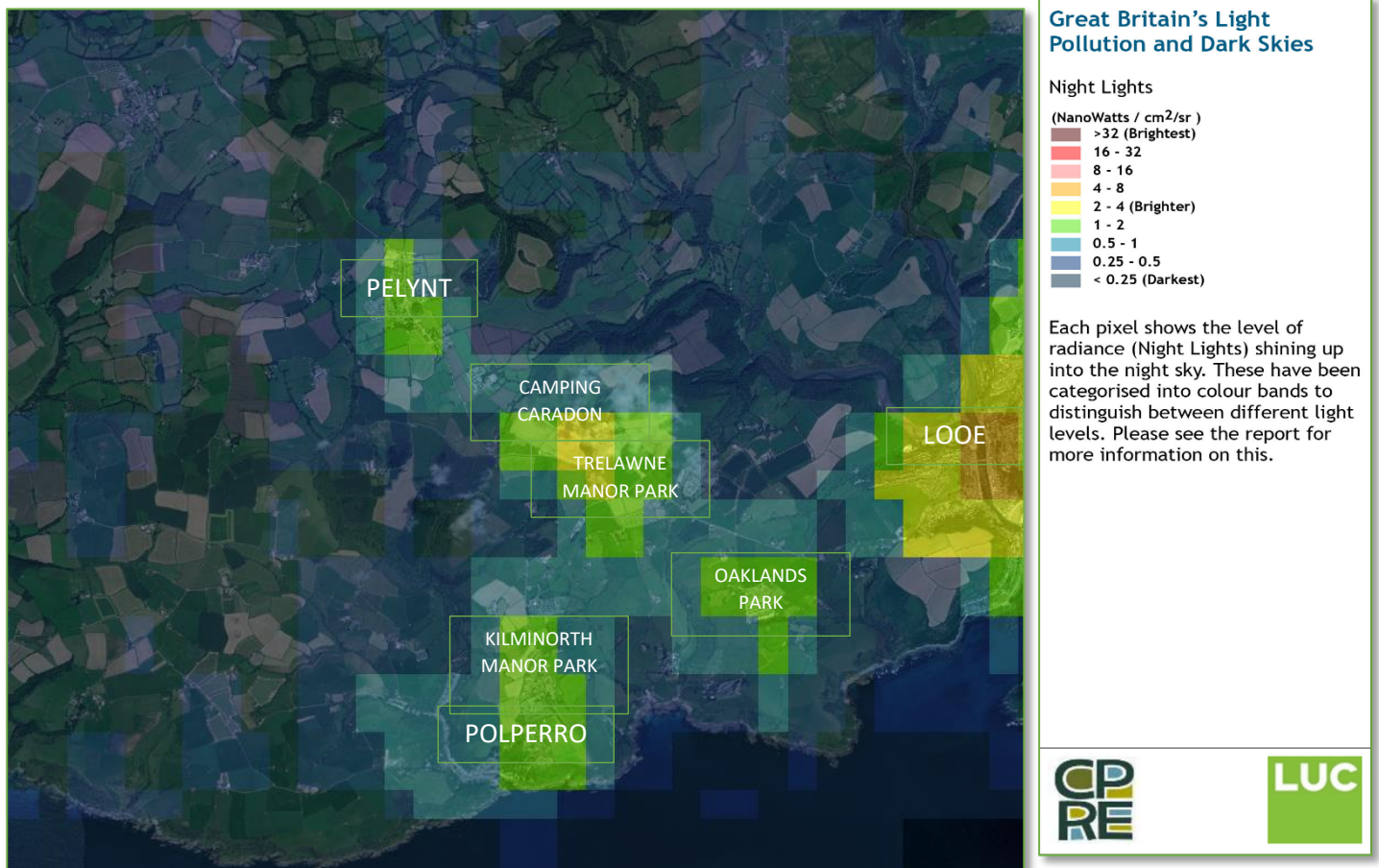
7.84 If considered appropriate, based on this and the preceding information it is possible to designate a Green Infrastructure Network to ensure that these features are recognised in planning processes so that developments help build the biodiversity network as appropriate and should not adversely impact on local sites [see Map 20 below].



MAP 20: POSSIBLE GREEN INFRASTRUCTURE NETWORK

Dark Skies

- 7.85 The dark night time sky is a natural asset which is enjoyed and appreciated by the community of the Parish and visitors such as tourists, as part of the experience of living in the area and its quality of life. It can also bring several other benefits such as enhanced conditions for astronomy, acting as an educational resource, providing creative inspiration etc.
- 7.86 However, lighting is often installed which is overly bright, needlessly spills upwards, is poorly aimed and creates shadows – making it harder to see as well as being wasteful and harmful to the night sky. This can cause a sky glow and a significant light ‘bloom’ on misty nights. [See Map 21 below]. In Pelynt parish the rural parts have a particularly dark sky, but lighting in the village and main tourist parks stands out.
- 7.87 Taking steps to encourage development to protect the night sky can preserve these benefits, and add to them, including energy saving by avoiding unnecessary or excessive lighting, promoting improved sleep patterns and reducing stress and providing a more natural environment for both nocturnal and diurnal animals. More information on tackling light pollution can be found at <https://www.cpre.org.uk/what-we-care-about/nature-and-landscapes/dark-skies/>



MAP 21: CPRE DARK SKIES MAP

Air Quality

7.88 There are no air quality management zones in the Parish.

Noise

7.89 Environmental noise is a subject of growing public concern. In the countryside, in areas such as Pelynt Parish, noise sources are related to:

- Agricultural process noise including machinery such as milking machines, combine harvesters which can be working early in the morning and late at night under floodlights when it is hay-making or harvest time, and tractors ploughing or muck-spreading.
- Animal noises, most notably when large numbers of animals are present such as pig or chicken farms
- Bird scarers which attempt to disperse birds that eat seeds and crops
- Clay pigeon shooting and rough terrain motor sports
- Traffic noise in the vicinity of larger tourism accommodation and activity sites
- Loud music and other noises associated with entertainment at caravan, mobile home and holiday lodge sites
- Farm diversification activity including music at wedding receptions, food processing etc.

7.90 Because of the generally very quiet background noise in the countryside, noise from these sources can be perceived to be quite loud in terms of their relative impact, but are rarely significant enough to constitute a nuisance. Where planning permission is required for an activity or use, noise will be a factor to be considered amongst other matters.

Related Community Engagement Feedback

7.91 In the community surveys, 91% of respondents said the local Landscape and Natural Environment / Wildlife / Biodiversity was important to them.

Key issues and implications for the NDP

Figure 47: Key Issues and Implications from the evidence base

Theme	Key Issues
NATURAL ENVIRONMENT AND LANDSCAPE	<ul style="list-style-type: none"> • Any high-quality biodiversity and geodiversity in the Parish is protected by international, national and county level policies. • National and local policy is that Planning should: <ul style="list-style-type: none"> ○ Protect and enhance valued landscapes ○ Recognise the intrinsic character and beauty of the countryside ○ Protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason ○ Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation ○ be grounded in an understanding and evaluation of each area’s defining characteristics, identifying the special qualities of each area and explaining how this should be reflected in development ○ aim to achieve healthy, inclusive and safe places and should contribute to and enhance the natural and local environment ○ Designate green areas of particular importance to local communities to rule out new development other than in very special circumstances ○ allow only the most exceptional developments to be permitted in, and that the highest levels of protection should apply, to SSSI, SPA and SAC. ○ Protect locally designated sites, unless the need and benefits of the development clearly outweigh the loss ○ protect and where possible improve biodiversity ○ Avoid unacceptable levels of soil, air, water or noise pollution or land instability, and encourage remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land • The environment Act 2020 requires up to 10% ‘net biodiversity gain’ from new development. • The Parish is well-wooded in its lower areas, with some extensive valley bottom woodlands. • Internationally, nationally and locally designated nature conservation sites are present in the Parish, or nearby, and a number of areas of Cornwall BAP Priority Habitat. Protected species are also likely to be present at many locations in the parish. • The Parish has a good quality green infrastructure network, with plenty of footpaths and lanes linking green areas to local open space and leisure facilities, but this can be adversely affected by development. • Cornwall Local Plan Policy 22 applies across the area, which should be

reflected in the NDP.

Implication for the Neighbourhood Development Plan

- National and local planning policies are sufficient to protect the AGLV and no local policy is needed in the NDP.
- The high-quality biodiversity and geodiversity sites in the Parish are protected by international, national and county level policies so NDP policies are not necessary.
- However there are locally distinctive aspects of the landscape within and outside these areas and an NDP policy could be considered to ensure that new proposals - whether they be for repair, extension or new development - draw their design inspiration from local sources and thereby fit well within existing landscape and topography in character and form of the landscape
- Consideration should be given to a planning policy framework to support Net Biodiversity Gain by requiring the submission of a Biodiversity Metric Gain Plan with planning applications.
- Consideration should be given to including a policy which seeks to protect existing trees and supports the approach set out in the Cornwall Design Guide.
- Planning policies should seek to ensure that:
 - Where sites contain patches of semi-natural habitat they are retained and ideally linked together as part of the intended end land-use.
 - The potential to retain, restore and re-create habitat linkages such as Cornish hedges is considered in new development.
 - New developments should consider enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site
 - To protect the distinctive character of the landscape of the parish the creation of new habitats should always respect the existing character as established by Historic Landscape Characterisation.
- A policy encouraging design that will help to preserve the quality of the 'dark sky' above the Parish and secure the tranquility and dark skies quality of the landscape for current and future generations should be considered.
- Cornwall Local Plan Policy 22 applies across the area, so any significant new development for residential purposes will be required to make a contribution towards the mitigation of any impacts that new residents might have through increased recreational pressures on the nearby SAC.

Key Objectives for the Neighbourhood Development Plan

- **Retain and enhance the highly valued natural environment, habitat and landscape of the Parish.**

8. Heritage and Design – Historic Environment Assessment

Planning Policy Background

National Planning Policy Framework 2023.

8.1 Key messages include-

- Key Heritage assets should be recognised as an ‘irreplaceable resource’ that should be conserved in a ‘manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations’ (Para 195). This should take account of ‘the wider social, cultural, economic and environmental benefits’ of conservation, including ‘desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation’, the opportunities to draw from the historic environment to support the character of a place, and recognising the positive contribution new development can make to local character and distinctiveness (Para 196).
- Plans should set out a ‘positive strategy’ for the ‘conservation and enjoyment of the historic environment’, including those heritage assets that are most at risk (Para 196).
- ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss of less than substantial harm to its significance’ (Para 205).
- The effect of developments on the significance of non-designated heritage assets should be taken into account in determining applications. (Para 209).
- Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this [Para 131]
- Plans should, at the most appropriate level, set out a clear design vision and expectations...Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes....[Para 132].
- Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design...[Para 133].... all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes [Para 134].
- Planning policies should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site, support local facilities and transport networks; and create places that are safe,

inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience [Para 135].

- Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards) [Para 136].

Cornwall Local Plan.

8.2 Key messages **include-**

- Objective 10 within key theme 4 refers to enhancing and reinforcing local natural, landscape and historic character and distinctiveness and raising the quality of development through; '*a. Respecting the distinctive character of Cornwall's diverse landscapes' ...and...'c. Excellence in design that manages change to maintain the distinctive character and quality of Cornwall.'*
- CLP Policy 24 relates to the historic environment. It states that development proposals will be permitted where they will sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings. Development proposals will be expected to:
 - sustain designated heritage assets
 - take opportunities to better reveal their significance
 - maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal
 - conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens
 - conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage
 - protect the historic maritime environment, including the significant ports, harbours and quays.

Other plans and studies

8.3 The **National Design Guide** sets out the government's ten priorities for well designed places and illustrates how well-designed places can be achieved in practice. The ten characteristics identified includes: context, identity, **built** form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

8.4 The Guide also reinforces the National Planning Policy Framework's objective in creating high quality buildings and places. It **says** that well-designed places and buildings come about when there is a clearly expressed 'story' for the design concept and how it has evolved into a design proposal explaining how the concept influences the layout, form, appearance and details of the proposed development and draws its inspiration from the site, its surroundings and wider context.

- 8.5 The **National Model Design Code** provides guidance on the production of design codes, guides and policies to promote well-designed places. It sets out the key design parameters that need to be considered when producing **design** guide and recommends methodology for capturing and reflecting views of the local community.
- 8.6 **Building for a Healthy Life**³⁸ updates Homes England’s key measure of design quality as the national housing accelerating body. The document sets out 12 considerations for creating integrated neighbourhoods distinctive **places** and streets for all. While it is not part of the national policy, it is recognised as best practice guidance and design tool in assessing the design quality of developments.
- 8.7 Development is expected to respond positively to the **Manual for Streets**, the Government’s guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider **development** that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.
- 8.8 The **Cornwall Design Guide** aims to support the Cornwall Local Plan by providing a comprehensive guide to help inspire and guide the delivery of high quality places to live; in particular with reference to environmental growth **and** nature recovery, health and wellbeing, inclusivity and resilience to Climate Change. In addition to the guidance set out in this document, it also provides Design Codes for larger development projects
- 8.9 **‘A Green Future: Our 25 Year Plan to Improve the Environment’ the Governments 25 Year Environment Plan**, includes policies within Chapter 2 ‘Recovering nature and enhancing the beauty of landscapes’ and Goal 6 **‘Enhanced** beauty, heritage and engagement with the natural environment’ which directly relate to the Historic Environment SEA theme.
- 8.10 **The Government’s Statement on the Historic Environment for England** sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.
- 8.11 **Historic England Guidance and Advice notes are particularly relevant and should be read in conjunction with the others:**
- 8.12 *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (February 2016)* outlines ways to manage change that conserves and enhances historic areas in order to positively contribute to sustainable development. Principally, the advice note emphasises the importance of:
- Understanding the different types of special architectural and historic interest which underpin the designations; and
 - Recognising the value of implementing controls through the appraisal and/or management plan which positively contribute to the significance and value of conservation areas.

³⁸ <https://www.designforhomes.org/wp-content/uploads/2020/11/BFL-2020-Brochure.pdf>

Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA): Historic England Advice Note 8 (December 2016) provides support to all stakeholders involved in assessing the effects of certain plans and programmes on the historic environment. It offers advice on heritage considerations during each stage of the SA/SEA process and helps to establish the basis for robust and comprehensive assessments.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition) (December 2017) provides general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views can contribute to setting. Specifically, Part 2 of the advice note outlines a five stepped approach to conducting a broad assessment of setting:

Step 1: Identify which heritage assets and their settings are affected;

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;

Step 4: Explore ways to maximise enhancement and avoid or minimise harm; and

Step 5: Make and document the decision and monitor outcomes.

Neighbourhood Planning and the Historic Environment: Historic England Advice Note 11 (October 2018) outlines the importance of considering the historic environment whilst preparing the plan (section 1), which culminates in a checklist of relevant issues to consider, followed by an overview of what this means in terms of evidence gathering (section 2). Sections 3 to 5 of the advice note focus on how to translate evidence into policy, understand the SEA process and Historic England's role in neighbourhood planning.

- 8.13 Historic England **also** provide technical advice and guidance on retrofitting historic buildings to improve their energy efficiency, and on flooding and historic buildings. These are referred to in more detail in Section X of the NDP Evidence Overview on Climate Change.
- 8.14 **'Heritage at the Heart of an Evolving Cornwall: A Strategy for Cornwall's Historic Environment (2022 - 2030)'** was formally adopted by Cornwall Council on the 11th of May 2022. The purpose of this strategy is to reposition heritage at the heart of how Cornwall manages change and to integrate heritage policies and plans as a proactive force for positive change. It seeks to reinforce the value of Cornwall's historic environment in understanding change, plan for the future and align resources where they will have greatest impact in the areas of highest priority. See Figure 48 for its relevance to the Pelynt Parish NDP

FIGURE 48: HERITAGE AT THE HEART OF AN EVOLVING CORNWALL INTENTIONS RELEVANT TO THE PELYNT PARISH NDP:

Valuing Cornish distinctiveness

- Enhance and reinforce historic character and distinctiveness and raise the quality of development through respecting the distinctive character of Cornwall's diverse landscapes
- Improve our understanding and recording of heritage at risk and what action is required to mitigate risks to assets that contribute to our cultural distinctiveness

- Encourage and where necessary enforce better management and maintenance of our historic assets

Heritage response to the climate emergency

- Promote heritage-gain in behavioural change that leads to reduction in carbon use
- Encourage and where necessary enforce better management and maintenance of our historic assets
- Use our understanding of historic landscape character, sustainable and innovative land management to inform and support delivery of appropriate climate solutions
- Encourage sustainable construction and renewable energy solutions sympathetic to Cornwall's historic environment
- Embed distinctiveness in climate solutions

Heritage response to the ecological and biodiversity emergency

- Support greater protection of rural historic landscape and heritage assets, such as Cornish hedges and network of stiles
- Ensure that adaptation and mitigation designed to alleviate the effects of climate change, and deliver environmental growth consider the significance and character of Cornwall's historic environment

Heritage and prosperity

- Tailored and informed approach to urban, rural and coastal heritage-led regeneration that responds to the challenges and opportunities faced by each community, including loss of distinctiveness and community resilience through poor development and changes of use
- Encourage heritage-led regeneration and constructive conservation to give new purpose and life to derelict historic buildings, find solutions to Heritage at Risk and to revitalise urban, rural and coastal communities and their economies
- Strengthen our ability through Planning to protect and reinforce Cornish cultural distinctiveness, ensure new buildings are of good design quality, enhance our distinctiveness and where developments are of scale, make full use of the Design Review Panel
- Support communities as they integrate the ways they value their local historic environment and distinctiveness into Neighbourhood Development Plans, Village Design Statements and the like
- Utilise enabling development, Article 4 and Section 106 agreement funds to design positive outcomes for Cornwall's historic urban and rural landscapes and communities
- Encourage and support communities seeking statutory designation for those heritage assets that meet national selection criteria and also contribute to Cornish cultural distinctiveness and consider the benefits of local listing for specific areas or individual assets
- Embed heritage in landscape policy
- Encourage the establishment of traditional varieties of local produce and traditional breeds, particularly through the re-establishment of historic orchards and conservation grazing initiatives
- Support farm diversification to create sustainable business models for family farms, encouraging the appropriate reuse of traditional agricultural buildings in a way which also maintains the character and distinctiveness of farmyards and individual rural buildings through the Farmstead Characterisation guidance
- Promote the distinctiveness of our towns and villages, understanding the value that traditional shopfronts, historic buildings and other features bring to the economic vibrancy of settlements and how we experience and enjoy these places
- Collaborate in action to transform our visitor economy into a model that is sustainable following the principles of regenerative eco-tourism

Enjoying, understanding, valuing and caring for our heritage

- Improve accessibility and promote the benefits of access to heritage and historic environment, volunteering and participation;
- Supporting the use of the Cornish language and local dialect, especially in the naming of new roads, developments and where signage is being replaced/ renewed, researching and reviving historic names

Community leadership and governance

- Advocate for heritage advice to be actively sought so that it can contribute positively to designation,

- design, decision-making and enforcement as part of place-shaping and regeneration
- Improve implementation and community ownership of Conservation Management Plans, Heritage Impact Assessments and Conservation Area Appraisals
- Support communities to take a more active role in identifying and caring for heritage assets, including finding sustainable solutions to heritage assets at risk
- Promote the maintenance, repair and restoration of the fabric and character of buildings, structures, places, landscape and artefacts, and promote and develop traditional skills and materials while doing so
- Provide guidance on appropriate repairs and materials to ensure longer life and reduce maintenance costs, e.g. hardwood cills, scarfing in quality timber, long-life paints, breathable paint on walls...
- Contribute to place-making and regeneration, in strategic, neighbourhood and master planning, and through formal planning processes and development management
- Encourage and support communities to review and update Conservation Area Appraisal Management Plans and Conservation Management Plans
- Support the protection of heritage assets through statutory designation (Listing, Scheduling and Registering) and local designation, alongside advocacy, policy and planning
- Provide training and resources to support communities to monitor the condition of heritage assets, encouraging heritage volunteering and local advocacy

8.15 As part of the Cornwall Devolution Deal, the ‘**Cornwall Historic Environment Cultural Distinctiveness and Significance Project**’, was commissioned to make sure that Cornwall’s historic environment is recognised when designing change and making planning decisions. The project has developed documents which include some prompts, suggestions, ambitions and hopes. ‘Distinctively Cornish: Valuing What Makes Cornwall Cornish’ says that ‘All places within Cornwall, while different or distinct from each other, and whether ancient or modern, are distinctively Cornish. They have been made so in the past, and they can be made so (and kept so) in the future’.

8.16 It identifies five themes to sum up what is distinctive about Cornwall:

One: Linguistic - A Celtic language, and a Cornish way with the English language: both still spoken and both visible every day in the names of places, from tre to splat, chy to row and in dialect, from loustering to scheming.

Two: Economic - A uniquely diverse rural, industrial, urban and marine economy, much of it characterised by a particularly Cornish resourcefulness and innovation, adapting to conditions and taking opportunities.

Three: Topographical - Distinctively Cornish ways of living in and working with a beautiful, rugged and exciting natural topography.

Four: Natural - Equally distinctively Cornish ways of adapting a natural environment that reflects that diverse topography, especially its flora and fauna. Cornish ways of adapting to that natural environment, living closely and respectfully with nature, and also introducing a distinctively Cornish suite of non-native plants and animals.

Five: Spirit - The distinctive Cornish identity and spirit, Onen hag Oll, One and All. The ways we have of relating to place, to each other, to our culture and that of others. From maintaining customs to gathering for ceremonies, festivals, feasting and pleasures, partaking in rituals and religious practices, engaging in raucous and more disciplined sports, composing and retelling stories, creating art and literature, making music and dancing wildly; all these contribute tangibly and intelligibly to what it is that makes Cornwall distinctive.

- 8.17 Caring for this distinctiveness when making decisions that will affect Cornwall in the future will help the economy, society and individual people in many ways:
- It will reduce or halt the gradual diminishment of Cornwall's distinctiveness, which to many is its principal asset, the basis of its brand, a major contributor to the beauty and the interest of its places
 - It will ensure that Cornwall's landscape, towns and sites continue to be a major part of Cornwall's draw for visitors, contributing greatly to the tourism that is worth nearly £2 billion a year to Cornwall's economy, supporting jobs and giving pleasure to people from all over the world
 - It will help make Cornwall a better place to be, a more attractive place in which to work, live, relax and play. This will increase people's sense of well-being and encourage them to be more active and healthier
 - It will inspire people to learn about and engage more actively with the places they know and love, and get more involved in deciding their future
- 8.18 This will contribute to Cornwall's sustainability and resilience and ensure that future generations can continue to draw on the cultural and heritage capital that distinctiveness contributes to. Additionally, it will encourage younger people's involvement in maintaining, celebrating and understanding Cornwall.
- 8.19 **'Distinctively Cornish: Valuing What Makes Cornwall Cornish'** identifies two forms of distinctiveness:
- The Typical:** The first form of distinctiveness depends on the many aspects of our historic environment that are 'Typical of Cornwall' or more usually typical of areas within it. Typical aspects of the historic environment may be found through all or large parts of Cornwall or they may be restricted to areas as small as a corner of a parish.
- The Particular:** The second form of distinctiveness recognises that there are some aspects of our historic environment that are Particular to Cornwall, either not found elsewhere or much less frequently such as particular forms of historic structures or archaeological sites, china clay and china stone workings, tin mines, miners' smallholdings, and terraces and rows of industrial workers' housing.
- 8.20 The companion Document **'Using Cornish Cultural Distinctiveness'** contains an advice note as to how NDPs can help to care for, value and enhance Cornish distinctiveness through the application of a 'distinctiveness assessment framework' in the NDP formulation process which will help to understand and describe how the historic landscape, buildings and places in the NDP area contribute to its sense of place and cultural distinctiveness and develop policies that will care for and reinforce that distinctiveness. This NDP's Local Greenspace Report and Design Note together represent the NDP's Cornish Distinctiveness Assessment, which is reflected in the policies of this NDP.

Definitions.

- 8.21 There are important definitions which need to be understood [see Figure 49]

FIGURE 49: HELPFUL DEFINITIONS

Historic Environment:

‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’ [NPPF 2019]

Conservation (for heritage policy):

‘The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.’ [NPPF 2019]

Heritage asset:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’ [NPPF 2019]

Designated heritage asset:

‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’ [NPPF 2019] These are protected by legislation, national and local planning authority policies.

Undesignated heritage asset:

There are also sites, monuments, buildings, places, areas and landscapes that do not meet the criteria for formal designation, but which are locally valued due to their heritage interest and merit consideration in planning. These are called non-designated heritage assets.

They may include assets which have been identified from a range of sources such as:

a ‘local list’ prepared by the local planning authority

the local Historic Environment Record as a result of research,

conservation area appraisals and reviews,

decision-making on planning applications,

specialist studies associated with, for example, regeneration initiatives.

They can also include ‘locally valued heritage assets’ identified by an NDP group through community engagement as part of the preparation of its Plan.

[Undesignated heritage assets may be listed in an NDP policy, and their conservation promoted through a bespoke neighbourhood plan policy which sets out how proposals affecting non-designated heritage assets on the list will be considered]

Setting of a heritage asset:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The setting of a heritage structure, site or area is defined as the immediate and extended environment that is part of, or contributes to, its significance and distinctive character. Beyond the physical and visual aspects, the setting includes interaction with the natural environment; past or present social or spiritual practices, customs, traditional knowledge, use or activities and other forms of intangible cultural heritage aspects that created and form the space as well as the current and dynamic cultural, social, and economic context’ (Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas, ICOMOS, 2005)

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s

Statement of Outstanding Universal Value forms part of its significance.

Heritage Interpretation

‘Activities intended to heighten public awareness and enhance understanding of cultural heritage sites. These can include print and electronic publications, public lectures, on-site and directly related off-site installations, educational programs, community activities, and ongoing research, training, and evaluation of the interpretation process itself. ([ICOMOS Charter for the Interpretation and Presentation of Cultural Heritage Sites 2008](#))

Conservation v Preservation

Conservation is the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance. Preservation is to protect or keep something as it is or in its original state, to preserve it from harm to its significance and fabric. In Planning the focus is on conservation

However, conservation of the most sensitive and important buildings or sites may come close to absolute physical preservation, but those instances will be very rare. The vast majority of our heritage assets are capable of being adapted or worked around to some extent without a loss of their significance. Indeed, change is often vital to facilitate the optimum viable use of an asset so that it continues to receive investment.

Baseline

Listed Buildings

8.22 Listed Buildings and other structures are those that have been listed by the Secretary of State (for Digital, Culture, Media, and Sport) as being of special architectural or historic interest. The general principles are that all buildings built before 1700 which survive in anything like their original condition are likely to be listed, as are most buildings built between 1700 and 1850. Particularly careful selection is required for buildings from the period after 1945. Buildings less than 30 years old are not normally considered to be of special architectural or historic interest because they have yet to stand the test of time. On listing, buildings are graded as I, II* or II. The grading is a general indication of the level of importance of the building. Grade I and II* buildings make up roughly 2.5% and 5.8% of the total list, respectively. Over 90% are Grade II.

8.23 The effect of listing is that Listed Building Consent will be required for demolition or alteration or extension works that affect the character of the building as a building of special architectural or historic interest. Consent is sought from the local planning authority and procedurally is handled much like a planning application. Anyone carrying out works without proper consent may be required to reverse them and/or face prosecution.

8.24 In Pelynt Parish there are 44 Listed structures. See Figure 50:

Figure 50 LISTED BUILDINGS IN PELYNT PARISH [Source Heritage England Listing]

Grade	Location
II	HALL BARTON FARMHOUSE PELYNT
II	CARDWEN AND GARDEN WALL TO FRONT
II	PAIR OF COTTAGES 150 METRES TO NORTH OF LITTLE LARNICK AND GARDEN WALL TO FRONT
II*	PENNELICK FARMHOUSE
II*	TRELAWNE HOUSE
II	PAIR OF GATE-PIERS 1000 METRES TO SOUTH EAST OF TRELAWNE
II	YEARLES COOMBE
II	HEADSTONES OF DOROTHY HUNKING AND RIGINALD HUNKING 1 METRES TO EAST OF CHANCEL OF CHURCH OF ST NONNA CHURCHTOWN PELYNT
II	TOMBCHEST OF JONATHAN K WERRY AND JONATHAN WERRY BLAKE 5 METRES TO EAST OF CHANCEL OF ST NONNA CHURCHTOWN PELYNT

- II TOMBCHEST 6 METRES TO SOUTH OF VESTRY OF CHURCH OF ST NONNA CHURCHTOWN PELYNT
- II HEADSTONES OF ELIZABETH PYNE AND JOHN DEEBLE 8-10 METRES TO SOUTH OF SOUTH PORCH OF
- II CHURCH OF ST NONNA CHURCHTOWN PELYNT
- II TOMBCHEST 25 METRES TO NORTH OF WEST TOWER OF CHURCH OF ST NONNA CHURCHTOWN
- II PELYNT
- II WINDSOR HOUSE JUBILEE HILL PELYNT
- II BARCELONA COTTAGES
- II FOOTBRIDGE ADJOINING FORD 150 METRES TO SOUTH WEST OF WILTON FARM
- II MILESTONE 450 METRES TO NORTH EAST OF TREMAINE GREEN
- II ST NONNA'S WELL
- II PAIR OF GATE PIERS 100 METRES TO SOUTH-WEST OF TRELASKE HOUSE TRELASKE LANE
- II TRENAKE FARMHOUSE
- II BARN ADJOINING TO NORTH WEST OF TRENDERWAY
- I CHURCH OF ST NONNA CHURCHTOWN PELYNT
- II GROUP OF 9 HEADSTONES OF CLOGG FAMILY 5-10 METRES TO SOUTH WEST OF TOWER OF CHURCH OF
- II ST NONNA CHURCHTOWN PELYNT
- II HEADSTONES OF HENRY AND MARY HACK AND CHARLES HICKS 8 METRES TO SOUTH OF VESTRY OF
- II CHURCH OF ST NONNA CHURCHTOWN PELYNT
- II HEADSTONE OF W PINCH 9 METRES TO SOUTH OF TOWER OF CHURCH OF ST NONNA CHURCHTOWN
- II PELYNT
- II FAIR HOUSE CHURCHTOWN PELYNT
- II SHUTE COTTAGE JUBILEE HILL PELYNT
- II NORTH MUCHLARNICK and MUCHLARNICK
- II THE OLD SCHOOL HOUSE SUMMER LANE PELYNT
- II HEADSTONE OF SUSANNA MAY 5 METRES TO SOUTH OF SOUTH WEST CORNER OF TOWER OF CHURCH
- II OF ST NONNA CHURCHTOWN PELYNT
- II HEADSTONE OF PHILLIP AND JANE HAWKE 5 METRES TO WEST OF CHURCH OF ST NONNA
- II CHURCHTOWN PELYNT
- II TRELAWNE LODGE
- II WALL ENCLOSING THE WARREN PLANTATION 700 METRES TO NORTH EAST OF TRELAWNE HOUSE
- II LIMEKILNS 600 METRES TO NORTH OF WATERGATE
- II BAKE FARMHOUSE
- II MILESTONE 400 METRES TO NORTH OF MEADOW VIEW
- II TALEHAY FARMHOUSE AND BARN ADJOINING ON EAST
- II WELLHOUSE 150 METRES TO NORTH OF TRELAWNE LODGE
- II TRENDERWAY FARMHOUSE
- II HEADSTONES OF JOHN TREGENNA AND JANE MAY 4 AND 5 METRES TO NORTH OF NORTH AISLE OF
- II CHURCH OF ST NONNA CHURCHTOWN PELYNT
- II HEADSTONE OF PETER HAMBY AND ALAN DREIK 5 METRES TO EAST OF CHANCEL OF CHURCH OF ST
- II NONNA CHURCHTOWN PELYNT
- II HEADSTONE OF HANNA GILES 15 METRES TO SOUTH OF WEST TOWER OF CHURCH OF ST NONNA
- II CHURCHTOWN PELYNT
- II PELYNT HOUSE JUBILEE HILL PELYNT
- II WAR MEMORIAL IN THE CHURCHYARD OF ST NONNA'S CHURCH SHUTE HILL
- II MILESTONE APPROX 320M NORTH-EAST OF BAKE FARM

Scheduled Monuments

- 8.25 Scheduling is the oldest form of heritage protection. It began in 1913, although its roots go as far back as the 1882 Ancient Monuments Protection Act, when a 'Schedule' (hence the term 'scheduling') of almost exclusively prehistoric monuments deserving of state protection was first compiled. Today scheduling derives its authority from the Ancient Monuments and Archaeological Areas Act of 1979.

- 8.26 Scheduling is the selection of nationally important archaeological sites which are closely managed. While some change may be possible, there is a presumption that they will be handed on to future generations in much the same state that we have found them.
- 8.27 There are 5 Scheduled Ancient Monuments in the Parish, although some are of multiple objects, so in fact the actual number of structures involved is greater. See Figure 51.

Figure 51: SCHEDULED ANCIENT MONUMENTS IN PELYNT PARISH [Source Heritage England Listing]


- SAM Bowl barrow 150m SSE of Cartole
- SAM Round barrow cemetery 250m south of Wilton Farm
- SAM Three bowl barrows 160m west of Little Hendra
- SAM Slight univallate hillfort with outworks called Hall Rings
- SAM Bake Rings later prehistoric-Roman round with attached enclosure and outwork

Heritage at Risk

8.28 The Heritage at Risk Register includes historic buildings and sites at risk of being lost through neglect, decay, or deterioration. It includes all types of designated heritage assets, including Conservation Areas, which are designated and assessed by Local Planning Authorities. The aim of the Register is to focus attention on those places in greatest need. Historic England, in partnership with others, is able to help tackle heritage at risk. It works with owners, friends' groups, developers, and other stakeholders to find imaginative solutions for historic places and sites at risk across England.

8.29 In Pelynt Parish the Register includes:

FIGURE 52: HERITAGE AT RISK IN PELYNT PARISH

Site	Description
<p>Group of three round barrows north of Hendra, Pelynt LIST ENTRY NUMBER: 1004621</p> 	<p>Condition: Generally satisfactory but with significant localised problems</p> <p>Principal Vulnerability: Stock erosion - localised/limited</p> <p>Trend: Declining</p> <p>Ownership: Private</p>
<p>Bake Rings later prehistoric-Roman round with attached enclosure and outwork</p>	<p>Condition: Extensive significant problems</p> <p>Principal Vulnerability: Arable ploughing</p> <p>Trend: Declining</p> <p>Ownership: Private, multiple owners</p>

LIST ENTRY NUMBER: 1017682

8.30 There are currently no buildings at risk identified in the Parish on the Cornish Buildings Group 'Buildings at Risk' Project or SAVE England's risk register.

Non-Designated Heritage Assets

8.31 Many buildings, structures and even field boundaries and cropmarks can have historic significance and be an important part of the setting for formally designated assets such as Listed buildings or SAMs. These can be identified from the [Cornwall Historic Environment Register](#) and are listed below.

FIGURE 53: NON LISTED HERITAGE ASSETS.

Name	Reference	Form	Summary	Period From
HEADLAND COTTAGE - Undated natural feature, Undated ditch	MCO40044	Extant Structure	Two curvilinear ditches, possibly natural features, visible as low earthworks on aerial photographs.	Undated
HEADLAND COTTAGE - Undated natural feature, Undated ditch	MCO40044	Extant Structure	Two curvilinear ditches, possibly natural features, visible as low earthworks on aerial photographs.	Undated
HEADLAND COTTAGE - Undated natural feature, Undated ditch	MCO40044	Unknown	Two curvilinear ditches, possibly natural features, visible as low earthworks on aerial photographs.	Undated
LANRENNICK WOOD - Undated hollow	MCO39605	Cropmark	Subcircular hollows of uncertain date and function visible on aerial photographs.	Undated
LANRENNICK WOOD - Undated hollow	MCO39605	Cropmark	Subcircular hollows of uncertain date and function visible on aerial photographs.	Undated
LANRENNICK WOOD - Undated hollow	MCO39605	Cropmark	Subcircular hollows of uncertain date and function visible on aerial photographs.	Undated
LANRENNICK WOOD - Undated hollow	MCO39605	Unknown	Subcircular hollows of uncertain date and function visible on aerial photographs.	Undated
LITTLE LARNICK - Undated natural feature, Undated enclosure	MCO39672	Cropmark	Possible site of a double ditched enclosure, visible as cropmarks on aerial photographs.	Undated
LITTLE LARNICK - Undated natural feature, Undated enclosure	MCO39672	Cropmark	Possible site of a double ditched enclosure, visible as cropmarks on aerial photographs.	Undated
LITTLE LARNICK - Undated natural feature, Undated enclosure	MCO39672	Unknown	Possible site of a double ditched enclosure, visible as cropmarks on aerial photographs.	Undated
LITTLE LARNICK WOOD - Undated earthwork	MCO23459	Unknown	Null	Undated
PENKELLY - Undated enclosure	MCO40040	Extant Structure	Sub-rectangular enclosure of uncertain date, visible as low earthworks on aerial photographs.	Undated
PENKELLY - Undated enclosure	MCO40040	Extant Structure	Sub-rectangular enclosure of uncertain date, visible as low earthworks on aerial photographs.	Undated
PENKELLY - Undated enclosure	MCO40040	Extant Structure	Sub-rectangular enclosure of uncertain date, visible as low earthworks on aerial photographs.	Undated
PENKELLY - Undated enclosure	MCO40040	Unknown	Sub-rectangular enclosure of uncertain date, visible as low earthworks on aerial photographs.	Undated
TRELASKE - Undated hollow	MCO39351	Cropmark	A large cropmark, possibly a hollow of uncertain date and function, visible on aerial photographs.	Undated

Name	Reference	Form	Summary	Period From
TRELASKE - Undated hollow	MCO39351	Cropmark	A large cropmark, possibly a hollow of uncertain date and function, visible on aerial photographs.	Undated
TRELASKE - Undated hollow	MCO39351	Unknown	A large cropmark, possibly a hollow of uncertain date and function, visible on aerial photographs.	Undated
TRELAWNE - Undated enclosure	MCO23449	Unknown	An oval plateau approx 30m by 24m.	Undated
TRELAWNE - Undated hollow	MCO39395	Cropmark	Two sub circular cropmarks visible on aerial photographs.	Undated
TRELAWNE - Undated hollow	MCO39395	Cropmark	Two sub circular cropmarks visible on aerial photographs.	Undated
TRELAWNE - Undated hollow	MCO39395	Cropmark	Two sub circular cropmarks visible on aerial photographs.	Undated
TRELAWNE - Undated hollow	MCO39395	Unknown	Two sub circular cropmarks visible on aerial photographs.	Undated
ASHEN CROSS - Bronze Age barrow	MCO2049	Demolished Structure	A group of barrows at Ashen Cross.	Prehistoric
ASHEN CROSS - Bronze Age barrow	MCO2049	Demolished Structure	A group of barrows at Ashen Cross.	Prehistoric
ASHEN CROSS - Bronze Age barrow	MCO2049	Demolished Structure	A group of barrows at Ashen Cross.	Prehistoric
ASHEN CROSS - Bronze Age barrow	MCO2053	Bronze Age	A plough-levelled Bronze Age round barrow.	Prehistoric
ASHEN CROSS - Bronze Age barrow	MCO2054	Bronze Age	A plough-levelled Bronze Age round barrow.	Prehistoric
ASHEN CROSS - Bronze Age barrow	MCO2055	Bronze Age	A plough-levelled Bronze Age round barrow.	Prehistoric
ASHEN CROSS - Bronze Age barrow	MCO2050	Bronze Age	A barrow recorded by de Burlet is said to be extant, though not noted by the OS.	Prehistoric
ASHEN CROSS - Bronze Age barrow	MCO2049	Bronze Age	A group of barrows at Ashen Cross.	Prehistoric
ASHEN CROSS - Bronze Age barrow	MCO2051	Bronze Age	The site of a barrow in Barrow Field.	Prehistoric
ASHEN CROSS - Bronze Age barrow	MCO39311	Bronze Age	A plough-levelled Bronze Age round barrow, visible as cropmarks on air photographs.	Prehistoric
ASHEN CROSS - Bronze Age barrow	MCO2052	Bronze Age	An extant barrow in Barrow Field at Ashen Cross.	Prehistoric
ASHEN CROSS - Prehistoric standing stone	MCO61397	Prehistoric	Approximate location for possible Prehistoric standing stone. Condition unknown	Prehistoric
BAKE RINGS - Iron Age/Romano British round	MCO7569	Extant Structure	An almost circular enclosure about 94m diameter with a D-shaped outwork or annexe on the east.	Prehistoric
BAKE RINGS - Iron Age/Romano British round	MCO7569	Extant Structure	An almost circular enclosure about 94m diameter with a D-shaped outwork or annexe on the east.	Prehistoric

Name	Reference	Form	Summary	Period From
BAKE RINGS - Iron Age/Romano British round	MCO7569	Extant Structure	An almost circular enclosure about 94m diameter with a D-shaped outwork or annexe on the east.	Prehistoric
BAKE RINGS - Iron Age/Romano British round	MCO7569	Extant Structure	An almost circular enclosure about 94m diameter with a D-shaped outwork or annexe on the east.	Prehistoric
BAKE RINGS - Iron Age/Romano British round	MCO7569	Extant Structure	An almost circular enclosure about 94m diameter with a D-shaped outwork or annexe on the east.	Prehistoric
BAKE RINGS - Iron Age/Romano British round	MCO7569	Early Iron Age To Romano British	An almost circular enclosure about 94m diameter with a D-shaped outwork or annexe on the east.	Prehistoric
BAKE RINGS - Iron Age/Romano British round houses	MCO58074	Early Iron Age To Romano British	Two circular anomalies recorded during geophysical survey are considered likely to be the remains of round houses.	Prehistoric
BARCELONA - Iron Age round, Romano British round	MCO39352	Cropmark	An enclosure 150m by 104m, defined by a bank with ditches to either side, visible as cropmarks on aerial photographs.	Prehistoric
BARCELONA - Iron Age round, Romano British round	MCO39352	Cropmark	An enclosure 150m by 104m, defined by a bank with ditches to either side, visible as cropmarks on aerial photographs.	Prehistoric
BARCELONA - Iron Age round, Romano British round	MCO39352	Cropmark	An enclosure 150m by 104m, defined by a bank with ditches to either side, visible as cropmarks on aerial photographs.	Prehistoric
BARCELONA - Iron Age round, Romano British round	MCO39352	Early Iron Age To Romano British	An enclosure 150m by 104m, defined by a bank with ditches to either side, visible as cropmarks on aerial photographs.	Prehistoric
CARDWEN - Iron Age round, Romano British round	MCO7718	Early Iron Age To Romano British	The place-name Cardwen suggests the site of a round but there are no remains.	Prehistoric
CARTOLE - Bronze Age barrow cemetery	MCO1903	Extant Structure	A group of four or possibly six barrows on Cartole and Hendra farms.	Prehistoric
CARTOLE - Bronze Age barrow cemetery	MCO1903	Extant Structure	A group of four or possibly six barrows on Cartole and Hendra farms.	Prehistoric
CARTOLE - Bronze Age barrow cemetery	MCO1903	Extant Structure	A group of four or possibly six barrows on Cartole and Hendra farms.	Prehistoric
CARTOLE - Bronze Age barrow cemetery	MCO1903	Extant Structure	A group of four or possibly six barrows on Cartole and Hendra farms.	Prehistoric
HALL RINGS - Iron Age field system	MCO39668	Cropmark	Plough-levelled field boundaries to the south of Hall Rings, visible on aerial photographs.	Prehistoric

Name	Reference	Form	Summary	Period From
HALL RINGS - Iron Age field system	MCO39668	Cropmark	Plough-levelled field boundaries to the south of Hall Rings, visible on aerial photographs.	Prehistoric
HALL RINGS - Iron Age field system	MCO39668	Cropmark	Plough-levelled field boundaries to the south of Hall Rings, visible on aerial photographs.	Prehistoric
HALL RINGS - Iron Age field system	MCO39668	Iron Age	Plough-levelled field boundaries to the south of Hall Rings, visible on aerial photographs.	Prehistoric
HALL RINGS - Iron Age field system	MCO39668	Cropmark	Plough-levelled field boundaries to the south of Hall Rings, visible on aerial photographs.	Prehistoric
HEADLAND FARM - Bronze Age cist	MCO28626	Bronze Age	Null	Prehistoric
HENDRA - Bronze Age barrow	MCO2799	Bronze Age	The site of a possible barrow, visible as a slight rise in the field.	Prehistoric
HENDRA - Bronze Age barrow	MCO2800	Bronze Age	The site of a possible barrow, visible as a slight rise in the field.	Prehistoric
HENDRA - Bronze Age barrow	MCO2796	Bronze Age	A bowl barrow 40m in diameter and 1.7m high.	Prehistoric
HENDRA - Bronze Age barrow	MCO2797	Bronze Age	A round barrow 38m in diameter and up to 1.5m high.	Prehistoric
HENDRA - Bronze Age barrow	MCO2798	Bronze Age	A spread oval bowl barrow, 40m by 30m and up to 1.0m high.	Prehistoric
LITTLE LARNICK - Bronze Age barrow	MCO39670	Cropmark	An oblong mound of uncertain date, visible as cropmarks on aerial photographs.	Prehistoric
LITTLE LARNICK - Bronze Age barrow	MCO39670	Cropmark	An oblong mound of uncertain date, visible as cropmarks on aerial photographs.	Prehistoric
LITTLE LARNICK - Bronze Age barrow	MCO39670	Bronze Age	An oblong mound of uncertain date, visible as cropmarks on aerial photographs.	Prehistoric
LITTLE LARNICK - Bronze Age barrow	MCO3041	Bronze Age	The possible site of a barrow visible as a cropmark on aerial photographs.	Prehistoric
MOUNTAIN BARROWS - Bronze Age barrow	MCO45400	Bronze Age	One of a group of ten barrows known locally as Mountain Barrows.	Prehistoric
MOUNTAIN BARROWS - Bronze Age barrow	MCO45408	Bronze Age	One of a group of ten barrows known locally as Mountain Barrows.	Prehistoric
MOUNTAIN BARROWS - Bronze Age barrow	MCO45399	Bronze Age	One of a group of ten barrows known locally as Mountain Barrows.	Prehistoric
MOUNTAIN BARROWS - Bronze Age barrow	MCO45403	Bronze Age	One of a group of ten barrows known locally as Mountain Barrows.	Prehistoric

Name	Reference	Form	Summary	Period From
MOUNTAIN BARROWS - Bronze Age barrow	MCO45406	Bronze Age	One of a group of ten barrows known locally as Mountain Barrows.	Prehistoric
MOUNTAIN BARROWS - Bronze Age barrow	MCO45407	Bronze Age	One of a group of ten barrows known locally as Mountain Barrows.	Prehistoric
MOUNTAIN BARROWS - Bronze Age barrow	MCO45404	Bronze Age	One of a group of ten barrows known locally as Mountain Barrows.	Prehistoric
MOUNTAIN BARROWS - Bronze Age barrow	MCO45401	Bronze Age	One of a group of ten barrows known locally as Mountain Barrows.	Prehistoric
MOUNTAIN BARROWS - Bronze Age barrow	MCO45405	Bronze Age	One of a group of ten barrows known locally as Mountain Barrows.	Prehistoric
MOUNTAIN BARROWS - Bronze Age barrow	MCO45402	Bronze Age	One of a group of ten barrows known locally as Mountain Barrows.	Prehistoric
MOUNTAIN BARROWS - Bronze Age barrow cemetery	MCO1961	Extant Structure	A group of ten barrows known locally as Mountain Barrows, some of which were excavated in the C19.	Prehistoric
MOUNTAIN BARROWS - Bronze Age barrow cemetery	MCO1961	Extant Structure	A group of ten barrows known locally as Mountain Barrows, some of which were excavated in the C19.	Prehistoric
MOUNTAIN BARROWS - Bronze Age barrow cemetery	MCO1961	Extant Structure	A group of ten barrows known locally as Mountain Barrows, some of which were excavated in the C19.	Prehistoric
MOUNTAIN BARROWS - Bronze Age barrow cemetery	MCO1961	Bronze Age	A group of ten barrows known locally as Mountain Barrows, some of which were excavated in the C19.	Prehistoric
MOUNTAIN BARROWS - Prehistoric findspot, Bronze Age findspot	MCO1014	Prehistoric	A Prehistoric flint scatter was detected in a ploughed field adjacent to a barrow cemetery.	Prehistoric
PELYNT - Bronze Age barrow	MCO39603	Cropmark	Two mounds of uncertain origin, visible as cropmarks on aerial photographs.	Prehistoric
PELYNT - Bronze Age barrow	MCO39603	Cropmark	Two mounds of uncertain origin, visible as cropmarks on aerial photographs.	Prehistoric
PELYNT - Bronze Age barrow	MCO39603	Bronze Age	Two mounds of uncertain origin, visible as cropmarks on aerial photographs.	Prehistoric
PELYNT - Iron Age round, Romano British round	MCO8304	Documentary Evidence	The roughly oval form of the churchyard suggests re-use of the rampart of a round, but excavation failed to reveal any trace.	Prehistoric
PELYNT - Iron Age round, Romano British round	MCO8304	Early Iron Age To Romano British	The roughly oval form of the churchyard suggests re-use of the rampart of a round, but excavation failed to reveal any trace.	Prehistoric

Name	Reference	Form	Summary	Period From
PENDRIFFEY - Prehistoric enclosure	MCO39675	Cropmark	The possible site of an enclosure, visible as cropmarks on aerial photographs.	Prehistoric
PENDRIFFEY - Prehistoric enclosure	MCO39675	Cropmark	The possible site of an enclosure, visible as cropmarks on aerial photographs.	Prehistoric
PENDRIFFEY - Prehistoric enclosure	MCO39675	Prehistoric	The possible site of an enclosure, visible as cropmarks on aerial photographs.	Prehistoric
PENKELLY - Iron Age round, Romano British round, Undated enclosure	MCO40037	Cropmark	A possible oval banked enclosure, 56m across, visible as faint cropmarks on aerial photographs.	Prehistoric
PENKELLY - Iron Age round, Romano British round, Undated enclosure	MCO40037	Cropmark	A possible oval banked enclosure, 56m across, visible as faint cropmarks on aerial photographs.	Prehistoric
PENKELLY - Iron Age round, Romano British round, Undated enclosure	MCO40037	Early Iron Age To Romano British	A possible oval banked enclosure, 56m across, visible as faint cropmarks on aerial photographs.	Prehistoric
ST NONS CAMP - Iron Age hillfort, Romano British hillfort	MCO79	Extant Structure	St Non's Camp hillfort is an irregular enclosure with a figure of 8 plan.	Prehistoric
ST NONS CAMP - Iron Age hillfort, Romano British hillfort	MCO79	Extant Structure	St Non's Camp hillfort is an irregular enclosure with a figure of 8 plan.	Prehistoric
ST NONS CAMP - Iron Age hillfort, Romano British hillfort	MCO79	Extant Structure	St Non's Camp hillfort is an irregular enclosure with a figure of 8 plan.	Prehistoric
ST NONS CAMP - Iron Age hillfort, Romano British hillfort	MCO79	Extant Structure	St Non's Camp hillfort is an irregular enclosure with a figure of 8 plan.	Prehistoric
ST NONS CAMP - Iron Age hillfort, Romano British hillfort	MCO79	Extant Structure	St Non's Camp hillfort is an irregular enclosure with a figure of 8 plan.	Prehistoric
ST NONS CAMP - Iron Age hillfort, Romano British hillfort	MCO79	Early Iron Age To Romano British	St Non's Camp hillfort is an irregular enclosure with a figure of 8 plan.	Prehistoric
TRELASKE - Iron Age hillfort, Iron Age round, Romano British round, Romano British hillfort	MCO8654	Early Iron Age To Romano British	The field-names 'Berry Down' and 'Berry Park' suggest the site of a hillfort or round but there are no visible remains.	Prehistoric
TRELAWN BARTON - Prehistoric artefact scatter	MCO39876	Prehistoric	In Jan/Feb 1995 Mr Wright fieldwalked 'Above Town Field' at Trelawne Barton and found Prehistoric and Medieval artefacts.	Prehistoric
TRELAWNE - Iron Age round, Romano British round	MCO8658	Extant Structure	A sub circular enclosure comprising a ploughed down bank 0.8m high and ditch 0.5m deep, with an entrance on the south.	Prehistoric

Name	Reference	Form	Summary	Period From
TRELAWNE - Iron Age round, Romano British round	MCO8658	Extant Structure	A sub circular enclosure comprising a ploughed down bank 0.8m high and ditch 0.5m deep, with an entrance on the south.	Prehistoric
TRELAWNE - Iron Age round, Romano British round	MCO8658	Extant Structure	A sub circular enclosure comprising a ploughed down bank 0.8m high and ditch 0.5m deep, with an entrance on the south.	Prehistoric
TRELAWNE - Iron Age round, Romano British round	MCO8658	Extant Structure	A sub circular enclosure comprising a ploughed down bank 0.8m high and ditch 0.5m deep, with an entrance on the south.	Prehistoric
TRELAWNE - Iron Age round, Romano British round	MCO8658	Early Iron Age To Romano British	A sub circular enclosure comprising a ploughed down bank 0.8m high and ditch 0.5m deep, with an entrance on the south.	Prehistoric
TRELAWNE - Neolithic lithic scatter	MCO41725	Neolithic	Lithic scatter recovered by Mr N Wright in 1994 from a field named "Trelawne High Field" at Trelawne	Prehistoric
TRELAWNE BARTON - Prehistoric findspot	MCO56943	Mesolithic To Neolithic	Lithics assemblage comprising nodular worked flint and flakes.	Prehistoric
TRELAWNE BARTON - Prehistoric lithic scatter	MCO41722	Prehistoric	Lithic scatter recovered by Mr N Wright on 2/2/1995 in a field named "Above Town" on Trelawne Barton	Prehistoric
TRELAWNE BARTON - Prehistoric lithic scatter	MCO41710	Prehistoric	Lithic scatter recovered by Mr N Wright on 21/1/1995 in a field named "Above Town" on Trelawne Barton	Prehistoric
TRELAWNE BARTON - Prehistoric lithic scatter	MCO41720	Prehistoric	Lithic scatter recovered by Mr N Wright on 14/1/1995 in a field named "Above Town" on Trelawne Barton	Prehistoric
WAYLAND FARM - Prehistoric artefact scatter	MCO39874	Prehistoric	In March 1994 Mr Wright fieldwalked 'Above Town Field' on Wayland Farm around Barcelona Round finding numerous Prehistoric artefacts.	Prehistoric
WAYLAND FARM - Prehistoric artefact scatter	MCO39872	Prehistoric	Mr N Wright systematically fieldwalked 'Ten Acre Field' on Wayland Farm during Feb/Mar 1995 finding numerous Prehistoric artefacts.	Prehistoric
BONNINY WOOD - Early Medieval field boundary	MCO39350	Extant Structure	Field boundary of uncertain medieval date, visible as low earthworks on aerial photographs.	Early Medieval

Name	Reference	Form	Summary	Period From
BONNINY WOOD - Early Medieval field boundary	MCO39350	Extant Structure	Field boundary of uncertain medieval date, visible as low earthworks on aerial photographs.	Early Medieval
CATHERINEPARK WOOD - Early Medieval field boundary	MCO39393	Cropmark	A linear field bank of uncertain medieval date, visible as low earthworks and cropmarks on aerial photographs.	Early Medieval
CATHERINEPARK WOOD - Early Medieval field boundary	MCO39393	Cropmark	A linear field bank of uncertain medieval date, visible as low earthworks and cropmarks on aerial photographs.	Early Medieval
CATHERINEPARK WOOD - Early Medieval field boundary	MCO39393	Early Medieval To Modern	A linear field bank of uncertain medieval date, visible as low earthworks and cropmarks on aerial photographs.	Early Medieval
GIANTS HEDGE - Early Medieval linear earthwork	MCO67136	Earthwork	Earthwork remains of possible section of the Giant's Hedge as suggested by Graeme Kirkham	Early Medieval
GIANTS HEDGE - Early Medieval linear earthwork	MCO23464	Extant Structure	The Giants Hedge is a linear earthwork extending from Lerryn to Looe; it is assumed to be Post-Roman or Dark Age and to define the territory of a local ruler.	Early Medieval
GIANTS HEDGE - Early Medieval linear earthwork	MCO23464	Extant Structure	The Giants Hedge is a linear earthwork extending from Lerryn to Looe; it is assumed to be Post-Roman or Dark Age and to define the territory of a local ruler.	Early Medieval
GIANTS HEDGE - Early Medieval linear earthwork	MCO23464	Extant Structure	The Giants Hedge is a linear earthwork extending from Lerryn to Looe; it is assumed to be Post-Roman or Dark Age and to define the territory of a local ruler.	Early Medieval
GIANTS HEDGE - Early Medieval linear earthwork	MCO67137	Demolished Structure	A footpath that follows a watercourse may mark the route of the Giant's Hedge. It appears the earthwork has been demolished	Early Medieval
GIANTS HEDGE - Early Medieval linear earthwork	MCO23464	Extant Structure	The Giants Hedge is a linear earthwork extending from Lerryn to Looe; it is assumed to be Post-Roman or Dark Age and to define the territory of a local ruler.	Early Medieval

Name	Reference	Form	Summary	Period From
GIANTS HEDGE - Early Medieval linear earthwork	MCO23464	Extant Structure	The Giants Hedge is a linear earthwork extending from Lerryn to Looe; it is assumed to be Post-Roman or Dark Age and to define the territory of a local ruler.	Early Medieval
GIANTS HEDGE - Early Medieval linear earthwork	MCO67137	Early Medieval	A footpath that follows a watercourse may mark the route of the Giant's Hedge. It appears the earthwork has been demolished	Early Medieval
GIANTS HEDGE - Early Medieval linear earthwork	MCO23464	Early Medieval	The Giants Hedge is a linear earthwork extending from Lerryn to Looe; it is assumed to be Post-Roman or Dark Age and to define the territory of a local ruler.	Early Medieval
GIANTS HEDGE - Early Medieval linear earthwork	MCO67136	Early Medieval	Earthwork remains of possible section of the Giant's Hedge as suggested by Graeme Kirkham	Early Medieval
HENDRA - Early Medieval settlement, Medieval settlement	MCO14848	Early Medieval To Medieval	The settlement of Hendra is first recorded in 1294.	Early Medieval
LANCARE - Early Medieval lann	MCO26459	Early Medieval	Lancare was first recorded in 1295.	Early Medieval
LANCARE - Early Medieval settlement, Medieval settlement	MCO15230	Early Medieval To Medieval	The settlement of Lancare is first recorded in 1295 when it is spelt "Lankar".	Early Medieval
LANRENNICK WOOD - Early Medieval field system	MCO39604	Cropmark	Medieval or later field system.	Early Medieval
LANRENNICK WOOD - Early Medieval field system	MCO39604	Cropmark	Medieval or later field system.	Early Medieval
LANRENNICK WOOD - Early Medieval field system	MCO39604	Early Medieval To Modern	Medieval or later field system.	Early Medieval
LESQUITE - Early Medieval settlement, Medieval settlement	MCO15393	Early Medieval To Medieval	The settlement of Lesquite is first recorded in 1199 when it is spelt "Trequit".	Early Medieval
LITTLE LARNICK - Early Medieval field boundary	MCO39671	Cropmark	Field bank of medieval or earlier origin, visible as cropmarks on aerial photographs.	Early Medieval
LITTLE LARNICK - Early Medieval field boundary	MCO39673	Cropmark	Linear ditches, probably field boundaries of medieval or later date, visible as cropmarks on aerial photographs.	Early Medieval
LITTLE LARNICK - Early Medieval field boundary	MCO39673	Cropmark	Linear ditches, probably field boundaries of medieval or later date, visible as cropmarks on aerial photographs.	Early Medieval

Name	Reference	Form	Summary	Period From
LITTLE LARNICK - Early Medieval field boundary	MCO39669	Extant Structure	Field boundary visible as low earthworks on aerial photographs.	Early Medieval
LITTLE LARNICK - Early Medieval field boundary	MCO39669	Extant Structure	Field boundary visible as low earthworks on aerial photographs.	Early Medieval
LITTLE LARNICK - Early Medieval field boundary	MCO39671	Cropmark	Field bank of medieval or earlier origin, visible as cropmarks on aerial photographs.	Early Medieval
LITTLE LARNICK - Early Medieval field boundary	MCO39673	Early Medieval To Modern	Linear ditches, probably field boundaries of medieval or later date, visible as cropmarks on aerial photographs.	Early Medieval
LITTLE LARNICK - Early Medieval field boundary	MCO39669	Early Medieval To Modern	Field boundary visible as low earthworks on aerial photographs.	Early Medieval
LITTLE LARNICK - Early Medieval field boundary	MCO39671	Early Medieval To Modern	Field bank of medieval or earlier origin, visible as cropmarks on aerial photographs.	Early Medieval
MUCHLARNICK - Early Medieval field boundary	MCO39674	Cropmark	Field boundary of medieval or later date, visible as cropmarks on aerial photographs.	Early Medieval
MUCHLARNICK - Early Medieval field boundary	MCO39674	Cropmark	Field boundary of medieval or later date, visible as cropmarks on aerial photographs.	Early Medieval
MUCHLARNICK - Early Medieval field boundary	MCO39674	Early Medieval To Modern	Field boundary of medieval or later date, visible as cropmarks on aerial photographs.	Early Medieval
PELYNT - Early Medieval lann	MCO23460	Early Medieval	Pelynt church may be on the site of a lann.	Early Medieval
PELYNT - Early Medieval settlement, Medieval settlement, Medieval manor	MCO16032	Early Medieval To Medieval	The settlement of Pelynt is first recorded in the Domesday survey of 1086 when it is spelt "Plunent".	Early Medieval
PENDRIFFEY - Early Medieval field boundary	MCO39676	Cropmark	Field boundary of medieval or later date, visible as cropmarks on aerial photographs.	Early Medieval
PENDRIFFEY - Early Medieval field boundary	MCO39676	Cropmark	Field boundary of medieval or later date, visible as cropmarks on aerial photographs.	Early Medieval
PENDRIFFEY - Early Medieval field boundary	MCO39676	Early Medieval To Modern	Field boundary of medieval or later date, visible as cropmarks on aerial photographs.	Early Medieval
PENKELLY - Early Medieval field boundary	MCO40038	Cropmark	Field boundary of medieval or later date, visible as cropmarks on aerial photographs.	Early Medieval
PENKELLY - Early Medieval field boundary	MCO40038	Cropmark	Field boundary of medieval or later date, visible as cropmarks on aerial photographs.	Early Medieval

Name	Reference	Form	Summary	Period From
PENKELLY - Early Medieval field boundary	MCO40038	Early Medieval To Modern	Field boundary of medieval or later date, visible as cropmarks on aerial photographs.	Early Medieval
TRELASKE - Early Medieval settlement, Medieval settlement	MCO17440	Early Medieval To Medieval	The settlement of Trelaske is first recorded in 1525 and it is still occupied.	Early Medieval
TREMAINE - Early Medieval settlement, Medieval settlement	MCO17510	Early Medieval To Medieval	The settlement of Tremaine is first recorded in 1390.	Early Medieval
TRENAKE - Early Medieval settlement, Medieval settlement	MCO17550	Early Medieval To Medieval	The settlement of Trenake is first recorded in 1333.	Early Medieval
TRENAKE - Early Medieval trackway	MCO40090	Cropmark	Trackway of medieval or later date, visible as earthworks on aerial photographs.	Early Medieval
TRENAKE - Early Medieval trackway	MCO40090	Cropmark	Trackway of medieval or later date, visible as earthworks on aerial photographs.	Early Medieval
TRENAKE - Early Medieval trackway	MCO40090	Early Medieval To Modern	Trackway of medieval or later date, visible as earthworks on aerial photographs.	Early Medieval
TRENDERWAY - Early Medieval settlement, Medieval settlement	MCO17580	Early Medieval To Medieval	The settlement of Trenderway is first recorded in 1260, but not mentioned in the Domesday Book. Trenderway is still occupied and expanded to the north in the C20.	Early Medieval
TRENEDDEN - Early Medieval field boundary, Early Medieval path	MCO40045	Cropmark	Possible path or field boundary of medieval or later date, visible as cropmarks on aerial photographs.	Early Medieval
TRENEDDEN - Early Medieval field boundary, Early Medieval path	MCO40045	Cropmark	Possible path or field boundary of medieval or later date, visible as cropmarks on aerial photographs.	Early Medieval
TRENEDDEN - Early Medieval field boundary, Early Medieval path	MCO40045	Early Medieval To Modern	Possible path or field boundary of medieval or later date, visible as cropmarks on aerial photographs.	Early Medieval
BAKE - Medieval field boundary, Post Medieval field boundary	MCO40039	Cropmark	Field boundary visible as cropmarks on aerial photographs.	Medieval
BAKE - Medieval field boundary, Post Medieval field boundary	MCO40039	Cropmark	Field boundary visible as cropmarks on aerial photographs.	Medieval
BAKE - Medieval field boundary, Post Medieval field boundary	MCO40039	Medieval To 19th Century	Field boundary visible as cropmarks on aerial photographs.	Medieval
BAKE - Medieval settlement	MCO13310	Medieval	The settlement of Bake is first recorded in 1356.	Medieval
BELHAY - Medieval settlement	MCO13356	Medieval	The settlement of Belhay is first recorded in 1323/4 and it is still occupied.	Medieval
CARDWEN - Medieval settlement	MCO13748	Medieval	The settlement of Cardwen is first recorded in 1390.	Medieval

Name	Reference	Form	Summary	Period From
CARN - Medieval settlement	MCO13789	Medieval	The settlement of Carn is first recorded in 1525.	Medieval
CARTOLE - Medieval field boundary, Post Medieval field boundary	MCO40043	Cropmark	Field boundary of medieval or post medieval date, visible as cropmarks on aerial photographs.	Medieval
CARTOLE - Medieval field boundary, Post Medieval field boundary	MCO40043	Cropmark	Field boundary of medieval or post medieval date, visible as cropmarks on aerial photographs.	Medieval
CARTOLE - Medieval field boundary, Post Medieval field boundary	MCO40043	Medieval To 19th Century	Field boundary of medieval or post medieval date, visible as cropmarks on aerial photographs.	Medieval
CARTOLE - Medieval settlement	MCO13862	Medieval	The settlement of Cartole is first recorded in 1284.	Medieval
CATHERINE PARK - Medieval field boundary, Post Medieval field boundary	MCO39394	Extant Structure	Field boundary of medieval or later date, visible as low earthworks on aerial photographs.	Medieval
CATHERINE PARK - Medieval field boundary, Post Medieval field boundary	MCO39394	Extant Structure	Field boundary of medieval or later date, visible as low earthworks on aerial photographs.	Medieval
CATHERINE PARK - Medieval field boundary, Post Medieval field boundary	MCO39394	Medieval To 19th Century	Field boundary of medieval or later date, visible as low earthworks on aerial photographs.	Medieval
GLASELAND - Medieval settlement	MCO14532	Medieval	The settlement of Glaseland is first recorded in 1525 and it is last recorded as a field name in the Tithe Award c1840 suggesting that the settlement is lost.	Medieval
GUSHLAND - Medieval settlement	MCO14656	Medieval	Nothing survives of the settlement of Gushland which is first recorded in 1525. A wood or orchard has been planted over the site.	Medieval
HALL PARK - Medieval holy well	MCO6987	Medieval	The field-name 'Holy Well' refers to a spring in an adjacent field of that name.	Medieval
HALL PARK - Medieval holy well	MCO6986	Medieval	A pool in a field at Hall Park known as 'Holy Well'.	Medieval
HEADLAND - Medieval settlement	MCO14783	Medieval	The settlement of Headland is first recorded in 1334 when it is spelt "Hethelyn".	Medieval
LITTLE LARNICK - Medieval settlement	MCO15451	Medieval	The settlement of Little Larnick is first recorded in 1525 and it is still occupied.	Medieval
MUCHLARNICK - Medieval settlement	MCO15771	Medieval	The settlement of Muchlarnick was first recorded in 1307 and is still occupied, although on the modern Mastermap 2007 North and West Larnick are recorded suggesting the settlement is expanding and subdividing.	Medieval

Name	Reference	Form	Summary	Period From
PELYNT - Medieval beacon, Post Medieval beacon	MCO4056	Medieval To 19th Century	Null	Medieval
PELYNT - Medieval church	MCO6404	Extant Structure	Pelynt parish church.	Medieval
PELYNT - Medieval church	MCO6404	Medieval	Pelynt parish church.	Medieval
PENDRIFFEY - Medieval settlement	MCO16083	Medieval	The settlement of Pendriffey is first recorded in 1327 and it is still occupied. Little Pendriffey has been notated on the modern OS Mastermap 2007 to the east of Pendriffey.	Medieval
PENKELLY - Medieval settlement	MCO16155	Medieval	The settlement of Penkelly is first recorded in 1263.	Medieval
PENNELLICK - Medieval field boundary, Post Medieval field boundary	MCO39399	Extant Structure	Field boundaries of medieval or later date, visible as earthworks on aerial photographs.	Medieval
PENNELLICK - Medieval field boundary, Post Medieval field boundary	MCO39399	Extant Structure	Field boundaries of medieval or later date, visible as earthworks on aerial photographs.	Medieval
PENNELLICK - Medieval field boundary, Post Medieval field boundary	MCO39399	Medieval To 19th Century	Field boundaries of medieval or later date, visible as earthworks on aerial photographs.	Medieval
PENNELLICK - Medieval house, Post Medieval house	MCO10886	Medieval To 19th Century	The present house at Pennellick was thought to date from the late C14 or early C15, however dendrochronology dating resulted in a felling date range of 1285-1317. Remodelled and extended C17, modified and extended C19 and C20.	Medieval
PITT - Medieval settlement	MCO16315	Medieval	The settlement of Pitt is first recorded in 1525 and it is still occupied.	Medieval
POLEAN - Medieval settlement	MCO16339	Medieval	The settlement of Polean is first recorded in 1295 and it is still occupied. Additional C20 agricultural buildings have been built on the western side of the settlement.	Medieval
POLYOGAN - Medieval settlement	MCO16444	Medieval	The settlement of Polyogan is first recorded in 1525 and last recorded on the 1st Edition 1" OS map of 1813.	Medieval
TALVAN - Medieval settlement	MCO16942	Medieval	The settlement of Talvan is first recorded in 1430 when it is spelt "Talfan".	Medieval
TELHAY - Medieval settlement	MCO16961	Medieval	The settlement of Telhay is first recorded in 1323.	Medieval

Name	Reference	Form	Summary	Period From
TREGARRICK - Medieval settlement, Post Medieval country house	MCO11758	Medieval To 19th Century	The settlement of Tregarrick is first recorded in 1278.	Medieval
TRELAWNE - Medieval artefact scatter, Post Medieval artefact scatter	MCO41727	Medieval To 19th Century	Pottery and glass artefact scatter recovered by Mr N Wright in 1994 from a field named "Trelawne High Field" at Trelawne	Medieval
TRELAWNE - Medieval cross	MCO46190	Medieval	A cross base, cut from Pentewan stone, now standing outside Trelawne Manor.	Medieval
TRELAWNE BARTON - Medieval artefact scatter	MCO39877	Medieval	In Jan/Feb Mr Wright fieldwalked 'Above Town Field on Trelawne Barton finding 80 sherds of Medieval pottery	Medieval
TRELAWNE BARTON - Medieval artefact scatter	MCO41712	Medieval	Medieval pottery recovered by Mr N Wright on 21/1/1995 in a field named "Above Town" on Trelawne Barton	Medieval
TRELAWNE BARTON - Medieval artefact scatter	MCO39878	Medieval	In May 1995 Mr Wright fieldwalked at 'Polzion' field at Trelawne Barton finding an assortment of Prehistoric artefacts.	Medieval
TRELAWNE BARTON - Medieval artefact scatter	MCO41721	Medieval	Artefact scatter recovered by Mr N Wright on 21/1/1995 in a field named "Above Town" on Trelawne Barton	Medieval
TRELAWNE BARTON - Medieval artefact scatter, Post Medieval artefact scatter	MCO41723	Medieval To 19th Century	Artefact scatter recovered by Mr N Wright on 2/2/1995 in a field named "Above Town" on Trelawne Barton	Medieval
TRELAY FARM - Medieval trackway, Post Medieval trackway	MCO39396	Extant Structure	Trackways of medieval or later date, visible as earthworks on aerial photographs.	Medieval
TRELAY FARM - Medieval trackway, Post Medieval trackway	MCO39396	Extant Structure	Trackways of medieval or later date, visible as earthworks on aerial photographs.	Medieval
TRELAY FARM - Medieval trackway, Post Medieval trackway	MCO39396	Medieval To 19th Century	Trackways of medieval or later date, visible as earthworks on aerial photographs.	Medieval
TREMAINE - Medieval field system	MCO40091	Cropmark	Field banks of medieval or later date, visible as low earthworks and cropmarks on aerial photographs.	Medieval
TREMAINE - Medieval field system	MCO40091	Cropmark	Field banks of medieval or later date, visible as low earthworks and cropmarks on aerial photographs.	Medieval
TREMAINE - Medieval field system	MCO40091	Medieval	Field banks of medieval or later date, visible as low earthworks and cropmarks on aerial photographs.	Medieval

Name	Reference	Form	Summary	Period From
TRENAKE - Medieval field boundary	MCO40089	Cropmark	Field boundary of medieval or later date, visible as cropmarks on aerial photographs.	Medieval
TRENAKE - Medieval field boundary	MCO40089	Cropmark	Field boundary of medieval or later date, visible as cropmarks on aerial photographs.	Medieval
TRENAKE - Medieval field boundary	MCO40089	Medieval	Field boundary of medieval or later date, visible as cropmarks on aerial photographs.	Medieval
TREVATHICK - Medieval field boundary, Post Medieval field boundary	MCO39398	Cropmark	Field boundaries of medieval or later date, visible as cropmarks on aerial photographs.	Medieval
TREVATHICK - Medieval field boundary, Post Medieval field boundary	MCO39398	Cropmark	Field boundaries of medieval or later date, visible as cropmarks on aerial photographs.	Medieval
TREVATHICK - Medieval field boundary, Post Medieval field boundary	MCO39398	Medieval To 19th Century	Field boundaries of medieval or later date, visible as cropmarks on aerial photographs.	Medieval
WARREN PLANTATION - Medieval/Post Medieval deer park	MCO22911	Medieval To 19th Century	The remains of a probable deer park, later a warren, enclosed by a substantial stone wall.	Medieval
WAYLAND FARM - Medieval artefact scatter	MCO39875	Medieval	In March 1994 Mr Wright fieldwalked 'Above Town Field on Wayland Farm finding Medieval pottery.	Medieval
WILTON - Medieval settlement	MCO18361	Medieval	The settlement of Wilton is first recorded in 1366.	Medieval
WINSOR - Medieval settlement	MCO18371	Medieval	The settlement of Winsor is first recorded in 1311 and is now lost.	Medieval
BARCELONA - Post Medieval blacksmiths workshop	MCO8955	Post Medieval	Null	Post Medieval
DREFRING QUAY - Post Medieval quay	MCO4770	Post Medieval	Null	Post Medieval
HENDRA - Post Medieval quarry, Post Medieval quarry	MCO40041	Extant Structure	Post medieval quarries, visible on aerial photographs.	Post Medieval
HENDRA - Post Medieval quarry, Post Medieval quarry	MCO40041	Extant Structure	Post medieval quarries, visible on aerial photographs.	Post Medieval
HENDRA - Post Medieval quarry, Post Medieval quarry	MCO40041	Extant Structure	Post medieval quarries, visible on aerial photographs.	Post Medieval
HENDRA - Post Medieval quarry, Post Medieval quarry	MCO40041	18th Century To 19th Century	Post medieval quarries, visible on aerial photographs.	Post Medieval

Name	Reference	Form	Summary	Period From
PEAKSWATER - Post Medieval quarry	MCO39401	Post Medieval	The possible site of a post medieval extractive pit or quarry is visible as low earthworks on aerial photographs.	Post Medieval
PELYNT - C17 cottage	MCO62014	Extant Building	Extant C17 cottage originally built as one house, divided into two cottages for a period in the C19, and is now back to being one cottage	Post Medieval
PELYNT - C17 cottage	MCO62015	Extant Building; Cob; Stone	Extant C17 or early C18 rendered stone rubble and cob cottage. Remodelled in the C19 and again in more recent times	Post Medieval
PELYNT - C17 cottage	MCO62015	17th Century	Extant C17 or early C18 rendered stone rubble and cob cottage. Remodelled in the C19 and again in more recent times	Post Medieval
PELYNT - C17 cottage	MCO62014	17th Century	Extant C17 cottage originally built as one house, divided into two cottages for a period in the C19, and is now back to being one cottage	Post Medieval
PELYNT - C18 bank barn	MCO62012	Extant Building	Extant bank barn, possibly dating to the C18	Post Medieval
PELYNT - C18 bank barn	MCO62012	18th Century	Extant bank barn, possibly dating to the C18	Post Medieval
PELYNT - C19 vicarage	MCO62011	Extant Building	Extant vicarage, built in 1841 by the architect George Wightwick for the Reverend James Buller Kitson	Post Medieval
PELYNT - C19 vicarage	MCO62011	19th Century To Unknown	Extant vicarage, built in 1841 by the architect George Wightwick for the Reverend James Buller Kitson	Post Medieval
PELYNT - Early C18 house	MCO62013	18th Century	Extant house, known as The Fair House, said to date from the early C18, although it is thought by some to be earlier	Post Medieval
PELYNT - Post Medieval blacksmiths workshop	MCO9213	Post Medieval	Null	Post Medieval
PELYNT - Post Medieval nonconformist chapel	MCO32067	19th Century	Null	Post Medieval

Name	Reference	Form	Summary	Period From
PELYNT - Post Medieval teachers house, Post Medieval school	MCO53142	Extant Structure	National School, with schoolmaster's house. Built 1842, extended 1908. No longer in use as a school. Tudor style. Architect George Wightwick. Snecked stone rubble. RH wing added 1908.	Post Medieval
PELYNT - Post Medieval teachers house, Post Medieval school	MCO53142	19th Century To Unknown	National School, with schoolmaster's house. Built 1842, extended 1908. No longer in use as a school. Tudor style. Architect George Wightwick. Snecked stone rubble. RH wing added 1908.	Post Medieval
PELYNT - Post-medieval stile	MCO72807	Post Medieval	A post-medieval stile in the parish of Pelynt	Post Medieval
PELYNT - Post-medieval stile	MCO72808	Post Medieval	A post-medieval stile in the parish of Pelynt	Post Medieval
PELYNT - Post-medieval stile	MCO72805	Post Medieval	A post-medieval stile in the parish of Pelynt	Post Medieval
PENNELICK FARM - Post Medieval milestone	MCO48657	19th Century	A milestone, possibly early C19, survives on the south side of an unclassified road approx 650m N of Pennellick Farm - LOOE III POLPERRO II FOWEY V PELYNT I.	Post Medieval
PENNELICK FARM - Post Medieval quarry, Post Medieval quarry	MCO40030	Extant Structure	Two small 'old quarries' are marked at this location on the OS 1st edition map.	Post Medieval
PENNELICK FARM - Post Medieval quarry, Post Medieval quarry	MCO40030	Extant Structure	Two small 'old quarries' are marked at this location on the OS 1st edition map.	Post Medieval
PENNELICK FARM - Post Medieval quarry, Post Medieval quarry	MCO40030	Extant Structure	Two small 'old quarries' are marked at this location on the OS 1st edition map.	Post Medieval
PENNELICK FARM - Post Medieval quarry, Post Medieval quarry	MCO40030	18th Century To 19th Century	Two small 'old quarries' are marked at this location on the OS 1st edition map.	Post Medieval
SHALLOWPOOL - C18 lime kiln	MCO7304	18th Century	A two potted lime kiln is extant on the south bank of the West Looe river.	Post Medieval
SHALLOWPOOL - C18 salmon trap	MCO56738	18th Century To 19th Century	Stone walls on the NE bank of the stream at Shallowpool are considered likely to be the remains of a salmon trap of late C18 or early C19 date.	Post Medieval
SHALLOWPOOL - Post Medieval quarry	MCO59643	Post Medieval	A quarry at Shallowpool is recorded on historic OS maps.	Post Medieval
SHALLOWPOOL - Post Medieval quarry	MCO59641	Post Medieval	A quarry at Shallowpool is recorded on historic OS maps.	Post Medieval

Name	Reference	Form	Summary	Period From
SHALLOWPOOL - Post Medieval quarry	MCO59642	Post Medieval	A quarry at Shallowpool is recorded on historic OS maps.	Post Medieval
SHALLOWPOOL - Post Medieval quay	MCO4900	Post Medieval	A quay on the West Looe river, to the south of Shallowpool, is marked on the tithe map of 1840.	Post Medieval
SHALLOWPOOL - Post Medieval wire mill	MCO29362	Post Medieval	A wirehouse at Shallowpool is shown on the tithe map of 1840.	Post Medieval
SOWDENS BRIDGE - Post Medieval boundary stone	MCO67169	Post Medieval	Extant Post Medieval boundary stone, one of the Cornwall County bridge stones. Inscribed with a 'C' 4 1/2" high.	Post Medieval
SOWDENS BRIDGE - Post Medieval bridge	MCO9711	Post Medieval	Null	Post Medieval
TALVAN - Post Medieval quarry	MCO40088	Cropmark	The possible site of a post medieval extractive pit or quarry is visible as low earthworks on aerial photographs.	Post Medieval
TALVAN - Post Medieval quarry	MCO40088	Cropmark	The possible site of a post medieval extractive pit or quarry is visible as low earthworks on aerial photographs.	Post Medieval
TALVAN - Post Medieval quarry	MCO40088	Post Medieval	The possible site of a post medieval extractive pit or quarry is visible as low earthworks on aerial photographs.	Post Medieval
TREGARRICK MILL - Post Medieval corn mill	MCO23453	Post Medieval	Tregarrick Mill is a water driven corn mill, last worked in 1954 then used as a hay store prior to being converted in the 1960's.	Post Medieval
TRELAWNE - Post Medieval chapel	MCO10289	Post Medieval	Trelawne Chapel was built (or re-built) in 1703 and later enlarged.	Post Medieval
TRELAWNE BARTON - Late C18 farmhouse	MCO62019	Extant Building	Extant Late C18 farmhouse, part of the home farm for the Manor of Trelawne	Post Medieval
TRELAWNE BARTON - Late C18 farmhouse	MCO62019	18th Century	Extant Late C18 farmhouse, part of the home farm for the Manor of Trelawne	Post Medieval
TRELAWNE BARTON - Post Medieval artefact scatter	MCO41713	Post Medieval	Post-Medieval and Modern artefact scatter recovered by Mr N Wright on 21/1/1995 in a field named "Above Town" on Trelawne Barton	Post Medieval
TRELAWNE BARTON - Post medieval findspot	MCO56942	17th Century To 19th Century	Four clay pipe stems found at Trelawne Barton, dating from 1663 to 1850.	Post Medieval

Name	Reference	Form	Summary	Period From
TRELAWNEY MILL - Post Medieval corn mill	MCO23458	Post Medieval	Trelawney Mill is recorded on the 1840 Tithe map.	Post Medieval
TRENEDDEN - Post Medieval milestone	MCO48565	19th Century	A milestone probably early C19 survives on the east side of an unclassified road junction NW of Trenedden - Looe 6 Fowey 3 Polpe III.	Post Medieval
TRENEDDEN - Post Medieval quarry	MCO40046	Extant Structure	A quarry is marked at this location on the OS 1st edition map.	Post Medieval
TRENEDDEN - Post Medieval quarry	MCO40046	Extant Structure	A quarry is marked at this location on the OS 1st edition map.	Post Medieval
TRENEDDEN - Post Medieval quarry	MCO40046	19th Century	A quarry is marked at this location on the OS 1st edition map.	Post Medieval
TRENEDDEN BRIDGE - Post Medieval bridge	MCO9746	Post Medieval	Trenedden Bridge is named in 1613 and as there are two bridges close to each other it is uncertain as to which bridge the 1613 reference refers.	Post Medieval
WARREN PLANTATION - Post Medieval rabbit warren	MCO22912	Post Medieval	The remains of a rabbit warren within the walls of a probable medieval deer park, including rabbit 'bolt holes' in the south facing wall of the enclosure.	Post Medieval
WILTON COTTAGE - Post Medieval quarry	MCO40042	Extant Structure	A quarry is marked at this location on the OS 1st edition map.	Post Medieval
WILTON COTTAGE - Post Medieval quarry	MCO40042	Extant Structure	A quarry is marked at this location on the OS 1st edition map.	Post Medieval
WILTON COTTAGE - Post Medieval quarry	MCO40042	19th Century	A quarry is marked at this location on the OS 1st edition map.	Post Medieval
WILTON MILL - Post Medieval corn mill	MCO29500	Post Medieval	Wilton Mill is recorded with a mill pool on the 1840 Tithe map when it was occupied by H Stephens.	Post Medieval
WINDSOR ESTATE - Post Medieval path	MCO39397	Cropmark	Probable pathway of post medieval date, visible as cropmarks on aerial photographs.	Post Medieval
WINDSOR ESTATE - Post Medieval path	MCO39397	Cropmark	Probable pathway of post medieval date, visible as cropmarks on aerial photographs.	Post Medieval
WINDSOR ESTATE - Post Medieval path	MCO39397	Post Medieval	Probable pathway of post medieval date, visible as cropmarks on aerial photographs.	Post Medieval
BAKE - Modern signpost	MCO55737	20th Century	A cast iron fingerpost survives on the NE side of a crossroads, ENE of Bake Farm.	Modern
PELYNT - Modern auxiliary hide	MCO43004	World War Two	Null	Modern

Name	Reference	Form	Summary	Period From
POLPERRO - Modern observation post	MCO42693	20th Century	Null	Modern

OVERVIEW OF THE HISTORIC ENVIRONMENT IN THE NDP DESIGNATED AREA.

- 8.32 This section seeks to explain how the structures, agricultural field patterns and settlement distribution, landscape and townscape features, buildings and placenames that contribute to the distinctive character that is enjoyed and valued so much today have been shaped over time by intensive human settlement and activity from the earliest times. It identifies those historical aspects that it is important to take into account and conserve when new development is being designed and planning decisions are being made. In so doing it gives clues as to the factors which should be reflected in the NDP's policies. It is divided into epochs to emphasise the progression of time and the action of various forces on the human environment.
- 8.33 **Geological History.** During the Carboniferous and Devonian periods, most of what is now Cornwall lay beneath the sea during which time sedimentary material was laid down on the seabed. At the end of the Carboniferous period, the cataclysmic collision of two landmasses, one southern, one northern, known to geologists as the 'Variscan orogeny', threw this material up into a mountain range. Some 10 million years later a huge mass of molten granite [the 'Cornubian batholith'] welled up in a line running from Dartmoor to the Isles of Scilly, pushing up the sedimentary material. In so doing it gave rise to extensive metamorphism and mineralisation, which created extensive seams, or 'lodes', of tin and copper, iron and in a few places, gold.
- 8.34 Over the next 300 million years erosion of the sedimentary rocks laid bare the granite 'plutons' and created the topography we recognise today, including Dartmoor, Kit Hill, Bodmin Moor, St Austell Moor and Wendron Moor, the Lands' end Peninsula and the Isles of Scilly. It also exposed the mineralised areas that later provided the basis for much of Cornwall's economic and social growth.
- 8.35 Closer to the coast, the Pelynt area was left with a rolling, wind-swept but reasonably fertile landscape, able to support both arable and pasture farming, and close enough to the sea and sheltered valleys that allowed for trade, so becoming an area suitable for early human habitation.
- 8.36 **Prehistoric and Romano-British Period.** The earliest evidence of human habitation of the area of Pelynt Parish has been found at a findspot near Trelawne Barton, of worked flint dating from as early as the Mesolithic [8000 BCE]. However pre-historic evidence of actual settlement in the area is mostly from the Bronze and Iron Ages, spread to the south-west and east of Pelynt village. Several Bronze Age (2500 BC to 800 BC) burial mounds can be seen, for example Cartole at Little Hendra, and Mountain Barrows near Wilton Farm. It is thought that these were more than cemeteries, perhaps being important locations also for communal prayer and ceremonies by the surrounding populations. Some cropmarks of field boundaries and enclosures are also of the Bronze Age. Bake Rings is an Iron Age/Romano-British camp, whilst Hall Rings Hillfort near Pelynt village is from the same period.
- 8.37 Possibly the river at Looe was an access point to the sea for this early farming population scattered across the countryside. Over many years the early tribes were replaced here by the Celts, or Dumnonii, culturally related to Armorica (now Brittany), falling under the purview of the Iron Age (800 BC to 1 AD) hillforts, suggesting the area was valuable enough to be competed over. The Dumnonian kingdom appears to have been an alliance of petty kings, and although it was influenced by the Roman administration of Britannia and its lifestyle, it remained largely independent until it fell into conflict with the Wessex Saxons after the Roman departure c.410AD. In the intervening post Roman period power in the kingdom may have become fragmented. The

principle physical evidence of this period around Pelynt is the Giant's Hedge earthwork which stretched originally from the head of the Lerryn River to West Looe, enclosing the land between the Fowey and Looe rivers, which could be the territorial extent of a petty kingdom possibly with its capital at Hall Rings. An old folk-rhyme is still remembered: 'One day, the Devil, having nothing to do, Built a great hedge from Lerryn to Looe.'

8.38 **Medieval.** It is the medieval period that has shaped much of the rural Parish we know today. After the Roman departure c.410AD Dumnonia remained largely independent and its Celtic culture flourished, but later it fell into conflict with the Wessex Saxons who were infiltrating gradually westwards. After various battles the Saxon influence grew, and after a settlement imposed by King Athelstan of Wessex in 936 AD Dumnonian Cornwall became a distinct region within the English state, such that the area of Pelynt was probably under some degree of Anglo-Saxon control, and their administrative system was gradually acquired, with land being held by possession in return for service rather than through domination and ownership, and with a highly structured legal system. The Celtic 'Keverang' administrative areas became 'hundreds' within which there were 'manors', themselves a distant echo of the Roman villa system. Manors were controlled by a high-status individual, known as the 'Lord of the Manor', usually holding his position in return for undertakings offered to a higher lord, and consisted of landholdings worked by the lords' tied-men, serfs, and freemen, generally in the form of strip fields clustered around a defensible central house (which was also where the Manorial court would be held). Following the Norman invasion, the Anglo-Saxon elite were replaced by the Norman elite and power became even more centralised, adopting and extending the Manorialism model of control and firmly establishing a feudal economy which

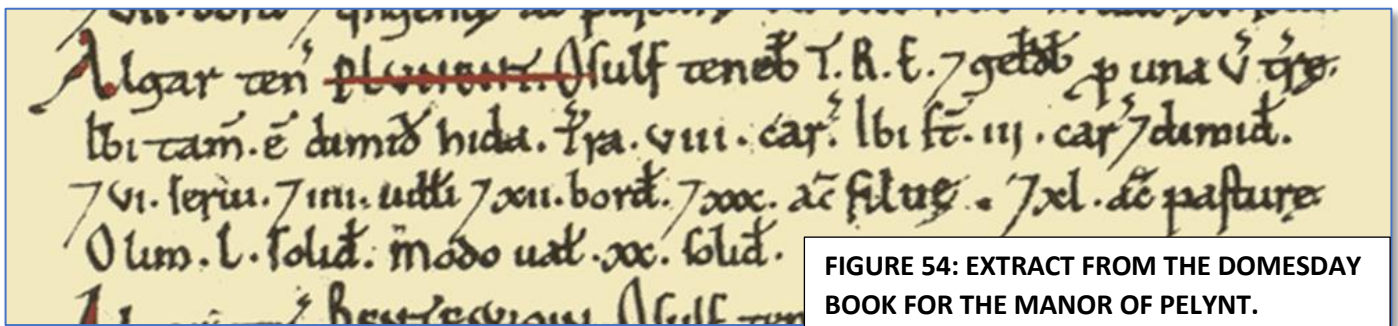


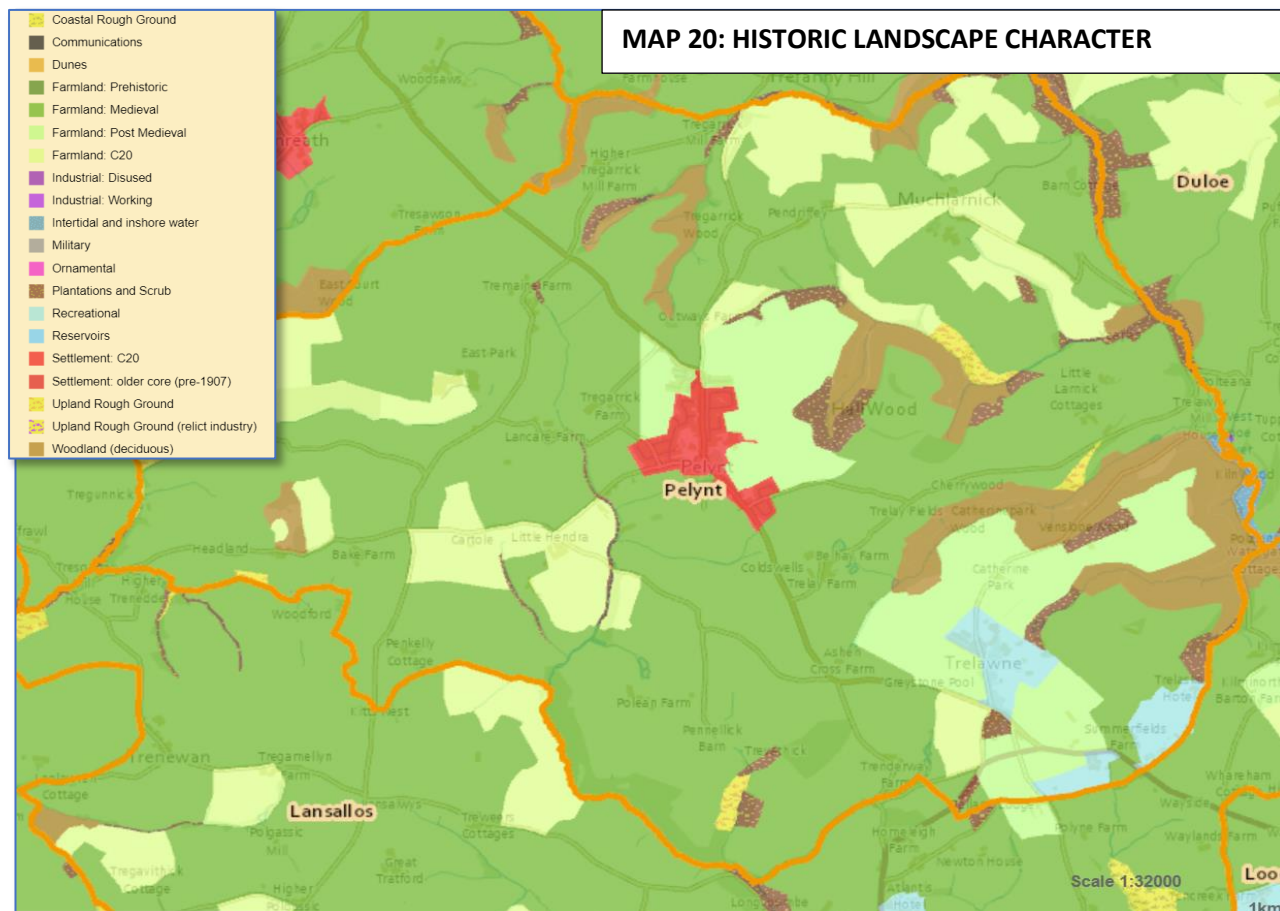
FIGURE 54: EXTRACT FROM THE DOMESDAY BOOK FOR THE MANOR OF PELYNT.

influenced the shape of the landscape³⁹.

³⁹ William 'owned' the land, and loaned out parcels of land (fiefs) to nobles (vassals) who in return gave military service when required, such as to garrison castles. Not necessarily giving service in person, a Noble had to provide several knights depending on the size of the fief. Over time the military service commitment of the Nobels was commuted to money payments, which became the norm. The Noble could have free peasants or serfs (aka villeins, actually slaves) to work his lands, and he kept the proceeds of that labour. If a Noble had a large estate, he could rent it out as a tenant-in-chief to a lesser Noble who, in turn, gave military service, and had peasants work that land for him, thus creating an elaborate hierarchy of land ownership. For administrative purposes, estates were divided into 'Manors', the smallest piece of land which could support a knight, his family and retinue. A powerful lord could control many hundreds of manors, either in the same place or in different locations.

Each manor's knight was 'Lord of the Manor', under whom were various classes that worked his land [the 'demesne'] and sustained themselves by also working a 'tenement' or small plot of land loaned to them by their lord. These were *villagers and freemen* [around 40% of households, holding on average 30 acres of land, and two oxen for ploughing], *smallholders and cottagers*: [around 35% of households, with about 5 acres of land on average and might have had a share in the villagers' plough teams], and *slaves* [around 10% of households, who had no land, belonged to the lord, and may have been used as ploughmen and servants]. The 'Lord's Waste' was land available as common pasture for his animals and those of his tenants, or left as common pasture and wasteland. Land given over to the Church for the support of Clergy was known as the Glebe.....

8.39 Evidence of the influence of this period on the landscape can be found particularly in structure of roads, footpaths, field boundaries, place-names, and buildings that can be traced back to the mediaeval manor, at the heart of a rural community on which it founded. To the west the land falls almost entirely within the Mediaeval Farmland character area, which is described in the Cornwall Historic Landscape Assessment as ‘The agricultural heartland, with farming settlements documented before the 17th century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. Either medieval or prehistoric origins.’ See Map 20.



8.40 It is this that has strongly influenced the appearance of the rural area around Looe. The area which is now Pelynt Parish was in the ‘Hundred’ of Fawton, later called West Wivelshire, and mostly controlled by the Manors of Pelynt and Trelawne, both mentioned in the Domesday Book (1086).

.....The villagers were bonded tenants who could not leave the land without the landowner's consent, whilst the freeman held land by deed and paid a fixed money rent. After centuries in which the rent remained unchanged while its value fell, such rents were nominal. Such tenements could be hereditary.

Following William’s policy of carving up estates and redistributing them, manorialism became much more widespread in England. In Cornwall the situation was probably much looser than that to the east, with fewer labour services, more money rents and greater freedom of decision-making for tenants.

All tenants had to attend the manorial court, held usually in the manor house to deal with the tenants' rights and duties, changes of occupancy, and disputes between tenants. Place names ending in ‘Court’ are reminders of those days. The Lord of the Manor or his representative presided. As it became usual for the villein to be given a copy of the entry in the court roll relating to his holding, such a tenure became known as ‘copyhold’.

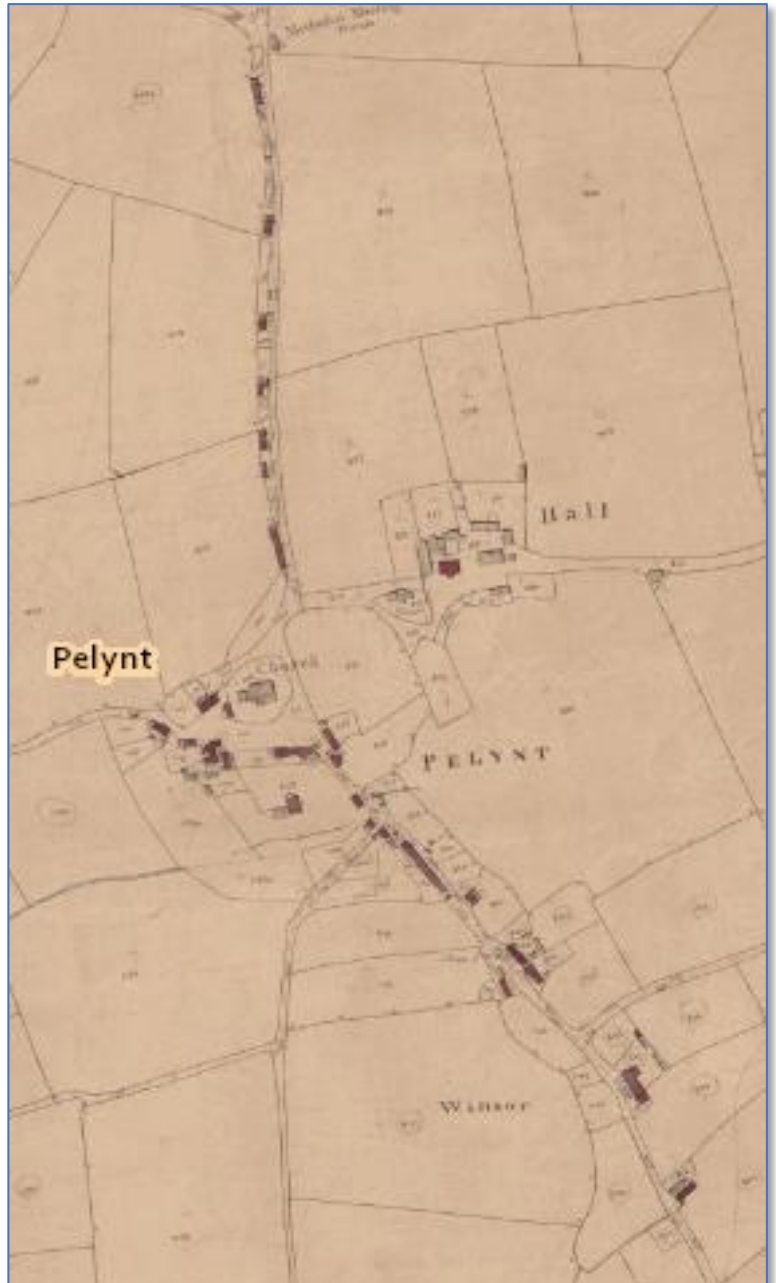
Not all manors had a resident lord. A lord who held several manors might choose to live in one and place a resident bailiff in charge of each of the others. Or the demesne farm could be let on a leasehold. In either case a chief house for the manor would still be needed, but it might be known as the ‘barton’, ‘grange’ or ‘manor farm’. The manorial lord not only built the manor house, but frequently founded a church beside it or chapel within it.

Pelynt's Lord of the Manor was Algar of Trenance, whilst Trelawne was held by Reginald of Vautortes, both as 'fiefs' to Robert, Count of Mortain, the Earl of Cornwall and half-brother of William the Conqueror.

- 8.41 Several areas of woodland are noted, mainly the remnants of traditionally managed woodlands in the valleys dropping into the Looe River complex.
- 8.42 The second most predominant character is Post Medieval Enclosed Land located to the east of the village and around Trelawne, which is land that was enclosed in the 17th, 18th and 19th centuries, probably from land that was previously in the medieval field and commons system surrounding the two Manors.

HISTORIC LANDSCAPE CHARACTER ASSESSMENT

This is a dataset published in 1996 to provide a landscape perspective for the interpretation of heritage assets. CC Online mapping says that 'A basic premise of Historic Landscape Characterisation (HLC) is that the whole of Cornwall is one continuous but multifarious historic landscape. The HLC allows the historic dimension of the whole landscape to be fully considered and provides a readily understood context for surviving archaeological and historical remains. It enables historic environment assessments to be placed alongside the natural environment and other landscape character studies in discussions of sustainable development'.



MAP 21: PELYNT TITHE MAP 1841.

- 8.43 **Post-Medieval.** Farming and prosperity around the Parish probably benefitted from the growing trade available through nearby Looe and the emergence of industrial populations to the north, amongst the mineral mines in the Caradon area. Pelynt village's central role developed, and a small 'Churchtown' area emerged around St Nonna's Church, by the late 19th Century, with a National School [1848], two Blacksmiths shops, Vicarage [1841], Post Office, Methodist Chapel, and the 'Axe Inn' just to the south. The village followed a linear form along Summer Lane to the north and Shute Hill to the south [see Map 21].
- 8.44 **Modern Pelynt.** During the late 20th Century Pelynt expanded significantly, particularly after the emergence of mass car-ownership followed by the opening of the Tamar Road Bridge, which

exposed south-east Cornwall to significant commuter and retirement settlement. This growth has continued into the 21st Century, and the linear form extending in depth to the west and east of the through road.

- 8.45 Elsewhere new development was limited and the historic environment continues to play an essential role in the character of the area that local people and many visitors hold in esteem. The exception is with those areas affected by the massive growth of popular tourism, which has led to significant change in the form of large areas given over to Holiday Parks. However, despite the visual impact of these sites on the historic setting, their nature has left much of the underlying historic environment [such as field boundaries, woodlands, water systems and trackways] intact.
- 8.46 Similarly, at Pelynt, despite recent growth, the heart of the village retains its historic character, and provides modern day residents with a link to the earliest past. It is possible that St Nonna’s Church is located on the site of a Medieval llan, a relatively early form of Christian enclosure, which in turn may have re-used a prehistoric enclosure. Its later ‘Churchtown’ retains its essential form, and there is a cluster of Listed buildings.

Design

- 8.47 The design of buildings has in the past been influenced by factors such as the local availability of construction materials, the technology of the times, social conditions, needs and functional roles, and the traditional skills (and ability) of the builders. This has imparted the locally distinctive architectural style and the pattern and layout of development at the centre of Pelynt village and in many older traditional buildings built up to Edwardian times, that is now highly valued.
- 8.48 It is therefore important that full account is taken of the local context in the design of new development so that it responds to and enhances our local “sense of place” and meets the expectations of people already living in the area. There is a need to ensure that, when new development proposals come forward, however small scale, they should contribute to the maintenance of this local distinctiveness, reflecting local building traditions and where possible reversing any harm that has occurred from the use of inappropriate designs and materials. To fit in well and be good neighbours to adjoining buildings and their occupants, the proportions and positioning of new buildings should be informed by and consistent with the scale and character of the surrounding area, reflecting the curtilage, scale, net density and roofline of adjacent buildings, the streetscape, its historic street-lines and established/traditional building line practice.

Related Community Engagement Feedback

In the community survey some 74.6% of respondents said that Historic Environment / Heritage was important.

Key issues and implications for the NDP

Figure 55: Key Issues and Implications from the evidence base

Theme	Key Issues
HERITAGE AND DESIGN	<ul style="list-style-type: none"> ● National and local policy is that Planning should: <ul style="list-style-type: none"> ○ contribute to and enhance the natural and historic environment ○ ensure that developments function well, are visually attractive, are sympathetic to local character and history, allow an appropriate

- amount and mix, and create places that are safe, inclusive and healthy
- not permit development of poor design
- give great weight to outstanding or innovative designs which promote sustainability or help raise the standard of design more generally in the area
- give great weight to the conservation of designated heritage assets (which include Listed Buildings and Conservation Areas),
- take a balanced judgement on the scale of harm to the significance of non-designated heritage assets

- Numerous features and areas of historic environment interest and archaeological heritage are present in the parish, including many listed buildings and scheduled monuments. The Parish has many place names of historic origin which underscore the and help explain the emergence of the local settlements, which should be an indicator of the need for adequate heritage assessment.
- The setting of the many listed building and the general character of the villages is attractive but, in some places, harm has been caused through new development and extensions. For example, windows and doors marred by modern replacements whilst some of the infill development has paid little regard to the vernacular.
- A concern may be that future extensions and repairs to the properties may introduce less sensitive treatments.

Implication for the Neighbourhood Development Plan

- National and local planning policies are sufficient to protect statutorily listed heritage assets and no local policy is needed in the Pelynt NDP.
- However, there are many unlisted heritage assets that are currently not protected which could benefit from a protective policy in the NDP
- Place names should be identified as a 'clue' to the need for heritage impact assessment.
- Opportunities to enable the repair and subsequently maintenance of heritage assets should be supported.

Key Objectives for the Neighbourhood Development Plan

- **Protect and enhance the architectural and historic character of the area;**
- **Improve the quality of design of all development and change within the plan area**

9. Community Facilities and Infrastructure

Planning Policy Background

National Planning Policy Framework 2023.

9.1. Key messages from the NPPF include-

- The social role of the planning system should support ‘strong vibrant and healthy communities’ with ‘accessible services and open spaces that reflect the community’s present and future needs and support its health, social and cultural well-being (Para 8).
- Planning policies should aim to achieve healthy, inclusive and safe places and beautiful buildings. They should:
 - Promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other;
 - Ensure that places are safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;
 - Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs (Para 96).
 - Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
 - Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;
 - Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community;
 - Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (Para 97)
 - Consider the social, economic and environmental benefits of estate regeneration and help deliver estate regeneration to a high standard (Para 9)
 - Ensure that there is a sufficient choice of school places and to take a proactive, positive and collaborative approach to bringing forward development that will widen choice in education, and resolve key planning issues before applications are submitted (Para 99)
 - Promote public safety and security, reduce vulnerability, and increase resilience (Para 101).
 - Provide access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities (Para 98)
 - Be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (Para 102).
 - Not allow existing open space, sports and recreational buildings and land, including playing fields, to be developed on unless it is surplus to requirements; or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use (Para 103)
 - Protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users (Para 104).
 - Consider designating Local Green Spaces of particular importance to local communities (Para 105).

Cornwall Local Plan.

9.2. Key messages from the Cornwall Local Plan include:

- Community facilities should, wherever possible, be retained and new ones supported (Policy 4)
- Loss will only be acceptable where the proposal shows there is no need for the facility or service, it is not viable; or adequate facilities or services exist, or the service can be re- provided in accessible locations (Policy 4)
- The CLP (Policy 16) aims to improve the health and wellbeing of Cornwall’s communities, residents, workers and visitors, by:
 - requiring that development should protect, and alleviate risk to people and the environment from unsafe, unhealthy and polluted environments by avoiding or mitigating against harmful impacts and health risks;
 - not causing increased risk to human health from air pollution or exceeding EU standards;
 - maximising the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities and providing or enhancing active travel networks that support and encourage walking, riding and cycling;
 - encouraging provision for growing local food in private gardens which are large enough to accommodate vegetable growing or greenhouses or through the provision of allotments; and
 - providing flexible community open spaces that can be adapted to the health needs of the community and encourage social interaction.
- Developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development (policy 28)
- The CLP also reflects the NPPF requirements that the needs of the local community are met, including through affordable housing provision.

Baseline

- 9.3. Section 3 of this Evidence Overview reports that the community of Pelynt parish is, proportionally speaking, growing older rapidly. The reasons for this shift in profile probably include the indigenous population growing older, in-migration by mainly older people, and working age moving away to find jobs or affordable accommodation. It has significant implications for the future in terms of health and well-being, and the risk that the needs of younger people will be obscured by the burgeoning needs of older people.
- 9.4. It is therefore of importance that the NDP seeks to ensure that the needs of this evolving community are met in an equitable fashion.

Village shops.

- 9.5. Pelynt has two village shops – the Spar Shop which includes a Post Office counter, and Pelynt Premier Store, both of which provide a variety of convenience goods.
- 9.6. Planning permission was granted on 18th March 2021 for the demolition of existing buildings, erection of six dwellings, erection of three Class E units, with associated access, parking and landscaping provision at the former Hambleys Garage, Shute Hill,
- 9.7. The most notable and visible change within the site would be the demolition of a dilapidated garage building with a large retail unit. It would, in effect, replace the Spar shop and Post Office located on the opposite side of the highway, which is under the ownership, and operated by, the applicant. Details submitted pursuant to the PP covering Condition 3– Highway Design and Construction, Condition 4– Contamination of Land, Condition 5– Remediation Measures were

approved 11 May 2023. If a formal start on the development did not commence before 19th March 2024 the planning permission would have expired.

Community Halls and other facilities

- 9.8. Pelynt Village Hall is centrally located and includes a moderately sized hall, fully equipped kitchen, disabled access and toilet, and a car park. To its rear is an equipped junior play space which opens out on to the school playing field.
- 9.9. The Hall was built in the 1960's and refurbished recently. However it lacks modern facilities such as broadband/Wi-Fi. Given its central position, there is clear potential for the building and its site to play a more significant role in meeting the needs of the local community.
- 9.10. Pelynt Social Club, otherwise known as 'Old school Pelynt' is located within the old National School premises [Grade II Listed]. It includes sports and lounge bars, is open extensively. Its Facebook marketing is as 'The Club that thinks it's a Pub'.

Churches.

- 9.11. Pelynt's Parish Church is dedicated to St Nun, and provides regular Services, many in conjunction with the Pelynt Methodist Chapel, which is part of the SE Cornwall Methodist Circuit. Both are located in the village. Trelawne Mill Chapel is now a private residence.

Pubs and Restaurants

- 9.12. Pubs and Restaurants provide opportunities meeting places and aid community cohesion. Pelynt village includes the Jubilee Inn, Pelynt Social Club [see above], and The Old School Shack take-away. Some holiday parks also offer services to the local community.

Community Initiatives and Groupings

- 9.13. There is an active community in Pelynt, supporting initiatives and clubs including the Royal British Legion, Thursday Club, a History Club, Women's Institute, Yoga, a Bingo Night, the Looe Flower Society and a Line Dancing club all of which meet frequently. Less frequently are Soundbaths, Soul Sisters/Brothers and the Pelynt Players.

Availability of Funding for Community Initiatives

- 9.14. Other than the generally available national and county-wide schemes, there are no special funds available to organisations within the Parish.

Schools.

- 9.15. Pelynt Academy is a small primary school and Pre-School for children aged 2 -11, located at the centre of Pelynt village, near Looe. It is part of the Bridge Schools Trust which runs 14 primary school mainly across east Cornwall. Its designated area catchment extends part way into surrounding parishes.
- 9.16. For secondary education the Parish lies in the catchment of Looe School Academy, which covers Years 7 to 11. Beyond that for A levels, students must travel to Liskeard Community Academy, Callywith College in Bodmin, or further afield, which presents a challenge for parents and carers.
- 9.17. Pelynt Children's Centre [part of the Pelynt Academy] includes the Pelynt Pre-school that takes children from the age of 2 years and a toddler group (Pelynt Pumpkins) that runs from the community room every Wednesday morning 9-11am from birth to 2 years.

Access to Health Care.

- 9.18. Pelynt has a dispensing branch GP surgery attached to the Village Hall. This is run by the Old Bridge Surgery, Looe and is open Mon to Friday 8.30 to 12.30. The nearest Minor Injuries Unit is at Liskeard Hospital whilst for major treatments and many clinics the village is in the catchment of Derriford Hospital, Plymouth.
- 9.19. There are no Dentists' Practices in the Parish, the nearest being in Liskeard and Looe.
- 9.20. There are no Care Homes in the Parish, so anyone who needs extra support in their daily lives must leave the area to use facilities at Looe, Liskeard or Lansallos.

Other Community Assets.

- 9.21. There is a small Public Conveniences facility adjacent to the Village Hall.

Recreation and Open Space Assessment

- 9.22. Attractive, safe & accessible parks and other open spaces contribute positive social, economic and environmental benefits. Open spaces including play areas are valued community assets improving public health, well-being and quality of life, and bringing regeneration benefits to an area.
- 9.23. The National Planning Policy Framework 2021 (para 98/99) requires that planning policies should be based on robust & up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. There is now an adopted methodology for Cornwall based around the main towns. Whilst this type of assessment is unlikely to produce usable data for small settlements of less than 50 houses or the more sparsely populated parts of a Parish, it is considered to be a worthwhile exercise for Pelynt village. It is also considered appropriate to adapt the methodology and definitions as set out in the adopted strategy for Cornwall towns, in order to ensure a consistency with the planning policies throughout the county. However for this exercise data on average provision across 17 'smaller towns and settlements' across Cornwall has been used as a basis to inform the calculation of a local standard that better reflects the situation in Cornwall and in Pelynt Parish than does the application of national standards.
- 9.24. A Recreation and Open Space Assessment has been carried out and is attached as Appendix X. This shows that
- The Parish is inadequate in quantity levels of provision of parks and gardens, amenity green space, and civic spaces, although the distribution of the existing provision is good.
 - Natural and semi-natural green spaces are also lacking. However, the presence of nearby accessible countryside via the Public Right of Way [PRoW] network provides some compensation and opportunities for improvement. The proposed Eco-Holiday site at Hall Woods would open up a considerable area of Countryside Access land close to the village.
 - Public sports provision is non-existent.
 - The children's play space is centrally located but is proportionately small for the size of the village and Summer Lane traffic may inhibit use by children from the east side of the village.
 - There is no teen provision.
 - There is no access to allotments in the Parish.
- 9.25. Recommendations flowing from the Assessment are included in the following section.
- 9.26. For mapping of the sites, see [Zoomable Map](#).

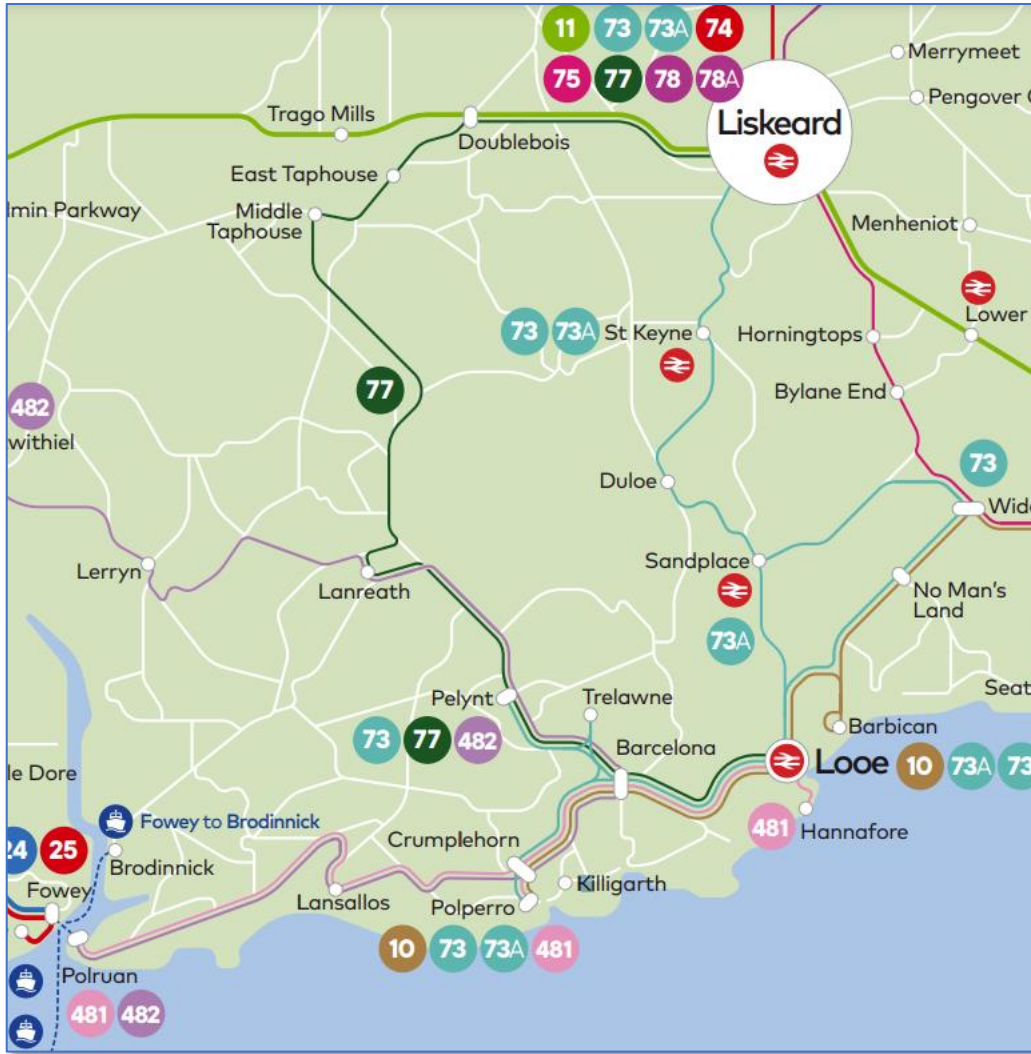
Development Infrastructure

9.27. In Pelynt Parish, infrastructure contributions will be necessary to cover:

- a. Provision of affordable housing
- b. Adequate vehicular access and transport links
- c. The provision of additional capacity at schools
- d. Open space, including an open space delivery plan outlining phasing, detailed design specifications, maintenance requirements & estimated costs and how these will be sustained in the long term
- e. Additional service capacity in local health care facilities
- f. Mitigation for the impacts of development on nature conservation sites
- g. Biodiversity net gain
- h. Sewage treatment
- i. Water supply
- j. Natural Flood Management, retrofit SuDS or Property Flood Resilience (PFR).
- k. Other examples include flood mitigation, social infrastructure and community facilities or other issues that may be required on a site by site basis.

Bus Network

9.28. Bus services are limited but do provide at least hourly journeys to Looe and Liskeard, including journeys to school to both Liskeard and Looe senior schools, a journey to work [Looe], and a single shopping journey per day to Bodmin Asda.



MAP 21 LOCAL BUS NETWORK. SOURCE: GOCORNWALL

Operator	No.	Route	Frequency	First	Last	JTW	JTS	SUNS
Cornwall Go Bus	73	Liskeard – Looe – Pelynt – Polperro	Hourly	07.39	18.36	Y	Y-Lisk	N
	77	Liskeard – Looe – Pelynt – Polperro	Every 2 hrs	08.00	17.28	N	Y-Looe	N
Travel Cornwall	482	Polruan – Polperro – Looe – Pelynt – Lanreath – Bodmin [Asda]	1 per day	10.20	13.34	N	N	N

FIGURE 56: LOCAL BUS ROTES

Rail Network

9.29. Pelynt has no direct connection to the rail network, but a branch line connection to Liskeard, and thence onto the national rail network, can be made from Looe.

Road Network

9.30. The system of roads classification is intended to direct motorists towards the most suitable routes for reaching their destination. It does this by identifying roads that are best suited for traffic. All UK roads (excluding motorways) fall into the following 4 categories:

- A roads – major roads intended to provide large-scale transport links within or between areas
- B roads – roads intended to connect different areas, and to feed traffic between A roads and smaller roads on the network
- C Roads – smaller roads intended to connect together unclassified roads with A and B roads, and often linking a housing estate or a village to the rest of the network. Similar to ‘minor roads’ on an Ordnance Survey

- Unclassified – local roads intended for local traffic. The vast majority (60%) of roads in the UK fall within this category.

9.31. This hierarchy is generally used to guide Highway investment and maintenance, and main salting routes.

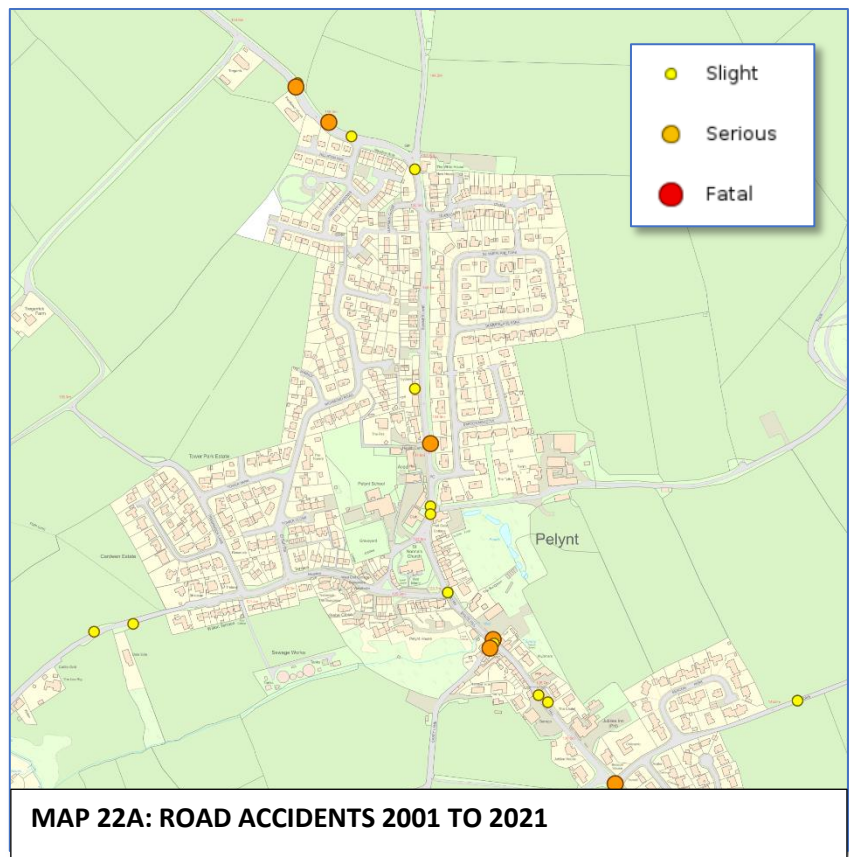
9.32. The B3359 is the main road in the Parish, traversing centrally from the south to the north, giving access to Liskeard and Bodmin where there are connections to the main A38 and A30 trunk roads. On the south the road connects to the A3087 which runs east-west linking Looe with Polperro. Both these roads have long stretches of national speed limit, but they have long sections with difficult vertical and horizontal alignments. The B3359 passes through the centre of Pelynt village, featuring a long sweeping curve at the bottom of Summer Lane, followed by a long relatively straight stretch of road, is prone to excess speeds. Road accidents recorded by the Dept. of Transport from 2001 to 2021 are shown in maps X and Y.

9.33. Both are identified as being of ‘Seasonal Traffic Sensitivity’ whilst the lane around St Nonna’s Church is School Traffic Sensitive’.

9.34. The large bulk of roads are C class or Unclassified. These are very narrow, often with high hedgerows and Cornish hedges, or are residential in nature.

Availability of Cars and Vans

9.35. Proportionally speaking, more households in Pelynt have access to a car or van than is typical in Cornwall and England, although there are fewer households having 2 or 3 cars/vans available than in Cornwall. This reflects the rurality of the area and its



comparatively poor public transport links, which causes a greater reliance on private vehicles, but also the relatively lower local prosperity and the older age profile, with markedly more households having one car in comparison to the county wide situation.

FIGURE 57 CAR AND VAN AVAILABILITY 2021

	Pelynt	Cornwall	England
No cars or vans in household	11.2%	15.0%	23.5%
1 car or van in household	52.0%	42.1%	41.3%
2 cars or vans in household	26.4%	30.4%	26.1%
3 or more cars or vans in household	10.4%	12.5%	9.1%
Source: Census 2021 Table TS045			

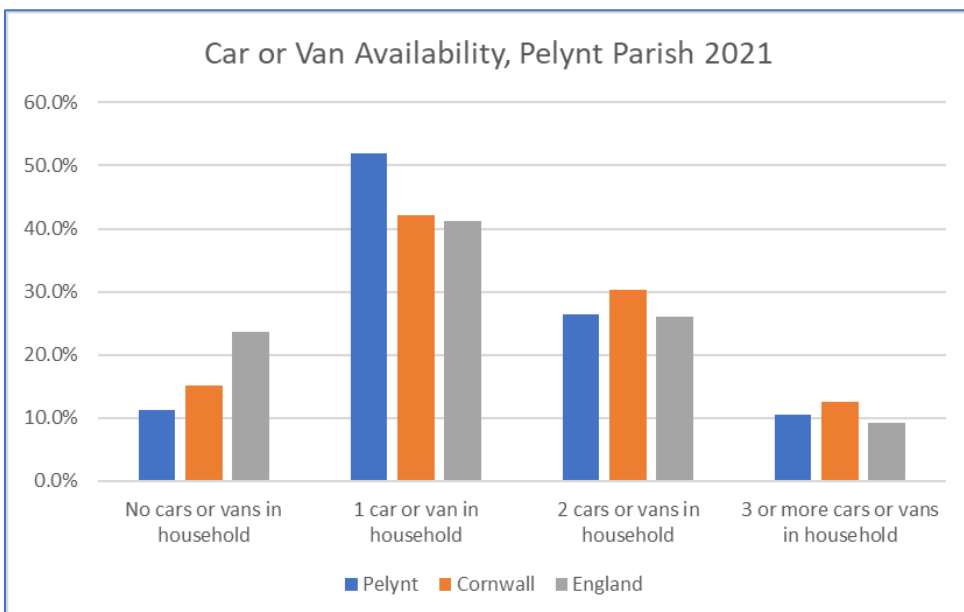
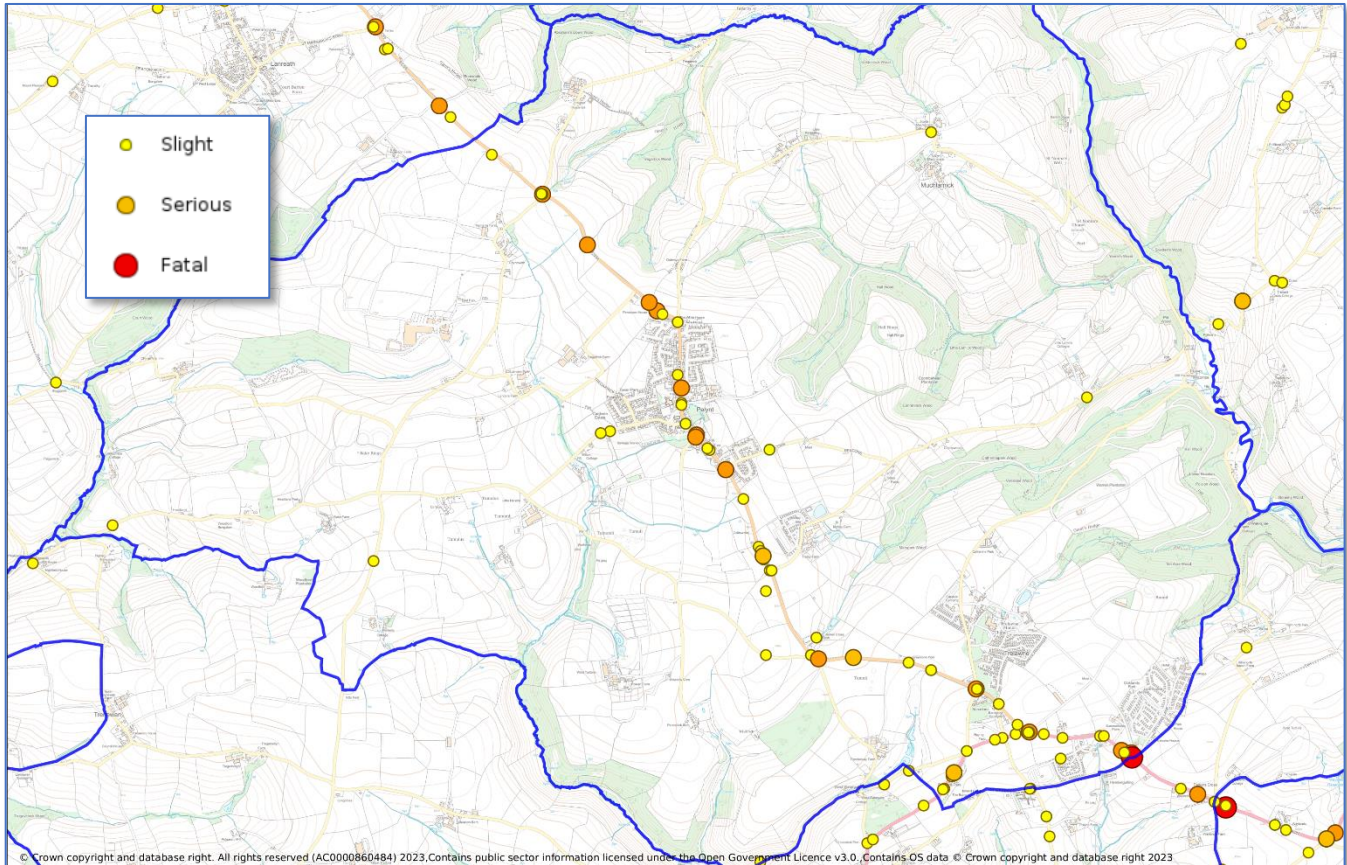


FIGURE 58: CAR AND VAN AVAILABILITY PELYNT

Parking

- 9.36. As car ownership levels are high and well above local and national averages, parking within the villages and on estate roads is an issue. There is various on and off-road parking in the village. However, the majority of parking is either on-site, in a few laybys, and on-street, the latter often heavily competed for and acting as a source of obstruction to the flow of wider vehicles.
- 9.37. Economic conditions also mean that more domestic garages are being used as utility rooms or even the footprint for home extensions, which further reduces the availability of parking.

Public Rights of Way, Cycleways, footpaths and bridleways

- 9.38. There are some 35 public footpaths in the Parish, many of which link with others outside the Parish to form longer routes. Cornwall Council classifies them by a Gold/Silver/Bronze rating. The higher the rating, the more important for active maintenance. See Figure 44.

FIGURE 59: FOOTPATH CATEGORIES AND THEIR MEANING

Priority Gold - Immediate Action

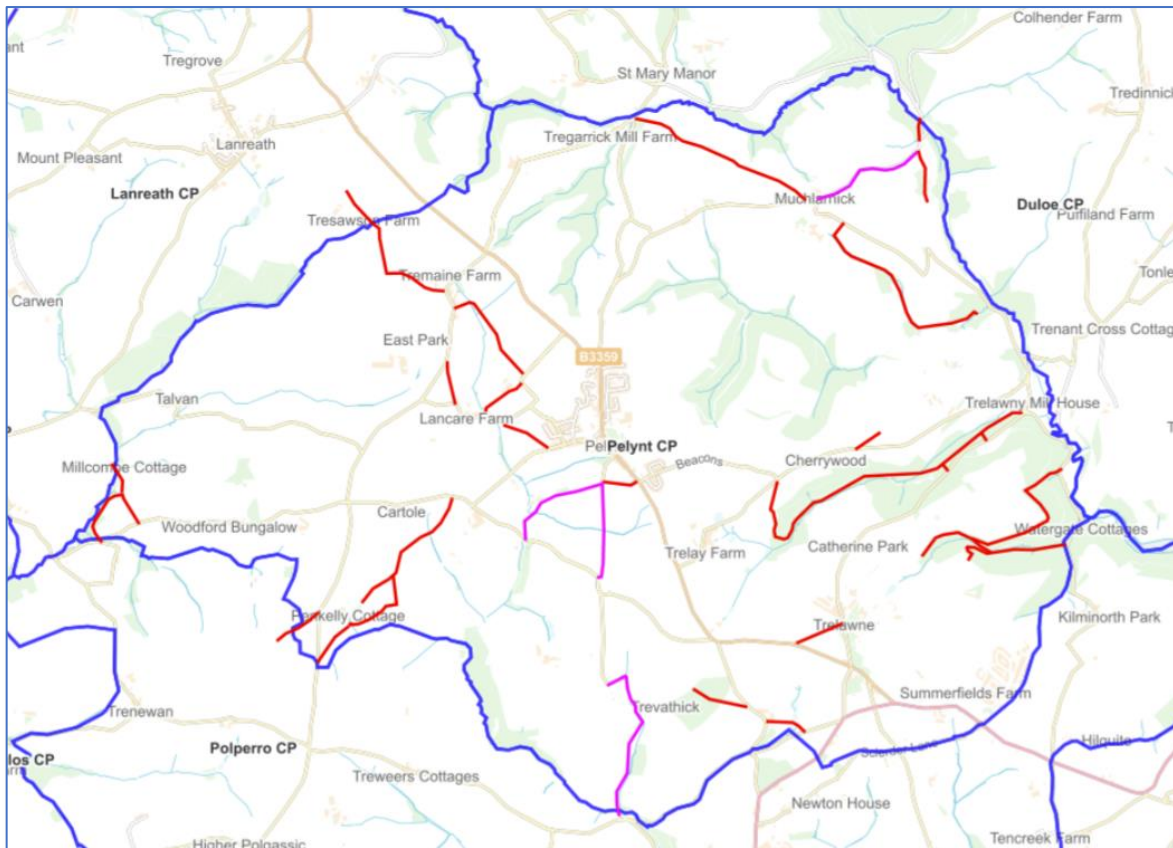
- All promoted national or regional trails or important connections to them, to include the SW
- Coast Path, St Michael's Way and Saints Way. [Note 2]
- All paths (except some 'dead-ends') starting in or within 1km of the centre of a sub-parish settlement of >1000 people.
- Paths providing established access to formal, well visited visitor attractions including identified ancient monuments, significant accommodation centres and businesses, based on ranger knowledge and consultation responses.
- Paths known to be in popular use based on ranger knowledge and consultation responses.
- Paths accessible to people with limited mobility or sensory impairments based on existing promotion, ranger knowledge and consultation responses.
- Useful bridleways and byways accessible to equestrians and cyclists will generally be prioritised as gold unless dead-end, requiring excessive investment or subject to legal processes which might negate work done.

Priority Silver - Medium Term Action

- Paths with potential to provide new promoted trails or circular routes
- Paths providing important access to or within attractive landscape features
- Important access to or within CROW access land
- Paths connecting to public transport nodes

Priority Bronze - Long Term Action

- 'Dead end' paths without other priority.
- Paths that run parallel with others that have a clearer higher priority
- Paths requiring excessive investment compared to the value of the route
- Paths under legal / definitive map review or possibly subject to diversion / extinguishments which might negate investment made.



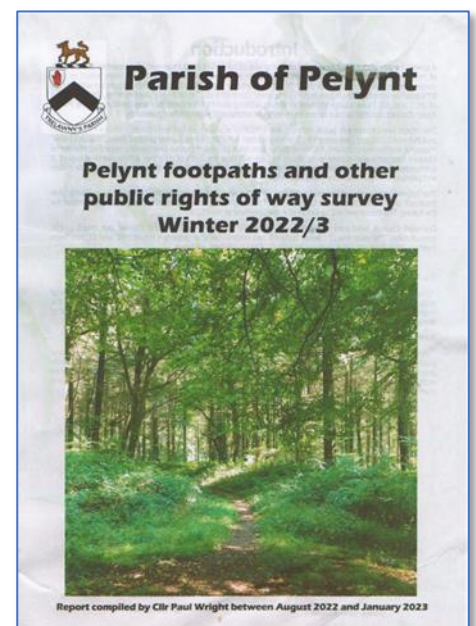
MAP 23:

FOOTPATHS IN PELYNT PARISH. [SEE [ZOOMABLE MAP](#)].

9.39. A condition was carried out over the winter of 2022/23, which revealed that many of the PROW in the Parish, just under 40%, were blocked or otherwise unusable due to poor maintenance, poor agricultural management alongside routes, or deliberate obstruction. This seriously inhibits the ability of the network of routes to provide recreational access to the countryside and make up for the lack of formal natural green space.

Related Community Engagement Feedback

9.40. In the community survey, respondents said the following were important: Open Spaces / Green Spaces / Footpaths etc. 97.5%, Provisions for Younger People 87.7%, Transport / Traffic 86.9%, Community Facilities 86.9%, Recreation / Leisure Facilities 68%, Public Amenities 51.6%.



Community Feedback Quotes:

'At my age the main problem is getting a doctor's appointment. Recently it seems they only happen in Looe, with Pelynt being used for appointments with the nurse. Lack of facilities for older children and teenagers has always been a problem.'

'...a community green space would be beneficial – perhaps linked to opportunities for visiting clubs e.g. bowls, multi-sports, scouts, guides etc. More bins for dog waste and general waste.'

'We have a number of attractive footpaths but newcomers to the village are not aware of them. Better signage would help.'

'Speed calming throughout the village is needed'.

'Footpath, bridle path signage and safety should be developed to encourage local walking groups through the village. Local routes could be promoted for example to extend SW Coast Path route and bring groups interested in the wider heritage of the area.'

'Lack of facilities for older children and teenagers has always been a problem'.

'Agreed that a community green space would be beneficial – perhaps linked to opportunities for visiting clubs e.g. bowls, multi-sports, scouts, guides etc. More bins for dog waste and general waste'.

'I'm new to the village and even with a map I can't find footpaths because there aren't many signs'.

'What's happened to the footpath from Penkelly to Hendra? My guests can't walk along it to the village'.

'Preserve the Shute and Budleigh water as they are'.

'There's nothing for older children or young adults, no jobs, housing or recreational space. They move away. We're surrounded by all this space but there's nowhere to even play a game of football'.

'Due to the increase in population and the new houses it would be nice to see somewhere where the young children could be entertained outside. Possible a field that has a play area, a small sports area for ball games and a small skate park. With the increase in housing and the increase in children, the gardens are small and the kids play on the roads, would it not be better to have an area so they can congregate and participate in outdoor activities'.

Key issues and implications for the NDP

Figure 60: Key Issues and Implications from the evidence base

Theme	Key Issues
COMMUNITY FACILITIES	<ul style="list-style-type: none">● National and local policy is that Planning should:<ul style="list-style-type: none">○ support 'strong vibrant and healthy communities' with 'accessible services and open spaces that reflect the community's present and future needs and support its health, social and cultural well-being.○ promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other.○ ensure that places are safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.○ guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.○ ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable and retained for the benefit of the community.○ plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

- Pelynt Parish’s community has a good level of community cohesion. Its stock of community facilities is however limited, and ongoing maintenance and improvement is a typical issue for such facilities.
- These facilities could be identified so that they clearly gain the benefit of protection under Cornwall Local Plan Policy 4.4.
- Equipped provision for children is adequate and could be improved. Provision for teenagers is poor. Ideally the existing equipment should be supplemented.
- Although excellent and active Church and Primary School facilities and services are available locally residents have to travel out of the Parish for many key services and amenities, including secondary schooling.
- The existing community and recreational facilities are obviously highly valued by the community.

Implication for the Neighbourhood Development Plan

- Consideration should be given to including an NDP policy to build on CLP Policy 4 for the safeguarding of existing facilities and to build on their viability and sustainability, possibly identifying them as a focus for CIL funding.
- A clear aim that development must be appropriate for the ability of infrastructure to support it should be included.
- A policy should be considered for the support of playspace provision for children and teenagers with an improved distribution around the Parish.
- Recreational and green spaces around the Parish which of particular importance to local communities are worthy of protection, and a policy which identifies and protects them should be considered.

Key Objectives for the Neighbourhood Development Plan

- **Ensure that community facilities, open space and recreation provision, and infrastructure are retained, enhanced and/or improved to meet the changing needs of all parts of the local community.**
- **Ensure new development is appropriate in scale to the ability of infrastructure to support it.**

Recreation and Open Space Assessment

INTRODUCTION. Attractive, safe & accessible parks and other open spaces contribute positive social, economic and environmental benefits. Open spaces including play areas are valued community assets improving public health, well-being and quality of life, and bringing regeneration benefits to an area.

The National Planning Policy Framework 2021 (para 98/99) requires that planning policies should be based on robust & up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. There is now an adopted methodology for Cornwall based around the main towns. Whilst this type of assessment is unlikely to produce usable data for small settlements of less than 50 houses or the more sparsely populated parts of a Parish, it is considered to be a worthwhile exercise for Pelynt village. It is also considered appropriate to use the same methodology and definitions as set out in the adopted strategy for Cornwall towns, in order to ensure a consistency with the planning policies throughout the county. However for this exercise data on average provision across 17 'smaller towns and settlements' across Cornwall has been used as a basis to calculate a local standard that better reflects the situation in Cornwall and in Pelynt Parish than does the application of national standards.

METHODOLOGY. The assessment uses the typology as set out in the Cornwall Open Space Strategy. There are 8 types of green space included in this strategy, which are as follows: -

1. Parks and gardens; Amenity green space; Civic spaces
2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
3. Public access sports facilities (outdoor): available for community games
4. Children's play area – equipped facilities
5. Provision for teenagers– equipped facilities
6. Allotments, community gardens, and urban farms
7. Cemeteries and churchyards
8. School pitches and outdoor sports club facilities (No or limited public access)

8.1 The assessment has taken into account overall provision standards applying to each open space type, as follows:

- **Quantity** – m² of each type per local resident
- **Accessibility and distribution** – the maximum distance that a resident should be expected to have to walk (radial measurement) taking into account barriers such as busy roads and severe topography.
- **Quality** – an overview of the level of provision & features available.

Proposed open space provision standards for rural settlements in Cornwall.

Type of open space	Proposed accessibility standard ('as crow flies') depending on settlement size category				Min Size new (m2)
	>1000 Dwellings	~500 dwellings	~200 dwellings	~50 & below dwellings	
1. Parks, amenity	600m	720m	770m	1000m	1000
2. Natural space	800m	860m	960m	1000m	1000
3. Public sport	No limit				7000
4. Children's Equipped Play	600m (N1) 750m (PS)	720m (N1) 870m (PS)	770m (N1) 920m (PS)	1000m	500
'Playable space' of any of the above types	330m	480m	600m	720m	500
5. Teen provision	800m (N1) 1000m (PS)	1000m (N1) 1200m (PS)	No limit		500
6. Allotments	No limit				2500

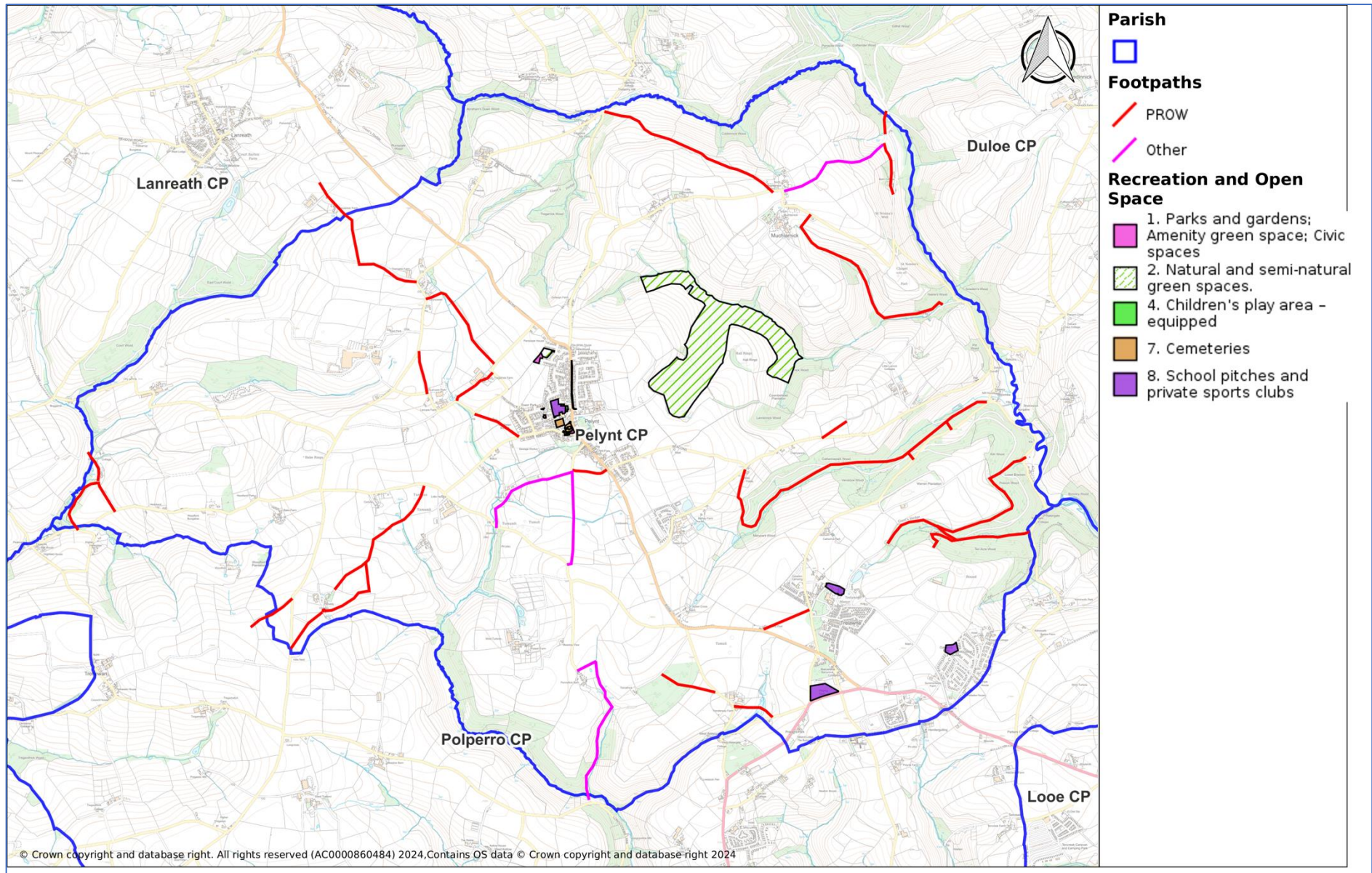
Nb: Pelynt village has approx. 470 dwellings

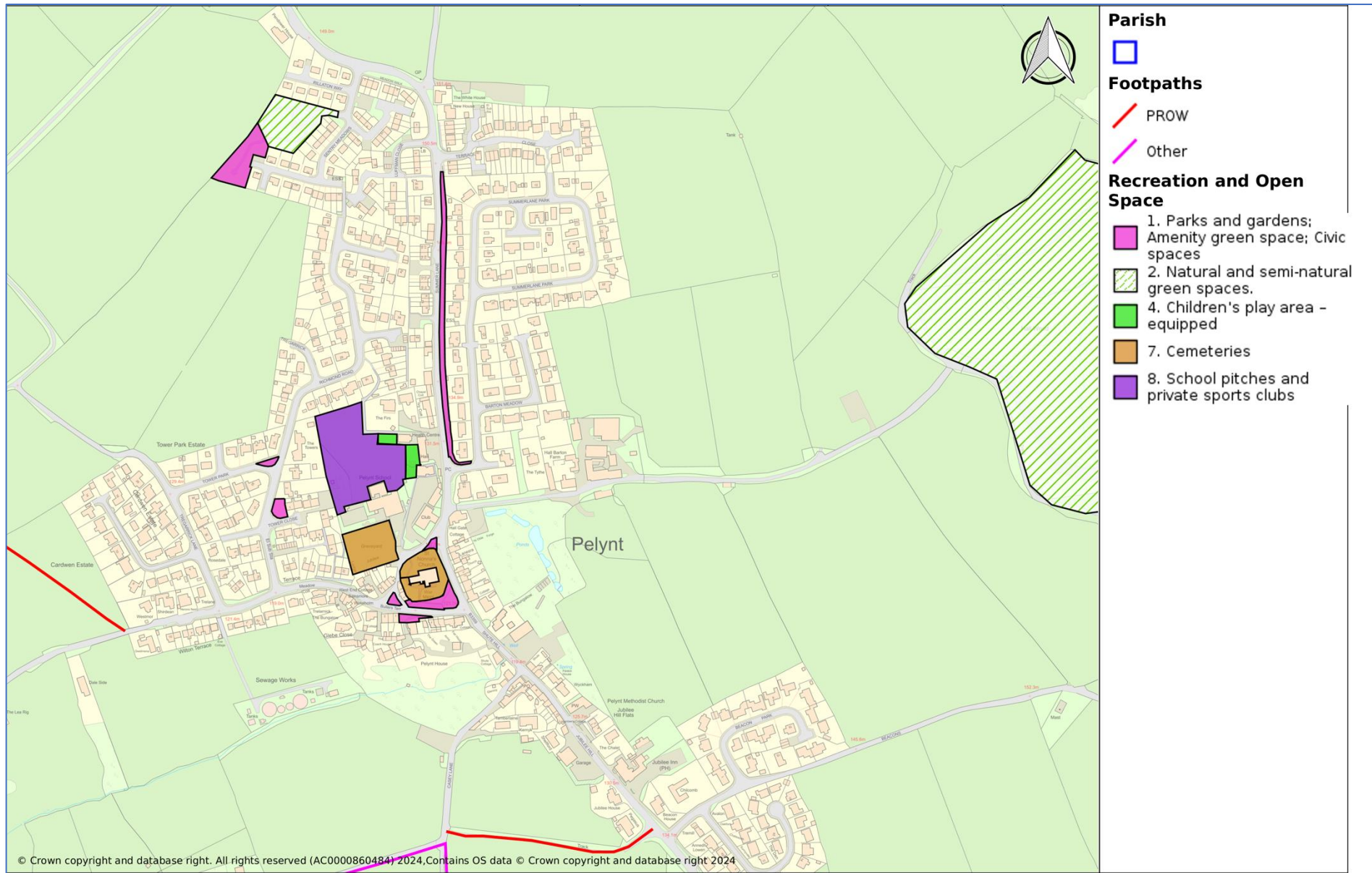
Accessibility and quality provision standards can be analysed using a hierarchy [adapted from that used by Cornwall Council] that relates to the strategic significance of the space – i.e. the size of community the open space would potentially serve.

- **Regional significant** sites which are large or contain the best facilities, and will attract visitors from other communities well outside of the area.
- **Parish significant (PS)** sites such as large formal parks and destination play areas which contain sufficient facility to potentially attract visitors from outside the immediate community.
- **Neighbourhood 1 (N1)** sites which have local importance and contain sufficient provision to meet the needs of the local community
- **Neighbourhood 2** sites which have the least equipped or most basic amenity, and merely serve residents from the immediate area.
- **Playable space.** Any useable, open space equipped or otherwise where children can safely play

All spaces as described were identified and mapped. The existing level of provision per person in the existing and forecast population of the settlement (using the Census 2021 and assumed rates of future population growth at the same and 50% of the rate experienced 2001 to 2021) was derived from this data. This was then compared with the averages for Cornwall's smaller settlements, to provide a comparative basis to evaluate the available area of public open space in the settlement by the local community likely to use it. The information was then moderated by applying the catchment areas for equipped junior and teen play space, along with barriers to access, and other factors to identify priorities for improvement in the future, what opportunities might be sought from development and a proposed local set of standards.

Provision in Pelynt Parish is assessed using the following maps and tables:





Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
Memorial Garden	Sentry Meadows	1. Parks, amenity	4,577	Parish significant	New	Will provide useful but ornate parkland serving the newer developments to the north of the village.
Tower Close	Off Richmond Road	1. Parks, amenity	268.6	Neighbourhood 2	Good	Small estate amenity space with planting and bench seat.
Tower Park	Off Richmond Road	1. Parks, amenity	119.7	Neighbourhood 2	Good	Small estate amenity space with planting and bench seat.
Summer Lane Verge	Summer Lane	1. Parks, amenity	1,687.30	Neighbourhood 2	Good	Long run of kerbside verge through centre of village, grassed with planting
Pelynt Village Green	Surrounding St Nonna's Churchyard	1. Parks, amenity	99.7	Parish significant as part of setting for the Church and its Churchyard	Good	<i>Village Green Total is 797.3 m2</i>
Pelynt Village Green	Surrounding St Nonna's Churchyard	1. Parks, amenity	403.2	Parish significant as part of setting for the Church and its Churchyard	Good	

Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
Pelynt Village Green	Surrounding St Nonna's Churchyard	1. Parks, amenity	181.3	Parish significant as part of setting for the Church and its Churchyard	Good	
Pelynt Village Green	Surrounding St Nonna's Churchyard	1. Parks, amenity	113.1	Parish significant as part of setting for the Church and its Churchyard	Good	
		TOTAL TYPE 1	7,450			
Hall Wood	Approx. 600m east of Pelynt village centre.	2. Natural and semi-natural green spaces.	306,055	Parish significant,	n/a	The CROW act S16 dedicated 'Open Access Land' at Hall Woods provides a considerable resource. Currently it is an 'access island', with no official means of public access to the land. However, recent permissions for an Eco-Holiday village and associated infrastructure, and any future proposals will provide pedestrian access that may allow for the open access right to be exercised.
		TOTAL TYPE 2	306,055			
		3. Public Sport	0			
		TOTAL TYPE 3	0			

Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
Pelynt Play Area	R/O Village Hall	4. Childrens Play Area - equipped	672	Neighbourhood 1	Good, if small in size proportionally to the village.	At centre of village, although Summer Lane forms a barrier to access for households located on east of the road.
		TOTAL TYPE 4	672			
		5. Teen Provision	0			
		TOTAL TYPE 5	0			
		6. Allotments	0			
		TOTAL TYPE 6	0			
Pelynt Cemetery	Opposite St Nonna's Church	7. Cemeteries and Churchyards	2,277	n/a	??	
St Nonna's Churchyard	St Nonna's Church	7. Cemeteries and Churchyards	1,775	Parish significant	Good	
		TOTAL TYPE 7	4,052			
The New Camp	Barcelona	8. School pitches and private sports grounds	11,526	n/a	n/a	Former pitch for the now defunct Pelynt Football Club, now disused.
School Sports Pitches etc.	Pelynt Academy	8. School pitches and private sports grounds.	6,900	n/a	n/a	
Trelawne Manor Holiday Park	Approx 2.9 km south-east of Pelynt village centre.	8. School pitches and private sports grounds.	5,314	n/a	n/a	Includes tennis court and swimming pool for holiday park residents.
Oaklands Holiday Park	Approx 3.8 km south-east of Pelynt village centre.	8. School pitches and private	4,116	n/a	n/a	Play area for holiday park residents.

Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
		sports grounds.				
		TOTAL TYPE 8	27,856			

Future standards of provision drawn from this are as follows:

a	b	c	d	e	f		
Type	Total m2	Amount per person 2030 in m2	Ave per person small settlements in Cornwall in m2	Additional required at Pelynt to equal the Cornwall average (Col d)	Additional requirement per person for 2030 based on population growth 2001 to 2021 (col d + col e)	Existing and future requirement based upon distribution, local conditions etc	Recommended future standard (m2/person)
1. Parks, amenity	7449.90	4.11	6.46	2.35	8.81	The developing Memorial Garden will meet needs in the northern section of the village whilst the Village Green, together with St Nonna's Churchyard, address need to the south. However, new developments should both include their own amenity space that reflects the rural location and also contribute to their improvement. Wherever possible park and amenity areas should include 'playable' space to help address playspace shortfalls.	9
2. Natural and semi-natural green spaces.	306055.00	168.76	40.00	NIL	NIL	No natural space within the settlement, although the surrounding countryside provides visual connection. Kilminorth Woods permissive woodland owned by CC immediately abuts the Parish to the SE and is a source of rural recreation.	6.00

a	b	c	d	e	f		
Type	Total m2	Amount per person 2030 in m2	Ave per person small settlements in Cornwall in m2	Additional required at Pelynt to equal the Cornwall average (Col d)	Additional requirement per person for 2030 based on population growth 2001 to 2021 (col d + col e)	Existing and future requirement based upon distribution, local conditions etc	Recommended future standard (m2/person)
						The CROW act S16 dedicated 'Open Access Land' at Hall Woods is inaccessible and must be discounted. It may become accessible through the Eco-Holiday village proposal. In the meantime there is no realistic prospect of achieving the average provision for small towns and settlements. However to meet current and future needs some local provision is desirable which could be achieved through more 'permissive access' routes and links to the PROW network to help build connections which provide some access to natural space. A minimal standard m2 per person is therefore proposed to meet current and future needs possibly though enhancement and extension of ProW and permissive routes.	
3. Public sport	0.00	0.00	3.00	3.00	6.00	There is no public sport provision in Pelynt, and little prospect of a new sports field being provided. Shared use of the school playing field might be possible, subject to supporting funding. Therefore a minimal standard m2 per person is required to support this.	6.00
4. Children's Equipped Play	671.70	0.37	0.66	0.29	0.95	Pelynt playspace is at the centre of village, although Summer Lane forms a barrier to access for households located on east of the road. Is small for the size of the village and ideally a similar site	1

a	b	c	d	e	f		
Type	Total m2	Amount per person 2030 in m2	Ave per person small settlements in Cornwall in m2	Additional required at Pelynt to equal the Cornwall average (Col d)	Additional requirement per person for 2030 based on population growth 2001 to 2021 (col d + col e)	Existing and future requirement based upon distribution, local conditions etc	Recommended future standard (m2/person)
						should be provided to the north of the village where the population density is highest. This could be combined with further park/amenity space and provision for teens [see below].	
5. Teen provision	0.00	0.00	0.18	0.18	0.36	Pelynt lacks teen provision, which despite the older age profile of the Parish, is a concern. Potentially this could be remedied simply by combining a youth shelter and basketball hoop within a new site.	0.36
6. Allotments	0.00	0.00	1.17	1.17	2.34	There are no allotments in Pelynt, but this is largely compensated for by the fact that most rural dwellings have generous plots that could offer the opportunity for allotment-scale vegetable etc growing. However, this is not the case in the village and given the NDP intention to increase access to allotments in line with healthy living and sustainable development objectives, a higher standard than the average for smaller towns and settlements is proposed.	2.5
7. Cemeteries and Churchyards	4052.00	2.23	3.89	n/a	n/a	n/a	n/a
8. School pitches and	27856.00	15.36	28.21	n/a	n/a	Most of this provision is in the form of private facilities within holiday parks, other than the school	n/a

a	b	c	d	e	f		
Type	Total m2	Amount per person 2030 in m2	Ave per person small settlements in Cornwall in m2	Additional required at Pelynt to equal the Cornwall average (Col d)	Additional requirement per person for 2030 based on population growth 2001 to 2021 (col d + col e)	Existing and future requirement based upon distribution, local conditions etc	Recommended future standard (m2/person)
private sports grounds						playing field for Pelynt Academy. This could have potential for shared use, and is already the site for the annual Trelawney Fair.	

CONCLUSIONS. The key observations of the assessment are that:

- The Parish is inadequate in quantity levels of provision of parks and gardens, amenity green space, and civic spaces, although the distribution of the existing provision is good.
- Natural and semi-natural green spaces are also lacking. However, the presence of nearby accessible countryside via the Public Right of Way [PRoW] network provides some compensation and opportunities for improvement. The proposed Eco-Holiday site at Hall Woods would open up a considerable area of Countryside Access land close to the village.
- Public sports provision is non-existent.
- The children's play space is centrally located but is proportionately small for the size of the village and Summer Lane traffic may inhibit use by children from the east side of the village.
- There is no teen provision.
- There is no access to allotments in the Parish.

ADDRESSING CURRENT AND FUTURE NEED. In order to alleviate current and likely future shortfall in provision of recreation and open space the following measures are suggested for the NDP:

- Set realistic local standards for provision of recreation and open spaces facilities on the basis of 1m² per person requirement that reflects local distribution, conditions and levels of expected new development.
- Where new provision is not viable or necessary within a development site, require an improvement in quality of nearby facilities to mitigate for the additional population, involving off-site contributions (through Section 106) in local open space improvements, such as repair and enhancement of play equipment and addressing existing accessibility issues.
- Encourage enhancement of and improvement of links to the PRoW and permissive footpath network to increase access to natural green space.
- Encourage multifunctional use of public sports provision [e.g. shared use, improved access arrangements etc].
- Provide a greater degree of multifunction with regards to biodiversity, connectivity and hydrology so that it contributes to the Cornwall Nature Recovery Strategy and the Pelynt NDP Green Infrastructure Network. . The Open Space Strategy for Larger Towns in Cornwall contains a set of design principles that relate primarily to the open space function and it is recommended that their use be considered.

IMPLEMENTATION. The NDP should include a summary of this assessment and a table showing the m² standard requirements. The standards in the table should apply to Pelynt Parish as a whole. Any new residential development should be assessed using these standards. In many cases new provision may not be viable or necessary within a development site, but additional provision or an improvement in quality elsewhere should be required to mitigate for the additional population. Developments should be required to meet their share of the costs with off-site contributions (through Section 106), which will be required for investment in local open space improvements, such as increasing sports pitch capacity.

A planning policy should be included in the NDP which aims to protect recreation and open space in accordance with NPPF, and encourage their improvement and extension. A possible NDP Policy wording as follows should be considered:

1. Development which would lead to the loss of, or harm the quality and accessibility of existing and any new Parks & Amenity (Type 1), Natural Space (Type 2), Public Sport facilities (Type 3), Equipped Playspaces for Children (Type 4), Equipped Provision for Teenagers (Type 5), Allotments (Type 6), Cemeteries (Type 7) and

Private Sports Facilities (Type 8) will not be supported, except where it is demonstrated that the site is surplus to requirements; or equivalent or better facilities will be provided; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The location of existing open spaces is shown on Map XX.

2. The provision of new, or the enhancement of existing community equipped Playspaces for Children (Type 4), and Teenagers (Type 5) facilities will be supported.

3. Further priorities should be to maximise Equipped Provision for Teenagers (Type 5) and more Allotments (Type 6) provision.

4. The standards for open space provision set out in Figure XX will apply to all new residential development.

5. Developments will be required to contribute to the creation and maintenance of the open space required through a Planning Obligation agreement. Where new provision is not viable or practicable within the site boundary, contributions towards the enhancement of existing off-site facilities will be required to mitigate for impact from the additional population. These should include:

(a) Enhancement of and improvement of links to the PRoW footpath network and the creation of new permissive routes to increase access to natural green space.

(b) Multifunctional use of sports provision [e.g. shared use, improved access arrangements etc] to increase access to public sport opportunities, playable open space and facilities for teens.

(c) Enhancement, extension and repair of existing play space so that it can continue to meet local needs.

6. The provision of additional or enhanced facilities that will provide opportunities for involvement in healthy physical activity will be supported where they provide multifunctionality with regards to biodiversity, connectivity and hydrology, and respect residential amenity.

Also the Parish Council should consider including a project in the NDP to find an additional area of land which might serve multiple purposes in accordance with this planning policy.