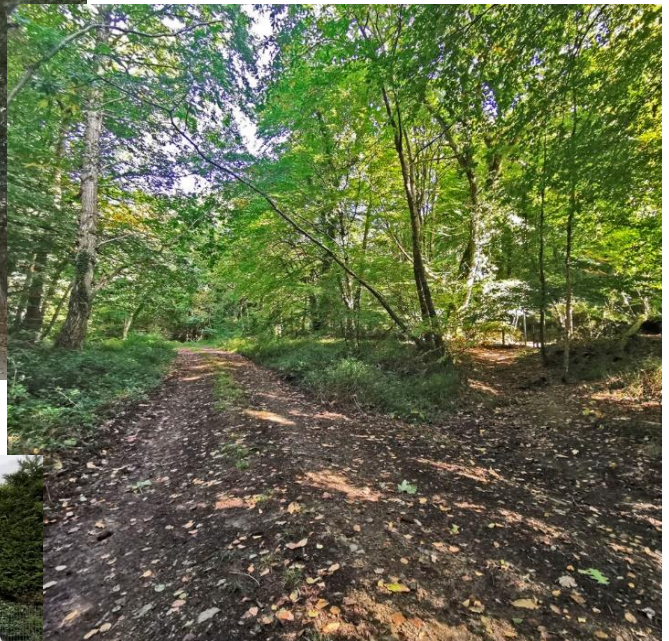


# Pelynt Parish Neighbourhood Development Plan 2025 to 2030 SUBMISSION PLAN

February 2025



**Pelynt**  
Trelawny's Parish

# FOREWORD

I am pleased to welcome you to the Pelynt Parish Neighbourhood Development Plan or NDP for short.

The NDP has been developed to establish a vision for the Parish area to help us plan for the future at least to 2030. Our NDP is a statutory document that will be incorporated into the County-wide planning framework and must be used by Cornwall Council to determine planning applications.

Our NDP has been produced by a Steering Group of local residents and local Parish Councillors working together using the community engagement work done from 2021 to 2024 to shape the strategy and policies put forward. We carried out several phases of community consultations, producing this draft NDP to help deliver on the community aspirations that were expressed in the surveys.

All the views expressed on the draft NDP by our local community, organisations and businesses and various statutory bodies have been carefully considered and the NDP has been adjusted to take them into account in a practical and balanced way that properly represent the views of all our community.

The NDP is now submitted to Cornwall Council, who will assess it and carry out further consultations, then organise an independent 'Examination' of the Plan, followed by a local referendum where all local residents on the electoral roll will get the chance to approve the NDP.

Cllr. Paul Wright, Chair of NDP Steering Group

NB This document identical to August 2024 except for cover date. 21/04/25 minor correction to dark skies map labels pp47-48

The Pelynt Parish Neighbourhood Development Plan has been prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004, the Levelling Up and Regeneration Act 2023, the European Directive 2001/42 on Strategic Environmental Assessment and the EU Directive 92/43 on Habitats Regulations Assessment. It is required to take into account the National Planning Policy Framework (NPPF) 2023, the adopted Cornwall Local Plan 2016 and the adopted Cornwall Climate Emergency Development Plan Document.

It must also take into account the advice given for Neighbourhood Development Plans in the National Planning Policy Guidance (NPPG).

### **Abbreviations Used in this Neighbourhood Development Plan**

NPPF - National Planning Policy Framework

NPPG - National Planning Policy Guidance

CLP - Cornwall Local Plan

CC - Cornwall Council

CEDPD - Cornwall Climate Emergency Development Plan Document

NDP - Neighbourhood Development Plan

SSSI - Site of Special Scientific Interest

SAC - Special Area of Conservation

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### **Pelynt Plan Steering Group**

Role	Name
Chairman	Cllr Paul Wright
Hon Secretary	Careen Harris
Member	Cllr Lynda Mattick
Member	Cllr Benita Garrott
Member	Cllr Molly Boxall
Member	John Oxenham
Member	Dave Devonport
Acting Hon Treasurer	Jan Cook, Clerk to the Parish Council

### **Table of Contents**

<b>PART ONE: INTRODUCTION AND BACKGROUND</b>	<b>4</b>
<b>WHAT IS A NEIGHBOURHOOD PLAN?</b>	<b>4</b>
<b>WHY PREPARE A NEIGHBOURHOOD DEVELOPMENT PLAN FOR PELYNT PARISH?</b>	<b>5</b>
<b>HOW HAS THE NDP BEEN PREPARED TO REPRESENT THE VIEWS OF LOCAL COMMUNITY?</b>	<b>6</b>
<b>WHAT IS ‘SUSTAINABLE DEVELOPMENT’</b>	<b>8</b>
<b>PART TWO: THE EVIDENCE BASE</b>	<b>9</b>
<b>STRATEGIC PLANNING POLICY BACKGROUND</b>	<b>9</b>
National Planning Policy Framework 2023	9
Cornwall Local Plan 2010 to 2030	10
Cornwall Climate Emergency Development Plan Document (CEDPD)	12
<b>LOCAL ENVIRONMENTAL, SOCIAL AND ECONOMIC BACKGROUND</b>	<b>12</b>
<b>RETAIL, LEISURE AND LOCAL INFORMATION</b>	<b>14</b>
<b>COMMUNITY ENGAGEMENT FINDINGS</b>	<b>15</b>
<b>PART THREE: VISION AND OBJECTIVES</b>	<b>17</b>
<b>OBJECTIVES</b>	<b>18</b>
<b>PART FOUR: THE NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES</b>	<b>20</b>
<b>THE CLIMATE EMERGENCY</b>	<b>21</b>
Policy CC 1 Sustainable Design and Low Carbon Heat	22
Policy CC 2 - Local Energy Storage	24
Policy CC 3 - Community Led Renewable Energy	24
Policy CC 4 - Wind Energy	25
Policy CC 5 - Ground Mounted Solar PV	27
Policy CC 6 - Sustainable Drainage	27
Policy CC 7 - Natural Flood Management Solutions	28
<b>HOUSING</b>	<b>29</b>
Parish Housing Requirement	29
Delivering the Housing Requirement	31
Policy H1 – New Housing Development at Pelynt Village	32
Policy H2 – New Housing Development in the Countryside	33
Policy H3 – Housing Mix	35
Policy H4 - Community Led, Self and Custom Build Housing	36
<b>BUSINESS AND JOBS</b>	<b>38</b>
Policy BE1 - Small Business Development	38
Policy BE2 - Supporting Home Based Businesses and Working from Home	40
Policy BE3 - Farm Business Diversification	41
Policy BE4 - Rural Tourism	42
<b>NATURAL ENVIRONMENT</b>	<b>43</b>
Policy NE1- Landscape	43
Policy NE2 - Biodiversity	45

Policy NE3 - Trees, Cornish Hedges and Hedgerows .....	46
Policy NE4 – Dark Skies .....	47
DESIGN & HERITAGE.....	48
Policy DH1 - Design Principles.....	48
Listed Buildings and Scheduled Ancient Monuments.....	50
The Cornish Distinctiveness Initiative.....	51
Placenames.....	52
Policy DH2 – Heritage, Design & Cornish Distinctiveness .....	53
COMMUNITY FACILITIES AND INFRASTRUCTURE .....	54
Policy CF 1 – Protection and Enhancement of Community Facilities .....	54
Policy CF 2 – Education and Health Provision .....	55
Policy CF 3 - Protection and Enhancement of Open Space and Recreation .....	56
Policy CF 4 – Transport, Highways and Communications .....	61
Policy CF 5 - Footways, Pedestrian Links, Public Rights of Way .....	62
PART FIVE: IMPLEMENTATION AND PROJECTS .....	63
PART SIX: PROPOSALS MAPS .....	65
PART SEVEN: GLOSSARY.....	68

## **PART ONE: INTRODUCTION AND BACKGROUND**

### **WHAT IS A NEIGHBOURHOOD PLAN?**

1.1. This Neighbourhood Development Plan is an opportunity for the local community have a say in the future of Pelynt Parish, its villages and hamlets as we emerge from the pandemic and look ahead to a future shaped by climate change. We need to protect our valued and loved environment and heritage and contribute to tackling climate change, whilst meeting the local need for jobs, housing, community facilities and other infrastructure. Striking this balance will be no easy task.

1.2. The Pelynt Neighbourhood Development Plan ('NDP', 'Neighbourhood Plan' or 'Plan') is one of the tools we have to take up this task and shape the future of our Parish. It builds on the views of the community and on research undertaken by local volunteers over the last 3 years. It presents a vision for Pelynt Parish looking ahead to 2030.

1.3. Neighbourhood Plans work alongside existing legislation and policy by providing the community, developers, council planners and councillors with criteria that must be met and detail on what the local community has told us they want and expect, when new development is proposed, to ensure that it helps to deliver the shared vision for our area. The background to Neighbourhood Planning is shown in Figure 1 below.

1.4. Once formally in place, the Pelynt Neighbourhood Plan will become part of the statutory local development plan and will be used alongside the Cornwall Local Plan, the Cornwall Climate Emergency Development Plan Document, and national planning policies to inform decisions on planning applications within the Parish.



## FIGURE 1: NEIGHBOURHOOD PLANNING IN A NUTSHELL

- The Neighbourhood Development Plan (NDP) process was introduced through the Localism Act 2011.
- NDPs can only be prepared by local communities, supported by their Parish Councils.
- NDPs add a locally prepared lower tier to the suite of planning policy documents that guide planning decision making.
- NDP policies must relate to the type, location and timetable for development, achieving objectives relating to the characteristics of the area or to specific sites, infrastructure requirements to support planned or supported development, and the design of new development.
- NDPs therefore allow local people to influence the type, quality, location and amount of that development that takes place in their Parish.
- In doing so, NDPs must ensure that development is 'sustainable' and must address climate change.
- NDPs must be based on robust but proportionate research and engagement with the local community.
- NDPs must be in general conformity with the National Planning Policy Framework and the Cornwall Local Plan. They cannot require less development than set out in the Local Plan or undermine its strategic policies.
- Every NDP must go through a local referendum. If the community approves the NDP, it becomes a 'material consideration' that Cornwall Council must by law take into account.
- Pelynt Parish Council is the 'qualifying body' in law for producing the NDP for its area and is the body ultimately responsible for consulting on the plan and submitting it for independent examination.

1.5. The Neighbourhood Area that this document relates to is shown on Map 1. The Area was formally designated in September 2021 by Cornwall Council. The boundary for the Neighbourhood Area follows the Pelynt Parish Council administrative boundary.

1.13. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed on our website:

<https://pelyntplan.co.uk/>

1.14. A glossary and abbreviations section is included at the back of this document for reference

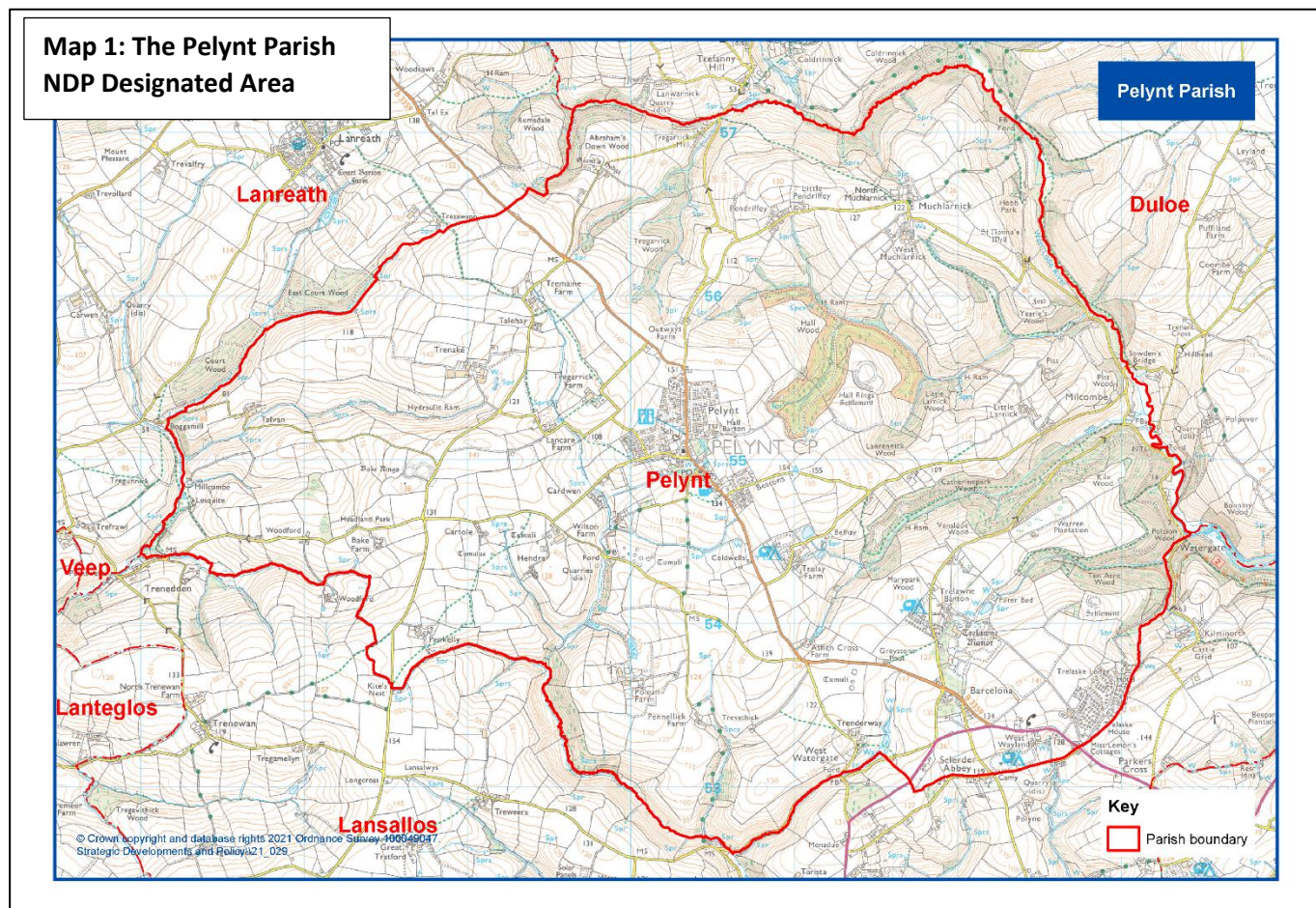
### WHY PREPARE A NEIGHBOURHOOD DEVELOPMENT PLAN FOR PELYNT PARISH?

1.15. Before the Localism Act 2011 created the concept of Neighbourhood Development Plans (NDPs), the only local government bodies that could produce land-use plans to control development in their areas were district and unitary authorities, such as Cornwall Council. After the Act, that power, subject to certain rules, was also given to local councils such as Pelynt Parish Council.

**1.16. Creating an NDP is therefore a significant opportunity to develop a shared vision for our area, to shape, direct and help to deliver sustainable development, by influencing local planning decisions.**

1.17. Once it has passed through a number of stages required by the Neighbourhood Plan regulations, the Pelynt NDP will become part of the formal Development Plan for Cornwall to be used to guide and inform

those proposing development and those who consider and decide upon planning applications within Cornwall Council and also by Planning Inspectors when dealing with Planning Appeals.



1.18. The planning system in England is based on legislation, planning policy and guidance. Policies are instructions that inform what development can and can't do. National planning policies are set by the government for the whole of England in the National Planning Policy Framework 2021 and by Local Planning Authorities for their local areas (in our case, Cornwall Council in the Cornwall Local Plan). The Neighbourhood Plan gives local people greater ownership of the plans and policies that affect their area. Through the Pelynt NDP, we can set out what we expect from any new development and, importantly, what we want protected and what is deficient and requires enhancement.

#### HOW HAS THE NDP BEEN PREPARED TO REPRESENT THE VIEWS OF LOCAL COMMUNITY?

1.19. The preparation of the NDP has been led by the Pelynt NDP Steering Group. This group comprises Parish Council representatives and volunteer members of the local community, all of whom have put many hours work into its production.

1.20. The preparation of the NDP has been informed throughout by consultations that have taken place over the last two years and engagement of local residents in developing its contents. These have included:

- A bi-monthly article in the village newsletter from March 2021 to November 2022, all copies delivered by hand to properties in the parish.
- A scoping questionnaire circulated by hand to every property and on social media in July 2021.
- A business questionnaire and survey circulated by post and online in December 2022
- Contact form on [pelyntplan.co.uk](http://pelyntplan.co.uk) website

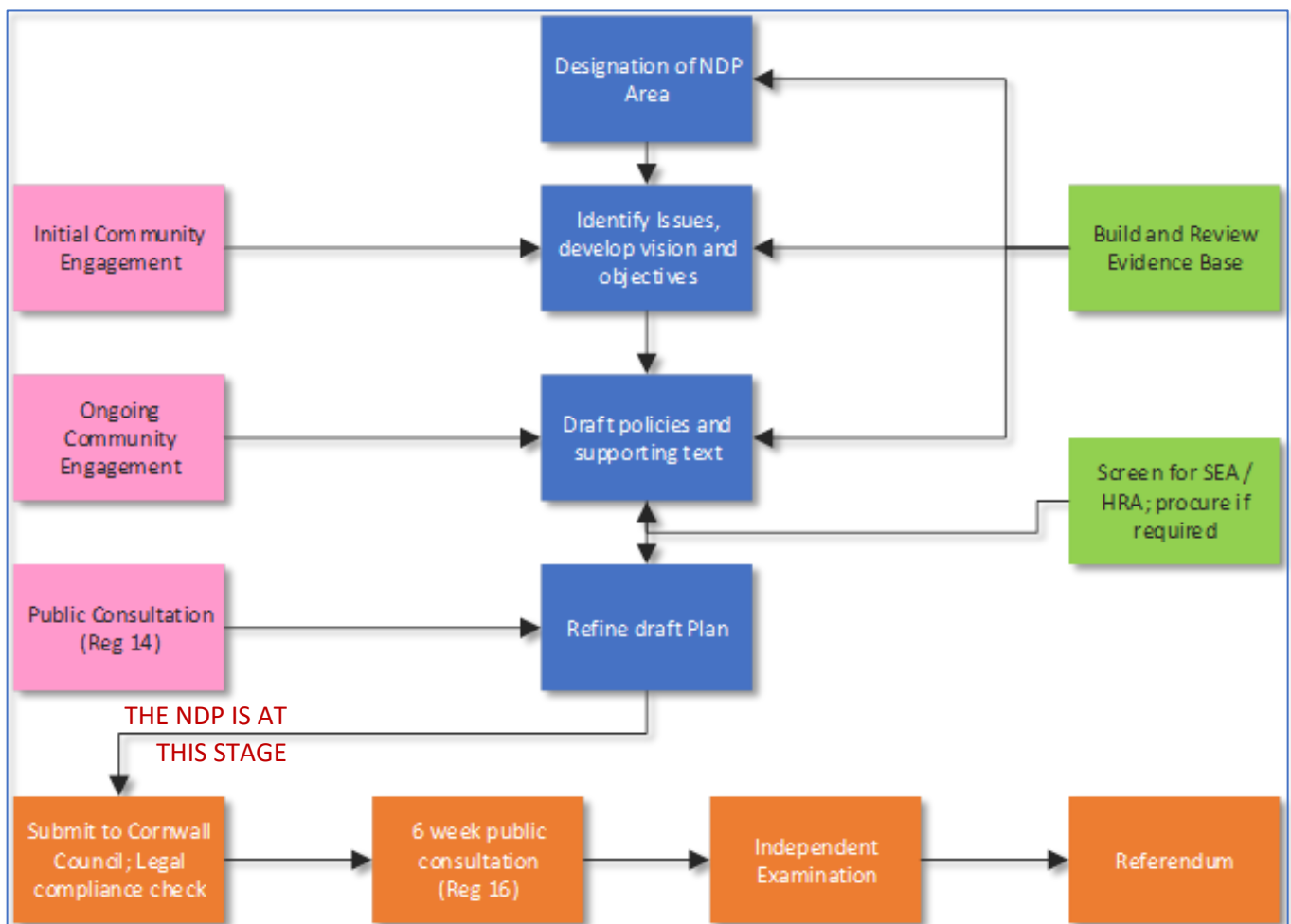
- Formal consultation on the draft NDP for a 6 week period which ran until May 1st 2024, backed by a summary leaflet and four ‘drop-in’ sessions where local people and businesses could discuss the NDP with Steering Group members.

1.21. The outcomes of the various consultations have been used to help shape the vision, objectives and policies of the Pelynt NDP and appear as part of the supporting evidence base.

1.22. The Pelynt NDP website <https://pelyntplan.co.uk/> includes a summary of plan preparation and the consultation undertaken. This is summarised in a formal Consultation Statement which is submitted with the draft Neighbourhood Plan.

1.24. The responses received to the consultation draft NDP were carefully considered. Changes were incorporated to reflect the comments received and the submission plan has been submitted to Cornwall Council, the Local Planning Authority.

1.25. Further consultations will be arranged by Cornwall Council and if Cornwall Council assess the Plan as being in compliance with the laws and regulations governing Neighbourhood Plan making. It will arrange for the Plan to be assessed by an Independent Examiner to check that it is positively prepared and meets the prescribed ‘Basic Conditions’ which the law sets out for a Plan to be adopted. If the NDP passes its examination and Cornwall Council agree with the Examiner, it will be put to a local referendum to say whether the Plan should be used to decide planning applications.



**Figure 2. The NDP Process and Community Involvement**



1.26. When the referendum occurs, all registered electors in Pelynt Parish will be entitled to vote for or against the Plan. The referendum outcome is decided on a simple majority basis.

1.27. If the Neighbourhood Development Plan is supported in the referendum, Cornwall Council will formally adopt it after which it must, by law be taken into consideration when Planning Officers and Councillors determine future Planning Applications.

### **WHAT IS 'SUSTAINABLE DEVELOPMENT'**

1.28. The purpose of the planning system is to contribute towards the achievement of sustainable development. But what is sustainable development? It is defined by the UN General Assembly as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs' As members of the UN, the UK has agreed to pursue the 17 Global Goals for Sustainable Development' in the period to 2030. These goals address environmental, social progress and economic objectives, which are carried forward in the National Planning Policy Framework and the Cornwall Local Plan.

1.29 The Pelynt NDP links in to the UN's Sustainable Development Goals. In doing so, we can contribute towards delivering and translating the goals of sustainable development into real local level action in our Parish.

#### **The 17 Goals of Sustainable Development 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 industrialization 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 and 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 revitalize the global partnership for sustainable development



**Figure 3: The 17 Goals of Sustainable Development**

## **PART TWO: THE EVIDENCE BASE**

2.1 Pelynt Parish NDP is supported by an evidence base which justifies the proposals and policies within the Plan. The evidence base comprises three parts:

- The strategic planning policy background of the National Planning Policy Framework and other national or regional documents related to it and the Cornwall Local Plan, with which the NDP must conform;
- The local environmental, social and economic data about the area and its community;
- The views expressed by the community through engagement in the preparation of the Neighbourhood Development Plan.

2.2 This evidence has been analysed carefully and drawn upon behind the policies in the draft neighbourhood plan.

2.3 The following paragraphs summarise this evidence. The detailed evidence material is available on the NDP website at <https://pelyntplan.co.uk/>.

### **STRATEGIC PLANNING POLICY BACKGROUND**

#### **National Planning Policy Framework 2023**

2.4 At the heart of the NPPF is the ‘presumption in favour of sustainable development’ identifying three interdependent roles – economic, social and environmental – delivered through the preparation and implementation of Plans. 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. The NPPF sets out sustainable development objectives and core principles to which all planning must respond (see Figure 4)

#### FIGURE 4: SUSTAINABILITY PRINCIPLES SET OUT IN THE NPPF (2023)

- **Economic objective:** to help build a strong, responsive and competitive economy
- **Social objective:** to support strong, vibrant and healthy communities
- **Environmental objective:** to protect and enhance our natural, built and historic environment
- **Core Principles:**
  - Delivering a sufficient supply of homes
  - Building a strong competitive economy
  - Ensuring the vitality of town centres
  - Promoting healthy and safe communities
  - Promoting sustainable transport
  - Supporting high quality communications infrastructure
  - Making effective use of land
  - Achieving well-designed and beautiful places
  - Meeting the challenge of climate change, flooding and coastal change
  - Conserving and enhancing the natural environment
  - Conserving and enhancing the historic environment

#### Cornwall Local Plan 2010 to 2030

2.5 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 5)

#### FIGURE 5: 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.

2.6 Pelynt Parish is part of the South East Cornwall Community Area Partnership [CAP]. CAPs are intended to bring local organisations and people together to tackle the issues that matter to communities, so everyone can start, live and age well. Presently there are no specific planning objectives or policies for the CAPs. Therefore the specific objectives relating to the former Liskeard-Looe Community Network Area given in the Cornwall Local Plan will continue to apply.

**FIGURE 6: CORNWALL LOCAL PLAN OBJECTIVES FOR PELYNT**

**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.

2.7 The Local Plan says 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)**

2.8 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. The CEDPD was adopted in February 2023. Its policies include such issues as sustainable construction, renewable energy and net biodiversity gain, and are already capable of being applied to development taking place within Pelynt parish. The NDP does therefore not need to cover these issues in detail, nor repeat the CEDPD's provisions. However, the NDP can include local action to support the CEDPD and signpost that documents provisions in order to ensure that they are fully considered at the planning stage of new developments.

## **LOCAL ENVIRONMENTAL, SOCIAL AND ECONOMIC BACKGROUND**

2.9 The main village after which the Parish is named lies atop a plateau that affords striking views in all directions. The Parish of Pelynt lies a mile inland from the south east coast of Cornwall and contains a little over 4000 acres of land. The Parish is roughly circular in shape with the only village, the Churchtown, in the centre. The area is a rural community and has 1428 inhabitants, an increase of 29.8% from 2011 and more than the 7.7% average for Cornwall, (2021 census results).

2.10 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<sup>1</sup> 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.

2.11 Dotted across this landscape are many heritage features including prehistoric and medieval settlement and field patterns, listed buildings of historic interest and the important Scheduled Ancient Monuments of the Hall Rings Hillfort (dating from eighth - fifth centuries BC), 'Mountain Barrows,' (a round barrow cemetery dating from the Bronze Age) plus Bake Rings (a later prehistoric-roman round with attached enclosure and outwork) and two other Iron Age hillforts. Although much of the agricultural land has limited biodiversity value the extensive areas of Cornish hedges, hedgerows and the stream and river valleys provide important wildlife resources and corridors. Many of the wooded valleys are formally declared Cornwall Wildlife Sites.

2.12 Christianity probably came to Pelynt in the 6th century and the present Church, dedicated to St Nun, stands within an Iron Age round. The present Parish Church, part of which dates from the 14th century, is a Grade 1 listed building. It is an early 'Lan' site and almost certainly stands on top of a much earlier Church.

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<sup>1</sup> (grade 2: very good quality agricultural land, grade 3: good to moderate quality land).

The Parish contains two buildings listed as Grade 2 dating from the 14th and 15th centuries and several Grade 2 houses dating from the 17th to the 19th century.

2.13 Pelynt is known as the birthplace and home of Bishop Sir John Trelawny who in 1688, along with six other Bishops, refused to have read in their churches the King's 'Declaration of Indulgence' that would have given more freedom to Catholics in this country. The 'Seven Bishops' were arrested and put in the Tower of London where they remained for a couple of weeks before being tried and found not guilty of seditious libel. Their release was celebrated both in Cornwall and further afield. In Pelynt the release of the Bishops is celebrated on the 30th June every year and is usually ended with a rousing rendition of the Cornish Anthem 'Trelawny.'

2.14 During the 19th century most men and boys worked on the land but with the introduction of revolutionary new farm machinery towards the end of that century many families left the Parish to work in the rapidly expanding industrial towns of England. Farming is still an important part of the economy in this area but tourism is now equally important. Most recent large-scale development has been in tourist accommodation, in particular camping, caravan and motorhome sites. In addition, there has been considerable agricultural infrastructure and diversification investment that is ongoing.

2.15 The size of the population of Pelynt parish remained relatively stable from 2001 to 2011 but grew by 29.8% from 2011 to 2021. The population profile of the Parish is becoming dominated by older age groups. In 2001 some 33% of the population were aged 65 or over, by 2021 this proportion had grown to 42%. The proportion in the working age range, already smaller than average for Cornwall and England, fell from 53% to 44%. The causes for this may be the indigenous population growing older, in-migration by mainly older people, with those of working age moving away to find jobs or affordable accommodation.

2.16 The Cornish housing crisis [see page 33] means that there is significant demand for housing throughout Cornwall. In Pelynt Parish there have been several new housing developments over the last few years. Despite this in May 2024 the housing need identified in the Homechoice housing register was for 59 households seeking affordable rented housing, i.e. were local people in need of affordable rented accommodation.

2.17 In 2021 22.4% of households were single people of 65 and over, much higher than in 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%). In 2021 7.2% reported bad or very bad health which compares poorly to England (5.2%) and Cornwall (6.2%). 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. All this has very significant implications for the future in terms of health and wellbeing services and the vitality of the community. Also, there is a risk that the needs of younger people will be obscured by the burgeoning needs of older people.

2.18 Data on marriage, ethnicity national identity, religion and belief suggests that traditional values will be shared within the community.

2.19 In 2021 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%). In terms of people's jobs, there was 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.

2.20 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.

2.21 In 2011 Pelynt Parish was more deprived than the average for Cornwall, the South West and England but the data suggests that the depth of deprivation at that time was not severe. In the 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.

## **RETAIL, LEISURE AND LOCAL INFORMATION**

2.22 Pelynt is served well on the retail side with two busy convenience stores that have car parking with somewhat limited space. They both provide a fair range of foodstuffs, alcohol and household essentials including solid fuel for the large number of traditionally heated houses as there is no mains gas supply in Pelynt. One store has a very busy sub post office and parcel hub with the other boasting a very busy traditional butchers' counter. Both stores arrange home deliveries on request. There is also a thriving private social club with tourist membership available and encouraged. Pelynt's popular public house and restaurant is situated at the south end of the village with easy access to a large car park. A thriving antiques, collectables and gift shop that also specialises in hand dyed wools and seasonal plants is to be found in the centre of the village just a short walk from the free village hall car park. This car park is well used and a modest health centre run by a Looe practice is located just behind. There are a number of centrally located hairdressers including one with a well sized salon and roadside parking. Pelynt has a centrally located garage that undertakes repairs, tuning, servicing and other vehicle essentials including a modern tyre fitting bay. Whilst there are few facilities for teenagers a newly refurbished play park is very well used by families with safe access on foot from the school and the west side of the B3359.

2.23 Tourism around and within the parish is growing with many holiday lets, accommodation on farms plus camping/caravanning sites with motorhome pitches that are fully serviced. Adjacent to Hall Wood on the east side of the B3359 planning permission has been granted to build a luxury 25 holiday lodge resort accommodating up to 150 visitors but work has yet to commence. Pelynt's location is within a few miles of Polperro, Talland and Looe and is ideally situated for visitors who like somewhere quiet but accessible to the coastline. An existing caravan site currently dormant may be developed fairly soon but the nature of the accommodation is at present unknown. Walking and cycling are popular in the West Looe River valley at the edge of the parish and a popular basic campsite is located at Watergate by the river with rowing and kayak access open on a six-month licence for holiday purposes only.

2.24 A recent business survey carried out for this report identified around 50 small businesses and home workers across the parish ranging from agricultural engineers, bespoke machine embroidery and kennels/grooming services to software programmers based at home.

2.25 Green spaces and access to the countryside are features of the parish with 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. 'Pelynt footpaths and other public rights of way survey' is in appendix XX. In the mid 2021 NDP questionnaire 97% of respondents thought open spaces and green spaces were important to them. The Pelynt Parish Council have been involved with the 'Looe Valley Trails Project' ([https://letstalk.cornwall.gov.uk/looe-valley-trails?tool=quick\\_poll](https://letstalk.cornwall.gov.uk/looe-valley-trails?tool=quick_poll)) as some of the proposed routes are shared.

### COMMUNITY ENGAGEMENT FINDINGS

2.26 A community survey was carried out in July 2021. The response rate was about 24%. A large majority [86.1%] thought it would be a good idea to have an NDP for Pelynt Parish. In response to general questions respondents gave the following answers:

Question	Answers
What do you love about the Parish?	<ul style="list-style-type: none"> <li>community spirit</li> <li>quiet atmosphere</li> <li>good facilities and the countryside</li> </ul>
What could be improved about the Parish?	<ul style="list-style-type: none"> <li>Traffic calming and speeding controls</li> <li>Facilities for children and teenagers</li> <li>Outdoor space</li> </ul>
Any other topics?	<ul style="list-style-type: none"> <li>Housing type, styles and allocation</li> </ul>

FIGURE 7: JULY 2021 COMMUNITY VIEWS ABOUT THE PARISH

2.27 When asked what issues are important to Pelynt, respondents rated the issues as follows:

Topic	Responses
Open Spaces / Green Spaces / Footpaths etc.	97.5%
Health Services	95.1%
Landscape	91%
Natural Environment / Wildlife / Biodiversity	91%
Provisions for Younger People	87.7%
Transport/ Traffic	86.9%
Community Facilities	86.9%
Housing Numbers	82.8%
Education / Skills	82.8%
Economy / Jobs	79.5%
Housing Design	77%
Housing Type	76.2%
Historic Environment / Heritage	74.6%
Recreation / Leisure Facilities	68%



<b>Renewable Energy</b>	60.7%
<b>Parking</b>	59%
<b>Provisions for Older People</b>	55.7%
<b>Public Amenities</b>	51.6%
<b>Tourism</b>	31.1%
<b>Second Homes/ Holiday Homes</b>	29.5%

**FIGURE 8: JULY 2021 COMMUNITY VIEWS ABOUT ISSUES IN THE PARISH**

2.28 In the Pelynt NDP Business Survey of December 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.*

2.29 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.*

2.30 When asked how aspects of business life in Pelynt could be improved responses that might be addressed in the NDP included: *...more retail spaces or commercial aspects for visitors to want to come to Pelynt ...storage units...a business hub for networking and educational and business courses and advice...better parking facilities.*

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

2.32 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.

2.33 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.

2.34 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

2.34a During the formal consultation on the NDP in February and April 2024, 40 formal responses were made, which were largely in agreement with the NDP's objectives and policies [see Figure below], and many made interesting and informative comments

2.24b All the comments have been carefully read and analysed, and the NDP has been amended before it was formally submitted to Cornwall Council. The amendments have sought to accommodate community views as fully as is possible whilst remaining focused on planning issues and maintaining the fundamental strategy of the Plan [i.e. to manage development in a way that supports the rural landscape and heritage character of the area] which is based on the community engagement work carried out before it was written.

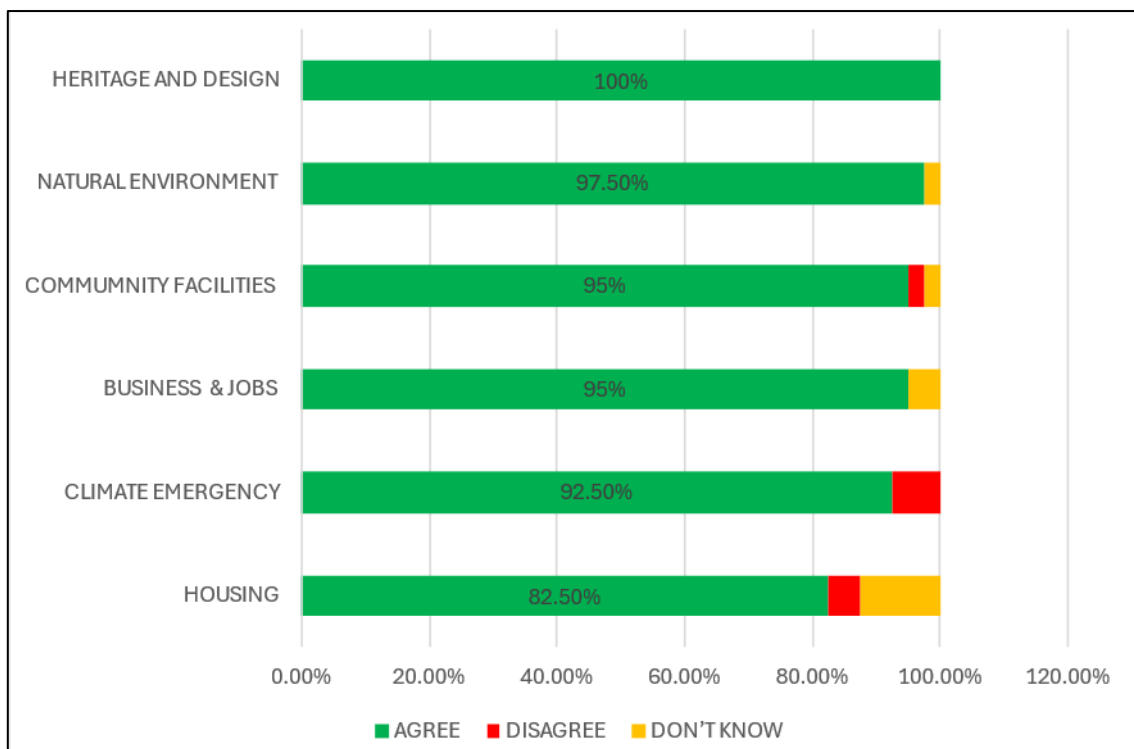


FIGURE 9: FORMAL CONSULTATION RESPONSE TO THE DRAFT PELYNT NDP.

### PART THREE: VISION AND OBJECTIVES

3.1 Every plan should have an aim and for the Pelynt Parish NDP the aim is for the policies of the NDP to help achieve our shared 'Vision' for Pelynt Parish by 2030. The draft Vision for the NDP is as follows:

#### OUR DRAFT VISION FOR PELYNT PARISH

**'Our vision for the parish is to create a healthy, well-designed, and well-connected community that is a pleasant and tranquil place to live, work and visit for people of all ages and abilities. We aim to meet the needs and aspirations of residents by providing a diverse range of homes, jobs and community facilities. Our parish will be set in a beautiful environment that values its heritage, landscape and biodiversity. We are committed to addressing the causes of climate change and enhancing our resilience through sustainable practices and adaptive measures, ensuring a vibrant and sustainable future for all'.**

3.2 In order to achieve this Vision a number of 'Objectives' are set and then, in turn, in order to achieve these Objectives, a number of Policies are set out. It is these policies that will have to be taken into

consideration when Planning Officers and Councillors determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figures 10 and 11.

## **OBJECTIVES**

3.3 As the climate crisis represents a fundamental threat to global and local well-being that spans multiple areas of life and community, the NDP leads off with a cross-cutting set of Climate Change objectives.

### **Climate Change Objectives**

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

### **Housing Objectives**

- a. 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.
- b. Contribute to the housing and employment needs of the Looe-Liskeard Community Network Area.

### **Business & Jobs Objectives**

- a. 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.
- b. Support opportunities for local people to access local employment.
- c. Encourage improvement of digital connectivity.

### **Environment & Heritage Objectives**

- a. Retain and enhance the highly valued natural environment, habitat and landscape of the Parish.
- b. Protect and enhance the architectural and historic character of the area.
- c. Improve the quality of design of all development and change within the plan area.

### **Community Facilities & Infrastructure Objectives**

- a. 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.
- b. Ensure new development is appropriate in scale to the ability of infrastructure to support it.
- c. Support measures to deliver healthcare locally where possible and meet the needs of elderly people for suitable housing.
- d. Maintain and enhance the health and wellbeing of the community through development.

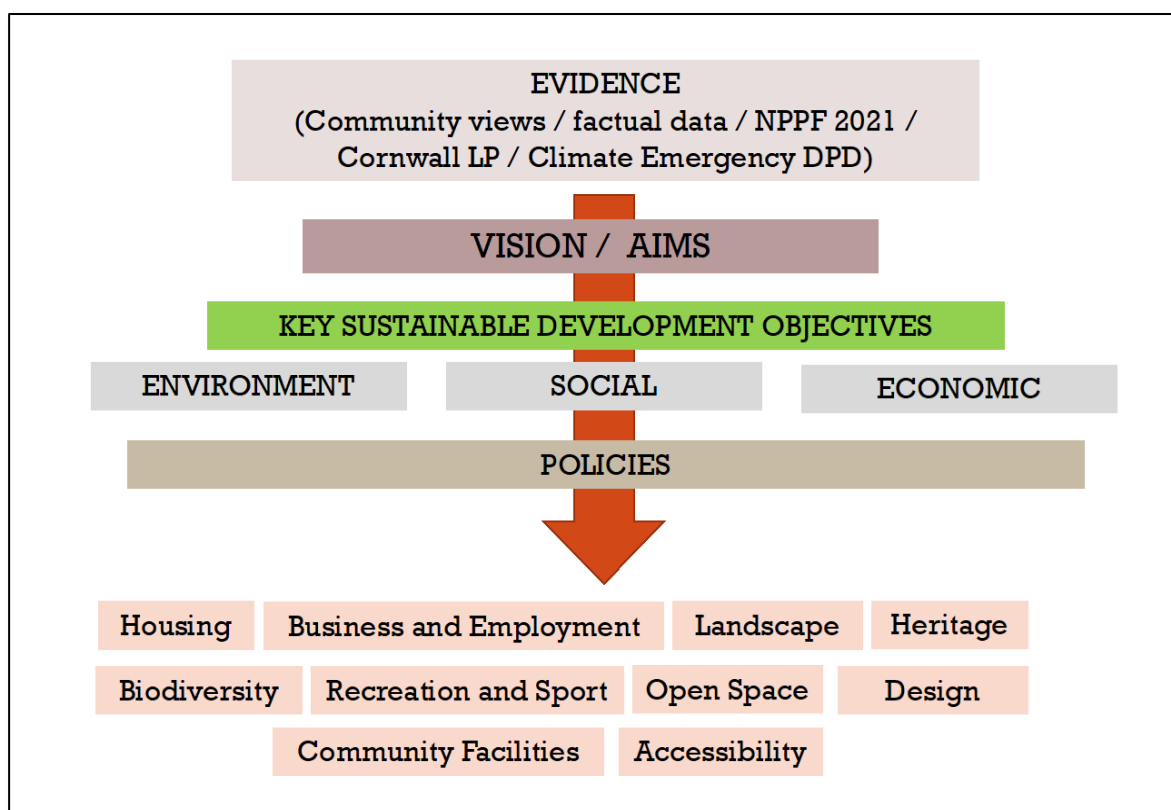


Figure 10: Vision - Objectives - Policy Golden Thread

Figure 11: Pelynt Parish NDP: Links between Policies and Objectives					
PELYNT PARISH NDP POLICIES	PELYNT PARISH NDP OBJECTIVES				
	A	B	C	D	E
	Climate Change	Housing	Business & Jobs	Environment & Heritage	Community Facilities & Infrastructure
Policy CC 1 Sustainable Design and Low Carbon Heat	✓	✓	✓	✓	✓
Policy CC 2 - Local Energy Storage	✓		✓	✓	✓
Policy CC 3 Community Led Renewable Energy	✓			✓	✓
Policy CC 4 Wind Energy	✓		✓	✓	✓
Policy CC 5 Ground Mounted Solar PV	✓		✓	✓	✓
Policy CC 6 - Sustainable Drainage	✓	✓	✓	✓	✓
Policy CC 7 - Natural Flood Management Solutions	✓	✓	✓	✓	✓
Policy H 1 – New Housing Development at Pelynt Village		✓		✓	
Policy H 2 – New Housing Development in the Countryside		✓		✓	
Policy H 3 – Housing Mix		✓		✓	✓



**Figure 11: Pelynt Parish NDP: Links between Policies and Objectives**

PELYNT PARISH NDP POLICIES	PELYNT PARISH NDP OBJECTIVES				
	A	B	C	D	E
	Climate Change	Housing	Business & Jobs	Environment & Heritage	Community Facilities & Infrastructure
Policy H 4 - Community Led, Self and Custom Build Housing		✓		✓	✓
Policy BE 1 - Small Business Development			✓	✓	✓
Policy BE 2 - Supporting Home Based Businesses and Working from Home		✓	✓	✓	
Policy BE 3 - Farm Business Diversification	✓		✓	✓	
Policy BE 4 - Rural Tourism	✓		✓	✓	✓
Policy NE 1- Landscape	✓		✓	✓	
Policy NE 2 - Biodiversity	✓	✓	✓	✓	✓
Policy NE 3 - Trees, Cornish Hedges and Hedgerows	✓	✓	✓	✓	
Policy NE 4 - Dark Skies	✓	✓	✓	✓	✓
Policy DH 1 - Design Principles	✓	✓	✓	✓	✓
Policy DH 2 – Heritage, Design & Cornish Distinctiveness	✓	✓	✓	✓	✓
Policy CF 1 – Protection and Enhancement of Community Facilities			✓		✓
Policy CF 2 – Education and Health Provision			✓		✓
Policy CF 3 - Protection and Enhancement of Open Space and Recreation	✓			✓	✓
Policy CF 4 – Transport, Highways and Communications	✓	✓	✓		✓
Policy CF 5 - Footways, Pedestrian Links, Public Rights of Way	✓	✓	✓	✓	✓

## PART FOUR: THE NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

4.1 This part of the NDP contains the draft policies that would be followed when the Pelynt Parish Council is preparing its comments on planning applications and would be considered by the Local Planning Authority, Cornwall Council, when it makes its decisions on those applications.

4.2 Each policy is preceded by a statement of the justification for the policy and its intentions. The policies themselves are highlighted in a box, followed by any additional information that will help users of the NDP.

4.3 The climate crisis represents a fundamental threat to global and local well-being. This has been recognised internationally through the Kyoto and Paris Climate Conference Agreements and the United Nations Intergovernmental Panel on Climate Change (IPPC) Interim Report, 2018. The causes are excessive releases of 'greenhouse gasses', particularly carbon, through production and consumption. The effects of this present a range of local impact risks for Pelynt Parish, including:

- Increased heat related illnesses and deaths during the summer.
- Increased illnesses and deaths related to exposure to sunlight (e.g. skin cancer, cataracts).
- Increased pathogen related diseases (e.g. Covid-19, legionella and salmonella).
- Increased health problems from a rise in local ozone levels during summer.
- More storms and resultant injuries and deaths.
- Reduced water resources and summer droughts [of particular concern in an agricultural parish].
- Poor water quality after heavy rain.
- Increased risk of flooding, including increased vulnerability to 1:100 year floods.
- Demands for investment in the capacity of wastewater treatment plants, sewers, and upgraded 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.
- Effects cascading from these, for example harm to supply chains, higher insurance costs, increased roads maintenance costs etc.
- Obstruction of roads by flooding or fallen trees blocking access and key deliveries [such as solid fuel for off-gas properties].

Further details can be found in the [Cornwall Climate Risk Assessment](#).

4.4 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 search the internet for UK Climate Risk and Climate Change Committee.

4.5 Government advice [NPPF 2023, Para 157] requires 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.'* The following policies therefore aim to encourage the release of the local sustainable energy potential to help secure Cornwall's zero-carbon targets, and tackle the causes and impacts of climate change, in ways that respect residential amenity, natural habitat and its species, landscape and visual impact, and the historic environment.

4.6 On 22nd January 2019 Cornwall Council resolved to declare a 'climate emergency' and to prepare a report '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.

4.7 Cornwall Council has now adopted the Cornwall Climate Emergency DPD [CEDPD].

4.8 The **Local Area Energy Plan** or LAEP will build on the region's track record in renewable energy innovation and ambitions to build new green industries, such as floating offshore wind and deep geothermal energy. As well as examining the type of technologies and fuels needed, the LAEP will propose changes and additions to existing energy infrastructure and make recommendations to help secure affordable energy supplies for the future.

#### **Policy CC 1 Sustainable Design and Low Carbon Heat**

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4.9 Pelynt Parish supports Cornwall Council's commitment to tackling the climate emergency and becoming 'net zero' by 2030. A significant contribution can be made to this if all new developments within the Parish aim to achieve high standards of sustainable design in construction and operation as this can:

- a. Reduce the use of fossil fuels and the consequent release of 'greenhouse' gasses
- b. Improve the efficiency of use of natural resources,
- c. Increase the re-use and recycling of resources,
- d. Increase the production and consumption of renewable energy,
- e. Reduce fuel poverty, and
- f. Improve social equality.

Sustainable construction is about taking a 'life cycle' approach to development. This encompasses location, design, materials, construction management, the life and long-term stewardship of developments.

4.10 Policy SEC 1 of the CEDPD has the 'energy hierarchy' as its core principle and provides 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 (Sustainable Drainage System) 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. Such measures could include:

1. include measures to reduce heat loss, such as double or secondary glazing with wooden windows that meet the latest relevant British standard; and/or
  2. replacement of fossil fuel burning energy sources with electric power from renewable sources with zero air emissions locally.
- achieve BREEAM 'Excellent' (or equivalent).

4. 10a Additionally, in order to minimise waste and improve the management of resources, sustainably designed homes might incorporate:

- Recycling Facilities - Incorporate built-in recycling bins in kitchens and communal areas to encourage proper waste separation and recycling.
- Composting Systems - Install composting units in gardens or communal green spaces to manage organic waste and provide nutrient-rich soil for landscaping.
- Rainwater Harvesting - Implement rainwater harvesting systems to collect and reuse rainwater for irrigation, flushing toilets, and other non-potable uses.
- Energy-Efficient Appliances - Equip homes with energy-efficient appliances and fixtures, such as LED lighting, low-flow faucets, and Energy Star-rated appliances, to reduce resource consumption.
- Green Roofs and Walls - Incorporate green roofs and living walls to improve insulation, reduce stormwater runoff, and increase biodiversity.
- Water-Efficient Landscaping - Use native and drought-resistant plants in landscaping to reduce water usage and maintenance needs.

4.10b The CEDPD requires a water consumption standard for residential development of no more than 110 litres/person/day through the incorporation of water saving measures where feasible, but does not specify a water consumption standard for non-residential development. In response to Regulation 14 consultation, South West Water have advocated the inclusion of a specified standard for water efficiency within policy CC1 of this NDP for non-residential development.

#### **POLICY CC 1: SUSTAINABLE DESIGN AND LOW CARBON HEAT**

All new development proposals will be supported which:

- a) seek to achieve high standards of design and sustainable development, or which seek to retrofit low carbon heating and cooling solutions to existing buildings as part of any redevelopment, and
- b) demonstrate how design, construction and operation address the requirements of the Cornwall Climate Emergency DPD Policy SEC1, will be supported.
- c) In addition, non-household development should achieve a score of three credits within the water (Wat 01 Water Consumption) issue category for the BREEAM New Construction Standard, achieving 40% reduction compared to baseline standards;

Applications that clearly demonstrate the incorporation of measures to sustainably minimise waste or improve the management of resources will also be supported.



## Policy CC 2 - Local Energy Storage

4.11 Local energy storage is 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.

4.12 Policy CC1 is intended to encourage the provision of infrastructure to support renewable energy generation and use and set the parameters by which such proposals can be accommodated without harming various planning interests.

### **POLICY CC 2: LOCAL ENERGY STORAGE**

Proposals for renewable and low carbon energy storage developments will be supported and encouraged providing that:

- a) Any new buildings are designed to reflect local building vernacular and minimise visual impact on the landscape.
- b) They would not dominate, or prevent the understanding and appreciation of heritage assets, and the layout and use of heritage buildings is informed by a detailed Heritage Impact Assessment.
- c) Ecological and tree surveys are undertaken where appropriate and adequate mitigation of any effects is proposed in accordance with NDP Policies NE2 and NE3.
- d) They would not adversely affect the amenities of local residents or users of footpaths and cycle routes in terms of noise, vibration, traffic generation, security lighting, fencing, and construction impacts – e.g. noise, vehicle movements, tree removal.
- e) Wherever possible, the opportunity is taken to re-use existing agricultural or industrial buildings and apply remedies to despoiled ground.

## Policy CC 3 - Community Led Renewable Energy

4.13 Communities can have a significant role in renewable energy development and innovation. 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.

4.14 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.

4.15 Policy RE1 is the overarching CEDPD policy covering renewable and low carbon energy and requires that commercial schemes with a capacity of over 5MW should provide an option for communities to own at least 5% of the scheme, subject to viability. This neighbourhood plan policy is intended to sit alongside Policy RE1 by covering community energy schemes.

### **POLICY CC 3 COMMUNITY LED RENEWABLE ENERGY**

Development proposals for community led renewable energy schemes will be supported, where they are:

- a) Integrated so that the energy generated can be supplied directly to domestic homes, business and other buildings in the Parish or
- b) Fully or partly owned by residents, businesses or community associations located in Pelynt parish, for the benefit of the local community, demonstrated by evidence that the development is fully or partly owned through an appropriate community energy enterprise and
- c) Compliant with other policies of this plan and the CEDPD.

### **Policy CC 4 - Wind Energy**

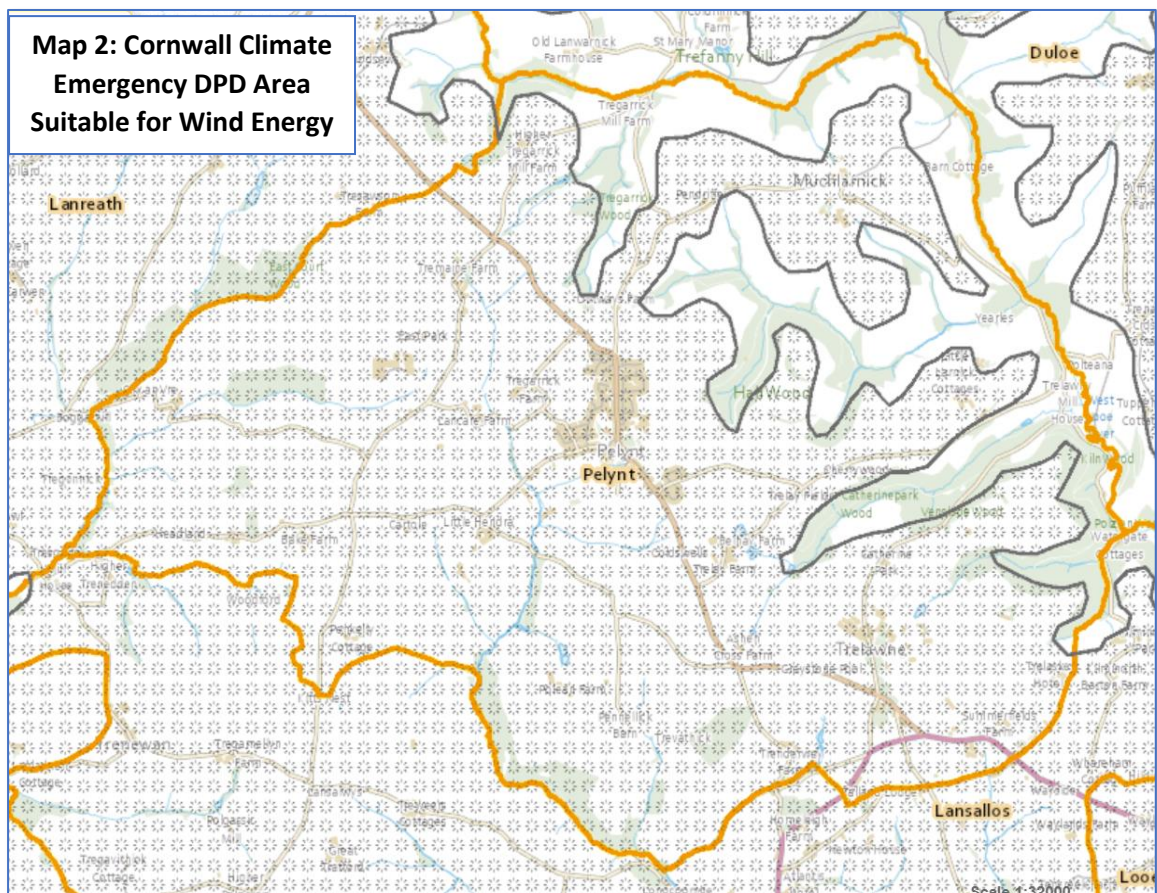
4.16 Cornwall has the best wind resources in Europe and as shown in the evidence base for this NDP Pelynt has average wind speeds that would support viable wind turbine development. Most of the area [apart from a small area around Muchlarnick] is within 2km of the 33kV and 132kV electricity distribution grid. The CEDPD identifies 'broad areas' that are 'suitable for wind energy' development based on a landscape sensitivity assessment<sup>2</sup> and sets relevant criteria for decision making. Almost the entire Parish of Pelynt is within this area, apart from the Looe Rivers valleys. 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.

4.17 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, (61-99m high), 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) exists in the Parish, and that only 4 more [max height 79m] outside the Parish 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, so ensuring that the development will be in line with the landscape character, appropriate and proportionate to its location.

4.18 Policy RE1 of the CEDPD supports renewable energy schemes where:

<sup>2</sup> Cornish Renewable Energy Landscape Sensitivity Assessment 2020

- 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.



4.19 The only consideration not covered by Policy RE1 relates to the safety of highways and public rights of way.

#### **POLICY CC 4 WIND ENERGY**

Proposals for new single wind turbines or the replacement of existing wind turbines will be supported within the area shown on Map 2 up to a height of 99m, where they meet the requirements of Policy RE1 of the Climate Emergency DPD and follow the guidelines set out in the Cornish Renewable Energy Landscape Sensitivity Assessment 2020, and where the proposal does not adversely affect highway safety or public rights of way.

## Policy CC 5 - Ground Mounted Solar PV

4.20 As with the rest of Cornwall and most of the SW of England, the Parish area shares the highest solar PV potential in the UK, at 3.4kWh/m<sup>2</sup>/day. Local solar PV developments can therefore help to make a meaningful contribution to meeting net zero. However it is important to ensure that solar PV developments are appropriate and proportionate to their location and have minimal impact on agricultural use. This is important given that large areas of the Parish fall into Grade 2 and Grade 3 'best and most versatile' agricultural land classification.

### **POLICY CC 5 GROUND MOUNTED SOLAR PV**

Proposals for ground mounted solar arrays will be supported where they meet the requirements of Policy RE1 of the Climate Emergency DPD and follow the guidelines set out in the Cornish Renewable Energy Landscape Sensitivity Assessment 2020; and

- a) There is no significant negative impact on residential amenity or on highways and Public Rights of Way; and
- b) If on land in agricultural use, should wherever possible enable continued agricultural use underneath the panels.

## Policy CC 6 - Sustainable Drainage

4.21 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 some properties located close to the main watercourses in the Parish, including the centre of the village. A more extensive area is within the 1 in 1000-year surface water flooding risk area. 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. 'Hard' engineered mitigation of flood risk can be unsympathetic to both the natural and built environment. On the other hand, Sustainable Drainage System (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.

4.22 Where possible, the best practice is to manage water above ground for easier maintenance and to deliver additional environmental and amenity benefits. Soakaways and underground tanks are a last resort solution when other options are not possible.

4.23 The Policy is also supported by Cornwall Council produced documents as follows:

- Cornwall Local Flood Risk Management Strategy: <https://www.cornwall.gov.uk/environment-and-planning/countryside/estuaries-rivers-and-wetlands/flood-risk/local-strategy/>
- Cornwall Council Sustainable Drainage Policy: <https://www.cornwall.gov.uk/media/utmhtxt/sustainable-drainage-policy-v-1-0.pdf>



## **POLICY CC 6 SUSTAINABLE DRAINAGE**

Development proposals will be supported where they demonstrate that they comply with CEDPD policy CC4 and:

1. Wherever possible include one or more of the following Sustainable Drainage Systems (SuDS) design features to reduce and manage the risk of surface water flooding within on site and elsewhere in the parish and beyond:

- a) The use of “natural” SuDS features including infiltration, swales, storage basins, tree planting, street trees, rain gardens, green roofs, ponds and wetlands which deliver ecological and community benefits
- b) Permeable driveways and parking areas;
- c) Water efficiency, for example by incorporating rainwater harvesting and storage technology alongside other SuDS features.

2. Have site arrangements that make provision for simple, straightforward and wild-life friendly maintenance of SuDS features.

3. Are designed to work with the natural topography of a site rather than levelling so as to support natural drainage and maintain the local landscape character.

Where possible, retrofitted SuDS, rainwater harvesting and water efficiency products should be included in any proposed changes to existing buildings and land.

## **Policy CC 7 - Natural Flood Management Solutions**

4.24 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 help tackle the impacts of climate change, improve biodiversity and aid rural industries that involve land management responsibilities. Some NFM measures like ponds, wetlands and woody dams may require planning permission.

4.25 Parts of the parish are in a general area that may be susceptible to groundwater flood risk (e.g. from springs). Planning applicants should be aware that there is a potential groundwater flood risk in some areas and site-specific groundwater investigations may be requested by the SuDS Officer in some places.

## **POLICY CC 7 - NATURAL FLOOD MANAGEMENT SOLUTIONS**

Measures designed to manage flooding which require planning permission will be supported. They should incorporate methods which contribute additional biodiversity and recreational benefits wherever possible, and comply with CEDPD Policy CC3.

4.26 Various natural flood management opportunities, particularly involving tree planting, have been identified by the Environment Agency here: [ArcGIS - Mapping Potential for WWNP](#). There is also a more technical opportunity mapping tool for Cornwall and Devon, called “NFM Studio” which landowners, developers and their consultants may find useful for planning SuDS and NFM schemes. See: [Devon and Cornwall NFM Studio Dashboard \(arcgis.com\)](#)



**Figure 12: Pelynt NDP Climate Change Cross Referenced to Policies**

<b>NDP policy theme and reference</b>	<b>NDP Page</b>	<b>Climate Emergency Development Plan Document February 2023</b>
Policy CC 1 Sustainable Design and Low Carbon Heat	23	Policy SEC1
CC2 Local energy storage	25	Policy RE1
Policy CC 3 Community Led Renewable Energy	25	Policy RE1
Policy CC 4 Wind Energy	26	Policy RE1
Policy CC 5 Ground Mounted Solar PV	28	Policy RE1
Policy CC 6 - Sustainable Drainage	28	Policies CC3 and CC4
Policy CC 7 - Natural Flood Management Solutions	29	Policies CC3 and CC4
H1 -New housing development	34	Policies T1, T2 and SEC1
H2 – New Housing Development in the Countryside	35	Policies T1, T2 and SEC1
H4 - Community Led, Self and Custom Build Housing	38	Policies T1, T2 and SEC1
BE1- Small business development	40	Policies T1, T2 ,TC5 and SEC1
BE2 - Supporting Home Based Businesses and Working from Home	42	Policies T1, T2 and SEC1
BE3 - Farm business diversification	43	Policies T1, T2 ,TC5, SEC1 and AG1
BE4 - Rural tourism	44	Policies T1, T2 ,TC5, SEC1 and AG1
NE2 - Biodiversity	47	Policies G1, G2, G3 and G4
NE3 - Trees, Cornish hedgerows and hedges	49	Policies G1, G2, G3 and G4
DH1 - Design Principles	51	Policy SEC1
DH2 – Heritage, Design & Cornish Distinctiveness	55	Policy SEC1
CF1 – Protection and Enhancement of Community Facilities	56	Policies TC5 and SEC1
CF2 - Education and health provision	57	Policies TC5 and SEC1
CF3 - Protection and enhancement of open space and recreation	58	Policies G1, G2, G3 and G4
CF 4 - Transport, Highways and Communications	65	Policies T1 and T2
CF5 - Footways, pedestrian links and public rights of way	66	Policies T1 and T2

## HOUSING

### Parish Housing Requirement

4.27 Cornwall's Local Plan apportions 1500 dwellings to be delivered in the parishes that make up the rural area of Liskeard - Looe CNA. Figures supplied by Cornwall Council show that as a minimum Pelynt Parish needs to deliver 0 (zero) new dwellings between April 2018 and 2030, to be considered in general

conformity with the Local Plan. It is important to acknowledge that the above target is a minimum requirement.

4.28 Nevertheless, this figure is representative of the number of planning consents and completions of housing development that has taken place in the Parish since the CLP period commenced in 2010. The 0 figure is in effect stating that the minimum housing apportionment for the Parish against the CLP figures for the period of 2010-2030 (being the lifetime of the CLP) has already been met by March 2018.

4.29 Whilst the Parish is, therefore, not required to plan for strategic levels of growth, this does not mean that the Parish wishes to stand still. Our public consultations demonstrated that the majority of residents want new developments to respond to local housing needs within the Parish. The NDP should also help to tackle the Cornish housing crisis.

### **The Cornwall Housing Crisis**

'Securing Homes for All: A Plan to Respond to Cornwall's Housing Crisis' was agreed by Cornwall Council in 2022. The Plan recognises that Cornwall is experiencing a housing crisis and sets out objectives and interventions in response.

The Securing Homes for All Plan includes 4 key measures:

1. To work towards ending homelessness and rough sleeping
2. To improve availability and access to homes for local residents
3. A step-change in the supply of affordable homes across Cornwall
4. Enabling the delivery of the housing targets within the Cornwall Local Plan

Each of these actions are proposed to be taken forward with partners, local councils and communities. As the Pelynt Parish NDP is a material consideration in planning applications relating to housing, it can contribute to these measures in various ways at a local scale, for example by supporting a level of housing that meets local needs and demands, assisting in bringing forward rural exception sites by being clear as to where the release of land will be exceptional, by supporting the provision of housing to meet the needs of local elderly local elderly and/or disabled people, and expanding Community Housing development

The NDP can also assist by setting locally derived criteria for the mix of tenures and discounts to be provided within the affordable housing element of new development coming forward on exception and previously developed land sites within the Parish, and supporting, subject to criteria, alternative forms of residential accommodation.

4.30 The NDP must also plan to meet affordable housing needs, in accordance with the NPPF and CLP. Homechoice is the choice-based system for letting council and housing association homes to rent in Cornwall. In May 2024 the housing need identified in the Homechoice housing register was for 59 households seeking affordable rented housing. 34 households were aged 55 or over requesting 1 bed accommodation (29) and 2 bed accommodation (5), whilst 1 household requires Category M4(2) Accessible/Adaptable Housing (1 x 1 bed). Of the total 2% had an employment Local Connection, 12% a family local connection, and 86% a residency local connection. See Figure 13. No current implementable consents that would deliver affordable housing for the parish

4.30a Band E applicants on HomeChoice may have lower priority than other bands, despite being in housing need. Yet these households may possess potential to access Low Cost Homeownership as a means of addressing their housing needs. Appraising Band E applicants in this manner provides a broader understanding of intermediate need, as part of this comprehensive assessment of housing needs in the area as set out. There are currently 42 households in Band E who may be suitable for Low Cost Homeownerships such as Shared Ownership or Discount Market Sale.

**Figure 13: 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%
<b>Total</b>	42	11	5	1	59	
<b>% bedrooms</b>	71.2%	18.6%	8.5%	1.7%		
<b>ABC</b>	13	1	1	1	16	ABC %
	31.0%	2.4%	2.4%	2.4%		27.1%

Source: Cornwall Council

### Delivering the Housing Requirement

4.31 As the minimum target for the parish has already been met, it is not proposed to include any new targets through the NDP. This does not mean that no new housing will be supported as there is a need for some market housing and some affordable dwellings to meet the aspirations of local people. The existing housing stock mainly in the older central area of Churchtown is in need of modernising or in some cases replacing owing to the poor condition, excessive heating costs and aging residents who cannot afford to move. Much of the social housing in Pelynt is also in need of upgrading to meet some of the climate change needs. To be supported, new housing development will be required to demonstrate that it is responsive to context and ultimately does not adversely affect the distinctive local character of the parish as set out in this NDP.

4.32 As larger scale development is not required to meet housing requirements, the main means for delivering new housing will be through supporting small scale housing within the settlement areas of the Parish in the form of infill and rounding off and on small scale rural exception sites for affordable dwellings to meet local needs along with any additional open market housing that may be required to provide the commercial incentive to meet this need. This is to ensure that development takes place in the most appropriate areas, it is in keeping with the local built environment in terms of scale and design and contributes to preserving and enhancing the character and identity of the Parish. This Policy takes into consideration evidence of local need for affordable homes during the period of the NDP

4.33 It is also recognised that various forms of 'self-build' can deliver market and affordable housing so the NDP supports such developments on both infill and exception sites.

4.33b Taken together the data in Table 8 and Paragraph 4.30 above suggests that a small development of 1 and 2 bedroom dwellings for occupation by people 55 or over, in a mix of tenures, may go a long way in meeting housing need.

#### **Policy H1 – New Housing Development at Pelynt Village**

4.34 Paragraph 1.65 of the CLP defines ‘infilling’ as the filling of a small gap in an otherwise continuously built-up frontage that does not physically extend the settlement into the open countryside. Successful infill development generally integrates well into the existing neighbourhood in terms of density, scale, building features, landscaping, parking arrangements etc. and can often enhance a settlement. Brownfield land is defined in the NPPF 2021 as ‘Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure’. Rounding-off is development of land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that acts as a barrier to future growth (such as a road) and which does not visually extend building into the open countryside. The very rural nature of the Parish and its settlements is such that rounding off opportunities are likely to be rare and must be very carefully designed to avoid being disproportionate to their small scale and character.

4.35 Rural exception sites are small sites located outside of but adjacent to the existing built-up area of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs. They must be clearly affordable housing led and well related to the physical form of the settlement and appropriate in scale, character, and appearance. (NPPF 2023 Glossary and CLP Policy 9). Such sites could supply up to 100% affordable housing, with open market housing only allowed as cross-subsidy to pay for essential delivery costs identified in a detailed financial viability assessment.

4.36 By their nature exception sites cannot be identified in advance and rely upon landowner/developer willingness to bring them forward in response to local need. Thus, it is essential to set effective criteria for consideration of planning applications for exceptional developments to ensure that they are appropriate for the scale and form of the settlements alongside their location and to guide their development away from the most sensitive areas. CLP Policy 9 does this in general but the Pelynt NDP may include additional criteria to reflect local circumstances including the housing mix needed to meet projected needs. The inclusion of a small ancillary room that is not considered a bedroom for rental charging purposes in accessible dwellings suitable for older or less mobile residents may provide accommodation for a carer or for homeworking that will help increase economic independence. Cornwall’s Affordable Housing team advice is that such dwellings should have a Gross Internal Area of 50m<sup>2</sup> as a minimum, but should also be less than 61m<sup>2</sup>, with the second bedroom being smaller than 7.5m<sup>2</sup>.

4.37 The Policy does not define development boundaries for the village of Pelynt but is intended to provide planning guidance on the location requirements of any new housing development adjacent to the current boundaries of the village. The Policy is also intended to encourage the conversion of redundant buildings to meet housing need thereby minimising any increase in the impact of the built environment on the essentially rural character of the Parish.

#### **POLICY H1 – NEW HOUSING DEVELOPMENT AT PELYNT VILLAGE**

1) Housing Proposals for the construction of small-scale developments of new housing on infill, rounding-off and brownfield sites within and adjacent to Pelynt village, will be supported where

development:

- a) Is an infill scheme, which fills a small gap in an otherwise continuous built frontage and does not physically extend the settlement into the open countryside.
- b) Is a rounding off scheme, which involves the rounding off of a settlement, is surrounded on at least two sides by the existing built edge of the settlement and does not visually extend building into the open countryside in accordance with CLP Policy 3;
- c) Involves development of previously developed land within or immediately adjoining Pelynt village of a scale appropriate to the village;
- d) Conserves and enhances Pelynt's special historic, architectural and landscape character;

2. Proposals for affordable housing-led residential development under CLP Policy 9 ['Rural exception Sites'] and proposals which meet the criteria for affordable self-build dwellings will be supported where they meet an identified local need for affordable housing on sites outside of and well-related\* to the existing built edge of the settlement of Pelynt, and

- a) where there is potential for harm to the landscape setting of the settlement, a landscape and visual impact assessment (LVIA) prepared under the Landscape Institute guidelines is submitted and appropriate mitigation is demonstrated in the design;
- b) if market homes are included, the overall scheme is 'tenure blind' such that market and affordable homes are indistinguishable in design, materials and form.
- c) where feasible the scheme will deliver some homes that are accessible and suitable for older or less mobile residents, including those that may require an overnight carer.

\* Within a safe, off-road walking distance from the village.

## **Policy H2 – New Housing Development in the Countryside**

4.38 In the 'open countryside' housing development is strictly controlled by CLP Policies 3 and 7 and is limited to dwellings for rural workers, replacement dwellings, house extensions and, within established hamlets and small groups of dwellings, small scale infill.

4.39 Hamlets and small groups of dwellings which lack local facilities and have limited or no access to public transport. These are considered to be suitable only for a very small scale of development [whether market, affordable exception or brownfield development] in order to avoid creating additional rural isolation and creating financial pressure on new residents to find ways to access facilities elsewhere. Such locations should not be 'just a low density straggle of development' and Cornwall Local Plan Paragraph 1.67 notes that the large gaps between the urban edge of a settlement and other isolated dwellings are not appropriate locations for infill development. Furthermore, their proximity, accessibility and relationship to other settlements, facilities, employment and services required for day to day living are important considerations.

4.40 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.

4.41 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.

4.42 The intention of this policy is to ensure that residential development in the countryside and in hamlets and groups of dwellings is sustainable and of a scale and form suitable for their remote location.

## **POLICY H2 – NEW HOUSING DEVELOPMENT IN THE COUNTRYSIDE**

1. New housing development in the countryside will be supported where it meets the requirements of Policies 3 and/or 7 of the Cornwall Local Plan or policy AL1 of the Climate Emergency DPD.
2. Small scale infill developments of 1 or 2 dwellings within rural hamlets and small groups of dwellings will be supported where:
  - a) The hamlet / group of dwellings has a form and shape with clearly definable boundaries; and
  - b) The development would fill a gap in an otherwise continuous frontage [which will normally be a road frontage]; and
  - c) The design of the development is in accordance with NDP Policy DH1; and
  - d) The development will not diminish open land that is considered important to the character of the hamlet / small group of dwellings or setting of a nearby settlement or historic environment asset.
3. In order to ensure that such developments are sustainable and that rural isolation is not increased, account should be taken of :
  - a) The proximity, accessibility and relationship of the hamlet / small group of dwellings to facilities, employment and services required for day to day living; and
  - b) Whether opportunities exist to minimise the number or length of car trips including:
    - i. the availability of superfast broadband for home working,
    - ii. access to bus links to nearby settlements and towns for employment and services, and
    - iii. the ability to make short journeys on foot or bicycle.

4.42b For further advice see The Chief Planning Officer Guidance Note on Infill and Rounding off which can be found here: <https://www.cornwall.gov.uk/media/fxebiwus/infill-or-rounding-off-chief-planning-officer-s-advice-note.pdf>

### Policy H3 – Housing Mix

4.43 NPPF says that 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 provide for a mix of housing catering for different groups, identifying the size, type, and tenure of housing required and where an affordable housing need has been identified, plans should provide for it. The Evidence Base Report notes that housing need from the HomeChoice register is mainly for smaller dwellings [See Fig 8 above]. In 2021 77.2% of households were 1 and 2 persons, but only 46.7% of dwellings had 1 or 2 bedrooms. At the other end of the scale, 3 and 4+ person households [22.8% of the total] were matched by 53.6% of dwellings being in the 3 or more bedroom range implying a significant level of ‘under occupation’ of larger dwellings.

4.44 First Homes is a recent government backed affordable housing product. It offers a discount on the purchase price of a minimum of 30% against the market value, sale prices no higher than £250,000 after the discount is applied in perpetuity, and restriction to first-time buyers with a household with a combined annual income of less than £80,000.

4.45 Where justified by local evidence, a deeper minimum discount of up to 50% may be set. Cornwall Council have examined the local housing market and concluded that households on an average income in Cornwall would also not be able to afford a 50% share of a First Home if the standard 30% discount was applied. Acquiring a First Home product would only be likely to begin to be affordable for people on an average income if a discount of 50% is applied. See <https://www.cornwall.gov.uk/media/ee1dodd4/chief-planning-officer-note-first-homes-final.pdf> for further details.

4.46 The NDP evidence also found that only Shared Equity schemes of 25% or less equity share would be affordable on local average household incomes.

4.47 The available income data also implies that buying property is impossible for single people and households on lower than average incomes, and that only social rented housing will meet the needs of this cohort. The Homechoice Register data for November 2023 identifies 58 households seeking affordable rented accommodation.

4.48 The evidence also reports that the population in the Parish is ageing, and the already significant needs of those aged 55 and over is likely to increase in the future, emphasising the need for smaller, more appropriate housing provision which is suitable for older people, including homes which are suitable or readily adaptable to meet the needs of disabled or elderly people. Such provision will offer ‘downsizing’ opportunities, and allow existing residents to remain in their community as they grow older. See also para 4.36 above regarding the needs of those 55 and over.

4.49 Providing smaller dwellings could also help address the decline in the proportion of younger people in the villages, many of whom may be leaving to find more affordable dwellings in urban areas.

4.50 Provision to work from home, which has recently emerged as a much more viable choice on the back of technological developments, is also appropriate.

#### **POLICY H3: HOUSING MIX**

1. Residential developments will be supported in accordance with CLP Policy 6 if they provide a mix of formats, sizes and tenures of dwellings to ensure a range of housing choices are available to meet the

identified housing needs in the Parish. These may include:

- a) a mix of smaller one and two bedroom homes for the young and elderly in the form of social/affordable rented and low cost home ownership;
- b) homes that provide enhanced opportunities to 'work from home';
- c) Dwellings designed to meet special needs such as fully accessible or extra care units suitable or readily adaptable for disabled or elderly people, on parts of the site with generally level access and close to community facilities. (Further information as to standards required may be found in the Cornwall Council Housing Supplementary Planning Document October 2019.);
- d) Self-build opportunities in accordance with Policy H4.

2. When applications for housing are being considered developers should assess current demographic, housing need and market information to determine the proportional balance of dwelling size, type and tenure required and demonstrate how their proposals meet the local requirements identified in the assessment.

3. The affordable housing portion of development proposals, secured through developer contributions as required by Policies 8 and 9 of the Cornwall Local Plan, should comprise 50% social rented and 50% intermediate housing (including 25% First Homes when there is a requirement for the tenure)'.

4 To enable affordability within the local housing market:

- a) All First Homes provision should be offered at a discount of 50% of market value in perpetuity.
- b) Shared ownership homes provision should be offered, subject to site viability, at the lowest share possible, with the target being at 25% or less.
- c) To meet the needs of the community on or below local average households, the rented portion should maximise the proportion of 1 and 2 bedroomed units in socially rented tenure taking into account the current assessed housing need for the parish.

#### **Policy H4 - Community Led, Self and Custom Build Housing**

4.51 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, rent to buy 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. Paragraph 72 of NPPF 2023 says that the development of exception sites for community-led development on sites that would not otherwise be suitable as rural exception sites should be supported on land which is not already allocated for housing, located adjacent to existing settlements, proportionate in size to them, not be larger than one hectare in size or exceed 5% of the size of the existing settlement, not compromise the protection given to areas or assets of particular importance, and comply with any local design policies and standards.

4.52 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 further 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 local and support their communities.

4.52a Self build can be difficult to finance as an affordable housing product and will often result in less affordable, detached dwellings. Such sites need to be appropriately restricted so that they continue to provide local affordable housing in the long term.

4.53. Self build can be provided on '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. Whilst self-build can allow for greater expression of individual tastes in design, it is important that the resultant dwellings share broad characteristics of form, scale and materials to ensure that they are well related to each other and to neighbouring development and landscape.

#### **POLICY H4: COMMUNITY LED, SELF AND CUSTOM BUILD HOUSING**

1. Proposals for new housing will be encouraged from individuals, community groups, land trusts, and registered affordable housing providers and developers working individually or in partnership which:

- a) Are located at Pelynt Village or sustainable rural locations in accordance with NDP Policies H 1 and H 2,
- b) Can demonstrate a direct benefit to the local community by using different innovative routes to affordable housing such as self-build, in accordance with the NPPF definition of other affordable routes to home ownership, to provide affordable housing in perpetuity, and
- c) They are secured as locally restricted affordable dwellings on all future resales through a planning obligation; and
- d) The number of bedrooms/unit size to be provided reflects the need identified in a current housing needs assessment; and are no larger than the relevant Nationally Described Space Standard (NDSS) for the property type +10%; and
- e) In the case of small estates, an appropriately detailed Design Code for the whole of any self-build element is agreed with the Local Planning Authority, and
- f) Are delivered through small scale residential development and infill including, where appropriate, as part of the affordable housing mix on rural exception sites.

2. In addition, community led housing development on sites that would not otherwise be suitable as rural exception sites will be supported providing it complies with NPPF 2023 guidance and criteria a) to e) above.

More information on self and custom build housing can be found at:

<https://www.cornwall.gov.uk/media/ns0ah40r/chief-planning-officer-note-self-and-custom-home-building.pdf>

## **BUSINESS AND JOBS**

### **Policy BE1 - Small Business Development**

4.54 The Cornwall and IoS Local Economic Partnership's 'Cornwall and Isles of Scilly Strategic Economic Plan 2017-2030' says particular support should be given to developments which build cultural identity and excellence, support environment-based growth, promote healthy and diverse communities, and encourage innovation in industry, including marine energy-tech and digital connectivity. This is built upon by the recently adopted 'Cornwall and the Isles of Scilly Industrial Strategy'. The need to support rural areas, which are often remote from job markets and have declining local opportunities, are specifically recognised as needing attention.

4.55 CLP Policy 5 supports new business development where it is well integrated with villages or in areas well served by public transport, or in the case of smaller rural settlements and the countryside, of a scale appropriate to its location. However, NPPF 2023 Paragraph 88 says that planning policies should enable the sustainable growth and expansion of all types of business in rural areas through conversion of existing buildings and well-designed, beautiful new buildings, and the development and diversification of agricultural and other land-based rural businesses. Para 89 goes on to 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 these circumstances 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 is also encouraged.

4.56 CLP Policy 21 gives encouragement to sustainably located proposals that use previously developed land and buildings. However, given the emphasis in the NPPF on housing provision, it would be inappropriate to support business conversions which involve the loss of a dwelling.

4.57 CLP Policy 2(h) supports the provision to work from home through of live/ work units. These are buildings or groups of buildings that offer the opportunity to live and work in the same location. The residential use must be subservient to the work use. They may be new build or converted from existing buildings. There will be circumstances where a development would not normally be appropriately located for a standalone residential development but will be appropriate for live/work proposals in line with Policy 2(h).

4.58 In order to maintain and enhance Cornish Distinctiveness it is important that new developments, conversions and improvements to existing buildings, particularly in sensitive rural and historic environments, are well designed. Where appropriate reference should be made to Cornwall Council's 'Using Distinctiveness' guidance, the associated Farmsteads Guidance, and the Sustainable Building Guide to retrofitting existing buildings and Improving Energy Efficiency in Historic Buildings. [Hyperlinks]



4.59 This policy will help ensure any new business and commercial development required for new or expanding existing firms are appropriate for our environment and assist the sustainability of businesses activity. This policy will also support extension of an existing business where re-location is not viable and community schemes for the provision of critical services.

#### **POLICY BE1 - SMALL BUSINESS DEVELOPMENT**

1. Proposals for new commercial space and expansions to existing commercial premises will be supported where:

- a) They deliver attractive and adaptable spaces suitable for a wide range of modern manufacturing, innovation and evolutionary processes, and other commercial enterprises.
- b) They are physically well-related to existing settlements, or if not, they exploit opportunities to make the location more sustainable by improving the scope for access on foot, by cycling or by public transport.
- c) The proposed use will not have a materially adverse impact on the environment and the amenity of adjoining residential properties in terms of, noise, effluent or fumes it would emit, and the traffic it would generate;
- d) The scale, form, bulk and general design is appropriate to its location.
- e) It does not create road hazards that are considered unacceptable by the Highway Authority;
- f) If a conversion:
  - i. The building is capable of change or conversion without the need for major extension or rebuilding.
  - ii. If extension is required the scale, design and use of materials retain the existing character of the building and relate to its surroundings; and
  - iii. There is no loss of residential dwellings.
  - iv. If a conversion or change of use of a listed building, the proposal is in accordance with CLP strategic policy 24 [Historic Environment] will apply.

2. Proposals for Live/Work Units will be supported where:

- a) Criteria a) to f) above apply.
- b) The residential use is subservient to the business use with at least 60% of the built infrastructure for employment use; and
- c) In rural locations, the need for a live-work unit in the location can be justified and evidence is provided to demonstrate the long-term business viability; and
- d) The residential space may only be occupied by a person working full-time in the business and their immediate family.
- e) The development is restricted to live-work use and change of use or conversion to fully residential use is not supported.

## **Policy BE2 - Supporting Home Based Businesses and Working from Home**

4.58 Home based businesses are those that undertake most or all of their activity in the residential home and others that operate from the home but a large proportion of their activity is conducted either at the client's premises or at outdoor sites.

4.59 According to DBIS figures (2014) 1 in 10 domestic properties are home to at least 1 business and around 59% of businesses are home based, whilst other research suggests that this will continue to grow. According to Office for National Statistics data, the proportion of working adults who did any work from home was 27% in 2019. This increased to 37% during the COVID pandemic. Evidently the experience of home working brought work-life balance benefits, improved productivity and cost savings such that Post-COVID some 24% of businesses said they intended to use increased home working in the future, whilst 85% of working adults currently homeworking said they wanted to use a 'hybrid' approach to both home and office working in the future. If the benefits of home working continue to be attractive, there may be considerable further growth on working from home (WFH).

4.60 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.

4.61 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. Also the ability to work from home can help improve economic independence and well-being for people who have limited mobility. 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.

4.62 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. N.B. for purpose built live/work units see NDP Policy BE1.

### **POLICY BE2 - WORKING FROM HOME AND HOME BASED BUSINESSES**

1. Where planning permission is required, the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported, where:

- a) Other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling; and
- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from

noise, fumes, odour, or other nuisance associated with the work activity; and

- c) The activities involved are not likely to generate a significant level of additional traffic (e.g., off-site staff visits, deliveries, collections) or result in parking congestion around the site or on approach roads, or harm road safety;
- d) Any extension or free-standing building are designed having regard to the design policies in this Plan and do not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

2. Proposals for development to provide small-scale employment opportunities in residential areas, including the creation of live-work units, will be supported provided that the proposals do not involve the loss of a dwelling and do not unacceptably detract from the residential character of the area.

3. In all cases, demonstration of how they effectively take account of NDP policies having regard to Design and CEDPD policy on Biodiversity Net Gain

### **Policy BE3 - Farm Business Diversification**

4.63 A proven successful approach to the development of the rural economy in accordance with NPPF para 83 is to support the diversification of agricultural and other land-based rural businesses. This approach also supports the 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 after 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. Given the distinctive historic environment and landscape identified in the NDP Evidence Base, 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. This can support specialisation according to local strengths, for example in small scale 'added value' food processing by farm producers, traditional crafts, and advanced 'digital businesses' and also encourage the formation of new businesses.

4.63a A significant number of agricultural holdings utilise private water sources, like boreholes, for their primary water resource with a secondary source from the public water supply system. Water efficiency and SuDS within agricultural development and diversification can assist sustainable agricultural practices; both in terms of reducing pressures on groundwater sources and on potential pressures on the public water distribution network during periods of water stress. The use of rainwater harvesting and SuDS for managing surface water run-off could provide sustainable storage for slow attenuation and/or reuse within agricultural irrigation systems.

4.64 This policy seeks to ensure that sustainable initiatives which allow farmers to diversify can be supported through the planning system. This policy seeks to ensure a planning framework which allows businesses to grow in a sustainable manner, without having an adverse effect on the local community.

### **POLICY BE3 – FARM BUSINESS DIVERSIFICATION**

- a) Farm business diversification proposals that require planning permission will be supported where they:
- b) Accord with Policies AG1 and G2 of the Cornwall Climate emergency DPD
- c) Are complementary to and sustain the long-term operation of the farm business; and
- d) Do not compromise the working of the farm business and its land management; and
- e) Are located within or well related to existing building groups; and
- f) The activities and structures do not have an adverse effect on the environment, tranquillity, wildlife and landscape, or place an unacceptable burden on local infrastructure; and
- g) Include water efficiency and sustainable drainage measures, where practicable.
- h) Demonstrate how they take account of NDP policies having regard to Design DH1.

### **Policy BE4 - Rural Tourism**

4.65 Pelynt Parish is in the hinterland of the very popular south east Cornwall coastline which is very attractive, being both Heritage Coast and AONB and close to the tourism hotspot of Looe. Consequently, it is under some pressure as a location for tourism accommodation.

4.66 Tourism has great potential for growth particularly post-Brexit and COVID-19 where holidays overseas are likely to be problematic 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.

4.67 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.

4.68 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.

4.69 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.

4.70 Tourism accommodation permitted in areas where it would not be sustainable for permanent residential use, or where the accommodation is unsuitable for permanent residential occupation will normally be subject to a holiday occupancy planning condition in order to make the development acceptable. However, where the location and design are suitable for permanent residential

accommodation, such development may, if the local holiday market changes over time, be a means of helping to address local housing needs, in which case holiday occupancy conditions will not be applied, and existing conditions may be relaxed [depending on assessment of local circumstances]. See chief officers note on holiday occupancy conditions Chief Planning Officer Note: Lifting Holiday Occupancy Conditions (cornwall.gov.uk)

4.71 A new permitted development right was introduced in July 2023 allowing for the temporary use of land for recreational campsites for up to 60 days per calendar year. It is subject to limitations and conditions, including an annual prior notification to the Local Planning Authority before land is used as a campsite and prior approval in Flood Zones 2 and 3.

#### **POLICY BE4 – RURAL TOURISM**

Proposals for new or extensions to existing businesses for high-quality tourism facilities and accommodation will be supported where they are for tourism that capitalises on the peace and tranquillity of their rural locations and they:

- a) Are of a scale appropriate to their location and surroundings, reflecting the design and scale of existing buildings and respecting landscape features and do not expand inappropriately into open countryside or dominate nearby villages and settlements
- b) Have no significant and adverse impact on nearby residential amenity or other sensitive land uses from noise, traffic generation, odours or other nuisance associated with tourism activity;
- c) The traffic impact is assessed as being acceptable within the local road network conditions
- d) Demonstrate how they effectively take account of NDP policies having regard to Landscape, Design and CEDPD policy on Biodiversity Net Gain
- e) Where possible, facilities should be accessible to those with reduced mobility and other impairments and should be available to all tourists and the local community;
- f) Do not increase the vulnerability of visitors to local flood risks.
- g) New tourism accommodation that is provided in a location or with a design unsuitable for full-time permanent residential occupation shall be subject a planning condition to guarantee holiday use only.

#### **NATURAL ENVIRONMENT**

##### **Policy NE1- Landscape**

4.72 Pelynt Parish lies on the 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. 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: The Polperro Coast' section of the Cornwall AONB and the Gribbin Head to Polperro section of the Cornwall Heritage Coast.

4.73 Characteristic landscape features include, within the Looe Valley Landscape Character Area, a forked and deep narrow valley system running north-south to the coast, flanked with dense woodlands, especially on the side of West Looe valley, with mainly pastoral farmland in pockets throughout. There are steep

narrow winding lanes enclosed by high Cornish hedges, built of slate and densely covered in flowering and woody vegetation with small Hamlets at bridging points on valley floors. Above the valleys is the South East Cornwall Plateau character area, comprising open, medium to large scale gently rolling plateau. 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. The occasional trees are found on boundaries, around farmyards and farm entrances, generally only on lower land. Gently sloping and undulating stream valleys with very small patches of woodland in lower-lying isolated farms and large modern houses scattered throughout.

4.74 Dotted across this landscape are many heritage features including prehistoric and medieval settlement and field patterns, listed buildings of historic interest and the important Scheduled Ancient Monuments. The local landscape thus has value to the setting and significance of heritage assets which may depend in part on their legibility in views towards and away from them.

4.75 Although much of the agricultural land has limited biodiversity value the extensive areas of Cornish hedges, hedgerows and the stream and river valleys provide important wildlife resources and corridors. Many of the wooded valleys are formally declared Cornwall Wildlife Sites.

4.75 As well as being an important factor in the attractiveness of the area for tourism, it is familiar to local people as part of their 'place', contributing to their sense of distinctiveness, and even the sense of belonging to Pelynt and its community. In this sense, the locally familiar landscapes and views are locally cherished. They are the setting for people's everyday existence within their community and family life, valued as the place where their life experiences occur. This is a 'sense of place' or an 'attachment to the ordinary landscape'. These can affect psychological and social well-being and are part of the sustainable development concept. Paragraph 180 of the NPPF [2023] requires planning decisions to contribute to 'protecting and enhancing valued landscapes.' Further, policy 23 of the Cornwall Local Plan explains through paragraph 2.146 that 'All landscapes matter, not just those with national designations which is why attention to distinctiveness and character of the whole of Cornwall is so important.

4.76 Although not covered by the 'South Coast Eastern: The Polperro Coast' section of the Cornwall National Landscape area [AONB] it is still a relevant issue in the NDP area, as development within the Parish could affect the natural beauty and special qualities of the AONB, individually or cumulatively through visual or traffic generation and noise impacts. 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. In Pelynt Parish these concerns are clearly a consideration for tourism development particularly in the south in the Oaklands Park/Trelawne Manor area.

#### **POLICY NE1 - LANDSCAPE**

Development proposals will be supported where they demonstrate using a method proportionate to the scale of development that they:

1. Take account of, mitigate the impacts on, and where possible enhance the characteristic, distinctive and historic landscape features of Pelynt Parish, and the setting and significance of heritage assets.
2. Take account of and mitigate any harmful impacts they may have on the natural beauty and special



qualities of the 'South Coast Eastern: The Polperro Coast' section of the Cornwall AONB.

The demonstration required should address the foreground, middle ground and background landscape impacts and take into account the cumulative impact with any existing development and unimplemented development proposals.

4.77 To evaluate the landscape and visual effects created by the proposed development to comply with Policy NE1 above, applications may be supported by a Landscape and Visual Impact Assessment or Appraisal as appropriate to the scale of the development\*, in line with the current Landscape Institute and Historic England guidelines to be set out in the Design and Access Statement or Environmental Statement accompanying a planning application. A Cornish Distinctiveness Assessment statement using the approach recommended in the Cornish Distinctiveness Assessment Framework should also be considered.

\*For all proposals which qualify as 'Major Development' i.e. for housing, development where 10 or more homes will be provided or the site has an area of 0.5 hectares or more. For non-residential development it means additional floor space of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more or are within the setting of the nearby AONB and which may be likely to have a substantial impact on the surrounding landscape. In these cases it is expected that a landscape and visual assessment of a level of detail proportionate to the development will have been carried out by a suitably qualified professional. The findings of this will be incorporated in the final proposals in a manner which demonstrates that the landscape asset has been assessed and understood using best practice methods.

## **Policy NE2 - Biodiversity**

4.78 The protection and enhancement of biodiversity opportunities is a key principle of the NPPF. Pelynt Parish has few special areas so that which it has are locally most precious. Map 4 in Part Six shows the current green infrastructure network in the Parish.

4.79 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. A mandatory requirement to achieve a 10% net gain for biodiversity has been introduced in the Environment Act 2021. Based on this Cornwall Council have introduced a 10% net gain in biodiversity requirement in the Cornwall Climate Emergency DPD.

4.80 For NBG to be effective Proposals must retain as much of the existing onsite habitat as possible and demonstrate how they have followed an approved mitigation strategy. 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.

4.81 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.

### **Local Nature Recovery Network**

*Cornwall Council has drafted a Local Nature Recovery Strategy under the terms of the Environment Act 2021. It 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.*

*Policy G4 of the Cornwall 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.*

*A map showing the NRN zones in Pelynt Parish can be found at the LAGAS Natural Capital Information and Management Hub. [<https://lagas.co.uk/app/product/nature-recovery-network>]*

### **POLICY NE2 : BIODIVERSITY**

1. New development will be supported where it is planned and designed to protect and enhance local wildlife species and habitats, demonstrating how it will deliver a net gain in biodiversity, in accordance with Policy G2 of the Cornwall Climate Emergency DPD.
2. The receptor site for any local offsite biodiversity gains should have regard to the Local Nature Recovery Network.

### **Policy NE3 - Trees, Cornish Hedges and Hedgerows**

4.82 Pelynt Parish is generally not well wooded, although there are woodlands on the valley sides of the Looe Rivers. Those that there are of biodiversity significance within the green infrastructure network. Trees, Cornish hedges and hedgerows also help to screen development and can help create well-defined spaces for development. They are also an important character forming aspect of the local landscape and an important part of local distinctiveness. Trees absorb carbon dioxide in the atmosphere, add to resilience to climate change by intercepting and slowing storm water, filtering air pollution, providing shade canopies and cooling the urban environment during periods of excess heat. Cornish hedges can act as sponges absorbing run-off and can also be used to convey water to where it can be stored by restoring or building a ditch on the upslope side of the hedge and directing water to a silt trap or detention basin. Captured silt and water can then be recovered for use on the farm.

### **POLICY NE3 - TREES, CORNISH HEDGES AND HEDGEROWS**

1. Trees, Cornish Hedges and hedgerows contribute significantly to the landscape character and biodiversity of the Neighbourhood Plan Area and contribute to climate change resilience, and should be retained and extended wherever possible: All development proposals should seek to retain and

sympathetically incorporate trees and Cornish Hedges or hedgerows of good arboricultural and amenity value into the overall design of the scheme and include measures to ensure their protection during the course of development and their continued survival in the long term.

2. Major development proposals should:

- a) Be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan in accordance with the latest version of British Standard BS 5837 'Trees in relation to demolition, design and development' to demonstrate how they will be so maintained.
- b) Are accompanied by a detailed landscaping scheme which:
  - i. Provides for canopy coverage in compliance with Cornwall Climate Emergency DPD Policy G3.
  - ii. Includes replacement planting of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat. (See Cornwall Council Guidance).
  - iii. Includes a scheme depicting the method by which retained trees and hedges will be protected for the duration of development.
- c) Provide an adequate buffer-between residential or commercial development and edge of canopy of any adjoining woodland in accordance with the appropriate tree survey recommendations, to minimise any long-term impact on the woodland.

3. Adverse impacts on ancient woodland and veteran trees, European and UK protected species and Biodiversity Action Plan habitats and species must be avoided wherever possible, unless the need for and benefits of the development clearly outweigh the loss.

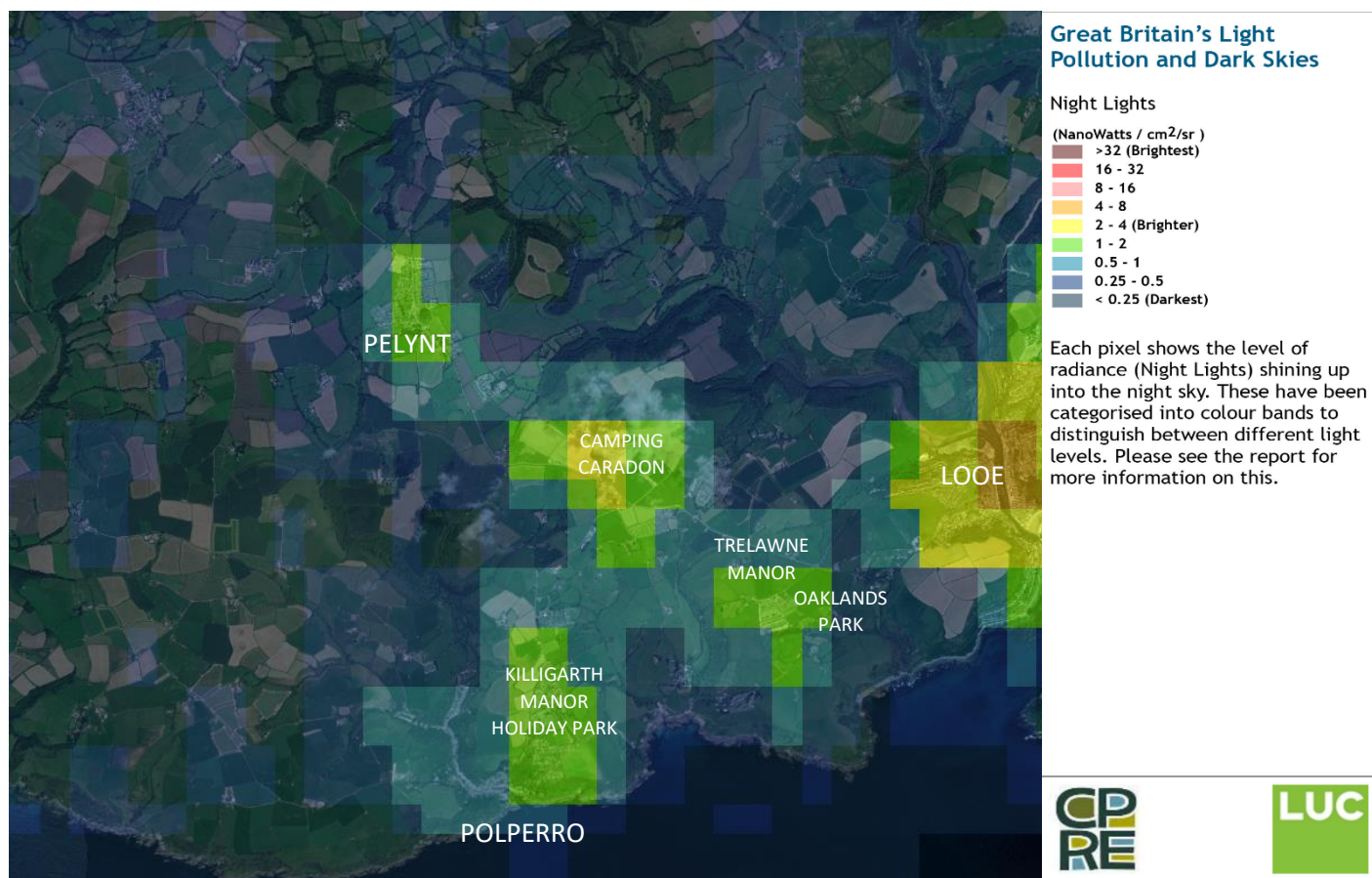
4. Where appropriate when proposals involve Cornish Hedges, the local stone facing patterns and stone type should be retained and/or replicated.

#### **Policy NE4 – Dark Skies**

4.83 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.

4.84 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 Figure 14 below that also includes Polperro, Looe and Lansallos]. In Pelynt parish the rural parts have a particularly dark sky, but lighting in the village and main tourist parks stands out.

4.85 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/>

Figure 14: CPRE Dark Skies Map.

#### POLICY NE4: DARK SKIES

Proposals for development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky from light pollution through:

- The number, design, specification and position of lamps;
- Full shielding (at the horizontal and above) of any lighting fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls; and
- Limiting the correlated colour temperature of lamps to 3000 Kelvins or less.

4.86 Guidance on 'dark sky' design for new development or for replacement lighting can be found at: <http://darksky.org/lighting/lighting-basics/>

#### DESIGN & HERITAGE

##### Policy DH1 - Design Principles

4.87 NPPF 2023 Para 131 says that the 'creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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' In Para 135 it says, amongst other things, that planning policies should ensure that developments will function well and add to the overall quality of the area, are visually attractive, sympathetic to local character, establish or maintain a strong 'sense of place', create attractive, welcoming and distinctive places to live, work and visit, that are safe, inclusive, accessible and support quality of life and well-being.

4.88 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 that is now highly valued. 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. New development must also be functionally sound, and provide 'liveable' spaces that allow everyday needs to be met.

4.89 It is important to note however that the Parish also welcomes diversity in design, and that it is possible through careful design to respond to the scale, density and character of settlements without limiting originality and innovation.

4.90 There is increasing interest in Modern Methods of Construction [MMC] using factory-built modules or rapid techniques, through innovative working processes to speed-up delivery, reduce labour costs, eliminate unnecessary waste and improve quality. MMC has been seen as a way to help solve the UK's housing crisis it has the potential for a 30% improvement in the speed of construction of new houses, a potential 25% reduction in costs, and potential for advances in improving quality and energy efficiency. However, there is concern that MMC may lead to increased standardisation in the appearance of dwellings, potentially causing harm to local character and distinctiveness.

4.90a 'Building for a Healthy Life' published by Homes England is the Government endorsed and most widely known and most widely used design tool for creating places that are better for people and nature. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

4.91 This policy aims to ensure a high standard of design, based on the principles of the Cornwall Design Guide, whilst addressing local concerns and conditions.

#### **POLICY DH 1: DESIGN PRINCIPLES**

New sustainable development will be supported where:

- a) It is demonstrated that the design has been informed by the principles and processes set out in the Cornwall Design Guide 2021 and where appropriate, 'Building for a Healthy Life'.
- b) It incorporates design features that minimise the fear of crime; minimise opportunities for crime and anti-social behaviour; and support personal and property security by application of 'Secure by Design' standards.
- c) It demonstrates a positive relationship with the public realm, maintaining and improving the



permeability and safety of pedestrian routes.

- d) It uses materials that are resilient to Cornwall's humid climate and climate change
- e) If using MMC, it incorporates elements that reflect local character and distinctiveness.
- f) It does not have any unacceptable impact on the local microclimate, for example in terms of the speed, direction or tunnelling of wind
- g) There is adequate road width to the frontage of the development to ensure that footways, pavements, entrances and driveways do not get blocked or obstructed by parked vehicles and that delivery and emergency vehicles may pass; and
- h) The privacy and daylighting of adjoining residential properties is not compromised.
- i) It is not located on visually-exposed plateaus, ridges or skylines or on steep sided valley sides or other visually exposed sites unless it can avoid material adverse visual impacts through an appropriate design and landscape mitigation
- j) If residential,
  - i. The proposal being of a similar plot-size to and integrating with adjacent existing properties in proximity to the proposal site.
  - ii. The relationship between the building size and plot size and orientation is such that provision of garden space is appropriate to the size of the dwelling proposed, and able to encourage recreation and physical activity for all ages, or is well related to other communal green space that provides a cohesive and useable space which is suited to a range of activities and space for nature; and,
  - iii. incorporates sufficient car parking to realistically meet demand (including residents, visitors, delivery and work vans) without impacting on the appearance and safety of the development in locations where users are likely to feel confident that their own security and that of their vehicles will not be compromised and
  - iv. Demonstration that there is sufficient room within the site for vehicle manoeuvring without impinging on the ability of adjoining properties to access garages and parking spaces.

Proposals must also comply with NDP Policy DH2.

For levels of appropriate parking please reference the [Cornwall Council Travel Plan and Parking Standards Guidance](#)

### Listed Buildings and Scheduled Ancient Monuments

4.92 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. On listing, buildings are graded as I, II\* or II. The grading is a general indication of the level of importance of the building. 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. Scheduled Ancient Monuments have similar protection.

4.93 In Pelynt Parish there are many heritage features including prehistoric and medieval settlement and field patterns, 44 listed buildings of historic interest and 5 important Scheduled Ancient Monuments including the Hall Rings Hillfort (dating from eighth - fifth centuries BC), 'Mountain Barrows,' (a round barrow cemetery dating from the Bronze Age) plus Bake Rings (a later prehistoric-Roman round with attached enclosure and outwork) and two other Iron Age hillforts. The present Parish Church, part of which dates from the 14th century, is a Grade 1 listed building situated on an early 'Lan' site and almost certainly stands on top of a much earlier Church. The Heritage at Risk Register includes two sites in the Parish – Hendra Barrows and Bake Rings. There are also 286 non-listed heritage assets shown on the Cornwall Historic environment Record.

4.94 Information and advice can be found via these links:

- [Scheduled Monuments](#)
- [Listed Buildings.](#)

**Scheduled Ancient Monuments and Statutorily listed Buildings are strongly protected by law, Section 16 of the NPPF and Policy 24 of the Cornwall Local Plan. Therefore, protective policies for them are not needed in this NDP.**

#### **The Cornish Distinctiveness Initiative.**

4.94 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'.

4.95 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.

4.96 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

4.97 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.

4.98 '**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.

4.99 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.

## Placenames

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4.100 The names of places, such as farms, small settlements and hamlets, can be an important indicator of historic evidence. For example, in the west of the Parish, in the area of medieval farmland, 'Hendra' derives from the Cornish "hendre", meaning "home farm", whilst Muchlarnick derives from Lannergh Meur, meaning great woodland clearing and is medieval in origin. Thus, they preserve the memory of times past and are part of the historic context, and should be referred to at least as a 'clue' in the assessment of development proposals to ensure that historic setting and significance of a site is fully understood.

4.101 Wherever possible in building or street naming they should also be preserved.

#### **Policy DH2 – Heritage, Design & Cornish Distinctiveness**

4.102 Map 5 shows the range of heritage features in the Parish. It is essential that new proposals draw their design inspiration from the local historic context and thereby fit well within existing character and form, ensure that the impact of development on the heritage and archaeological assets of Pelynt Parish is effectively mitigated and encourage opportunities to reverse previous harm to local character.

#### **POLICY DH2: HERITAGE, DESIGN & CORNISH DISTINCTIVENESS**

1. New development proposals will be supported where, as appropriate to their nature and location, where:

- a) it is demonstrated that their format, scale, massing, density, articulation and use of materials and other external finishes, orientation and location within the site, is drawn from and influenced by the distinctive historic architectural, design and cultural traditions established in the surrounding character area.
- b) Exceptionally, a deliberate contrast to the prevailing locally distinctive characteristics may be acceptable, but only where this would provide a demonstrably greater contribution to local distinctiveness and design quality than following those local characteristics.
- c) If proposals involve or would have an impact on Designated or Non-Designated heritage assets, they comply with Cornwall Local Plan Policy 24 and seek to preserve the building or its setting or any features of special architectural or historic interest which it possesses. Such proposals must be accompanied by a heritage impact assessment which demonstrates that any harmful impact of the development on the significance of the asset and its contribution to the historic character of its setting is adequately mitigated or that an enhancement results.
- d) In view of potential for prehistoric and mediaeval sub-surface evidence of sites in the Parish, a proportionate archaeological and heritage assessment is accepted and any subsequent archaeological investigation and heritage impact mitigations are agreed. For mitigation consideration should be given to the provision of material/resources to Kresen Kernow (County Records Office).

NOTE: In applying this policy users should be aware of and carefully take into account the needs of groups with special characteristics as set out in the Equalities Act 2010.

## COMMUNITY FACILITIES AND INFRASTRUCTURE

### Policy CF 1 – Protection and Enhancement of Community Facilities

4.103 Community facilities are vital to maintaining a happy, cohesive and socially inclusive community and crucial to its social and physical well-being. Pelynt is served well on the retail side with two busy convenience stores that have car parking with somewhat limited space. They both provide a fair range of foodstuffs, alcohol and household essentials including solid fuel for the large number of traditionally heated houses as there is no mains gas supply in Pelynt. One store has a very busy sub post office and parcel hub with the other boasting a very busy traditional butchers' counter. Both stores arrange home deliveries on request. There is also a thriving private social club with tourist membership available and encouraged. Pelynt's popular public house and restaurant is situated at the south end of the village with easy access to a large car park. A thriving antiques, collectables and gift shop that also specialises in hand dyed wools and seasonal plants is to be found in the centre of the village just a short walk from the free village hall car park. This car park is well used and a modest health centre run by a Looe practice is located just behind. There are a number of centrally located hairdressers including one with a well sized salon and roadside parking. Pelynt has a centrally located garage that undertakes repairs, tuning, servicing and other vehicle essentials including a modern tyre fitting bay. Whilst there are few facilities for teenagers a newly refurbished play park is very well used by families with safe access on foot from the school and the west side of the B3359.

4.104 The Cornwall Local Plan Policy 4 (Shopping, Services and Community Facilities) says that community facilities should, wherever possible, be retained and new ones supported, and that loss will only be acceptable where the proposal shows there is no need for the facility or service, or it is not viable; or adequate facilities or services exist or the service can be provided in accessible locations elsewhere. The aim of this Policy is therefore to ensure that existing facilities are retained and enhanced to support the existing community and meet the needs of the community in the future.

#### **POLICY CF 1 – PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES**

1. The facilities in Fig 15 and shown on Map 63 are recognised as being of significant importance to the local community and proposals for loss or change of use will need to meet the requirements of CLP policy 4.4.
2. Well-designed development proposals which diversify and improve the range of services and local community facilities will be supported where any increase in use will not harm the amenity of neighbouring properties. Developers are encouraged to:
  - a) Encourage the use of active travel or public transport.
  - b) Improve the viability of established community uses of buildings and facilities.
  - c) Provide a well-designed public realm.
  - d) Increase the range of every-day facilities and services within reasonable walking distance of residential areas.

- e) Provide additional parking so that outlying residents are able to visit the village to access services.
- f) Incorporate opportunities for informal gatherings in a safe and clean environment.

3. Proposals for the enhancement of the village hall that require planning permission will be supported.

#### **Figure 15 Community Facilities identified under NDP Policy CF2**

1. Spar Shop which includes a Post Office counter
2. Pelynt Premier
3. Pelynt Village Hall
4. Pelynt Social Club
5. The Jubilee Inn
6. Pelynt Academy School inc. Pelynt Children's Centre
7. Pelynt GP Surgery
8. Pelynt Public Conveniences

### **Policy CF 2 – Education and Health Provision**

4.105 As the resident population continues to grow there may be a need for local authority or private investment in education facilities in the form of local authority or private investment in schools, pre-schools and nurseries. Travel to school generates traffic flow through the village centre and along residential distributor roads at school start and finishing times, especially in the morning peak travel period. Similarly, health provision may need to expand or be delivered in different more effective ways, both of which may have development implications. The following policy supports more education and health provision subject to criteria to ensure that it is well conceived and minimises traffic impacts.

#### **POLICY CF 2: EDUCATION AND HEALTH PROVISION**

1. Proposals for the expansion of existing schools, pre-schools and nurseries or the development of new schools, pre-schools and nurseries will be supported where it can be demonstrated that:
  - a) Expansion would not exacerbate existing access related traffic circulation and pollution problems, or that suitable mitigation measures are being brought forward as part of the proposal.
  - b) New development would be safely accessible by pedestrians and cyclists and is well related to bus routes and/or there is adequate provision for waiting school buses to park.
  - c) The development has appropriate vehicular access and does not adversely impact upon traffic circulation, and
  - d) The development would not result in a significant loss of amenity to local residents or other adjacent uses.
2. Proposals for the regeneration and enhancement of local GP surgeries, community health and social care services (which may include development of new ways of working including use of existing services, buildings and support infrastructure) will be supported, subject to:
  - a) Sufficient evidence of local public and staff engagement in the development and evaluation of

options, and

- b) Sufficient evidence that proposals are based on population need and aim to enhance local services and improve the health and wellbeing of the local population, and
- c) Any expansion would not exacerbate existing access related or traffic circulation problems, or that suitable mitigation measures are being brought forward as part of the proposal, and
- d) Any new development would be safely accessible by pedestrians and cyclists and is well related to bus routes, and
- e) The development has appropriate vehicular access and does not adversely impact upon traffic circulation, and
- f) The development would not result in a significant loss of amenity to local residents or other adjacent uses.

### **Policy CF 3 - Protection and Enhancement of Open Space and Recreation**

4.106 The UK Active: Turning the Tide of Inactivity Report 2014 found that 1 in 4 people in England fail to achieve more than 30 minutes of moderate intensity physical activity per week over a 28-day period. Nationally, inactivity contributes to 1 in 6 deaths each year which equates to around 800 deaths in Cornwall and Isles of Scilly. The Joint Strategic Needs Assessment for Cornwall shows that in the Pelynt area approximately 30.2% of the population are inactive, and 14.9% are obese compared to 11.8% in Cornwall.

4.107 Physical activity is a way of tackling this toll. It has been shown to be effective in the prevention and treatment of a range of conditions with the potential to improve mental health, wellbeing and overall quality of life. It can also improve the educational attainment of children, help reduce anti-social behaviour and build self-esteem across the life course, contribute to urban regeneration, increase work productivity and employment. The NPPF 2021 says that planning policies should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles (Para 92) and support the delivery of local strategies to improve health (Para 93b). The Physical Activity Strategy for Cornwall aims to transform activity levels in Cornwall to generate significant improvements in physical, mental, social and economic health.

4.108 The presence of attractive, safe and accessible parks, open spaces, play areas and playing fields close to residents has also been shown to increase the level of satisfaction with the local area, and improve mental health and well-being from exercise and relaxation. It can also improve the educational attainment of children, help reduce anti-social behaviour and build self-esteem across the life course, contribute to urban regeneration, and increase work productivity and employment. Parks and open spaces perform a considerable range of other vital functions for the community such as the following: -

- Habitat for wildlife and movement corridors for animals, important to local nature conservation.
- Flood protection providing areas for rainfall to drain away.
- Space for trees, too large for many gardens, which in turn provide shade, climate regulation and shelter.



- Air and water purification.
- Aesthetic & landscape enhancement and protection of green vistas.
- Sense of well-being, improving desirability of an area and increase in property value.
- A venue for social interaction, public art and community events.
- An outdoor classroom allowing children to explore and learn about the natural world.
- Land for community food growing and enjoying horticultural achievements.
- Protection of areas and structures of heritage value.
- Carbon sequestration in tackling the causes of climate change.

4.109 In addition to formal and publicly accessible open spaces, open areas and woodland on the fringe of our settlements which link to green areas within the urban area can make an important contribution to recreation needs and to the setting and character of the settlement.

4.110 Cornwall Council has devised a process by which the adequacy of provision in a locality may be assessed. This identifies 8 types of space and assesses existing local provision against an adopted standard which applies generally across Cornwall, covering quantity, accessibility and quality. Using this approach, an open space assessment was carried out comparing existing local provision with the average provision in small rural towns in Cornwall, which concluded that the parish is poor in quantity levels of provision of open space, although what is available is generally in fair and good condition. There is very little access to natural open space and allotments in the Parish.

4.111 A Recreation and Open Space Assessment has been carried out and can be found in the evidence baseline report. 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.

4.112 Also the Parish Council will support a project to find an additional area of land which might serve multiple purposes in accordance with this planning policy.

**Figure 16: Existing and Proposed Provision or Recreation Spaces and Sports Pitches, Pelynt Parish**

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)
<b>1. Parks, amenity</b>	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
<b>2. Natural and semi-natural green spaces.</b>	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 i. The CROW act S16 dedicated 'Open Access Land' at Hall Woods is an inaccessible 'access island' 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	6.00

						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.	
<b>3. Public sport</b>	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
<b>4. Children's Equipped Play</b>	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 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).	1
<b>5. Teen provision</b>	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
<b>6. Allotments</b>	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	2.5

						settlements is proposed.	
<b>7. Cemeteries and Churchyards</b>	4052.00	2.23	3.89	n/a	n/a	n/a	n/a
<b>8. School pitches and private sports grounds</b>	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 playing field for Pelynt Academy. This could have potential for shared use, and is already the site for the annual Trelawney Fair.	n/a

## Policy CF 4 – Transport, Highways and Communications

4.113 The Cornwall Transport Plan to 2030 has the vision that *‘Transport in Cornwall will be excellent and carbon neutral. Our transport system will connect people, communities, businesses and services in a way that enhances quality of life, is reliable, efficient, safe, healthy and inclusive. People will choose to travel in ways that will have a low impact upon the environment and other people’*. The South West Rural Mobility Strategy aims to level up rural communities through improvements to connectivity, such as enhanced digital connections supporting e-commerce and online services enabling more to be done without the need to travel; supporting more local services where people need them; integrated rural hubs; and networks of settlements which work together, sharing facilities, services and resources. This policy seeks to assist in delivering these strategies in ways that suit local conditions in parish of Pelynt.

4.113a However, bus services in Pelynt Parish 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. This creates a reliance on cars and vans for most journeys to work and services, so to address sustainability it is important to take a balanced approach which promotes active travel and access to public transport but also recognises that car use will continue.

4.114 The Cornwall Design Guide includes a section on ‘Movement’ which gives useful guidance and the following policy should be used with reference to this, taking into account the local concerns noted above. For guidance, parking space provision should be designed to accommodate modern family-sized private vehicles with the minimum provision for at least two vehicles, and where possible for larger dwellings one parking space per bedroom’

### **POLICY CF 4– TRANSPORT, HIGHWAYS AND COMMUNICATIONS**

1. Major residential development proposals will be supported where they are located and designed to promote active travel and access to public transport, and :

- a) It is within a safe walking distance of public transport, maximises opportunities for safe walking and cycling to services and facilities, and includes the appropriate provision of new paths to link with the existing network and to local facilities, to a standard which allows for wheelchair access wherever practicable and appropriate, and
- b) Supports a layout which provides and facilitates interconnected streets and avoids the use of cul-de-sacs; and
- c) Is supported, dependent upon the size and scale of the proposals, by a Transport Assessment or Travel Plan which demonstrates how the impact of any additional traffic will be managed to minimise the impact on the local road network; and
- d) Is designed to take into account the needs of groups with protected characteristics, particularly those with age-related infirmity, disability and/or poor health; and
- e) Are designed with a speed-reducing layout which prioritises active travel, social interaction and play, with the following hierarchy of transport in mind: pedestrian, cyclist, public transport, service vehicles, other motor vehicles; and where the scale is appropriate, includes bus bays and

shelters located where they will encourage public transport provision and use; and

- f) Demonstrates that singularly or cumulatively the development will not cause increased risk to human health from air pollution or exceed adopted national standards and includes appropriate mitigation under CLP policy 16.

2. Non-residential developments will be supported where it incorporates on-site, adequate provision to meet the needs of potential occupiers for:

- a) staff and visitor car and cycle parking\*; and
- b) commercial vehicle loading, unloading, parking ; and
- c) external storage/transfer space for materials and products; and
- d) does not adversely affect traffic and parking in the local area.

3. Proposals will not be supported where there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

4. All developments should be designed and will be constructed to the appropriate road layouts and design requirements of the Manual for Streets (DoT 2007), the Design Manual for Roads and Bridges (DMRB), the Cornwall Council Design Guide, and LTN 1/20 design guidance.

5. The provision of appropriate traffic calming measures within, alongside, or off site on roads approaching development sites are encouraged.\*\*

NOTE: In applying this policy users should be aware of and carefully take into account the needs of groups with special characteristics as set out in the Equalities Act 2010.

\*Cornwall Council Travel Plan and Parking Standards Guidance

\*\*Rural Minor Road Traffic Calming, Sustrans, 2004 <http://satintest.uk/Documents/71-Rural-Minor-Road-Traffic-Calming---Sustrans-Routes-for-People-Information-Sheet-FF38.pdf>

## **Policy CF 5 - Footways, Pedestrian Links, Public Rights of Way**

4.115 Footpaths, bridleways and cycle paths can make an important contribution to sustainable connectivity, the reduction in greenhouse gas emissions, and to healthy activity and leisure. Such routes may also be wildlife corridors through fields and built-up areas. Such routes are only useful if they are available and perceived to be safe, reasonably pleasant and take a reasonably direct route from where people start from (usually their home) to where people want to be.

4.116 Being a rural location there are a considerable number of PROW footpaths and bridleways for the residents to use for their exercise, well-being and enjoyment of their surrounding environment.

4.117 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.



4.118 Unfortunately, the NDP does not include maintenance and repair in its legal remit of powers. However, it can ensure that new developments are properly related to the public footpath network.

4.119 The implication of the Equality Act 2010 is that rights of way provision for disabled people has to be considered equally with that of other users. Applying the principle of 'Least Restrictive Access' which requires that all structures erected on rights of way must meet the highest possible standards and will benefit all users not only those with restricted mobility.

#### **POLICY CF 5 - FOOTWAYS, PEDESTRIAN LINKS, PUBLIC RIGHTS OF WAY**

1. Development (except for agricultural need dwellings) will be supported where there are existing safe walking routes to public transport, services and facilities or this can be achieved through the provision of new paths to link with the existing network to a standard which is accessible to all including people with disabilities, applying the principle of 'Least Restrictive Access';
2. Development proposals which are likely to affect public footways, pedestrian links, and Public Rights of Way should protect the existing network and its ambiance and respect heritage features such as stiles and hedges
3. Where public footways, pedestrian links, and Public Rights of Way are routed or realigned through new development, they should be incorporated into the development as a through route which is:
  - a) Not diverted to an unreasonable degree,
  - b) Designed as part of a landscaped wildlife corridor rather than being routed along estate road pavements as part of the highway network; and
  - c) Accessible to all including people with disabilities, applying the principle of 'Least Restrictive Access'.

#### **PART FIVE: IMPLEMENTATION AND PROJECTS**

5.1 The Neighbourhood Plan will by law, when adopted, guide decision making of planning applications that are submitted within the Pelynt Parish area. This means that it should be taken into account by people proposing new development and must be taken into account by the Parish Council, by Cornwall Council Local Planning Authority officers and Councillors, and by Planning Inspectors when planning applications are decided. This will bring the policy intentions and criteria laid out in the NDP into effect.

5.2 If a planning application decision is made that is contrary to the NDP policies, then the Local Planning Authority or Inspector must give clear explanation as to the reasons why this is necessary, and those reasons must be based on sound Planning considerations.

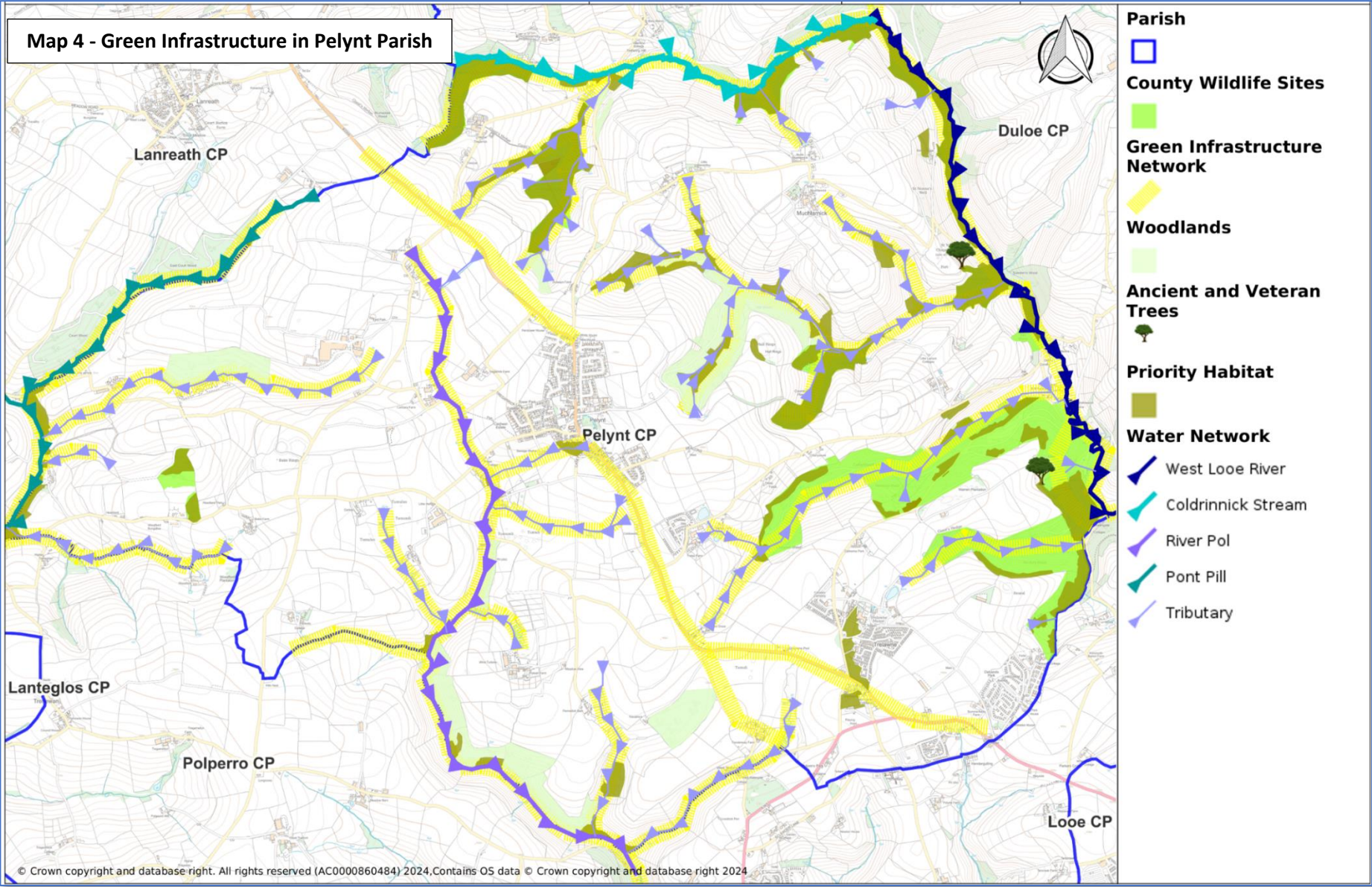
5.3 The implementation of some of the policies in the NDP may be assisted and enhanced by non-Planning initiatives, or 'Projects', led locally. Based on community feedback, the following Projects are proposed:

**Recreation and Open Space** - a project to find additional small areas of land which might serve multiple purposes in accordance with NDP Policy CF 3.

**Footpaths and Accessibility** – a project to finalise a condition survey of footpaths and PROWs with the preparation of an 'Action Plan' for future maintenance and enhancement to support NDP Policy CF 5

**Community Action on Climate Change** – a project to investigate and if possible carry forward a community led scheme to introduce low carbon domestic heating, retrofitting of energy efficiency measures, and renewable energy generation in support of NDP Policies CC 1 and CC 3, and CEDPD Policies SEC 1, CC 4 and RE 1.

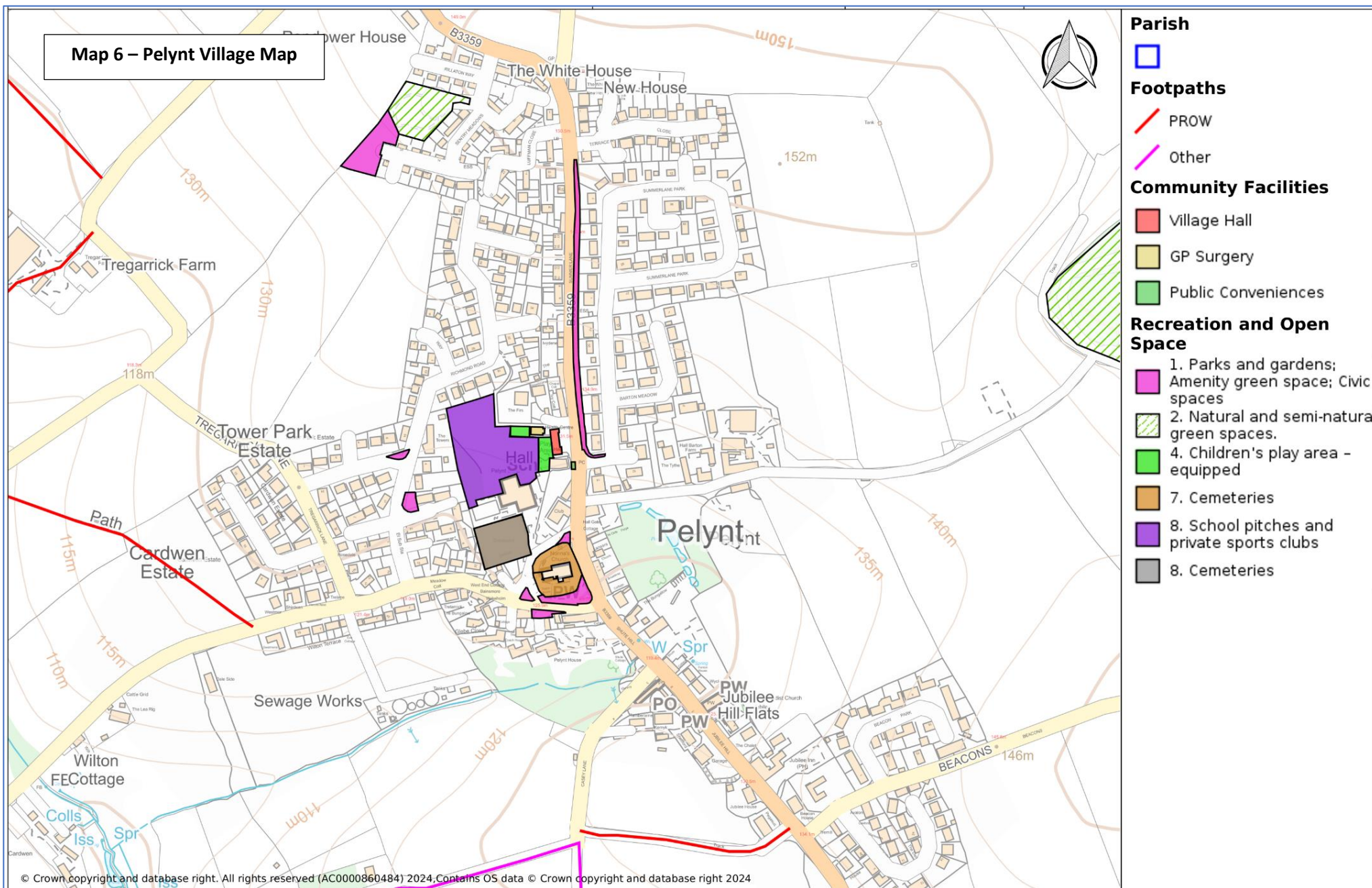
**Public Transport Improvement Initiative** – a project to advocate/lobby Cornwall Council and bus operators for better service, more routes, improved timetables, and fairer pricing; raise awareness about specific issues affecting bus users, such as accessibility, safety, or environmental concerns; mobilize public support to address these issues; and educate the public on the benefits of using public transportation, in support of Policy CF 4.











## PART SEVEN: GLOSSARY

**Affordable housing.** Social rented, affordable rented and intermediate housing (including shared ownership and low-cost purchase), provided to eligible households who cannot afford to occupy houses generally available on the open market. Under **Policy 8** all new housing schemes where there is a net increase of more than five dwellings must contribute towards meeting the affordable housing need in the plan area.

**AGLV Area of Great Landscape Value.** An area of land in England which is considered to have a particular scenic value and is therefore given a degree of protection by local authorities. If an area is designated as an AGLV then development is restricted, especially if it will affect the distinctive character or quality of the landscape.

**Ancient Monument.** An early historical structure or monument worthy of preservation and study, due to its archaeological or heritage interest, as defined by the Ancient Monuments and Archaeological Areas Act 1979. As with Listed Buildings, the formal list is managed by Historic England.

**AONB Area of Outstanding Natural Beauty** (Specifically Cornwall AONB, South Coast Central section) An area of countryside which has been designated for conservation due to its significant landscape value. Areas are designated in recognition of their national importance by Natural England. Areas of Outstanding Natural Beauty enjoy levels of protection from development similar to those of UK national parks but unlike national parks the responsible bodies do not have their own planning powers. They also differ from national parks in their more limited opportunities for extensive outdoor recreation.

**Better places to Live – by Design.** A Companion Guide to Planning Policy Guidance 3.-GOV.UK

**Biodiversity** Used to describe the whole variety of life on Earth. It includes not only all species of plants and animals but also their complex ecosystems. It ranges from species and habitats that are considered commonplace to those considered critically endangered.

**Brownfield Land.** Land within, adjoining or well-related to a settlement previously developed or damaged to such an extent that it has no other beneficial use, for instance containing a ruined or derelict building or structure for which permission had previously been obtained. It would not, for example, include a ruined agricultural building that had fallen out of use.

**CA Conservation area.** An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1991, whose character and appearance are desirable to preserve and enhance. There are special rules on some development in conservation areas.

**CC Cornwall Council**

**CIL Community Infrastructure Levy** A charge which can be levied by local authorities on new development to provide infrastructure for the area.

**Climate change mitigation.** Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**CLP or LP Cornwall Local Plan** Was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This covers the period up to 2030 and replaces the Local Plans of the former District and Borough Councils

**CNA Community Network Area**

**CROW Countryside and Rights of Way Act 2000**

**Curtilage.** The area normally within the boundaries of a property surrounding the main building and used in connection with it.



**CWS Cornwall Wildlife Site(s)** The most significant areas of semi-natural habitat in Cornwall outside statutorily protected sites such as Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs). Their existence will be taken into account when planning application is made or there is proposed change of land use.

**CWT Cornwall Wildlife Trust** A voluntary body that cares for wildlife throughout the county and manages several Wildlife Sites (e.g. Devichoy's wood in the parish of Mylor)

**DAS Design and Access Statement** Part of the Planning Application Process

**DECC Department of Energy and Climate Change**

**EA Environment Agency**

**Ecotone:** a zone of transition from one major vegetation community to another (source: The Complete A-Z Geography Handbook; Skinner, Redfern and Farmer)

**Flood Risk Assessment.** An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

**Geodiversity.** The natural range (diversity) of geological features (rocks, minerals, fossils, structures), geomorphological features (land forms and processes) and soil features that make up the landscape.

**GHG Greenhouse Gas** A gas which has the ability to radiate back to earth some of its naturally occurring heat. Large quantities lead to climate change.

**Historic built environment** Buildings and structures that display the interaction between people and places through time.

**HNS Housing Needs Survey**

**Infill** Infilling is defined as the filling of an empty space between existing structures within the settlement boundary while not physically extending the settlement into the open countryside. (See also **Rounding Off**)

**LP Local Plan** See above CLP Cornwall Local Plan

**LPA Local Planning Authority** The public authority (in our case Cornwall Council) whose duty it is to carry out specific planning functions for a particular area.

**NDP Neighbourhood Development Plan**

**Modern Methods of Construction [MMC]** using factory-built modules or rapid techniques, through innovative working processes to speed-up delivery, reduce labour costs, eliminate unnecessary waste and improve quality. MMC has been seen as a way to help solve the UK's housing crisis it has the potential for a 30% improvement in the speed of construction of new houses, a potential 25% reduction in costs, and potential for advances in improving quality and energy efficiency.

**NPPF National Planning Policy Framework.** This sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

**NPPG National Planning Practice Guidance** A web-based resource that brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars that had previously given guidance on many aspects of planning.

**Open space.** Largely undeveloped areas close to or within towns and villages which are important in terms of their contribution to the form, environmental quality and character of the settlement. They can offer important opportunities for sport and recreation and can act as a visual amenity.

**PDR Permitted Development Rights** The planning terms that detail what different land users can do to their buildings and or land without the requirement for planning permission.

**Policy 6 Housing mix** (This and the following are strategic policies in the Cornwall County Council Local Plan, 2016)

**Policy 7** The development of new homes in the open countryside will only be permitted where there are special circumstances.

**Policy 8** See above 'Affordable housing'

**Policy 9** See below 'Rural exception sites'

**Policy 10 Managing viability.** 'Where the Council is satisfied that the proposal cannot deliver the full quota of affordable housing without affecting the viability of the scheme to such an extent that it cannot proceed, it has the right to vary other policies to achieve viability.'

**Pre-App** Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre- application discussion enables better coordination between public and private resources and improved outcomes for the community. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage.

**Principal Residences** Are those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home.

**PRoW Public Right of Way** A route over which the public have a right to pass and repass. The route may be used on foot, on (or leading) a horse, on a pedal cycle or with a motor vehicle, depending on its status. Although the land may be owned by a private individual, the public may still gain access across that land along a specific route. Public rights of way are all highways in law.

**Rounding off.** The use of a site which is outside the existing settlement boundary and yet is substantially enclosed on two sides with the others side being clearly defined by a feature such as a road. Rounding off provides a symmetry or completion to a settlement boundary, it is not intended to facilitate continued incremental growth. Development resulting in the creation of a further site for rounding off is unlikely to be rounding off in itself. (See also **Infill**)

**Rural Exception Site (Policy 9)** Sites used for affordable housing in perpetuity which would not normally be available 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.

**SA Sustainability Appraisal** The consideration of policies and proposals to assess their impact on sustainable development objectives.

**SA Sustainability Assessment** An appraisal method. It is conducted for supporting decision and policy-making, not just technically and scientifically but also in a broad environmental, economic and social context.

**SAC Special Area of Conservation** An area given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

**SC Sustainability check** The check carried out to establish the sustainability of the NDP

**SEA Strategic Environmental Assessment** A procedure which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Section 106** The section of the Town and Country Planning Act 1990 that provided for the creation of

planning obligations, now replaced by Section 46 of the 2004 act. Section 106 agreements allow local authorities to ensure that developers provide the infrastructure needed to support new developments.

**Secured by Design.** An initiative by the Police Force in the UK to support the designing out of crime. The criteria is focussed on the prevention of crime through a number of different methods to improve the security of buildings and their immediate surroundings and provide safe places to live, work, shop and visit.

**Settlement Boundary** The defined boundary around a settlement within which any normal development (subject to other policies) may take place. Development outside the boundary may only take place in Pelynt Parish under Policy 9 of the Local Plan.

**SPA Special Protection Area** An area which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

#### **SPD Supplementary Planning Document**

**SSSI Site of Special Scientific Interest.** A site designated by Natural England under the Wildlife and Countryside Act 1981. A Site of Special Scientific Interest (SSSI) is a formal conservation designation for an area which is of particular interest because of its fauna, flora or geological or physiological features; in other words, these areas have extremely high conservation value.

**SuDS Sustainable Drainage Systems** - SuDS mimic nature and typically manage rainfall close to where it falls. SuDS can be designed to transport (convey) surface water, slow runoff down (attenuate) before it enters watercourses, they provide areas to store water in natural contours and can be used to allow water to soak (infiltrate) into the ground or evaporated from surface water and lost or transpired from vegetation (known as evapotranspiration). SuDS are therefore regarded as drainage systems that are considered to be environmentally beneficial, causing minimal or no long-term detrimental damage.

**Sustainable Development.** Development that meets the needs of the present, without compromising the ability of future generations, to meet their own needs (and so ‘**Sustainability**’).

**TPO - Tree Preservation Order** A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

**WHS World Heritage Site** A site listed by UNESCO as an area of cultural or natural value considered to be of outstanding universal value that deserves protection for the benefit of the community.

**Wildlife Corridor.** An area of habitat connecting wildlife populations separated by human activities or structures.

