A photograph of a residential street in St Wenn Parish. The street is paved and has a few cars parked. On the left, there are several houses with light-colored walls and dark roofs. On the right, there is a larger, two-story house with a light-colored wall and a dark window. In the background, there are rolling green hills under a cloudy sky. The overall scene is a typical rural residential area.

**ST WENN PARISH**  
**Neighbourhood**  
**Development Plan**  
**2021 – 2030**

Produced by St Wenn NDP Steering Group on behalf of  
St Wenn Parish Council April 2021

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<b>ST WENN NEIGHBOURHOOD DEVELOPMENT PLAN 2020 -2030 POLICY LOOK-UP TABLE</b>		
<b>POLICY NUMBER</b>	<b>POLICY THEME</b>	<b>PAGE</b>
Policy 1	Green Infrastructure	27
Policy 2	Net Biodiversity Gain	27
Policy 3	Trees, Cornish Hedges and Hedgerows	29
Policy 4	Landscape	30
Policy 5	Dark Skies	31
Policy 6	Design	32
Policy 7	Small Business/Retail Unit Development	34
Policy 8	Farming and Other Land Based Rural Business Diversification	35
Policy 9	Rural Tourism Accommodation	35
Policy 10	Working from Home and Home-Based Businesses	36
Policy 11	Protection and Support for Community Facilities	37
Policy 12	Local Green Spaces	38
Policy 13	Recreation Spaces and Sports Pitches	39
Policy 14	Footpaths and Bridleways	40
Policy 15	Infill, Rounding-Off and Brownfield Housing Development	42
Policy 16	Exceptional Affordable Housing Sites	43
Policy 17	Extension, Replacement and Amalgamation of Existing Dwellings	44
Policy 18	Agricultural Dwellings and Mobile Homes	45
Policy 19	Second Homes and Holiday Lets	46
Policy 20	Reducing the Causes of Climate Change	48
Policy 21	Reducing the Impact of Climate Change	49
Policy 22	Renewable Energy Production	51
Policy 23	Local Energy Storage	54

<b>LIST OF MAPS AND FIGURES</b>		
<b>REFERENCE</b>	<b>THEME</b>	<b>PAGE</b>
Map 1	Designated NDP Area for St Wenn NDP.	6
Map 2	Green Infrastructure in St Wenn Parish.	28
Map 3A	Community Facilities, Local Green Spaces and Recreation Spaces - Tegonetha	38
Map 3B	Community Facilities, Local Green Spaces and Recreation Spaces - Rosenannon	39
Map 3C	Community Facilities, Local Green Spaces and Recreation Spaces – St Wenn	40
Figure 1	The NDP Process	8
Figure 2	Key Issues and Implications from the Evidence Baseline.	12
Figure 3	The Link Between Objectives and Policies	23
Figure 4	Cross-reference of Policies and Objectives	24
Figure 5	Renewable Energy Plant Size Banding	53

This is the 'Submission Draft' of the St Wenn Parish Neighbourhood Development Plan, following community consultations in February to March 2020 and pre-submission draft Consultation from October 2020 to January 2021 .

The St Wenn 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 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) 2019 and the adopted Cornwall Local Plan 2016. It must also take into account the advice given 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

**DPD** —Cornwall Local Plan Allocations Development Plan Document

**NDP** —Neighbourhood Development Plan

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## Contents

1. Introduction .....	5
2. St Wenn NDP – The Preparation Process .....	7
Getting this far. ....	7
What next? .....	7
3. NDP Sustainability Appraisal.....	8
4. St Wenn NDP - Supporting Documentation.....	9
5. St Wenn: Background .....	9
6. Key Issues and Implications from the Evidence Baseline .....	12
7. St Wenn NDP: The Vision.....	22
8. St Wenn NDP Objectives.....	23
9. St Wenn Housing Statement.....	26
NDP Housing Requirement.....	26
Delivering the St Wenn Housing Requirement.....	26
10. St Wenn Parish NDP Policies.....	27
Natural Environment and Landscape .....	27
Heritage and Design .....	32
Employment and Business .....	34
Community Facilities .....	37
Housing.....	42
Climate Change .....	47
11. Monitoring and Reviewing.....	54
12. Glossary & Abbreviations .....	55

## 1. Introduction

1.1 This document is the Submission Draft St Wenn Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the St Wenn over the NDP period to 2030 and presents planning policies which seek to enable delivery of this Vision and these Objectives.

1.2 Neighbourhood Planning builds on the National Planning Policy Framework 2019 (NPPF) and the Cornwall Local Plan: Strategic Policies Development Plan Document 2016 (Local Plan), to give an extra level of detail at the local level. The St Wenn NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community.

1.3 St Wenn NDP sits in tandem with the Local Plan, which runs to 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated before 2030. The Parish Council may however deem it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.

1.4 This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed at [[ndp.stwenn.co.uk](http://ndp.stwenn.co.uk)]. A glossary and abbreviations section is included at the back of this document for reference (Section 10).

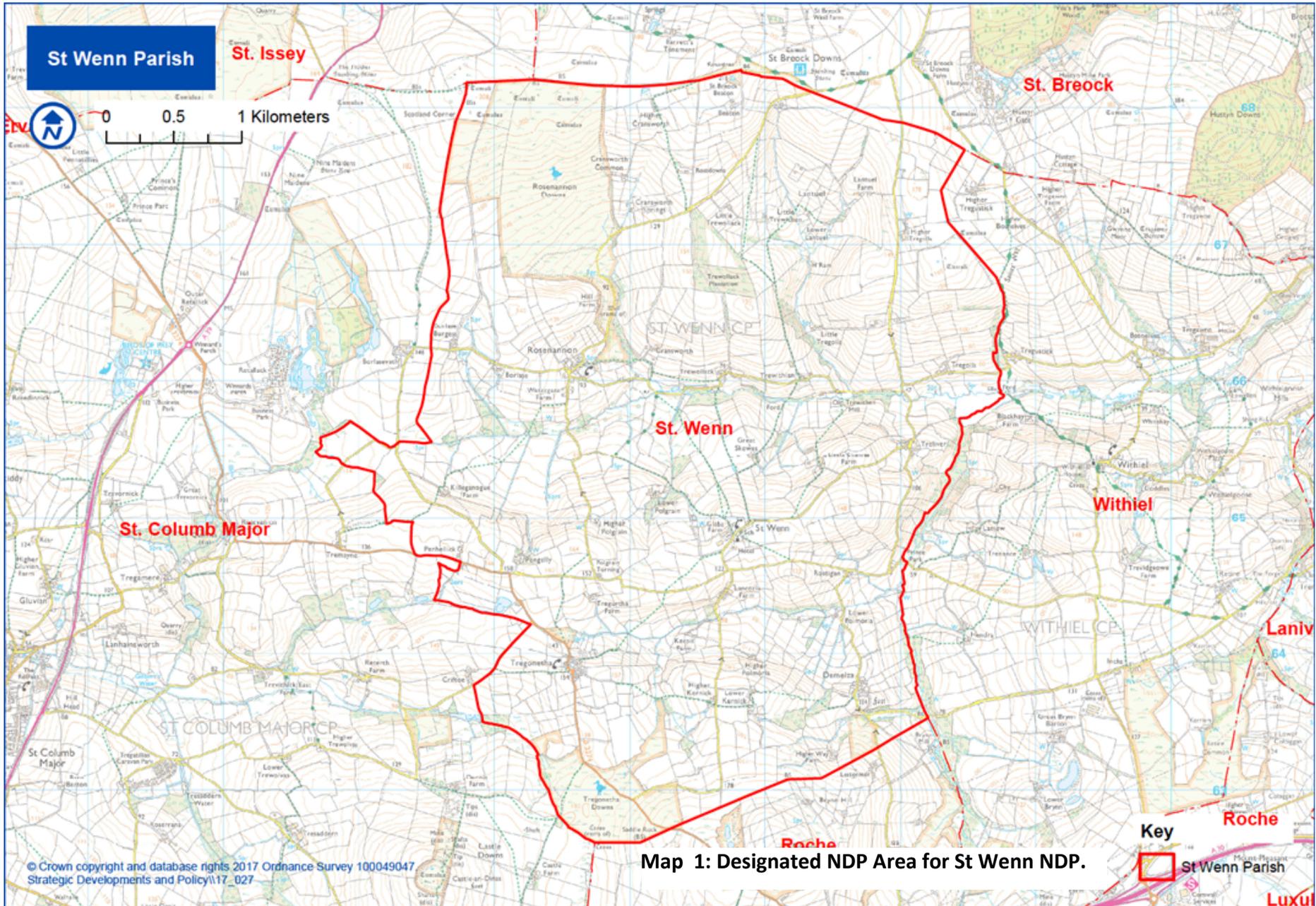
1.5 The St Wenn NDP area was formally designated on 16<sup>th</sup> April 2018 by Cornwall Council. It covers the entire area of the Parish as shown in Figure 1.

1.6 St Wenn is situated in mid Cornwall and is part of the Newquay and St Columb Community Network Area (CNA).

1.7 The community of St Wenn have decided to develop a NDP in order to

- Protect and enhance the key aspects of the areas character that are valued by the local community, including the countryside and landscape, biodiversity, and its peace and tranquility.
- Provide for a limited amount of new housing to meet local needs and demand.
- Support good quality locally distinctive homes for the elderly, young singles, couples and families.
- Ensure that the supply of existing housing remains available to meet local needs.
- Improve the quality of design of all development and change within the plan area.
- Help to deal with the impacts and causes of climate change.

1.8 Once finalised and adopted by Cornwall Council (CC) the planning policies presented in this NDP, which seek to positively plan for the future of St Wenn and will be used and acted upon by CC planning officers, landowners and developers through the development process, providing clarity on the community's needs and aspirations.



## 2. St Wenn NDP – The Preparation Process

### Getting this far.

2.1 The preparation of the NDP has been led by the St Wenn NDP Steering Group. This group comprises Parish Council representatives and members of the local community.

2.2 The preparation of this NDP has been informed throughout by a programme of consultation over the last two years. These included a detailed community survey carried out from February to March 2020 and the creation of a dedicated website which explains the background to the Plan, includes a full copy of the Neighbourhood Plan and the evidence base which supports it. The outcomes of the various consultations highlighted the key priorities set out in paragraph 1.7 above.

2.3 In view of the Covid-19 emergency the Steering Group could not hold the ‘drop on’ session for local people to find out more about the Neighbourhood Plan during the formal pre-submission draft consultation from October 2020 to January 2021 as was originally intended, and other face-to-face meetings were not possible. Therefore, to ensure that everyone had the opportunity to get involved in a COVID safe way, the consultation relied on:

- A free explanatory booklet delivered to every household that could be reached, including a comments form that could be posted back to the Steering Group.
- The Neighbourhood Plan website ([ndp.stwenn.co.uk](http://ndp.stwenn.co.uk), with online forms for comments to be made.
- An extension of the statutory consultation period from 6 to 9 weeks so that the community of St Wenn Parish could consider the NDP and respond with comments and ideas for improvement, allowing for the slower processes of communication by mail.
- A limited number of hard copies of the full document that were available for circulation by post in a Covid-safe handling process.

2.4 Cornwall Council confirmed that this process would be sufficient in the unusual circumstances of the time.

2.5 The feedback received on the pre-submission consultation draft NDP were carefully considered and appropriate changes have been incorporated. Details of these can be found in the Consultation Statement which accompanies this Submission Draft NDP. The NDP has now been formally submitted to Cornwall Council, which is the local planning authority. At this stage the Neighbourhood Plan will begin to influence how future planning applications in the Plan area are considered.

### What next?

2.6 Cornwall Council have assessed the Plan as being in compliance with the laws and regulations governing NDP making. Further consultations have now been arranged by Cornwall Council, following which it will arrange for the Plan to be assessed by an Independent Examiner. The Independent Assessor will then recommend whether the Plan can go to a community referendum. Because of the Covid-19 emergency, the referendum is unlikely to be held until late in 2021.

2.7 When the referendum does occur, all registered electors in St Wenn will be entitled to vote for or against the Plan.

2.8 If the Neighbourhood Development Plan is supported in the referendum, Cornwall Council will formally adopt the Plan after which will have to be taken into consideration when the Parish Council, Planning Officers, Cornwall Councillors, Planning Inspectors and the Secretary of State determine future Planning Applications and Appeals.

**Figure 1: The Neighbourhood Development Plan Process**



### 3. NDP Sustainability Appraisal

3.1 In order to ensure that the plan considers environmental, social and economic issues, the St Wenn NDP Steering Group carried out a light touch Sustainability Checklist (SC)'. The Sustainability Checklist considered the St Wenn NDP Vision, Objectives and Policies against 19 key sustainability objectives, these being:

- |                               |                                     |
|-------------------------------|-------------------------------------|
| 1. Climatic Factors           | 11. Design                          |
| 2. Waste                      | 12. Social Inclusion                |
| 3. Minerals and Geo-diversity | 13. Crime and Anti-social behaviour |

- |                          |                                  |
|--------------------------|----------------------------------|
| 4. Soil                  | 14. Housing                      |
| 5. Air                   | 15. Health, Sport and Recreation |
| 6. Water                 | 16. Economic Development         |
| 7. Biodiversity          | 17. Education and Skills         |
| 8. Landscape             | 18. Transport and Accessibility  |
| 9. Maritime              | 19. Energy                       |
| 10. Historic Environment |                                  |

3.2 The Sustainability Checklist presented a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for St Wenn. The Sustainability Checklist document can be found alongside other supporting information at [ndp.stwenn.co.uk](http://ndp.stwenn.co.uk)

3.3 Cornwall Council have confirmed in a Strategic Environmental Assessment and Habitat Regulations Assessment Screening Opinion that the NDP will not have any significant effects on environmentally sensitive areas or European Sites and that therefore no SEA or HRA is required. See Appendix 2 of the [Basic Conditions Statement](#) for details.

## 4. St Wenn NDP - Supporting Documentation

4.1 The St Wenn NDP is supported by supported by an evidence base which justifies the proposals and policies within the Plan and which is often referred to in this document. The key supporting document referred throughout this NDP is the ‘Evidence Baseline’ Document.

4.2 The ‘Evidence Baseline’ Document presents summary outcomes from studies and the various consultation exercises and is detailed within ten themed sections:

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

4.3 It also refers the reader to the actual evidence documents.

4.4 All supporting documents and evidence base are made available at [ndp.stwenn.co.uk](http://ndp.stwenn.co.uk). Alternatively, hard copies can be made available by request to St Wenn Parish Clerk.

## 5. St Wenn: Background

5.1 The Parish comprises 1901ha (4697 acres) of land with a strong rural character dominated by the Ruthern Valley and its tributary Demelza Stream, between which is a low ridge through the centre of the Parish. To the north the ground rises up to St Breock Downs, and to the south to Castle an Dinas and Belowda Beacon. St Wenn village and Tregonetha occupy areas on the higher ground, with long views across the terrain, whereas Rosenannon nestles on the Ruthern Valley sides.

5.2 The Parish has a growing community of about 420 people in fairly good health, with many self-employed people and generally lower than average incomes, sharing traditional values. However, it is

clearly ageing, with the age profile shifting to favour older workers, which will have implications for future housing mix and affordability, especially for the declining group of local young people. It is also apparent that within the general well-being of the community there are small 'hot spots' of relative deprivation.

5.3 St Wenn Parish is a relatively well provided for community in general housing terms. However, there is a clear mismatch between household size and dwelling size, and the current housing need is for 1-bedroom dwellings, suggesting a need to help address social housing need in the community by providing for some more smaller dwellings and protecting the existing remaining stock of small dwellings. There may also be a need for housing to support increasing numbers of elderly people may be emerging. Around 12% of homes were 2<sup>nd</sup> homes or holiday homes.

5.4 About 200 people (75.6 % of adults 16 to 74 yrs old) in the Parish are 'economically active' which is significantly higher than the proportion in the rest of Cornwall and England. The percentage of those who are self-employed is more than double that for Cornwall and England. Most jobs are in agriculture, wholesale and retail trade, and education, holding skilled trade and professional jobs, with a higher percentage than usual in managerial and director roles, mainly in nearby towns and Plymouth or Truro, and there are few local jobs available. Around a third of employed people work from home.

5.5 Community facilities are rather sparse, with a village hall (at St Wenn), Church, a Methodist Chapel, Primary School, and a community car park opposite the village hall. There are no shops or pubs, and health services are all accessed outside the Parish. Formal open space is limited to one playground, a sports field and the Churchyard cemetery. However, there is plenty of informal, natural green space to which the community have access under various provisions of the CROW Act. These come to a total of 213.25ha.

5.6 St Wenn Parish's community has a good level of community cohesion and funding is available to support community-based initiatives from several community funding sources. Its stock of community facilities is however limited, and ongoing maintenance and improvement is a typical issue for such facilities.

5.7 Most dwellings in the Parish rely on private water supplies from boreholes and wells and rely on septic tanks, cess pits and soakaways for foul drainage.

5.8 Common Land in the Parish provides grazing in support of local agricultural businesses, a biodiverse habitat, drainage, landscape quality, tranquil leisure opportunities and a tourism resource. St Wenn Parish is not well wooded, although there are some small (and recent) plantations and steeply incised wooded valleys that play an important role in the rural character of the local landscape. The main watercourses flowing through St Wenn Parish are the Upper River Ruthern and the Demelza Stream, both have an overall 'good' ecological and chemical quality. The Upper Ruthern is a Priority River Habitat Headwater designated as an area of high naturalness. A high proportion of the Parish falls into Grade 3 agricultural land with the remainder being Grades 4 and 5.

5.9 The Parish hosts several areas of SSSI status, including Rosenannon Bog & Downs SSSI, Mid Cornwall Moors SSSI, and the River Camel Valley and Tributaries SSSI. The latter is also a Special Area of Conservation, an international designation.

5.10 About half the Parish, to the north, is within the Camel and Allen Valley Area of Great Landscape Value. The remainder is undesignated but enjoys a pleasant outlook with long vista and a dark nighttime sky. The river valleys provide contrast with their intimacy and small scale.

5.11 There are no Conservation Areas in the Parish. There are 23 Listed structures and 6 Scheduled Ancient Monuments, and extensive archaeology, dating from pre-historic times through to the modern. These include features such as Neolithic 'findspots', the site of a possible early medieval chapel, evidence of early and later medieval field systems, and post medieval quarries and spoil tips.

5.12 Built form within the Neighbourhood Plan Area consist of bungalows, 2 storey terraces, semi-detached dwellings and detached dwellings. The scale of built-form also varies across the Neighbourhood Plan Area from modest village terraced cottages on small plots to large farmhouses with substantial

acreage. There is concern that the character of the settlements is being harmed by the use of inappropriate, out of scale designs and materials.

5.13 There are no rail lines or railway station serving the Parish directly. Two infrequent bus services serve the core of the Parish giving access to Bodmin twice a week, and daily in term time to education at Nanstallon School, Robartes Junior and Bodmin College. The principal road route into St Wenn Parish is the B3274 which connects with Roche to the south, and then onto the Victoria interchange on the A30 trunk road. To the north the B3274 leads to the A39. The remaining roads in the Parish are either C roads or are unclassified. These roads are quite long almost universally narrow with poor vertical and horizontal geometry. The village centre of St Wenn is included in the County level Sensitive Traffic Route assessment as being traffic sensitive at school drop-off and pick-up periods.

5.14 Some 94% of households in the Neighbourhood Plan area have access to at least one car or van, which is very significantly higher than the percentages for Cornwall and England, whilst the percentage with access to at least two cars or vans is also very much higher. In total, the daily travel to work alone consumes 2,593 km.

5.15 St Wenn has a reasonably good network of footpaths, and many local lanes that typically have light traffic, which are local assets for pedestrians, cyclists and horse riders. However, some of the lanes can be steep or have high banks, making them uncomfortable for pedestrians and cyclists. To the east immediately abutting the Parish boundary is the Saints' Way Trail.

5.16 Despite its low population and relative isolation, the Parish will not be immune to the impacts of climate change, a range of risks may exist for the Neighbourhood Plan area, including:

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

## 6. Key Issues and Implications from the Evidence Baseline

**Figure 2: Key Issues and Implications from the Evidence Baseline.**

Theme	Key Issues and what they mean for our Neighbourhood Development Plan
Our Community	<ul style="list-style-type: none"> <li>• National and local policy is that Planning should:               <ul style="list-style-type: none"> <li>• ensure adequate provision of housing, social and community facilities, for all residents</li> <li>• ensure there are no harmful impacts on health and well-being</li> <li>• maintain and enhance opportunities for activity and inclusiveness</li> <li>• encourage local food production in gardens and allotments.</li> </ul> </li> <li>• Population growth in the parish has been significantly above Cornwall, regional and national averages.</li> <li>• The population of the parish is ageing. Between 2002 and 2018 the proportion of children decreased significantly, whilst the proportion of ‘young workers’ (aged 18 to 49), dropped to around the average. Conversely, the proportion of ‘older workers and early retirees’ (50 to 64) grew slightly and now the proportion of the population within the 65+ age range represents nearly 25% of the community.</li> <li>• The Parish has a lower proportion of single person households than the average for Cornwall and England</li> <li>• There is a need to support the provision of services, facilities and amenities to meet the needs of an ageing population, whilst ensuring that the service, housing and employment needs of the dwindling proportion of young people and families are not neglected.</li> <li>• About a third hold managerial/professional posts, and a further third having skilled trade occupations, and a third in more routine occupations. The proportion of ‘own account workers’ was also noticeably higher than in Cornwall and England.</li> <li>• Whilst most residents in work are in good jobs within or outside the Parish, there is a core of less well-educated residents for whom basic local employment may be important.</li> <li>• A higher proportion of the Parish population said they were in good health than the average for Cornwall and England, with a smaller proportion saying their day-to-day activities were limited by ill health.</li> <li>• The Index of Multiple Deprivation Score of being in the 30% most deprived areas reflects relatively low local incomes and attainment, relative isolation from services, housing affordability, and the absence of central heating in traditional properties locally. However the latter score is skewed by the inclusion of nearby settlements in the calculations.</li> </ul>

- Taken with the other data above there is possibility of there being a small core of less well educated, poorly housed younger people being at risk of increasing deprivation.
- Whilst community survey respondents prioritised natural environment aspects such as the countryside and landscape, local wildlife and biodiversity, and the peace and tranquillity of the area as their top three, the sense of community and Local community facilities, activities and groups were also highly prized.

#### **Implication for the Neighbourhood Development Plan**

- **NDP policies should be considered which address the community's prioritisation of the natural environment,**
- **NDP policies should also protect and support the provision of services, facilities and amenities to meet the needs of the ageing population, whilst ensuring that the housing, service and employment needs of families and young people continue to be supported.**

#### Housing

- National and local policy is that:
  - Housing should be located where it will enhance or maintain the vitality of rural communities.
  - New isolated homes in the countryside should be avoided unless there are special circumstances
- House prices in St Wenn Parish have increased by around 344% since 1995. The affordability ratio for Cornwall in 2016 was 9.27, a slight decrease from 9.43 in 2008. This is significantly higher than the ratio of 8.00 for England.
- The current housing tenure mix in St Wenn Parish is heavily biased in favour of owner/occupation compared to Cornwall generally, and much less on the private and public rented sectors
- Levels of overcrowding are lower in St Wenn Parish than in comparison to Cornwall, regional and national averages
- The proportion of second homes in St Wenn Parish is lower than Cornwall and Community Network Area averages.
- Nevertheless the local community are enthusiastic to restrict 2<sup>nd</sup> homes.
- The Parish has a higher proportion of larger (4 to 5 bedroom) dwellings than has Cornwall and England, and a lower proportion of medium (2 to 3 bedroom) dwellings.
- However, household size is predominantly small (1 to 3 people) so there is a mismatch between dwelling and household size.
- No further dwellings are needed to meet the CLP remaining target for St Wenn Parish.
- The current level of housing need in St Wenn Parish is minimal.

- An ageing population in the Parish will require appropriate housing provision which is suitable for older people, possibly in the form of downsizing opportunities.
- To address the decline in the proportion of younger people, smaller affordable dwellings may be appropriate, including self-build.
- Strong views were held that the majority of homes should be from infill, 'rounding off' existing development and the use of 'brownfield' land. The idea of merging of adjoining homes into one larger dwelling, conversions of mobile homes to permanent dwellings and new small estates on the edge of existing settlements, were seen as being least important.
- There was also concern that growth in 2<sup>nd</sup> home occupation of dwellings would restrict the amount of housing available to local people, force local house prices up beyond reach of local people, reduce the viability of local services and bring little in the way of beneficial effects to the Parish.

**Implication for the Neighbourhood Development Plan**

- **The St Wenn NDP does not need to allocate land for new housing to comply with the Cornwall Local Plan**
- **Consideration should be given to NDP policies which encourage continued infill on small sites, rounding-off, and 'brownfield' land development subject to criteria for design, to address market demand and the need for more affordable homes, including self-build proposals.**
- **There is a clear mismatch between HH size and dwelling size, and the current housing need is for 1 bedroom dwellings, suggesting a need to help address the nucleus of social housing need in the community by:**
  - **Providing for some more smaller dwellings;**
  - **Protecting the existing remaining stock of small dwellings**
- **From the preceding section a need for housing to support increasing numbers of elderly people is emerging.**
- **The local community would support policies for a very limited number of new and adaptable dwellings mainly targeted on meeting local needs for young people, families and older people.**
- **The local community perceive 2<sup>nd</sup> homes and holiday-lets as a problem and wish for them to be restricted.**
- **The policy issues controlling conversions of mobile homes to permanent dwellings should be made clear.**

Economy and  
Employment

- National and local policy is that Planning should:

- focus on sustaining existing and new businesses and the traditional industries of, farming and minerals, and also supporting ability to work from home.
  - long-term protection of sites allocated for employment use should be avoided where there is no reasonable prospect of a site being used for that purpose.
  - Provide for new employment development that is located either within or well-integrated to ... villages well served by public transport and communications infrastructure.
  - Also recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In this case they should be sensitive to surroundings, not have an unacceptable impact on local roads, and exploit opportunities to make a location more sustainable.
  - Encourage the use of previously developed land, and sites that are physically well-related to existing settlements, where suitable opportunities exist.
- The agricultural sector continues to be an important economic activity supporting most of the jobs based in the Parish, helping to sustain the broader rural economy and maintain the character of the landscape and environment. There is a need to support business diversification and measures to reduce business costs, such as energy and materials.
  - Many of our community work outside the Parish, in professional and/or managerial posts, mainly in nearby towns and Plymouth or Truro, and there are few local jobs available. Encouraging local business development might provide local jobs, reduce the need to travel, and increase prosperity.
  - It is likely that many local young and working age people tend to leave the area to find work and careers.
  - Tourism has the potential for further growth focusing on local environment, heritage and culture.
  - There is a higher proportion of self-employed people working in St Wenn Parish compared to Cornwall averages and the number of people working from home in the Parish is unusually high.
  - Encouraging local business development (in workshops and at home) might provide local jobs, reduce the need to travel, and increase prosperity.
  - There is 'Superfast Broadband' through most of the parish but speeds can vary and in some northern areas it is lacking. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a means of communication in a rural area.

	<p><b>Implication for the Neighbourhood Development Plan</b></p> <ul style="list-style-type: none"> <li>• <b>The local community supports more economic growth in the Parish at a scale that is appropriate for the area, but is very wary of tourism development.</b></li> <li>• <b>The St Wenn NDP should prioritise support for the agricultural sector and other land management based enterprises as important economic activities which sustain the economic base of the Parish and maintains the character of the landscape and environment.</b></li> <li>• <b>The St Wenn NDP should consider a policy supporting sites for new small-scale rural workshops and retail, possibly including space to support live/work, home businesses and/or start up business, which must be sensitive to their surroundings and local road conditions.</b></li> <li>• <b>The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.</b></li> <li>• <b>Consideration should be given to NDP policy to support forms of tourism which are suitable for location within sensitive biodiversity and landscape areas, or where their impacts on such areas would be acceptable, subject to criteria to ensure that any adverse impacts are mitigated.</b></li> <li>• <b>Steps to encourage take up of Broadband connectivity though new development should be supported.</b></li> </ul>
<p>Infrastructure and Community facilities</p>	<ul style="list-style-type: none"> <li>• National and local policy is that Planning should: <ul style="list-style-type: none"> <li>○ support ‘strong vibrant and healthy communities’ with ‘accessible services and open spaces that reflect the community’s present and future needs and support its health, social and cultural well-being.</li> <li>○ promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other.</li> <li>○ ensure that places are safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.</li> <li>○ guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.</li> <li>○ ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable and retained for the benefit of the community.</li> <li>○ plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.</li> </ul> </li> <li>• St Wenn Parish’s community has a good level of community cohesion and funding is available to support community-based initiatives from several community funding sources. Its stock of community facilities is however</li> </ul>

	<p>limited, and ongoing maintenance and improvement is a typical issue for such facilities.</p> <ul style="list-style-type: none"> <li>• These facilities could be identified so that they clearly gain the benefit of protection under Cornwall Local Plan Policy 4.4.</li> <li>• There are also several ‘green spaces’ around the Parish which contribute to its character and heritage and are worthy of protection.</li> <li>• The Parish has a good supply of natural recreational space, but equipped provision for children and teenagers is poor. Ideally playspace should be available at Rosenannon and Tregonetha, and the equipment at St Wenn improved.</li> <li>• Although excellent and active Church and Primary School facilities and services are available locally residents have to travel out of the Parish for many key services and amenities, including health services and secondary schooling.</li> <li>• The existing community and recreational facilities are obviously highly valued by the community.</li> </ul>
	<p><b>Implication for the Neighbourhood Development Plan</b></p> <ul style="list-style-type: none"> <li>• <b>Consideration should be given to including an NDP policy to build on CLP Policy 4 for the safeguarding of existing facilities and to build on their viability and sustainability, possibly identifying them as a focus for CIL funding.</b></li> <li>• <b>A clear aim that development must be appropriate for the ability of infrastructure to support it should be included.</b></li> <li>• <b>A policy should be considered for the support of playspace provision for children and teenagers.</b></li> <li>• <b>Green spaces around the Parish which of particular importance to local communities are worthy of protection, and a policy which identifies and protects them should be considered.</b></li> </ul>
<p>Biodiversity and Geodiversity</p>	<ul style="list-style-type: none"> <li>• Most of the high-quality biodiversity and geodiversity in the Parish is protected by international, national and county level policies.</li> <li>• National and local policy is that Planning should: <ul style="list-style-type: none"> <li>○ aim to achieve healthy, inclusive and safe places and should contribute to and enhance the natural and local environment</li> <li>○ Designate green areas of particular importance to local communities to rule out new development other than in very special circumstances</li> <li>○ allow only the most exceptional developments to be permitted in, and that the highest levels of protection should apply, to SSSI, SPA and SAC.</li> <li>○ Protect locally designated sites, unless the need and benefits of the development clearly outweigh the loss</li> <li>○ protect and where possible improve biodiversity</li> <li>○ Avoid unacceptable levels of soil, air, water or noise pollution or land instability, and encourage remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• Forthcoming legislation will require up to 10% ‘net biodiversity gain’ from new development.</li> <li>• The Parish has a good quality green infrastructure network, with plenty of footpaths and lanes linking green ‘access land’, and to local open space and leisure facilities.</li> <li>• There is a good supply of woodlands, some ancient, but trees and hedgerows close to villages are subject to development pressures</li> <li>• Internationally, nationally and locally designated nature conservation sites are present in the Parish, or nearby, and a number of areas of Cornwall BAP Priority Habitat. Protected species are also present at many locations in the parish.</li> <li>• As part of the principle water catchment for the Camel there are many springs, streams and the valleys, which provide habitat but also restrict development potential. Waterways in the Parish have and overall ‘good’ ecological and chemical quality. The Upper Ruthern is a Priority River Habitat Headwater designated on the basis of the naturalness of the landcover - this area is of high naturalness.</li> </ul>
	<p><b>Implication for the Neighbourhood Development Plan</b></p> <ul style="list-style-type: none"> <li>• <b>Most of the high-quality biodiversity and geodiversity sites in the Parish is protected by international, national and county level policies so NDP policies are not necessary.</b></li> <li>• <b>Consideration should be given to a planning policy framework to support Net Biodiversity Gain by requiring the submission of a Biodiversity Metric Gain Plan with planning applications.</b></li> <li>• <b>Consideration should be given to including a policy which seeks to protect existing trees and supports the approach set out in the Cornwall Design Guide.</b></li> </ul>
Landscape	<ul style="list-style-type: none"> <li>• National and local policy is that Planning should: <ul style="list-style-type: none"> <li>○ Protect and enhance valued landscapes</li> <li>○ Recognise the intrinsic character and beauty of the countryside</li> <li>○ Protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason</li> <li>○ Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation</li> <li>○ be grounded in an understanding and evaluation of each area’s defining characteristics, identifying the special qualities of each area and explaining how this should be reflected in development</li> </ul> </li> <li>• The countryside and landscape are perceived by the local community as the most distinctive and attractive character of the Parish that should be preserved and enhanced.</li> </ul>
	<p><b>Implication for the Neighbourhood Development Plan</b></p>

	<ul style="list-style-type: none"> <li>• <b>National and local planning policies are sufficient to protect the AGLV and no local policy is needed in the St Wenn NDP.</b></li> <li>• <b>However, there are locally distinctive aspects of the landscape within and outside these areas and an NDP policy could be considered to ensure that new proposals - whether they be for repair, extension or new development - draw their design inspiration from local sources and thereby fit well within existing landscape and topography in character and form of the landscape</b></li> <li>• <b>A policy encouraging design that will help to preserve the quality of the ‘dark sky’ above the Parish and secure the tranquility and dark skies quality of the landscape for current and future generations should be considered.</b></li> </ul>
Heritage	<ul style="list-style-type: none"> <li>• National and local policy is that Planning should: <ul style="list-style-type: none"> <li>○ contribute to and enhance the natural and historic environment</li> <li>○ ensure that developments function well, are visually attractive, are sympathetic to local character and history, allow an appropriate amount and mix, and create places that are safe, inclusive and healthy</li> <li>○ not permit development of poor design</li> <li>○ give great weight to outstanding or innovative designs which promote sustainability or help raise the standard of design more generally in the area</li> <li>○ give great weight to the conservation of designated heritage assets (which include Listed Buildings and Conservation Areas),</li> <li>○ take a balanced judgement on the scale of harm to the significance of non-designated heritage assets</li> <li>○ seek opportunities for new development in WHS and the settings of heritage assets to enhance or better reveal their significance</li> <li>○ Treat loss of a WHS asset which makes a positive contribution to its significance as substantial or less than substantial harm</li> </ul> </li> <li>• Numerous features and areas of historic environment interest and archaeological heritage are present in the parish, including many listed buildings and scheduled monuments.</li> <li>• The setting of the many listed building and the general character of the villages is attractive but, in some places, harm has been caused through new development and extensions. For example, windows and doors marred by modern replacements whilst some of the infill development has paid little regard to the vernacular.</li> <li>• A concern may be that future extensions and repairs to the properties may introduce less sensitive treatments.</li> </ul>
	<p><b>Implication for the Neighbourhood Development Plan</b></p> <ul style="list-style-type: none"> <li>• <b>National and local planning policies are sufficient to protect listed heritage assets and no local policy is needed in the St Wenn NDP.</b></li> <li>• <b>Opportunities to enable the repair and subsequently maintenance of heritage assets should be supported.</b></li> </ul>

	<ul style="list-style-type: none"> <li>• <b>The adoption of an NDP policy to support development which accords with the Code, should be considered, with the aim of raising standards in line with the establishing and appropriate local format.</b></li> </ul>
<p>Accessibility and Connectivity</p>	<ul style="list-style-type: none"> <li>• National and local policy is that Planning should: <ul style="list-style-type: none"> <li>○ Prioritises safe access by walking, cycling and public transport and providing new facilities and services to minimise car travel</li> <li>○ incorporates facilities for charging plug-in and other ultra-low emission vehicles</li> <li>○ prevent development which will cause increased risk to human health from air pollution or exceeding EU standards (Policy 10)</li> </ul> </li> <li>• Accessibility to services and facilities is a key issue in the parish.</li> <li>• The road and footpath network links settlements reasonably well, but the roads are constrained by vertical and horizontal alignment restrictions, and road safety is perceived as an issue due to the lack of pavements on the narrow roads, so there is a demand for more pedestrian links.</li> <li>• Within the villages the unclassified roads are often congested from parked vehicles, and speeding is seen as an issue.</li> <li>• Public transport links are limited and reliance on jobs in major employment centres means the parish has a high car dependency and car ownership is much higher than Cornwall averages.</li> <li>• There is ‘Superfast Broadband’ through most of the parish but speeds can vary and in some northern areas it is lacking. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a means of communication in a rural area.</li> </ul>
	<p><b>Implication for the Neighbourhood Development Plan</b></p> <ul style="list-style-type: none"> <li>• <b>Consideration should be given to including policy criteria in the NDP that encourages a sustainable transport.</b></li> <li>• <b>Consideration should be given to include a policy relating to the protection and enhancement of footpaths and their identification as a CIL priority.</b></li> </ul>
<p>Climate Change</p>	<ul style="list-style-type: none"> <li>• National and local policy is that Planning should: <ul style="list-style-type: none"> <li>○ support the transition to a low carbon future in a changing climate...contribute to radical reductions in greenhouse gas emissions...minimise vulnerability and improve resilience... support renewable and low carbon energy and associated infrastructure</li> <li>○ take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.</li> <li>○ support community-led initiatives for renewable and low carbon energy, being taken forward through neighbourhood planning</li> </ul> </li> <li>• The emerging Cornwall Council Climate Emergency Development Plan Document includes policies on a range of climate change issues that will be relevant during the period to 2030 and beyond.</li> </ul>

	<ul style="list-style-type: none"> <li>• The Parish is the location for 5 small to medium scale wind-turbines but several large individual and grouped turbines are visible in locations around the Parish.</li> <li>• Wind speeds sufficient to support wind turbines exist across the Parish. However, the opportunities for large multi wind turbine schemes are very restricted because of the intervisibility of the existing wind turbines on the landscape setting of the Parish.</li> <li>• There is the potential for single turbines at a scale of A to C to support farm energy independence.</li> <li>• Potential for solar generation is fair but constrained by landscape factors affecting the southerly facing slopes.</li> <li>• Due to its topography, St Wenn Parish may have some opportunity for hydroelectric power generation.</li> <li>• Overall the community of the Parish see a need to take action to deal with the causes and impacts of climate change. Those supporting renewable energy are more in favour of solar as a solution (as opposed to wind) but there are also many people who do not welcome any kind of renewable measures. In terms of siting the general consensus is to be away from housing or out of sight. Respondents more strongly support the adoption of design approaches in new development that will reduce carbon footprints.</li> <li>• Flooding is seen as the main local impact from climate change.</li> </ul>
	<p><b>Implication for the Neighbourhood Development Plan</b></p> <ul style="list-style-type: none"> <li>• <b>Aiming to be Carbon Neutral by 2030 is not realistically achievable.</b></li> <li>• <b>Policies should be considered which encourage measures to reduce the causes of climate change, covering for example:</b> <ul style="list-style-type: none"> <li>▪ <b>Encourage energy efficient and small carbon footprint development</b></li> <li>▪ <b>Encouraging 10% (or more) of energy consumption on a site to be generated on site or other sustainable source</b></li> <li>▪ <b>Encourage community sustainable energy projects</b></li> <li>▪ <b>Encourage ‘modal shift’ from cars</b></li> <li>▪ <b>Encourage digital networks to reduce need to travel</b></li> <li>▪ <b>Encourage the inclusion of facilities for charging plug-in and other ultra-low emission vehicles</b></li> <li>▪ <b>Planting to encourage carbon sequestration (natural solutions).</b></li> <li>▪ <b>Support local community ‘coproduction’ of foods, goods</b></li> </ul> </li> <li>• <b>Policies to reduce impact of climate change could also be included, covering:</b> <ul style="list-style-type: none"> <li>▪ <b>Layouts that encourage passive cooling / Planting to provide shade</b></li> <li>▪ <b>Use sustainable materials</b></li> <li>▪ <b>Flood management including ‘natural’ SUDS</b></li> <li>▪ <b>Dealing with ground instability</b></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>▪ <b>Green Infrastructure Networks</b></li> <li>• <b>Bearing in mind the need to support agriculture and other land based industry, and encourage community take-up of locally generated renewable energy, whilst taking into account community concerns about possible environmental impacts, planning policy could support single turbines and other forms of generation (PV, Hydro, Thermal) facilities subject to careful criteria</b></li> <li>• <b>Any Planning policy in the NDP on renewable energy generation should refer to the ‘Landscape strategy and siting guidance’ given in Cornwall Council’s Landscape Sensitivity and Strategy Matrices for each Landscape Character Area. March 2016</b></li> <li>• <b>When the Climate Emergency DPD is adopted following its Examination, it will supersede any policies on renewable energy in the St Wenn NDP. However, in the interim it is appropriate for the NDP to include policies on renewable energy and these policies will remain as a material consideration.</b></li> </ul>
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## 7. St Wenn NDP: The Vision

7.1 Every plan has a purpose and for the St Wenn NDP that is for the policies of the NDP to help achieve a ‘Vision’ for St Wenn by 2030. The Vision for the St Wenn is as follows:

**THE VISION FOR ST WENN**

**By 2030 we will ensure that the needs of our community for housing, prosperity and community facilities are met, the special characteristics of the Parish area, including its rural feel, distinctive buildings and relationship with the surrounding countryside, landscape and wildlife, are enhanced and protected, and that the local causes and impacts of climate change are effectively tackled.**

7.2 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 determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figure 2.

7.3 Furthermore, the principles which underpin the Plan reflect the 17 Sustainable Development Goals within the United Nations 2030 Agenda for Sustainable Development<sup>1</sup> (see Appendix B) to stimulate action in areas of critical importance for humanity and the planet.

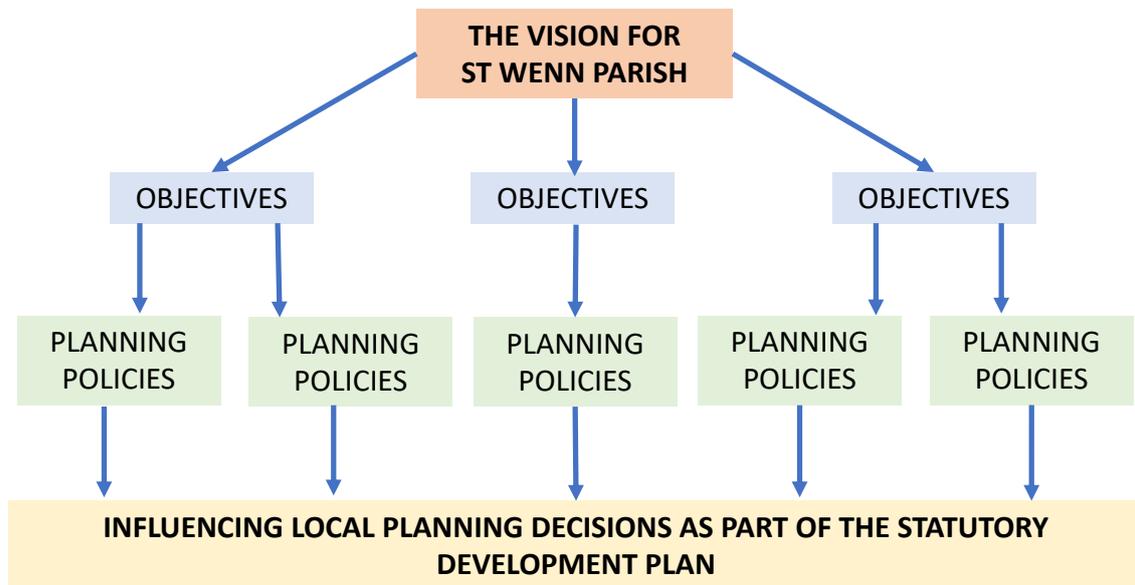


Figure 3: St Wenn NDP: Links between Vision, Objectives and Policies

## 8. St Wenn NDP Objectives

8.1 The Objectives of the St Wenn NDP are as follows:

### A. Natural Environment and Landscape Objective.

- i. Reduce the environmental impact of development, protect and increase biodiversity.
- ii. Protect and enhance the landscape character and setting for the Parish.

### B. Heritage and Design Objective

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

### C. Employment and Business Objective.

- i. Support, strengthen and help diversify local businesses at a scale appropriate to the area.
- ii. Support opportunities for local people to access local employment.
- iii. Encourage improvement of Broadband connectivity.

### D. Community Facilities Objective.

- i. Support high quality, accessible and affordable community facilities to meet the changing needs of all parts of the local community.
- ii. Ensure new development is appropriate in scale to the ability of infrastructure to support it.
- iii. Support additional playspace provision for children and teenagers.

### E. Housing Objective.

- i. Support a very limited amount of new and adaptable housing to meet local needs of young people, families and older people.
- ii. Ensure that the supply of existing housing remains available to meet local needs.

### F. Climate Change Objective.

- i. Support local actions to tackle the causes and effects of climate change
- ii. Encourage new development to incorporate on site provision of renewable energy, low energy and low carbon technologies.

8.2 St Wenn NDP sets out 23 policies in order to help achieve the Objectives and the Vision for the area. Figure 4 illustrates the how each policy contributes to each Objective.

Figure 4: St Wenn NDP: Cross-reference of Policies and Objectives						
ST WENN NDP POLICIES	ST WENN NDP OBJECTIVES					
	A	B	C	D	E	F
	Environment, Landscape.	Heritage, Design.	Employment and Business.	Community Facilities.	Housing.	Climate Change.
Policy 1: Green Infrastructure	✓			✓		✓
Policy 2: Net Biodiversity Gain	✓			✓		✓
Policy 3: Trees, Cornish Hedges and Hedgerows	✓		✓		✓	✓
Policy 4: Landscape	✓	✓	✓		✓	
Policy 5: Dark Skies	✓		✓			✓
Policy 6: Design	✓	✓	✓		✓	✓
Policy 7: Small Business/Retail Unit Development	✓	✓	✓			
Policy 8: Land Based Rural Business Diversification		✓	✓	✓		✓
Policy 9: Rural Tourism Accommodation	✓	✓	✓	✓		✓
Policy 10. Working from Home and Home-Based Businesses	✓	✓	✓			✓
Policy 11. Protection and Support for Community Facilities				✓		
Policy 12. Local Green Spaces	✓	✓		✓	✓	
Policy 13: Recreation Spaces and Sports Pitches				✓	✓	

**Figure 4: St Wenn NDP: Cross-reference of Policies and Objectives**

ST WENN NDP POLICIES	ST WENN NDP OBJECTIVES					
	A	B	C	D	E	F
	Environment, Landscape.	Heritage, Design.	Employment and Business.	Community Facilities.	Housing.	Climate Change.
Policy 14. Footpaths and Bridleways				✓		
Policy 15 – Infill, Rounding -off and Brownfield Housing Development	✓	✓			✓	
Policy 16. Exceptional Affordable Housing Sites		✓		✓	✓	
Policy 17: Extension, Replacement and Amalgamation of Existing Dwellings		✓			✓	
Policy 18: Agricultural Dwellings and Mobile Homes	✓	✓			✓	
Policy 19: Second Homes and Holiday Lets		✓	✓		✓	
Policy 20: Reducing the Causes of Climate Change	✓	✓	✓	✓	✓	✓
Policy 21: Reducing the Impact of Climate Change	✓	✓	✓	✓	✓	✓
Policy 22: Renewable Energy Production	✓		✓	✓	✓	✓
Policy 23: Energy Storage	✓	✓	✓	✓	✓	✓

## **9. St Wenn Housing Statement**

### **NDP Housing Requirement**

9.1 Cornwall's Local Plan apportions 400 dwellings to be delivered in the rural parishes that make up the rural area of the Newquay and St Columb CNA. The CLP gives no more specific guidance as to the 'share' of the requirement to be taken up by each Parish, saying only that 'Co-ordination will be needed amongst the remaining parishes within the CNA to ensure that housing needs are met'. Subsequently, to facilitate this coordination and give guidance to Neighbourhood Plan formulation, CC officers have broken the figures down. At 31/03/18 Cornwall Council advised that no further homes were needed in St Wenn Parish to meet the Parish baseline requirement to be considered in general conformity with the Local Plan.

9.2 As of January 2020, level of housing need in St Wenn Parish is minimal. In addition, 2 households are registered with Help to Buy SW, seeking 1-bedroom properties. No affordable housing permissions have been granted since 2010.

9.3 Although Central Government policy is to significantly boost the supply of homes to meet the needs of present and future generations, the relative isolation and lack of physical infrastructure and social facilities mean that St Wenn Parish is unsuitable for such growth.

### **Delivering the St Wenn Housing Requirement**

9.4 There is a need for some market housing and affordable dwellings to meet the aspirations of local people. Taking this into account the housing strategy proposed is to support infill development to meet market demands and allow for natural growth in the least sensitive locations, but not to make any housing land allocations, whilst meeting the need for affordable housing through small scale 'rural exception sites' under CLP Policy 9, subject to additional local criteria ensuring that they do not harm any interests of acknowledged local importance.

9.5 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.

## 10. St Wenn Parish NDP Policies

### Natural Environment and Landscape

#### *Green Infrastructure.*

10.1 St Wenn Parish has a good quality 'green infrastructure'. Many footpaths and lanes cross the landscape, and form corridors linking natural areas framed by Cornish hedges and hedgerows,. There are large areas of 'access land' which are also Sites of Special Scientific Interest and a County Wildlife site. The River Camel environment, with its streams and tributaries, is both an SSSI and a Special Area of Conservation, and the Upper Ruthern is a Priority River Habitat area with 'high naturalness'. This network supports natural and ecological processes and is integral to the health and quality of life of the community. It also provides opportunities for the protection and enhancement of biodiversity and carbon reduction. [see Map 2].

10.2 Much of this 'green infrastructure network' is protected by landscape, biodiversity, and recreation designations and policies. However, it is essential that other natural assets, which are not so protected, should be recognised and supported, and that the entire system is perceived as a functioning network.

#### **POLICY 1: GREEN INFRASTRUCTURE**

- 1. The St Wenn NDP identifies a network of 'green infrastructure' within the Parish [See Map 2]**
- 2. Development proposals on land that lies within or adjoining the network of green infrastructure will be supported where it:**
  - i. Avoids Does not compromise the integrity of the network of green infrastructure and its assets, by avoiding adverse impacts, or providing effective mitigation where impacts are unavoidable**
  - ii. Ensures through landscaping schemes, layouts, access and public open space provision, that it contributes to the connectivity, maintenance and improvement of the Network.**

Note: Map 2 is simplified for clarity. Zoomable detailed maps can be accessed through the Cornwall Council Interactive Mapping tool at:

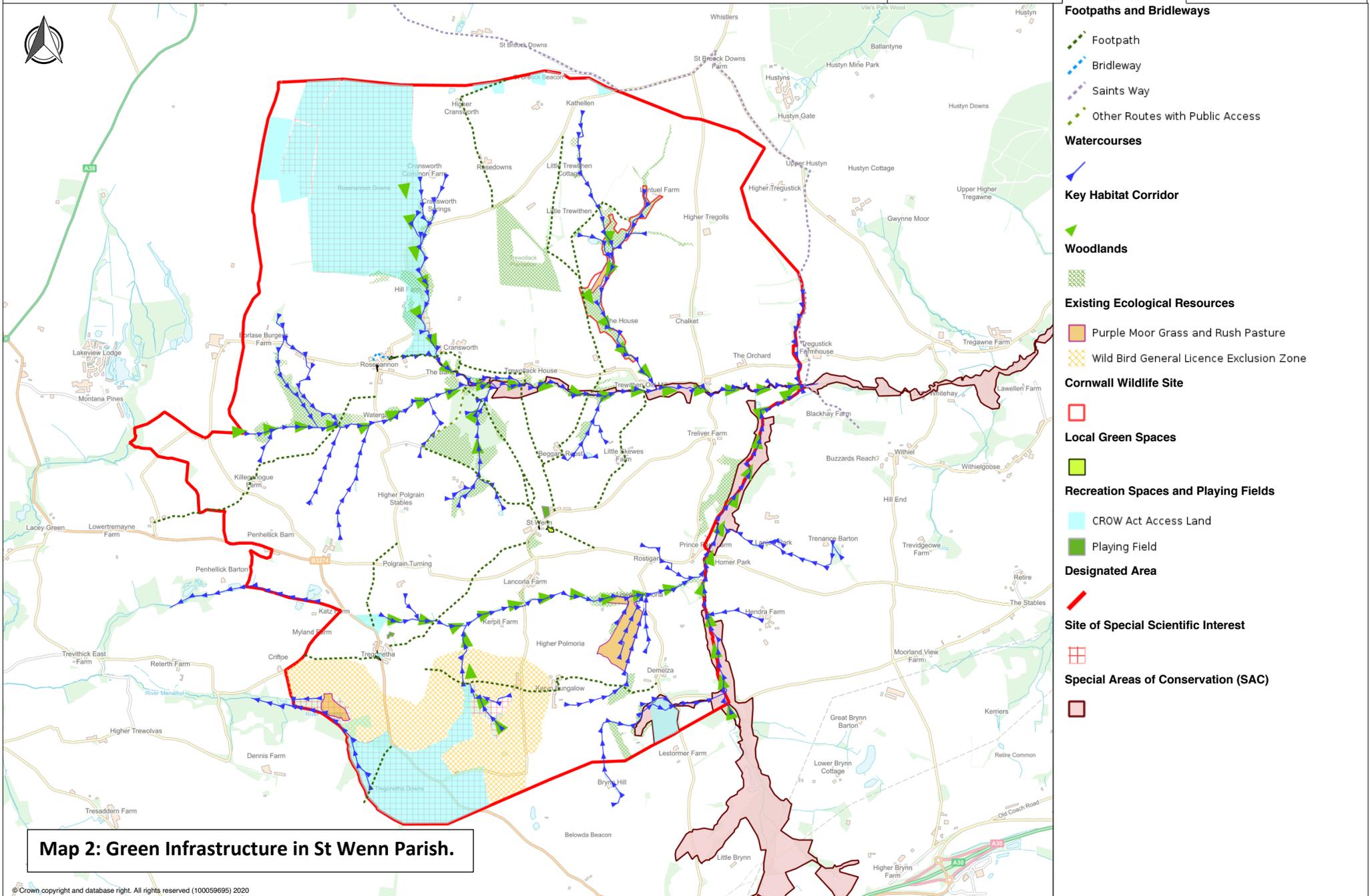
<https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=1&xcoord=162690&ycoord=64380&wsName=ccmap&layerName=>

#### *Net Biodiversity Gain*

10.3 The protection and enhancement of biodiversity opportunities is a key principle of the NPPF. As noted earlier, St Wenn Parish has some very special areas that are nationally and locally significant and much valued by the local community. 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 minimum 10% net gain for biodiversity is to be introduced in the Environment Bill 2020. Cornwall Council are now promoting a general 10% net gain in biodiversity for major developments in the context of CLP Policies 23 and 28. In view of the special biodiversity of St Wenn Parish, it is considered that this requirement should apply to all development.

10.4 NDP Policy 1 seeks to protect the wider network of green infrastructure. NDP Policy 2 aims to protect existing habitat and biodiversity by ensuring that new development is located on sites where it will have the least impact on biodiversity, safeguard Cornwall Biodiversity Action Plan Priority Habitats, and require biodiversity gain.

10.5 Net Biodiversity Gain [NBG] follows the principle of a mitigation hierarchy which seeks to enhance habitat, avoid or minimise habitat loss, and where loss is necessary, restore or compensate for the lost habitat, or as a last resort offset the habitat loss.



- Footpaths and Bridleways**
- Footpath
  - Bridleway
  - Saints Way
  - Other Routes with Public Access
- Watercourses**
- Watercourse
- Key Habitat Corridor**
- ▲ Key Habitat Corridor
- Woodlands**
- Woodlands
- Existing Ecological Resources**
- Purple Moor Grass and Rush Pasture
  - Wild Bird General Licence Exclusion Zone
- Cornwall Wildlife Site**
- Cornwall Wildlife Site
- Local Green Spaces**
- Local Green Spaces
- Recreation Spaces and Playing Fields**
- CROW Act Access Land
  - Playing Field
- Designated Area**
- Designated Area
- Site of Special Scientific Interest**
- Site of Special Scientific Interest
- Special Areas of Conservation (SAC)**
- Special Areas of Conservation (SAC)

10.6 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, and it is intended that this should be used to guide the assessment of biodiversity gain proposals.

10.7 Appropriate methods to address NBG might for example 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 and incorporate linkages to provide new connections between corridors;
- and where appropriate, as a last resort, contributions to a 'green reserve' nearby.

## **POLICY 2: NET BIODIVERSITY GAIN**

**1. Development which demonstrates in a Biodiversity Metric Gain Plan [BMGP], based on an assessment of the site before and after development, that it minimises the impact on and achieve at least a 10% net gain in biodiversity, will be supported assuming all other factors are acceptable.**

**2. Each BMGP should use appropriate methods drawn from the guidance in the current versions of the 'Chief Planning Officer's Advice Note: Biodiversity Net Gain in Cornwall' and the DEFRA 'Biodiversity Metric and User Guide' and explain how a Mitigation Hierarchy has been followed and how the proposal will integrate into any wider green infrastructure networks.**

### *Trees, Cornish Hedges and Hedgerows*

10.8 St Wenn Parish is generally not well wooded, although there are woodlands on the valley sides of the River Camel and its tributary River Ruthern and Demelza Stream which are of biodiversity significance within the green infrastructure network, linking with extensive runs of Cornish Hedges and hedgerows. Elsewhere they support general biodiversity. They are also an important character forming aspect of the local landscape. The local pattern of fields and settlements is defined in many places by the pattern of trees, Cornish hedges and hedgerows which also help to screen development. They can help create well-defined spaces for development. The Parish also features some traditional orchards identified in the Habitat Action Plan. Together they contribute strongly to the character that is valued so much by local people. Cornwall Council Biodiversity Guidance contains important details on new development and Cornish hedges under its Appendix D – Cornish Hedges and Development.

10.9 This policy seeks to protect existing trees, Cornish hedges and hedgerows, and supports the approach set out in the Cornwall Design Guide, which stresses the importance of retaining trees as part of good design and suggests that existing trees need to be carefully designed into the development.

## **POLICY 3: TREES, CORNISH HEDGES AND HEDGEROWS**

**1. Trees, Cornish Hedges and hedgerows contribute significantly to the landscape character of the Neighbourhood Plan Area and should be retained wherever possible. Development proposals should:**

- a. Sympathetically incorporate and retaining 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;

- b. 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
- c. be accompanied by a detailed landscaping scheme which:
  - I. includes the replacement of trees lost as a result of the development at a ratio of 3:1 where achievable.
  - II. Where achievable incorporates the planting of additional trees at a minimum of 3 trees for each dwelling or 1 tree for each 50sq<sup>m</sup> of gross business floorspace.
  - III. Any replacement planting should be of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat. [See Cornwall Council Guidance].
  - IV. a scheme depicting the method by which retained trees and hedges will be protected for the duration of development.
- d. ensure the protection and retention of ancient woodland, ancient and veteran trees in accordance with National Policy and Guidance and by including a buffer of a minimum of 15 metres for ancient woodland, and for ancient or veteran tree the buffer should be at least 15 times larger than the diameter of the tree from development. The inclusion of garden areas in buffer zones should be avoided.
- e. Where proposed development abuts existing woodland, providing adequate buffer-between residential or commercial development and edge of canopy in accordance with the appropriate tree survey recommendations, to minimise any long-term impact on the woodland.

**2. No loss of deciduous woodland identified in the Cornwall Biodiversity Action Plan will be supported.**

### *Landscape*

10.10 About half the Parish, to the north, is within the Camel and Allen Valley Area of Great Landscape Value (AGLV). This is an area designated as being of high landscape quality with strong and distinctive characteristics which makes it particularly sensitive to development. Cornwall Local Plan Policy 23.2(b) says that development within the AGLV should maintain the character and distinctive landscape quality of the area. This Local Plan policy is sufficient to protect the AGLV and no local policy is needed in the St Wenn NDP.

10.11 However there are locally distinctive aspects of the landscape within and outside these areas where new proposals, whether they be for repair, extension or new development, should draw their design inspiration from local sources and thereby fit well within existing landscape and topography in character and form of the landscape.

10.12 The 'countryside and landscape' was rated by respondents as the top priority distinctive and attractive character that the Neighbourhood Plan should help to preserve and enhance.

10.13 The distinguishing distinctive and contrasting landscape features identified in section 8 of the St Wenn NDP evidence base are:

- the wide rolling pastoral and arable character of the low ridge through the centre of the Parish giving long views from St Wenn village, particularly to the east, overlooking the Ruthern and Demelza Stream valleys
- the prominent high rising ground formed by the approach to the lowland heath of St Breock Down to the north, and to the south to Castle an Dinas and Belowda Beacon
- windfarms, individual turbines and masts as prominent features in the field of view;
- by contrast the intimacy and small scale of the Ruthern and Demelza Stream valleys,
- the characteristic narrow, winding lanes, with high hedges and Cornish hedgerows;
- the field patterns, particularly in the lower areas of the Parish, relict of the medieval farming and administrative systems.

#### **POLICY 4: LANDSCAPE**

**1. Development which demonstrates that it takes account of and enhances the locally characteristic and distinctive landscape features of St Wenn Parish, the setting and significance of any heritage assets affected, and key viewpoints or vistas from, across and within the Parish's settlements, will be supported.**

**2. The demonstration should address the foreground, middle ground and background landscape impacts and taking into account the cumulative impact caused by any existing unimplemented development proposals.**

**3. To evaluate the landscape and visual effects created by the proposed development applications may be supported by a Landscape and Visual Impact Assessment or a Landscape and Visual Appraisal as appropriate to the scale of the development, in line with the current Landscape Institute Guidelines, to be set out in the Design and Access Statement or Environmental Statement accompanying a planning application.**

#### *Dark Skies*

10.14 Rural areas in Cornwall enjoy a dark sky at night, and because of the lack of development in the St Wenn area the night sky is particularly dark. The dark nighttime sky in itself a natural asset which is enjoyed and appreciated by the community of St Wenn Parish 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.

10.15 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 is particularly obvious from the higher ground in the Parish, with the lights from the A30 service area at Victoria Interchange causing a sky glow to the south, and a significant light 'bloom' on misty nights.

10.16 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.

#### **POLICY 5. DARK SKIES**

**Proposals which demonstrate that if external lighting is required it protects the night sky as far as possible will be supported where they:**

- i. Use low level or shielded street lighting;**
- ii. Use of full shielding of any fixture exceeding 500 initial lumens;**
- iii. Limit the impact of unshielded lighting through use of adaptive controls in security, rural edge highway and public space lighting;**

- iv. Restrict the number, and position of lamps and carefully use of flood and security lighting including effective baffling and motion sensors;
- v. Use low colour temperature lighting with a limit of 3000k (kelvins) or less;
- vi. Use landscaping to reduce glare and reduce unnecessary light throw to a minimum;
- vii. reduce light spill from within buildings by avoiding or recessing large areas of vertical fenestration and avoiding large areas of glazing which is face upwards.

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

## Heritage and Design

### *Listed Buildings and Scheduled Ancient Monuments*

10.18 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. In St Wenn Parish there are 23 Listed structures. There are also 6 Scheduled Ancient Monuments dating back in some cases to the Neolithic age, and encompass the Bronze Age and Mediaeval history and archaeology.

**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 is not needed in this NDP.**

### *Design*

10.19 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.

10.20 Community survey feedback has shown how much the natural and historic environment in St Wenn Parish is valued, and 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 the "sense of place" and meets the aspirations of people already living in the area. There is a need to ensure that, when new development proposals come forward, however small scale, they should contribute to the maintenance of this local distinctiveness, reflecting local building traditions and where possible reversing any harm that has occurred from the use of inappropriate designs and materials.

10.21 Although Cornwall Local Plan Policy 13: 'Design' and Policy 14: 'Development Standards' provide policy requirements on design related matters, there are specific design aspects of any development proposals in the Parish, both within villages and the countryside, that should be taken fully into account in development. As part of the preparation of the Neighbourhood Development Plan, the Parish Council therefore commissioned a Design Code from AECOM which provides guidance as to how new development in the Parish could best be designed to fit into local character.

10.22 Good design is also a factor in improving the local acceptability of new housing schemes, which is essential if local housing needs are to be met without creating social divisions and controversy.

## **POLICY 6: DESIGN**

**Development will be supported which:**

- i). Contributes to and reinforces the locally distinctive architectural style and the pattern and layout of development in St Wenn Parish, by responding to and being demonstrably informed by the guidance, outlined in the St Wenn Design Code May 2020, paying particular attention to the requirements set out in Section 3 of the Code.**
- ii). Where appropriate and feasible, responds to and provides remediation of existing design or environmental issues that are detrimental.**
- iii). Incorporates design features that enhance prevention of crime, anti-social behaviour and disorder and provide a secure environment by application of 'Secure by Design' standards**
- iv) include, as necessary and appropriate to the scale and location, a desk-based appraisal, archaeological assessment, field evaluation, targeted excavation and the deposit of the record of such investigations with Kresen Kernow (the Cornwall historic environment archive).**

10.23 The St Wenn Design Code sets out a series of general design principles to guide new development followed by questions against which the development proposals should be evaluated. As an initial appraisal, there should be evidence that development proposals have considered and applied the following general design principles:

- Development should reflect established building lines, massing and orientation characteristics;
- Respect surrounding buildings in terms of scale and height and form;
- Harmonise with and enhance the existing settlement in terms movement patterns, access and land use type.
- Integrate with existing public rights of way (PRoW), streets, circulation networks and patterns of activity;
- Relate well to local topography, landscape features and long-distance views.
- Ensure building densities respect the rural character with gaps between buildings to allow views to the surrounding context;
- Retain and incorporate important existing landscape and built-form features into development;
- Reinforce or enhance the established high-quality village character of streets and amenity spaces.
- Reflect, respect and reinforce local architectural characteristics and historic distinctiveness.
- Specify contextually appropriate materials and source locally where practicable.
- Demonstrate high-quality interpretation of local architectural influence and detailing.
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other; to provide a safe, attractive and cohesive environment.
- Make enough provision for sustainable waste management without adverse impact on the street scene, the local landscape or the amenities of neighbours.

10.24 Other sources of guidance include:

- The National Design Guide
- The Cornwall Design Guide
- The Building for Life 12 standard (or any successor schemes).

10.25 Where extensions are 'Permitted Development' and do not require explicit planning permission, it is anticipated that the Design Code will act as a useful resource to encourage and assist local people to

achieve a better standard of design that will be appropriate to the character of the area they cherish and have chosen to live in.

## **Employment and Business**

### ***Small Business and Retail Unit Development***

10.26 Many of the St Wenn Parish community work outside the Parish, in professional and/or managerial posts, mainly in nearby towns and Plymouth or Truro, and there are few local jobs available. The limited availability of local employment means local young and working age people tend to leave the area to find work and careers, another reason along with high house prices for the decreasing proportion of this age group in the Parish, which may also reduce the viability of local services.

10.27 Encouraging small scale local business development and live/work development might provide local jobs, reduce the need to travel, and increase prosperity, and may also assist with rural diversification. The majority of community survey respondents [65.2%] agree that more businesses should be encouraged to set up in the Parish.

10.28 NPPF Paragraph 83 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 new buildings, and the development and diversification of agricultural and other land-based rural businesses. Para 84 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.

#### **POLICY 7: SMALL BUSINESS/RETAIL UNIT DEVELOPMENT**

**1. Where planning permission is required, and subject to policies elsewhere in this Plan, the conversion of an existing building to small workshop and live/work use will be supported if:**

- i. It will not add to difficulties with water supply, sewerage and sewage treatment and waste disposal;**
- ii. It will not have a materially adverse impact on the rural environment in terms of, noise, effluent or fumes it would emit, and the traffic it would generate;**
- iii. It will not conflict with the need to conserve the best and most versatile agricultural land and minimise interference with farming;**
- iv. It includes measures to improve access on foot, cycling or public transport;**
- v. If extension is required the scale, design and use of materials match or enhance the existing character of the building and relate to its surroundings;**

**2. Where development involves conversion or change of use of a listed building, CLP strategic policy 24 will apply.**

**3. Where the need cannot be met by the conversion of an existing building, proposals will be supported for new build development if in addition to 1.i to 1.v above:**

- i. They are located within or adjacent to existing groups of buildings or use previously developed land.**
- ii. The scale, form, bulk and general design is appropriate to its location.**
- iii. They do not create road hazards that are considered unacceptable by the Highway Authority; and**
- iv. Where appropriate and feasible, supports opportunities to make the location more sustainable by improving the scope for access on foot, by cycling or by public transport.**

**4. Wherever possible, efforts should be made to retain and enhance existing hedgerows and trees: outside storage areas should be screened from public view by natural landscaping.**

NB: Development of buildings for agricultural purposes up to 465 Sq.m is 'permitted development' subject to various criteria in the Town and Country Planning (General Permitted Development) (England) Order 2015. Change of use under 'Class R' of existing agricultural buildings established for 10 years to a flexible retail, office, restaurants and cafes, business, storage and distribution, hotel use and leisure uses, to residential use under 'Class Q' are permitted subject to criteria. The laws regarding such uses and changes of use changes frequently and can be difficult to interpret, so it is important to seek independent expert advice over such planning matters.

***Farming and Other Land Based Rural Business Diversification***

10.29 Farming and other land-based businesses are important sectors locally in view of both their employment potential and stewardship of the local landscape, biodiversity, heritage and recreational resources that benefit the Parish residents and visitors. The average income from these rural enterprises is low in comparison to other industries and also unpredictable, being easily affected by currency exchange rates, supply and demand factors, and climate change impacts. The uncertainty over the future of farming and Brexit means there is a need to sustain existing businesses by providing more predictable revenue streams. Diversification of agricultural product and extended processing or into other land-based activity and local retailing can be of great assistance. On-site energy production can also reduce costs and potentially support nearby businesses and dwellings, as can local sourcing of materials. However, diversification and investment in 'off grid' infrastructure generally requires significant investment and commitment to a long payback period. Both can also have negative environmental and amenity impacts. It is therefore necessary to support the diversification of, and sustainable energy investment in, agricultural and other land based rural businesses in ways that protect and enhance the special qualities of the area.

**POLICY 8: FARMING AND OTHER LAND BASED RURAL BUSINESS DIVERSIFICATION**

**Diversification and sustainable energy proposals that help sustain farming and other land based rural businesses will be supported where:**

- i. they are complementary to and sustain the long-term operation of the business; and**
- ii. do not compromise the working of the business and its land management; and**
- iii. are located within or well related to existing building groups; and**
- iv. 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**
- v. they secure multiple wider public benefits such as employment and enterprise opportunities, promotion of local sourcing, reduction in the need to travel, the generation and use of renewable or low carbon energy, social and cultural facilities, environmental enhancements, conservation and enhancement of heritage assets.**

***Rural Tourism Accommodation***

10.30 Tourism has great potential for growth, particularly in the post Brexit and COVID-19 scenario where holidays overseas are likely to be restricted for some years to come. 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.

10.31 However, whilst agriculture and small workshops are supported by community survey respondents, people are much less keen on tourism, with a large number feeling neutral about its benefits. Indeed, 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 and create competition for resources.

10.32 CLP Policy 5 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.

10.33 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.

#### **POLICY 9: RURAL TOURISM ACCOMMODATION**

**1. Subject to policies elsewhere in this Plan, new and extended high-quality tourism accommodation will be supported where they are for tourism that capitalises on peace and tranquillity of the rural location, and encourages cycling, walking and public transport, and:**

- i. Are within or adjoining existing settlements, on a scale appropriate to the settlement; or**
- ii. If in the open countryside and associated with a farm diversification scheme or an existing employment site of a scale proportionate to its surroundings;**
- iii. it improves local biodiversity through the creation of new habitat**
- iv. Is physically accessible to people with impaired mobility and other disabilities such as impaired sight or hearing;**
- v. Are socially inclusive, facilitating use by all sectors of the tourist and local community as well as tourists;**
- vi. Achieve improvements to sustainability, for example by recycling waste, using renewable energy and sourcing produce and materials locally.**

**The stationing of mobile homes (large fixed caravans) or the development of Holiday Villages will not be supported.**

#### ***Working from Home and Home-Based Businesses***

10.34 According to DBIS figures (2014) 1 in 10 domestic properties are home to at least 1 business and this is forecast to become a major and increasingly valuable part of the local economy. There is a higher proportion of self-employed people working in St Wenn Parish compared to Cornwall averages and the number of people working from home in the Parish is unusually high.

10.35 Furthermore it has been forecast that in the post COVID-19 era many more employed people will also 'Work from Home' [WFH]. This has the potential to make local services more viable and by reducing travel to work have a positive impact on climate change.

10.36 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, bookkeepers or accountants to visit home workers. Thus, to maximise the opportunity for home run enterprises to be created and supported in the long term there is a need to support the construction of extensions, the conversion of outbuildings, and the development of new free-standing buildings in gardens from which businesses and home workers can operate.

10.37 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, working from home or setting up and growing a new business on land within residential areas can have impacts on the amenity of adjoining residents or cause other environmental harm. Elsewhere there may be no problems. 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.

**POLICY 10. 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, provided that:**

- i. other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling; and**
- ii. 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**
- iii. any extension or free-standing building shall be designed having regard to NDP Policy 6 and the St Wenn Design Code and should 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.**

**Community Facilities**

*Community Facilities*

10.38 Community facilities are vital to maintaining a happy, cohesive and socially inclusive community and crucial to its social and physical well-being. Although excellent and active Church and Primary School facilities and services are available and there is a thriving village hall at St Wenn, locally residents have to travel out of the Parish for many key services and amenities. St Wenn Parish’s community has a good level of community cohesion and its few existing community and recreational facilities are obviously highly valued by the community. Ongoing maintenance and improvement are typical issues for such facilities. It is appropriate therefore to identify the key community facilities for safeguarding and to build on their viability and sustainability. See Maps 3A, 3B and 3C.

**POLICY 11. PROTECTION AND SUPPORT FOR COMMUNITY FACILITIES**

**1. The following community facilities have been identified as being especially important to the community and to which CLP Policy 4.4 is particularly relevant.**

<b>TYPE</b>	<b>LOCATION</b>	<b>AREA (Ha)</b>
<b>Village Car Park</b>	<b>St Wenn</b>	<b>0.15</b>
<b>WI Hall</b>	<b>St Wenn</b>	<b>0.02</b>
<b>Church</b>	<b>St Wenn</b>	<b>0.26</b>
<b>Methodist Chapel Graveyard</b>	<b>Tregonetha</b>	<b>0.05</b>
<b>Methodist Church (Sunday School)</b>	<b>Rosenannon</b>	<b>0.01</b>
<b>St Wenn School</b>	<b>St Wenn</b>	

**2. Proposals to maintain and extend these facilities which require planning permission will be supported subject to NDP Policy 6.**

10.39 Cornwall Local Plan Policy 4.4 states that ‘Community facilities.....should wherever possible, be retained and new ones supported. Loss of provision will only be acceptable where the proposal shows: a). no need for the facility or service; b). it is not viable; or c). adequate facilities or services exist or the service can be provided in locations that are similarly accessible by walking, cycling or public transport’.

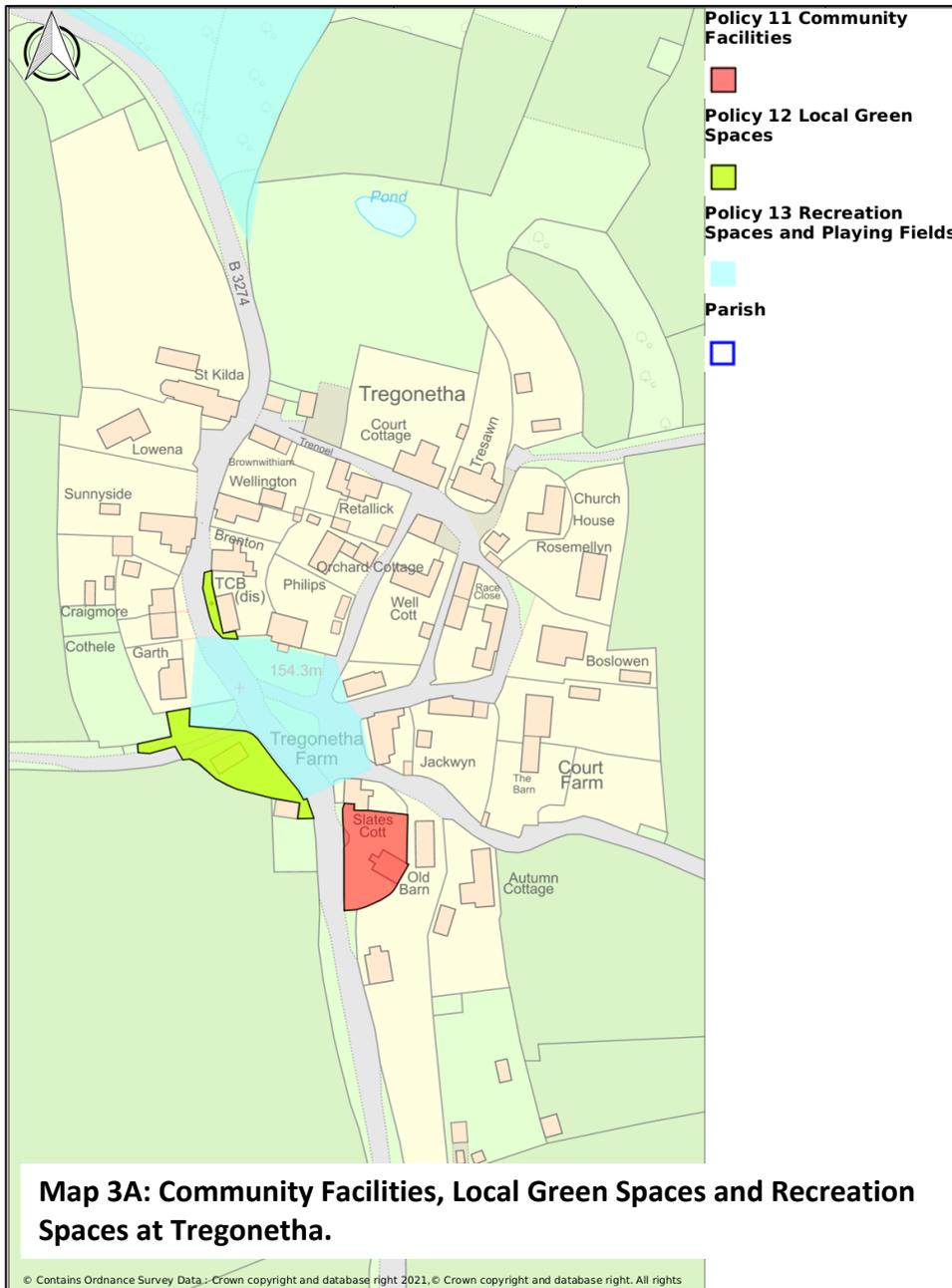
10.40 A regular and reasonably frequent bus service, linking the Parish to Wadebridge Bodmin and St. Austell would bring obvious benefits to the local community in terms of access to shopping, social, health and business services. A community-based project to explore the viability of such a service and to lead its provision is proposed. Community Infrastructure Levy may be relevant to the funding of this project (See Para 10.51).

**Local Green Spaces**

10.41 Within the Parish there are some smaller open areas of land which are of particular importance to the local community or contribute to the character of the Parish and fulfil the requirements of the NPPF (99 and 100) for Local Green Space designation in that they:

- i. are in reasonably close proximity to the community it serves;
- ii. are demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- iii. and are local in character and is not an extensive tract of land.

10.42 It is appropriate to identify and such key green spaces. See Maps 3A, 3B and 3C.



**Map 3A: Community Facilities, Local Green Spaces and Recreation Spaces at Tregonetha.**

**POLICY 12. LOCAL GREEN SPACES**

1. The neighbourhood plan designates the following locations as local green spaces (as shown on the proposals map)

TYPE	LOCATION	AREA (ha)
Cemetery	St Wenn Church	0.13
War Memorial Patch	St Wenn	0.01
Village Green	Tregonetha (part of village green not included in common land.)	0.06
Verge	Tregonetha Phone Box Patch	0.01

**2. Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space.**



### **Recreation spaces and sports pitches.**

10.44 The Parish has a good supply of natural recreational space, but formal open space and sports provision is very limited in St Wenn Parish. There are no allotments, and the only equipped play spaces for children and teenagers in the Parish is the limited facilities available at St Wenn Community Field. It is essential that these few facilities are safeguarded.

10.45 In view of the small numbers of the local population, its dispersal and age distribution, the small size of the Parish settlements, the strong likelihood that most residential properties have good sized gardens suitable for play, vegetable growing, and passive recreation, and the presence of extensive CROW Act access land, it is very difficult to apply the usual Fields in Trust and Cornwall Council standards meaningfully. A better is considered to be to focus on addressing children and young peoples’ equipped play and social needs which are really only effective if located 240-600m of the focus of residential development.

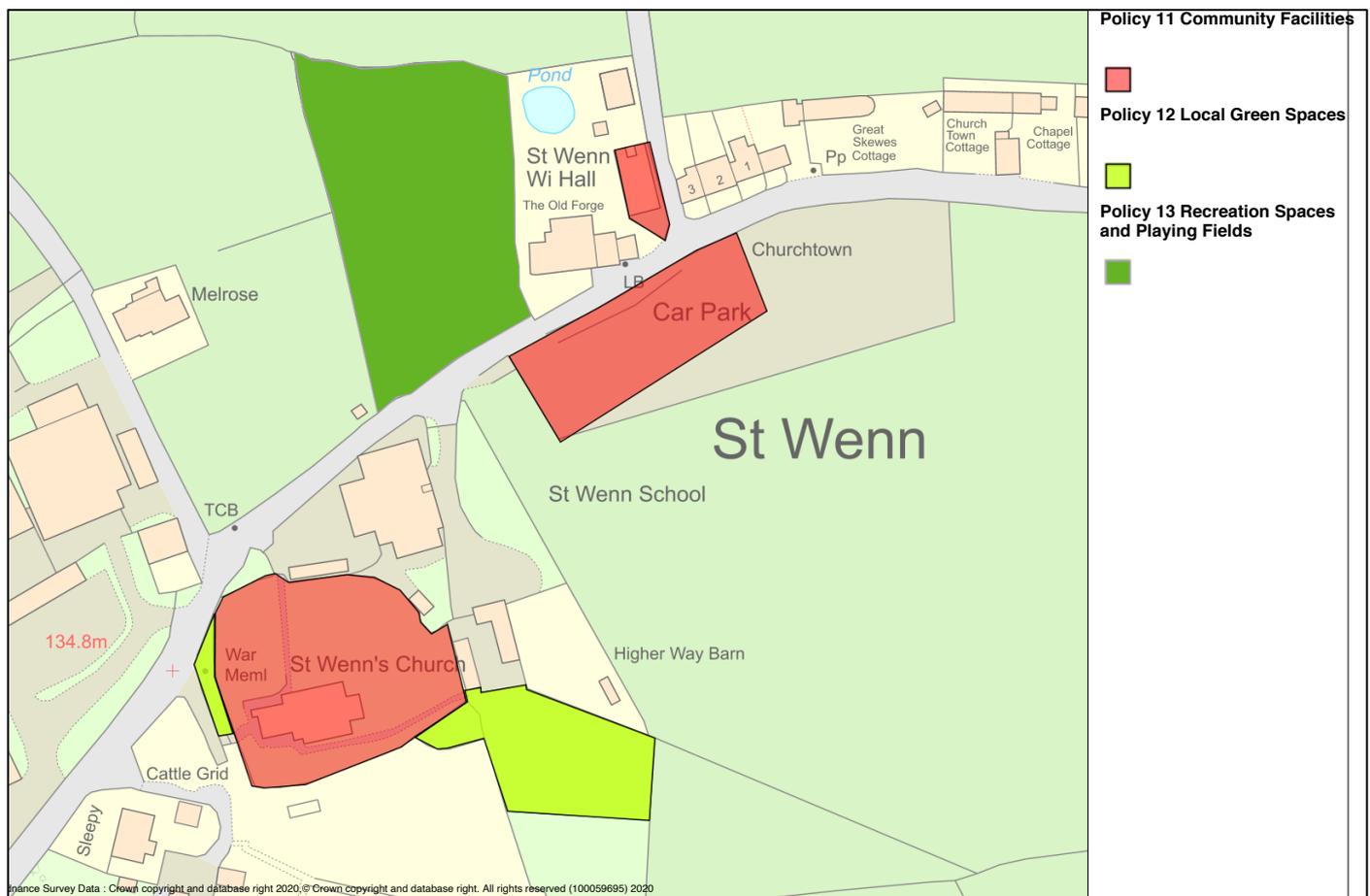
10.46 On this basis the Parish settlements of Tregonetha, St Wenn and Rosenannon should ideally each have a playspace featuring basic play equipment for younger children and space/equipment for older children (eg kickabout). See Maps 3A, 3B and 3C.

### **POLICY 13: RECREATION SPACES AND SPORTS PITCHES**

**1. In accordance with NPPF Para 97, the following key strategic open spaces are protected from loss, except where it is demonstrated that the site is surplus to requirements; or equivalent or better facilities will be provided; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss:**

TYPE	LOCATION	AREA (HA)
Playing Field/Rec Ground	St Wenn Community Field	0.36

**2. Proposals to develop equipped play spaces for children and teenagers at Tregonetha and Rosenannon, and to improve equipment at St Wenn Community Field, will be supported if they require planning permission, subject to the policies of this Neighbourhood Development Plan.**



**Map 3C: Community Facilities, Local Green Spaces and Recreation St Wenn**

**Footpaths and Bridleways.**

10.47 In view of the important contribution that footpaths, bridleways and cycle paths can make to healthy activity and leisure, sustainable connectivity, and to the reduction in greenhouse gas emissions, it is essential that they are retained and not made less convenient or comfortable for users. Such routes are only useful if they are 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. Such routes may also be wildlife corridors through fields and built-up areas.

**POLICY 14. FOOTPATHS AND BRIDLEWAYS**

**1. Development proposals which result in the closure or diversion of public footpaths and bridleways should protect the existing rights of way network and its ambiance.**

**2. Where they are routed or realigned through new development, they should be incorporated into the development as a through route which is:**

- i. not diverted to an unreasonable degree,**
- ii. designed as part of landscaped wildlife corridors rather than being routed along estate road pavements as part of the highway network and**
- iii. accessible to all including people with disabilities, applying the principle of ‘Least Restrictive Access’.**

## *Development Infrastructure*

10.48 Any development requires 'infrastructure' to support it. Development infrastructure includes such things as approach roads, internal parking, sewage treatment, water supply, surface water drainage, open space, education, etc, which must be adequate to meet the needs of the incoming population without harming the ability of infrastructure suppliers to meet the requirements of existing development and customers or adversely impacting on road or environmental conditions. Development infrastructure is usually paid for by the developer, either directly by provision on site, or through contributions to the infrastructure supplier/operator if the additional provision required is off-site. This is usually arranged under S106 of the 1990 Planning Act, or s253 of the 1980 Highways Act.

10.49 By law, such contributions cannot be required to pay for improvements to overcome existing infrastructure inadequacy beyond the requirements of the new development concerned, although by careful timing and co-ordination of other matching funds, this may be achievable.

10.50 In St Wenn Parish, infrastructure contributions will be necessary to cover:

- Adequate vehicular access;
- The provision of additional capacity at schools;
- Open space requirements;
- Sewage treatment (unless provided on site by the developer/occupier\*)
- Water supply (unless provided on site by the developer/occupier\*)

\*Most dwellings in the Parish rely on private water supplies from boreholes and wells as they cannot easily connect to the mains supply and a private supply is their only option for water. Many dwellings also rely on septic tanks, cess pits and soakaways for foul drainage. Modernisation of these through development is necessary to ensure that the water environment is protected and improved.

**Policy 28 of the Cornwall Local Plan says that developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development, including off site provision where necessary, and is provided in a timely manner.**

## *Community Infrastructure Levy*

10.51 Funding will become available, albeit limited, through Community Infrastructure Levy [CIL]. This allows local authorities to raise funds from new building projects undertaken in their area. CIL is charged as a fixed rate per square metre of new floor space created (subject to some exceptions), and the money raised can be used to help fund a wide range of infrastructure that is needed to support development. St Wenn Parish is within Value Zone 1 (out of 5) for CIL charging and is therefore subject to the highest rates of CIL charge.

10.52 Where there is an adopted Neighbourhood Development Plan, the Parish Council will receive 25% (uncapped) of any CIL raised in their area. This 'Neighbourhood Portion' can be used 'support the development of the local council's area, or any part of that area, by funding: a) the provision, improvement, replacement, operation or maintenance of infrastructure: or b) anything else that is concerned with addressing the demands that development places on an area'. In other words, it can fund a very broad range of facilities such as affordable housing transport, schools, play areas, parks and green spaces, cultural and sports facilities, community heating schemes and community safety facilities.

10.53 In St Wenn Parish, the NDP evidence suggests that any CIL received should be aimed at maintaining, enhancing or extending local community facilities, recreational facilities such as equipped play space, and local footpaths, and a more convenient bus service.

## Housing

### *Infill, Rounding Off and Brownfield Development*

10.54 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, whilst CLP paragraph 1.68 states that neighbourhood plans can provide detailed definition on which settlements are appropriate for infill and boundaries to which the policy will operate. 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 2019 as ‘Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure’ [See box for details]. 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 rare and must be very carefully designed to avoid being disproportionate to their small scale and character.

‘Brownfield’ (previously developed) land is defined in Annex 2 of the National Planning Policy Framework (2019) as:

"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure."

This excludes land that is or was last occupied by agricultural or forestry buildings, land that has been developed for minerals extraction or waste disposal where restoration has been made through development management procedures; residential gardens within built up areas (ie within a settlement), parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

10.55 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 in, and support, their communities. Such sites need to be appropriately restricted so that they continue to provide local affordable housing in the long term.

10.56 NDP Policy 15 aims to encourage proposals of an appropriate scale which meet local needs, integrate well with the existing scale character of the settlements, avoid aggravating existing problems with parking and circulation and do not facilitate continued incremental growth into the countryside.

## **POLICY 15 – INFILL, ROUNDING OFF AND BROWNFIELD HOUSING DEVELOPMENT**

- 1. New residential infill, rounding off and brownfield land development will be supported subject to:**
  - a. Design being consistent, in terms of net density, layout, scale (height), orientation, bulk, form and landscaping being consistent with that existing in the settlement in accordance with NDP Policy 6;**
  - b. The proposal being of a similar plot-size to and integrating with adjacent existing properties in proximity to the proposal site;**
  - c. Inclusion of a garage or adequate off-road parking for private vehicles, with the minimum provision being for two vehicles**
  - d. Adequate road width to the frontage of the development to ensure that pavements, entrances and driveways do not get blocked or obstructed by parked vehicles and that delivery and emergency vehicles may pass.**
- 2. Rounding off proposals must be adjacent to existing development, surrounded on at least two sides by existing built development and should not visually extend development into the open countryside. They should be predominantly enclosed by edging features such as long standing and enclosing boundary features, for example, a road, Cornish hedge or stream. Development resulting in the creation of a further site for rounding off is unlikely to be rounding off in itself.**
- 3. Proposals that include self-build or self-finish serviced plots to be offered at a discount to self-builders in local housing need will be supported, subject to a legal agreement that the dwelling remains available to local people in need in perpetuity.**

### ***Exceptional Affordable Housing Sites***

10.57 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 2019 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.

10.58 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 which they are likely to occur, and to guide their development away from the most sensitive areas. CLP Policy 9 does this in general but the ST Wenn NDP may include additional criteria to reflect local circumstances, including the housing mix needed to meet projected needs. The inclusion of a small extra room in very small dwellings can help accommodate occasional visits by relatives or carers and help the elderly or infirm to remain at home rather than requiring special accommodation outside the Parish.

10.59 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) or off-site financial contribution in lieu of on-site or part on-site provision. 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 16. EXCEPTIONAL AFFORDABLE HOUSING SITES**

### **1. Affordable housing-led residential development under CLP Policy 9 will be supported:**

- a. If the site immediately abuts an existing settlement;**
- b. where there is potential for harm to the landscape setting of a settlement, if a satisfactory landscape and visual impact assessment (LVIA) prepared under the Landscape Institute guidelines is submitted;**
- c. if market homes are included, the overall scheme is 'tenure blind' such that market and affordable homes are indistinguishable in design, materials and form.**
- d. The Inclusion of an appropriate element of 1.5 bedroom bungalow designs that allow a small ancillary room suitable for a carer or family member to stay, but is not considered a bedroom, will be supported where appropriate.**

### **2. Proposals under CLP Policy 9 that include self-build or self-finish serviced plots to be offered at a discount to self-builders in local housing need will be supported if:**

- i. They are secured as locally restricted affordable dwellings on all future resales and as primary residences through a planning obligation or covenant on the land exchange;**
- ii. The number of bedrooms/unit size to be provided reflects the need identified in a current housing needs assessment;**
- iii. An appropriately detailed Design Code for the whole self-build element is agreed with the Local Planning Authority.**

### ***Extension, Replacement and Amalgamation of Existing Dwellings***

10.60 The community of St Wenn is concerned that large extensions or re-building of dwellings, or the amalgamation of two smaller properties into one, results in significantly higher value that takes them out of the local housing market and makes them both unavailable to local people and unsuitable to meet their needs, and reduces the stock of smaller dwellings, thus increasing the clear mismatch between household size and dwelling size. Losses of this stock may increase pressure for additional dwellings to replace the lost stock. It is considered that to meet the current and forecast housing needs of young people, families and the elderly, the existing stock of small dwellings should be protected.

10.61 The amalgamation of dwellings is considered to represent a material change of use amounting to development requiring planning permission. This view is taken having regard to the NPPF and CLP objectives of increasing housing supply and meeting housing needs, the evidence of future local housing need, the small supply of appropriate housing available in St Wenn Parish, and the limited environmental and infrastructure capacity of the area to accept additional dwellings.

10.62 There is also a concern that large extensions and rebuilds adversely change the character, appearance, bulk and setting of the original, resulting in disproportionate dwellings that do not reflect the locally distinctive building format and are more intrusive in the landscape.

10.63 Policy 16 above aims to help address the need for more smaller dwellings, whilst Policy 17 below aims to protect the existing remaining stock of small dwellings so that it can meet these needs and help to ensure that extended or rebuilt dwellings properly reflect locally distinctive design.

## **POLICY 17: EXTENSION, REPLACEMENT AND AMALGAMATION OF EXISTING DWELLINGS**

- 1. Proposals for the extension of dwellings will be supported provided it is demonstrated that they:**
  - i. Are proportionate to the original dwelling and will not contribute to the erosion of the stock of dwellings available to meet the needs of local people; and**
  - ii. Are of an appropriate design guided by the St Wenn Design Code (NDP Policy 6) and do not have an unacceptable impact on the site, local character and surrounding landscape and neighbouring properties.**
- 2. Proposals for the replacement of dwellings will be supported provided it is demonstrated that they:**
  - i. Are proportionate to the original dwelling and will not contribute to the erosion of the stock of dwellings available to meet the needs of local people; and**
  - ii. Are of an appropriate design guided by the St Wenn Design Code (NDP Policy 6) and do not have an unacceptable impact on the site, local character and surrounding landscape and neighbouring properties; and**
  - iii. is sited on the footprint of the existing dwelling.**
- 3. In assessing proposals for the extension or replacement dwellings account will be taken of the relative increase in floorspace together with the form, bulk and height of the proposal in comparison to the existing dwelling.**
- 4. Proposals for the amalgamation of small dwellings into one unit will not be supported.**

10.64 It is considered that to require extensions or rebuilds to be below a specified percentage of the volume of the original property would be arbitrary and not be responsive to the variety of built forms and settings that fall within the locally distinctive character of the Parish. Therefore the criteria set out in Policy 17 will be used to assist in the assessment of proposals.

10.65 It should be noted that dwellings in St Wenn Parish are entitled to the same permitted development rights as dwellings elsewhere (providing these have not been removed) and that there is no definition with the NPPF, legislation or CLP as what constitutes a proportionate extension.

10.66 When determining the increase in the size of a building, the original building is termed as a building as it existed in 1 July 1948 or, if constructed after this date, as it was originally built. All previous extensions should be taken into account, regardless of whether these have been made by the current owner and regardless of whether the extension has been built as 'permitted development'.

10.67 In any assessment volume is taken to mean cubic content. The volume of a building should be measured externally and includes roof space and basement areas. Applications for basement extensions will be subject to the same criteria as above ground extensions. For assistance in determining the volume of the existing and proposed building a volume calculator is available on the Government's Planning Portal website: [https://www.planningportal.co.uk/info/200211/volume\\_calculator](https://www.planningportal.co.uk/info/200211/volume_calculator)

10.68 Where permission is granted, the imposition of a planning condition to remove permitted development rights for any further extensions, in order to protect the future housing stock mix and minimise the impact of the development on the rural setting.

### ***Agricultural Dwellings and Mobile Homes***

10.69 Residential development in the countryside outside of settlements may be allowed where 'there is an essential need for a rural worker, including those taking majority control of a farm business to live permanently at or near their place of work in the countryside' (NPPF 2019, Para 79a). This is reflected in Cornwall Local Plan Policy 7.5. The National Planning Practice Guidance 2019 says that in the case of new enterprises it is appropriate to consider granting permission for a temporary dwelling for a trial period.

10.70 Where a farm enterprise is in its infancy planning permission may be obtained for temporary accommodation (e.g. a static caravan/mobile home) to give time for the business to develop. Then, if the

business objectives are met the next stage would be to apply for a permanent dwelling at the site. If the business objectives are not met, it is a relatively simple and affordable process to return the land to its original condition and the mobile home itself may have some residual value. This is an established and widely accepted process intended to support the farming industry.

10.71 However, mobile homes are sometimes placed on land in the countryside by people intent on pursuing life in a perceived rural idyll, or seeking an alternative eco-friendly lifestyle, and who are unaware of the well-established planning rules or are determined on challenging them. This involves buying land, moving into it without planning permission, and hoping over time to persuade the local community and the Planning Authority to grant retrospective planning, and thereafter allowing them to convert it into a permanent dwelling. The unauthorised siting of mobile homes in this way without proper consideration can cause harm to the landscape, the historic environment and to biodiversity. It also tends to be divisive and harms the credibility of both the planning process and the farming industry. It is considered to be an issue in St Wenn Parish.

10.72 Policy AL1 of the emerging Cornwall Local Plan Climate Emergency Development Plan Document, which proposes a policy approach to deal with ‘innovative, low carbon development that supports self-sufficient lifestyles’ may provide a framework for the consideration of some of the proposals which emerge under the circumstances described above. However that policy is a departure from current national and local planning policy and has not yet been adopted.

10.73 The intention of NDP Policy 18, below, is to ensure that there is clarity about the status and process involved with agricultural dwellings and mobile home development, beyond the ‘permitted development’ limits set in the Use Classes Order.

**POLICY 18: AGRICULTURAL DWELLINGS AND MOBILE HOMES**

**The stationing of caravans and mobile homes that require planning permission and subsequent replacement with permanent dwellings will not be supported unless they are required in support of a genuine agricultural enterprise that accords with National Planning Policy Framework and National Planning Practice Guidance.**

***Second Homes and Holiday Lets***

10.74 Data from Cornwall Council suggests that 9 dwellings in the Parish were second homes, comprising 5% of dwellings. This puts the area on the same average for Cornwall (5%). However, the Census 2011 figure for ‘unoccupied dwellings’ which may be a surrogate measure for second homes, suggests that 18 dwellings, or 11.5%, were second homes, which is close to the average for Cornwall (11.2%) but well above that for England (4.3%). Recent data from local observation suggests this number has now increased by a further 4 dwellings. However, Parishes to the north have potential second home stocks ranging up to 42%. It is possible that as the supply there reduces (due to lack of available properties or the adoption of principal residency policies in their NDPs) greater pressure can be expected on St Wenn Parish’s housing stock.

10.75 Respondents to the community survey think that 2nd homes restrict the amount of housing available to local people, force up local house beyond reach of local people, and could affect the viability of the local school and community facilities. It is thought that 2nd homeowners may demand that agricultural and other rural businesses are restricted in order to protect their amenity. An overwhelming majority [82.9%] support a restriction on 2nd homes.

10.76 To safeguard the sustainability of St Wenn Parish it is the intention of the NDP to restrict new build, open market housing to use as the principal residence of the householding owners, and alter the approach to planning restrictions on holiday accommodation so as to increase the availability of homes to local people.

## **POLICY 19: SECOND HOMES AND HOLIDAY LETS**

### **A. Principal Residency.**

- 1. New open-market housing (excluding replacement dwellings) will only be supported where there is a condition restricting occupancy as a Principal Residence. Principal residences are defined as those occupied as the residents' sole or main residence, where the resident spends the majority of their time when not working away from home or living abroad.**
- 2. Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services such as healthcare and schools.**

### **B. Holiday Let Restrictions.**

- 1. The removal of planning restrictions or conditions that limit the use of permanent residential buildings to holiday lets will be supported where the removal of the restriction/condition would result in new open market or affordable dwelling [n.b, this does not apply to holiday lodges or static caravans as they would produce an unsatisfactory form of permanent accommodation].**
- 2. Proposals to introduce a new restriction that limits an existing domestic dwelling to use as a holiday let will not be supported.**
- 3. Proposals to remove an existing restriction that prevents using a building as a holiday let will not be supported.**

## **Climate Change**

10.77 Climate change represents a fundamental threat to global well-being, which is recognised internationally through the Kyoto and Paris Climate Conference Agreements and the United Nations Intergovernmental Panel on Climate Change (IPCC) Interim Report, 2018. The UK Government has a commitment to reduce CO<sub>2</sub> emissions by 50% on 1990 levels by 2025 and by 80% on 1990 levels by 2050. In May 2019, Parliament declared a 'climate change emergency'. In May 2019 the Committee on Climate Change recommended a 'net zero' greenhouse gas emissions target by 2050 and a new law mandating this is under discussion. 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.

10.78 According to the IMPACT Community Carbon Calculator, the CO<sub>2</sub>e<sup>1</sup> footprint per household in St Wenn Parish from consumption of goods and services is 24.5t per year, a total of 4,136t. The territorial footprint from agricultural activity, housing occupation, transport, waste management etc is 14,854t.

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<sup>1</sup> CO<sub>2</sub>e stands for "carbon dioxide equivalent" and is a standard unit of measurement in carbon accounting. It expresses the impact of a number of different gases collectively as a common unit.

10.79 NPPF 2019 (Para 148) says that the planning system should support the transition to a low carbon future in a changing climate by helping to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience.

10.80 The St Wenn NDP recognises that an ambition to be carbon neutral by 2030 is not realistic through local action alone, but nevertheless aims to make a contribution toward the global effort by encouraging actions that reduce the causes and impact of climate change and support the development of renewable energy.

10.81 Many of the policies in the NDP indirectly help tackle climate change causes and impacts. For example, landscape, green space and recreation policies help to reduce the loss of natural carbon sinks, whilst policies to protect local facilities help to reduce the need to travel for services, and housing policies focus new development near to existing services. Dark sky policy helps to reduce energy use, and the policies on Biodiversity and Trees etc help to encourage the retention/enhancement of natural carbon sinks and enhance opportunities to avoid species loss.

10.82 The NDP can also include specific policies addressing the 'key pillars' described earlier. These include policies encouraging renewable energy, flooding, and building to achieve a 'small carbon footprint'.

### ***Reducing the Causes of Climate Change***

10.83 To support the transition to a low carbon future all new developments within St Wenn Parish should demonstrate how they are designed and will be constructed and operate in ways which limit carbon emission, promote the efficient use of natural resources, and re-use and recycle resources. This might include, for example:

- Siting and orientation to optimize passive solar gain;
- Layouts that encourage passive cooling;
- Provision of shelter belt planting in areas exposed to wind and planting to provide shade;
- Use of sustainable water sources (rainwater harvesting, greywater recycling and other measures of water demand management) and efficient use of all water for both internal and external water consumption;
- Layouts that encourage natural cooling to avoid heat stress and avoid the need for air-conditioning;
- Securing a generous percentage of total regulated energy requirement from on-site renewable sources;
- The use of high quality, thermally efficient building materials, locally sourced wherever practicable, and of low embodied energy use;
- Installation of energy efficiency measures such as loft and wall insulation and double glazing.
- Modular or flexible designs which are adaptable to meet changing needs;
- Non-residential developments meeting the Buildings Research Establishment BREEAM building standard 'excellent';
- incorporation of a passive electric vehicle charging point\* built into individual dwellings and additional charging points within on-street parking areas;
- The sensitive retrofitting of 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:
  - measures to reduce heat loss, such as double or secondary glazing with wooden windows that meet the latest relevant British standard; and/or
  - the replacement of fossil fuel burning energy sources with electric power from renewable sources with zero air emissions locally
- Encourage 'modal shift' from cars to other forms of travel
- Encourage digital networks such as super and ultra-fast broadband and mobile phone communications to reduce the need to travel for work and services
- Encourage the inclusion of facilities for charging plug-in and other ultra-low emission vehicles

- Planting to encourage carbon sequestration (natural solutions).
- Support local community ‘coproduction’ of foods, goods

## **POLICY 20: REDUCING THE CAUSES OF CLIMATE CHANGE**

**1. New development which aims to meet a high level of sustainable design and construction and be optimized for energy efficiency so that it has a small ‘carbon footprint’ will be supported.**

**2. Proposals should where appropriate to the size and scale of development:**

- i. **take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption and maximise the use of renewable energy;**
- ii. **incorporation of a passive electric vehicle charging point\* built into individual dwellings;**
- iii. **incorporate on-site provision of renewable energy or heat and/or low carbon technologies;**

**2. New housing developments which achieve at least 4 stars in the overall Building Research Establishment Home Quality Mark (HQM)\*\* and 5 stars in the HQM ‘My Footprint’ assessment are encouraged.**

\*Passive provision means either cabling in place to enable straightforward connection of a charge point at a later date, or sufficiently wide ducting provided to enable cables to be inserted at a later date without the need for excavation.

\*\*See <http://www.homequalitymark.com/ratings-and-stars>.

### *Reducing the Impact of Climate Change*

10.84 There is not a reasonable prospect that local action alone can protect St Wenn from the impacts of Climate change (see paragraph 5.16 above), so local actions will be necessary. The most obvious local impact of climate change is the Increased risk of flooding, including increased vulnerability to 1:100 year floods, leading to inundation of properties, soil erosion, road blockages, pollution, consequent risks to life and damage to biodiversity. Flooding is seen by community survey respondents as the main local impact from climate change.

10.85 The St Wenn NDP can respond by ensuring that policies steer development to areas of lower flood risk as far as possible, promote the use of Sustainable Urban Drainage (SuDS), and encourage protection of the water environment.

10.86 NPPF and CLP include strict policies that cover the issue of flooding and development. All development will be considered under CLP Policy 26, ‘Flood Risk Management and Coastal Change’ but this is very general in nature and does not address local concerns in detail. Policy 23 is intended to add local requirements derived from local circumstances. It is the intention of the Flood Policy to reduce the risk of flooding throughout the Parish and address the sustainability of existing systems. NB Floodmaps can be checked at: <https://flood-map-for-planning.service.gov.uk/>

10.87 SuDS aim to reduce the need for hard, engineered drainage systems, manage water at or near the surface, maximise infiltration into the ground, and deliver ecological benefits. SuDS systems can consist of underground attenuation tanks which store water before releasing it at a controlled rate, but use of “natural” SuDS features is preferred, including infiltration, swales, storage basins, ponds and wetlands. These natural systems can manage flood risk, improve water quality, increase biodiversity and provide amenity benefits, such as additional public open space integrating with cycling and walking routes, providing additional habitat, and contributing to the character of the area. Promoting water efficiency in new development by incorporating rainwater harvesting technology alongside other SuDS features, and promoting tree planting, street trees, rain gardens and green roofs through new development can also help.

10.88 The community of St Wenn Parish can contribute significantly to protecting and enhancing the quality of the water environment. Some of this is through the modification of behaviour (for example never pouring fats, oils or grease ('FOG') in to drains or toilets, cleaning up oil and fuel spills rapidly), but much can be done through good design, modernisation and subsequent maintenance of development. Homeowners are responsible for their choice, installation and maintenance of their wastewater system and have a legal responsibility to minimise the impact of their sewage waste if they manage it within the bounds of their property e.g., with a septic tank or sewage treatment plant (Binding Rules - England, DEFRA, January 2015).

## **POLICY 21. REDUCING THE IMPACT OF CLIMATE CHANGE**

### **A. FLOOD RISK**

- 1. Development proposals which demonstrate that they include measures to ensure that they do not increase flood risk elsewhere and are appropriately flood resilient and resistant will be supported.**
- 2. Development that needs to be located within the flood risk zones 2 and 3 for operational or other reasons will be supported where it can be demonstrated that measures will be put in place to ensure that the development proposed will not have a detrimental impact on surface water run-off and sewage discharge arrangements.**
- 3. Residential development will not be supported in Flood Zones 2 and 3.**
- 4. For minor developments (e.g. extensions with footprints less than 25 square metres; alterations that do not increase the size of a building; developments within existing curtilages such as sheds, garages, games rooms etc.) applications should demonstrate that:**
  - i. No adverse effect will be evident on a watercourse, floodplain or flood defence**
  - ii. The development will not impede access to flood defence and management facilities**
  - ii. There is no cumulative impact of such developments having a significant effect on local flood storage capacity or flood flows**

### **B. SUSTAINABLE DRAINAGE**

**Development proposals will be supported provided they are able to demonstrate that they include sustainable drainage (SuDs) design features to manage the risk of surface water flooding within their boundary and elsewhere in the Parish., as appropriate.**

### **C. WATER QUALITY**

**Development which includes additional drainage measures to ensure that the water environment of the River Camel, the River Ruthern and Demelza Stream is enhanced and maintained at the highest quality will be supported.**

**These measures may include:**

- 1. Robust wastewater drainage arrangements, including the use of grease traps\*, separate storm water drainage, and avoiding and correcting misconnections;**
- 2. Robust wastewater treatment arrangements, such as septic tanks connected to a drainfield or reed bed designed and constructed to the current British Standard, domestic sewage treatment plants, excluding the use of cess-pits**
- 3. Use of rainwater harvesting ('Grey Water') and recycling for flushing toilets and garden irrigation;**
- 4. Conversion of single pipe to two pipe drainage systems in conversions & extensions;**
- 5. Use of natural SuDs drainage methods (e.g. permeable paving, use of Green Roofing, Living walls and Rain Gardens etc)**

**Where SUDs or suitable surface water sewers or watercourses are not available to cater for new development, connection of surface water runoff discharging to the foul/combined sewer will only be supported as a last resort.**

*\*Commercial kitchen premises are required by Building Regulations to incorporate grease traps and interceptors.*

10.89 Advice on SuDS can be found at the following Cornwall Council website pages:

<https://www.cornwall.gov.uk/environment-and-planning/countryside/estuaries-rivers-and-wetlands/flood-risk/sustainable-drainage-systems/>

<https://www.cornwall.gov.uk/environment-and-planning/countryside/estuaries-rivers-and-wetlands/flood-risk/consenting-work-on-watercourses/>

<https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/evidence-base/cornwall-strategic-flood-risk-assessment-sfra/>

10.90 To demonstrate the requirements of this policy, planning applications must be accompanied by a site-specific flood risk assessment [FRA] in line with the requirements of national policy and advice<sup>2</sup>. However a FRA may also be required on a site by site basis based on locally available evidence<sup>3</sup>. A flood risk assessment for a development that's less than 1 ha in flood zone 1 is not normally required unless it could be affected by sources of flooding other than rivers and the sea, for example surface water drains.

### **Renewable Energy Production**

10.91 There are currently 5 renewable energy sites within the Parish, 4 wind and 1 solar, with a total potential of 210kw, which is quite limited compared to the larger sites but very visible sites near to the Parish which have a potential in excess of 30mw. The best potential for wind energy generation exists in the west and south of the Parish. Potential for solar generation is good. In view of the three rivers and topography of the Parish there may be some opportunity for hydroelectric power generation. Otherwise the potential for renewable energy rests with domestic scale or 'micro generation, which can provide all or a significant proportion of the energy needs of the building to which it is attached or associated.

10.92 Overall respondents are marginally in favour of identifying areas for one or more wind turbines, suggesting some clear nervousness about the impact of new turbines on the countryside and landscape that is so valued by local people. Those supporting renewable energy are more in favour of solar as a solution (as opposed to wind) but there are also many people who do not welcome any kind of renewable measures. In terms of siting the general consensus is to be away from housing or out of sight. However, support for a community energy project is clearly more positive.

10.93 According to the draft Cornwall Council Climate Emergency Development Plan Document and Policies Map, the entire Parish is within an area suitable for wind energy, up to Band C (66 to 99 Metres). It also identifies the area near St Breock Down as potentially suitable for a repowering expansion of B and D turbines.

10.94 Local renewable generation can provide energy security, help tackle fuel poverty, facilitate the deployment of electric vehicles, and even provide extra income for residents. This could contribute locally by way of the community owning or holding shares in renewable energy or by providing cheaper energy

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<sup>2</sup> Flood risk assessment is required for most developments within one of the 'flood zones'. This includes

- developments in flood zone 2 or 3 including minor development and change of use of more than 1 hectare (ha) in flood zone 1
- less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)
- in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency

<sup>3</sup> Locally available evidence may include photographs, witness statements, existing FRAs undertaken for developments in the area, a diary of flood events/drainage issues (which should include date, time, and location of the event, comments, details of the eyewitnesses and land-owners if known), video footage and sketches.

bills. Whilst the majority of local people are not in favour of large commercial schemes, they do support renewable energy development through a community energy project, providing it is at the appropriate scale. An NDP policy to ensure that future renewable energy schemes will be supported where they can demonstrate they have sought and secured whole or part ownership for the local community is considered to be appropriate.

## **POLICY 22. RENEWABLE ENERGY PRODUCTION**

### **1. Wind Turbines**

**A). The whole of St Wenn Parish is identified as an area suitable for wind turbine development, subject to the criteria in paragraph B.**

**B). Where planning permission is required, single wind turbine developments will be supported where they help to meet local needs such as to enable energy independence for farming and other land based rural businesses, serve individual properties or small groups of properties, or supports a community energy project, provided that the turbine(s) and associated infrastructure:**

- i. Are height banding A to C in scale [See Figure 5];**
- ii Are located as close as practicable to the existing buildings or proposed development it is intended to serve, is in proportion to their scale and is appropriate to the location;**
- iii. Are of a siting, scale and design that would not compromise public safety and allows continued safe use of public rights of way;**
- iv. Would not adversely affect the amenities of local residents or other users of the countryside in terms of noise, vibration, shadow flicker, electromagnetic interference or overbearing visual impact;**
- v. Would not dominate, or prevent the understanding and appreciation of historic landmarks and heritage assets;**
- vi. Where appropriate, would comply with the Microgeneration Certification Scheme; and**
- vii. A scheme is agreed with the local planning authority to remove the turbine(s) and associated infrastructure as soon as reasonably practicable once it is no longer used for energy generation and the site remediated to its previous quality for agricultural use.**

**C). Proposals for wind turbines and associated infrastructure will not be supported where they, together with existing and approved turbines, would lead to a concentration of wind turbines on a scale which would significantly change the character of the wider landscape.**

**D). Applicants should use Cornwall Council's SPD on Renewable Energy Annexes 1 & 2 to inform their impact assessments.**

### **2. Solar PV**

**A). Band A and band B solar arrays will be supported, providing they:**

- i. Are of a siting, scale and design that would not compromise public safety and allows continued safe use of public rights of way;**
- ii. Would not adversely affect the amenities of local residents or other users of the countryside in terms of noise or overbearing visual impact;**
- iii. Would not dominate, or prevent the understanding and appreciation of historic landmarks and heritage assets;**
- iv. Where appropriate, would comply with the Microgeneration Certification Scheme; and**

v. A scheme is agreed with the local planning authority to remove the arrays and associated infrastructure as soon as reasonably practicable once it is no longer used for energy generation and the site remediated to its previous quality for agricultural use.

B). Proposals for solar PV development will not be permitted where they, together with existing and approved solar PV, would lead to a concentration of solar PV on a scale which would significantly change the character of the wider landscape

### 3. Hydro Power

A). Proposals to harness the power of rivers for the purpose of generating electricity will be supported, provided that:

i. Any associated buildings are small scale and designed to hide within the landscape (bundling or through design that reflect local built vernacular)

ii. Adequate provision is incorporated to ensure unobstructed passage for fish and other riverine wildlife

iii. Any impoundments (weirs or dams) do not aggravate flooding issues and are designed to maximise biodiversity benefit

### 4. Community Energy

Proposals for community owned renewable energy schemes will be supported where they:

i. Conform with Policy 20 of the NDP

ii. Are integrated into the local grid or by other means so that the energy generated can be supplied directly to domestic, business and other buildings in the parish, demonstrated by direct reduction to buildings' energy consumption.

iii. Are fully or partly owned by local residents and businesses in a profit sharing cooperative. This can be demonstrated by evidence of the development being fully or partly owned through an appropriately constituted community energy enterprise (CEE, whose members include local residents and/or businesses) or

iv. If the applicant has sought to deliver via this model but this has not been possible, a local share offer would be, providing there is evidence CEE delivery was not possible; and that residents and business in the Parish are given priority.

### 5. Overall

Reference should be made to the 'Landscape strategy and siting guidance' given in Cornwall Council's Landscape Sensitivity and Strategy Matrices for each Landscape Character Area. March 2016

#### FIGURE 5: RENEWABLE ENERGY PLANT SIZE BANDING

##### TURBINE HEIGHT BANDING

- a) BAND A TURBINES (APPROX. 18-25 METRES TO TIP, EXCLUDES ROOF MOUNTED TURBINES);
- b) BAND B TURBINES (APPROX. 26-60 METRES TO TIP);
- c) BAND C TURBINES (APPROX. 61-99 METRES TO TIP);
- d) BAND D TURBINES (APPROX. 100-150 METRES TO TIP).

##### TURBINE CLUSTER SIZES

- a) SINGLE TURBINE
- b) SMALL SCALE CLUSTERS (UP TO 5 TURBINES)
- c) MEDIUM SCALE CLUSTERS (6-10 TURBINES)
- d) LARGE SCALE CLUSTERS (11-25 TURBINES)
- e) VERY LARGE SCALE CLUSTERS (>26 TURBINES)

##### SOLAR PANEL ARRAY SITE BANDINGS

- BAND A: < 1 HA (2.5 ACRES)

- BAND B: >1 TO 5 HA (2.5 TO 12.4 ACRES)
- BAND C: >5 TO 10 HA (12.4 TO 25 ACRES)

SOURCE: 'CORNWALL RENEWABLE ENERGY PLANNING ADVICE SPD' MARCH 2016.

### Local Energy Storage

10.95 Local energy storage is considered to be a crucial element in moves to increase the proportion of renewable and low carbon energy. When renewable sources produce insufficient power to meet demand, rather than draw from the grid, power is drawn from batteries and they progressively discharge. When the system produces more electricity than can be used, the batteries can be recharged. Such storage can help improve energy security, alleviate energy poverty, and potentially assist moves to off-grid systems and is expected to 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.

10.96 Policy 22 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 23. LOCAL ENERGY STORAGE**

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

**Any new buildings are designed to reflect local vernacular and minimise visual impact on the landscape.**

**They would not dominate, or prevent the understanding and appreciation of heritage assets, the layout and use of buildings is informed by a detailed Heritage Impact Assessment.**

**Appropriate ecological surveys are undertaken and adequate mitigation of any effects proposed.**

**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;**

**Wherever possible, the opportunity is taken to re-use existing agricultural buildings and remedialise despoiled ground.**

10.95. When the Cornwall Council Climate Emergency Development Plan Document is finally adopted, its policies on renewable energy, as set out in its draft policy RE1 will also apply.

## 11. Monitoring and Reviewing

11.1 The Plan includes a variety of policies that address the future development of the Parish until 2030. The Parish Council recognises that circumstances will change within the Plan period. In addition, some policies will deliver as intended and others may not do so.

11.2 On this basis the Parish Council will monitor the effectiveness of the Plan on an annual basis. In doing so it will take account of the annual health check process for 'made' neighbourhood plans. This monitoring will have a particular focus on the delivery of new housing.

## 12. Glossary & Abbreviations

### **Community Plans (also known as Parish Plans)**

*Community plans are produced through collaboration between local residents and representatives of public, voluntary and private sector organisations and businesses. Community plans seek to influence and inform public bodies, organisations and other service providers about the priorities for people in the plan area.*

### **CLP or Cornwall Local Plan**

*A plan setting out the spatial vision and strategic objectives of the planning framework for Cornwall. Our NDP must conform to the strategic principles and policies of the Local Plan.*

### **Design and Access Statement**

*A short report accompanying and supporting a planning application. It provides a framework for applicants to explain how a proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.*

### **Green Infrastructure**

*Green infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.*

### **Habitats Regulation Assessment**

*This is a requirement for plans that are likely to lead to significant effects on European sites of nature conservation importance.*

### **Homeworking**

*This is defined as a householder and possibly one or two other people working in a way which does not intrude on neighbouring properties adversely, for instance by increasing traffic, receiving large vehicles, generating noise or odours, or by working anti-social hours.*

### **Local Planning Authority**

*A local planning authority is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom.*

### **Localism Act**

*The Localism Act 2011 includes five key measures that underpin the government's approach to decentralisation: Community rights, Neighbourhood planning, Housing, General power of competence, Empowering cities and other local areas.*

### **NPPF or National Planning Policy Framework**

*The NPPF sets out the planning policies for England. This was a key part of the reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.*

### **Neighbourhood area**

*A neighbourhood area has to be formally designated for a neighbourhood plan or order to be produced*

### **NDP or Neighbourhood Development Plan**

*This is a new type of plan introduced by the Localism Act. It will be prepared by town/parish councils and develop detailed planning policies for a town/parish (or part of them) in general conformity with the council's Local Plan.*

### **Planning Advisory Service**

*The Planning Advisory Service helps councils provide faster, fairer, more efficient and better-quality planning services. See [www.pas.gov.uk](http://www.pas.gov.uk)*

### **Permitted development**

*Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity.*

### **Prior approval process**

*Prior approval is a light-touch process which applies where the principle of the development has already been established. Prior approval means that a developer has to seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed.*

### **Qualifying Body**

*This is a town or parish council authorised to act in relation to a neighbourhood area for the purposes of a neighbourhood development plan.*

### **Statutory Consultees**

*Statutory consultees for the purposes of neighbourhood planning are defined within the Neighbourhood Planning (General) Regulations.*

### **Steering Group**

*A steering group is a committee of individuals made up of community representatives who will drive forward the neighbourhood planning project on behalf of the town or parish council.*

### **Strategic Environmental Assessment**

*An assessment of certain plans and policies on the environment.*

### **Social Capital**

*Networks together with shared norms, values and understandings that facilitate co-operation within or among groups.*

### **'Sui Generis' Use**

*Not all uses of land or buildings fit within the use classes order (see below). When no use classes order category fits, the use of the land or buildings is described as sui generis, which means 'of its own kind'. Examples of sui generis uses include: scrap yards, petrol stations, taxi businesses, casinos, etc. Where land is or buildings are being used for different uses which fall into more than one class, then overall use of the land or buildings is regarded as a mixed use, which will normally be sui generis.*

### **Sustainability Appraisal (including Environmental Appraisal)**

*This is an appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. (Environmental appraisal covers only environmental impacts)*

### **Town and Country Planning Act 1990**

*The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales.*

### **'The Regs'**

*The Neighbourhood Planning Regulations 2012 which set out the detailed rules for Neighbourhood Planning.*

### **Use Classes**

*The legal definition of Planning land use classes defined under the General Development orders and various regulations.*

#### **Class E – Commercial, business and service**

*Use, or part use, for all or any of the following purposes:*

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public;*
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,*
- (c) for the provision of the following kinds of services principally to visiting members of the public: (i) financial services, (ii) professional services (other than health or medical services), or (iii) any other services which it is appropriate to provide in a commercial, business or service locality,*
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,*
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,*
- (f) for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public,*
- (g) for:*
  - (i) an office to carry out any operational or administrative functions,*
  - (ii) the research and development of products or processes, or (*
  - iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit*

#### **Class B2 (General industrial):**

*Use for the carrying on of an industrial process other than one falling within class E above.*

#### **Class B8 (Storage or distribution):**

*Use for storage or as a distribution centre.*

#### **Class C – hotels, hostels and dwelling houses**

*Class C1— Use as a hotel or as a boarding or guest house where, in each case, no significant element of care is provided*

*Class C2— Use for the provision of residential accommodation and care to people in need of care (other than a use within Class C3 (dwelling houses))*

*Use as a hospital or nursing home*

*Use as a residential school, college or training centre*

*Class C3— Use as a dwellinghouse (whether or not as a sole or main residence) by:*

- (a) a single person or by people to be regarded as forming a single household,*
- (b) not more than six residents living together as a single household where care is provided for residents,*
- (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)*

*Class C4—House in multiple occupation*

*Use of a dwelling house by not more than six residents as a HMO.*

#### **Class F.1 – Learning and non-residential institutions**

*Any use not including residential use:*

- (a) for the provision of education,*
- (b) for the display of works of art (otherwise than for sale or hire),*
- (c) as a museum,*

- (d) as a public library or public reading room,
- (e) as a public hall or exhibition hall,
- (f) for, or in connection with, public worship or religious instruction,
- (g) as a law court

**Class F.2 – Local community**

Use as:

- (a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where:
  - (i) the shop's premises cover an area not more than 280 metres square, and
  - (ii) there is no other such facility within 1000 metre radius of the shop's location,
- (b) a hall or meeting place for the principal use of the local community,
- (c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,
- (d) an indoor or outdoor swimming pool or skating rink

**Sui generis – No class specified Includes:**

- (a) as a theatre,
- (b) as an amusement arcade or centre, or a funfair,
- (c) as a launderette,
- (d) for the sale of fuel for motor vehicles,
- (e) for the sale or display for sale of motor vehicles,
- (f) for a taxi business or business for the hire of motor vehicles,
- (g) as a scrapyards, or a yard for the storage or distribution of minerals or the breaking of motor vehicles,
- (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906,
- (i) as a hostel,
- (j) as a waste disposal installation for the incineration, chemical treatment or landfill of hazardous waste, (
- k) as a retail warehouse club being a retail club where goods are sold, or displayed for sale, only to persons who are members of that club,
- (l) as a night-club,
- (m) as a casino,
- (n) as a betting office,
- (o) as a pay day **loan shop**,
- (p) as a public house, wine bar, or drinking establishment,
- (q) as a drinking establishment with expanded food provision,
- (r) as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises,
- (s) as a venue for live music performance,
- (t) a cinema,
- (u) a concert hall,
- (v) a bingo hall,
- (x) a dance hall

**Building for Life**

The industry standard quality assessment for well-designed homes and neighbourhoods endorsed by Government (Building for Life Partnership, 2012). It provides a twelve-point criterion to measure the quality of new development. Schemes are scored on a traffic light system of Red (unacceptable and not of planning approval quality), Amber (partial success with room for improvement or mitigating circumstances) Green (excellent/empathic). An explanation of how developers will be expected to use this - in relation to the parish - will be measured against a sustainability matrix.

**Appendix B**

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

- Goal 1: End poverty in all its forms everywhere.*
- Goal 2: End hunger, achieve food security and improved nutrition and promote sustainable agriculture.*
- Goal 3: Ensure healthy lives and promote well-being for all at all ages.*
- Goal 4: Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all.*
- Goal 5: Achieve gender equality and empower all women and girls.*
- Goal 6: Ensure availability and sustainable management of water and sanitation for all.*
- Goal 7: Ensure access to affordable, reliable, sustainable and modern energy for all.*
- Goal 8: Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.*
- Goal 9: Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation.*
- Goal 10: Reduce inequality within and among countries.*
- Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.*
- Goal 12: Ensure sustainable consumption and production patterns.*
- Goal 13: Take urgent action to combat climate change and its impacts.*
- Goal 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development.*
- Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, halt and reverse land degradation and halt biodiversity loss.*
- Goal 16: Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels.*
- Goal 17: Strengthen the means of implementation and revitalise the global partnership for sustainable development.*
- (Source: Transforming our world: the 2030 Agenda for Sustainable Development)*