



**Mawnan Parish  
Neighbourhood Development Plan  
2021-2030  
Referendum Version  
January 2022**





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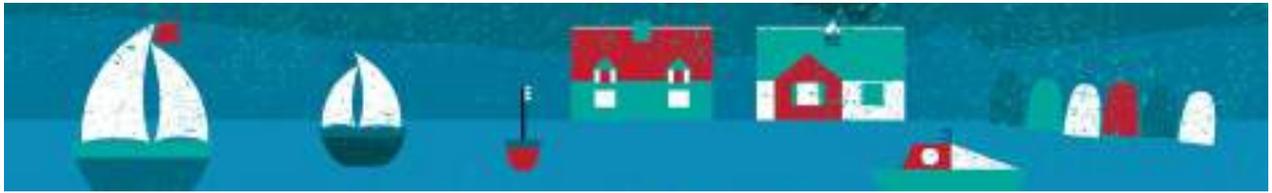
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# 1. Introduction

- 1.1.1. This document is the Referendum version of the Mawnan Parish Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the area over the NDP period to 2030 and presents planning policies which seek to enable delivery of this Vision and these Objectives. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents ('the evidence base') can be accessed at <https://mawnan.org/>. A glossary and abbreviations section is included at the back of this document for reference.
- 1.1.2. The NDP runs in tandem with the timescales of the Cornwall Local Plan: Strategic Policies Development Plan Document (LP:SP), which runs to 2030. The Parish Council may deem it necessary to update the NDP if circumstances warrant an earlier review.
- 1.1.3. The NDP applies to the area that is covered by the Mawnan Parish Council as shown in Figure 1.
- 1.1.4. Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the LP:SP to give an extra level of detail at the local level. The NDP has been developed to ensure that future growth and development throughout the parish is guided by local people.
- 1.1.5. 877 households were recorded on the electoral role in 2016. In 2017 the population of the Parish was estimated as 1,517.
- 1.1.6. The NDP has been driven by the need to balance the development requirements of the Parish whilst protecting and enhancing its valued environment, particularly the designated areas, such as the Area of Outstanding Natural Beauty (AONB), Area of Great Landscape Value (AGLV), The Fal and Helford Special Area of Conservation (SAC), Sites of Special Scientific Interest (SSSI), County Wildlife Sites (CWS), Tree Preservation Orders (TPOs), Scheduled Monuments (SM) and Listed Buildings (LB). Maps setting out such designations are included within the Appendices.
- 1.1.7. The NDP plans positively for the future, putting forward the wishes of the community in shaping future development; meeting local needs; supporting the local economy; and protecting and enhancing the environment. In addition, it helps provide clarity to land owners and developers on the community's needs and aspirations.





Figure 1 Map of Mawnan Parish



## 2. About the Parish

### 2.1. History of the Parish

- 2.1.1. The Parish of Mawnan is named after The Celtic Saint St Maunanus. Whilst little is known of this Saint, sources identify him with Magnenn of Kilmainham, an Irish roving Bishop who was given to cursing his enemies and favouring unusual austerities.
- 2.1.2. Visitors and settlers have been coming to Mawnan since ancient times. The earliest are most likely to have come by sea with the Parish being bounded by Falmouth Bay to the East and the Helford river to the South. It is likely that tin traders from the continent came to Durgan the first point of shelter in the Helford river. Here they would have joined the ancient track that ran from Helford Passage through Mawnan to Constantine and on inland.
- 2.1.3. Settlers followed the streams inland and built their fortified homesteads on the higher ground at Carwinion, Bosanath, between Meudon farm and the village where the Parish church stands today. The 'Cliff Castle' on Rosemullion Head together with the Fort of Dinnas Head on the Southside of the river guarded the Helford estuary.
- 2.1.4. According to J. E. Gover's *Cornish Place Names* (C. 1928), in 1281 Ecclesia Sancti Mawnani was recorded, and by 1533 the name Mawnan was first used. *The Book of Mawnan* (2002) states that it was on the foundations of the two manors of Penwarne and Trerose that the Mawnan we know today was created.
- 2.1.5. Mawnan Smith is the larger of the settlements in the Parish. Its name derives from the Smithy that became established in the centre of the Parish to serve the rural community and those who passed through. The Smithy was set up where two ancient trackways meet, one led to the church of St Maunanus on the cliff, the other to the ferry at Helford Passage. The ferry has linked the Lizard peninsula with Penryn and Truro since the 13th century and probably much earlier. Crossing at the Passage would have been the safest and most convenient way for ecclesiastics and pilgrims from Exeter and Glasney College in Penryn to reach the early Celtic Christian centre of Lanhevran, at St. Keverne. The pedestrian ferry still runs today between Helford Passage and Helford village.
- 2.1.6. The 13th century parish church named after St Maunanus, stands high above the estuary. Part of the ancient earthwork within which the first small Celtic church was first built remains as a section of the churchyard western hedge. As the church graveyard became full for future burials, Mawnan Parish Council purchased adjacent land from the National Trust, and here a new municipal graveyard has been established which has taken over from the Church.
- 2.1.7. Mawnan has an enterprising and forward-thinking community. For many years the fires of the Smithy remained cold, but today the blacksmith fires have been rekindled by the Anvil Trust; their ambitious restoration project has created a centre in Mawnan Smith for education and traditional rural crafts. The 16th century thatched Red Lion pub, restaurants and café, general store and post office, hairdresser, electrical contractor, holiday cottage

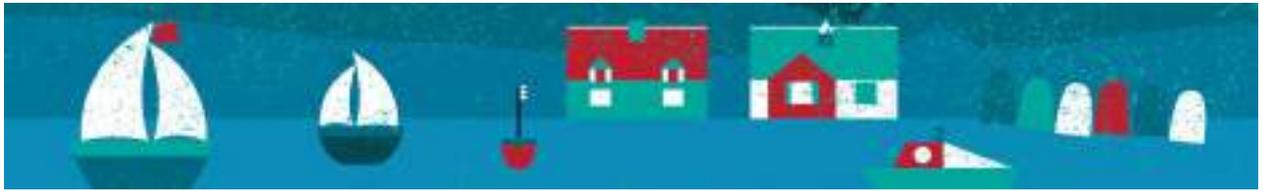




rental agency, doctors' surgery with pharmacy, a thriving Cornwall Hospice Care charity shop and the parish council office are all located within the village centre.

- 2.1.8. Mawnan is the 'Parish of Gardens'. The four sub-tropical gardens, Glendurgan, Trebah, Carwinion and Meudon, the village and its gardens attract thousands of British and foreign tourists, along with local visitors, each year. There is an extensive network of public footpaths around the picturesque coastal areas of the Helford River, whilst the 16th century, thatched roof, Red Lion Inn, is the focal point of the village.
- 2.1.9. The village caters for the educational needs of the children from the age of two until secondary school at either Falmouth Community School or Penryn college. Mawnan pre-school is based at purpose-built premises on the playing fields site and boasts both indoor and outdoor facilities in a safe and protected environment. Mawnan Smith Primary is a Church of England voluntary aided school for boys and girls housed in a modern building on the edge of the Shute Hill estate.
- 2.1.10. The Parish Council are trustees of 2 village trusts charged with providing children's play and general sports facilities for the community. The Carwinion Playing Field Trust provides a cricket and football field and pavilion; The Junior Playing Field Trust provides the children's play area and is used extensively by all age groups. It incorporates a sensory garden for disabled children and their carers. There are picnic tables and a wide range of children's play equipment.
- 2.1.11. The social infrastructure of the Parish is highly valued with a number of very active and diverse community organisations and clubs. The Memorial Hall is the hub of the village activities promoting over 450 separate events during the year including a summer craft market and monthly farmers' markets. Other groups include: Mawnan Community Association, Panto Group, Friendship and Luncheon Clubs, the Bowling Club, Gardening Club, Mawnan Wives, Women's Institute, Brownies and Guides, Cubs and Scouts, Mums and Toddlers and Youth Clubs, and a monthly cinema club, whilst The Rendlesham Trust exists to provide social well-being for those in need of help and support. There is also a wide range of sporting clubs, including angling, bowling, cricket, football, golf, tennis, swimming, gig rowing, judo and sailing.





## 2.2. Context

### Demographics

2.2.1. The 2011 National Census recorded:

- the total population of usual residents was 1,476
- the average (mean) age of residents was 52 years
- 166 (11.2%) of the population was under 16
- 521 (35%) of the population was 65 or over
- 60.1% of the working age population (ages 16 to 74) was recorded as economically active
- 93% of those who are economically active are in employment with 42% of those in full-time employment and 33% self-employed,
- there were 682 (80.1%) occupied households, with 169 (19.9%) of the total 851 household spaces with no usual residents.

### Housing

2.2.2. Key housing statics are as follows:

- 88 dwellings completed since 2010, this is a significant rise from the 21 completions in the preceding 10 years (2001-2010). The significant majority of these were for single plots (please refer to Table 1 on page 9). A map of the permissions granted is provided on page 13. Note the majority of development is focused on Mawnan Smith, with predominately the developments elsewhere in the Parish relating to the conversion of existing buildings or replacement dwellings.
- 15 under construction - as at Feb 2018
- 25 with permission not started - as at Feb 2018
- 113 (completed or under construction) in total as at Feb 2018 - of the 113, 31 of these are tied as affordable housing of which 16 rented and 15 sold.

2.2.3. The Census data outlines the following key housing statistics:

- The average number of bedrooms per household was 3.1
- The average household size was 2.1 occupants
- One-person households provided for 29.8% (203) of all occupied households (682)

2.2.4. The average house price in Mawnan Smith over the past 12 months was £445,000 (Land Registry).





Table 1: List of completions and their scale on the Parish since 2010

Planning Permission No.	Address	No of Units	Completion Year
W2/PA03/01512/F	The Studio, Carwinion Road, Mawnan	1	2010/11
PA10/05609	Land At Castle View Park, Mawnan Smith	12	2012/13
PA11/01676	Penwarne Barton Farm Penwarne Barton Mawnan Smith	9	2013/14
PA13/11181	The Cranny Maenporth Falmouth	1	2013/14
PA14/00288	Robin Hill Carlidnack Road Mawnan Smith	1	2013/14
PA13/07453	R/O 19 & 20 Parc An Manns, Mawnan Smith	1	2015/16
PA13/09932	Budock Vean Cottage, Budock Vean, MS	1	2015/16
PA11/09118	Off Grove Hill, Mawnan Smith	1	2015/16
PA14/05460	Ancarva Bareppa Mawnan Smith TR11 5EG	1	2015/16
PA11/02125	Building Plot, Little In Sight, Mawnan Smith	1	2015/16
PA14/00949	Bosvallon Carwinion Road Mawnan Smith	1	2016/17
PA11/00207	Plot 1 Higher Tregarne Barns, Mawnan Smith	1	2017/18
W2/PA05/00999/AMD2	Barn A, Lower Tregarne, Mawnan Smith, Falmouth	1	2017/18
PA12/03978	Boskensoe Farm, Mawnan Smith	4	2017/18
PA15/06045	Land Adj To Homefield Budock Vean Lane Mawnan Smith	1	2017/18
PA17/01576	Bosilliac Cottages Penwarne Road	2	2017/18
PA15/09452	Goldmartin Field Off Sampys Hill Mawnan Smith	45	2017/18
PA11/00207	Plot 3 Higher Tregarne Barns, Mawnan Smith	2	2018/19
PA15/02140	Meudon Farm Maenporth Road	1	2018/19
PA15/09452	Goldmartin Field Off Sampys Hill Mawnan Smith	1	2018/19
<b>Total</b>		<b>88</b>	





Table 2 Housing completions 2000 - 2010

Site address	No Dwellings	Year
Plot 1 Penwarne Road.	1	2000/1
Dell, Sandings, Maenporth.	1	2000/1
Barn D Lower Tregarne.	1	2000/1
Farm Buildings Lower Tregarne.	1	2000/1
Hard to Come By Farm, Maenporth.	1	2000/1
Trebah Barn.	1	2000/1
Plas Maen, Maenporth.	1	2000/1
Plot 2 Carlidnack Lane.	1	2001/2
Barn E Tregarne.	1	2001/2
Nansidwell Hotel conversion.	1	2001/2
Barn B, Lower Tregarne.	1	2002/3
Lower Tregarne Barn C	1	2003/4
	0	2004/5
Square, 1-2 Mawnan Smith	1	2005/6
Bosaneth Valley, Mawnan	1	2005/6
Draceana, Sampys Hill	1	2006/7
Plot 1 Carlidnack Lane	1	2006/7
Adj Stranraer, Carlidnack Lane	1	2006/7
	0	2007/8
R/o Goldmartin, Mawnan Smith	1	2008/9
Tranquility, Carwinion Road	1	2009/10
Penvale, Cardidnack Road	2	2009/10
<b>Total</b>	<b>21</b>	







2.2.5. The most recent Homechoice register for the Parish (as of April 2019) outlined the following local housing need. The Homechoice register is Council’s rental housing need register and allocation policy; a choice based letting scheme developed and operated in partnership between Cornwall Council and local Registered Providers. Please refer to the following website for detail regarding the criteria for each band:  
<https://www.cornwallhousing.org.uk/find-a-home/homechoice-housing-register/banding-details/>.

Table 3: Local Housing Need in the Parish (as of April 2019)

Local connection area	Band	Council Minimum Bedroom Need							
		1	2	3	4	5	6	7	Total
Mawnan	A	1	1						2
Mawnan	B					1			1
Mawnan	C	1	1						2
Mawnan	D	1	1						2
Mawnan	E	1	1	1					3
Mawnan	Total	4	4	1		1			10

### Economy and Land- Use

2.2.6. The Parish historically was founded on fishing and farming and the significant component of land-use activity in the Parish is agriculture. More recently the tourist industry has boomed within the Parish with thousands of visitors throughout the year from across the world.

2.2.7. Visitors from other countries are particularly drawn to the sub-tropical gardens of Glendurgan and Trebah founded by the locally well known Quakers, the Fox family. The former is owned by the National Trust, dates from the 1820s and 1830s, contains a very popular cherry laurel maze and runs down to the coast at the picturesque old fishing hamlet of Durgan. The latter is owned by a Trust, and is especially popular with tourists from Germany who visit the area in the footsteps of the British author Rosamund Pilcher whose books have been translated and then turned into a TV series for German television, many scenes for which are shot within Mawnan. Trebah, which also runs down to the shoreline, contains the embarkation site from which many American soldiers of the 29<sup>th</sup> Infantry Division left in WWII for D-Day, and where now a memorial exists to honour those who lost their lives in that conflict. In 2017 Trebah reported an annual income in excess of £1.8m, and visitor numbers rose to over 118,000 p.a.





## Natural and Historic Environment

- 2.2.8. The Parish is set in some of Cornwall's most beautiful countryside. The environmental baseline for the parish shows the following:
- 2.2.9. **Landscape:** The significant majority of the Parish (with the exception of the north-western corner) falls within the South Coast Western Section of the Cornwall AONB (please see Figure 3). The current Cornwall AONB Management Plan 2016-2021 (AONB MP) includes a Local Sections document which contains a statement of significance which sets out the qualities and characteristics that makes the section as a whole recognisable, distinctive and different from surrounding areas - a Landscape Character Assessment or LCA. The statement of significance is provided in the supporting evidence base which can be found at <https://mawnan.org/>.
- 2.2.10. The two LCAs are as follows (the full LCA descriptions can be found in the supporting evidence base at <https://mawnan.org/>) and cover the Parish. These are
- LCA (09) Helford Ria - 11 June 2008
  - LCA (10) Carmenellis- 11 June 2008
- 2.2.11. The majority of the Parish is covered by LCA 09, which has a similar, but not identical boundary to demarcation to the AONB boundary within the Parish.
- 2.2.12. The area of the Parish which is not within the AONB designation falls under the locally designated AGLV.
- 2.2.13. **Ecology:** There are a number of important ecological designations covering the Parish alongside other biodiversity features such as Cornish hedgerows, woodlands and the various hotels and tourist features with large mature gardens (please refer to Figure 4).
- 2.2.14. These include a number of Sites of Special Scientific Interest (SSSI) and County Wildlife Sites (CWS). The Fal and Helford Special Area of Conservation (SAC) is also a marine-based designation that directly adjoins the Parish, whilst the whole Helford Estuary has just been included as one of 12 new Marine Conservation Zones (MCZ).
- 2.2.15. **Heritage and The Historic Environment:** There are 82 recorded heritage assets within the Parish. 78 of these are Listed Buildings, 2 are Scheduled Monuments. Both Trebah and Glendurgan are designated as Registered Parks and Gardens.



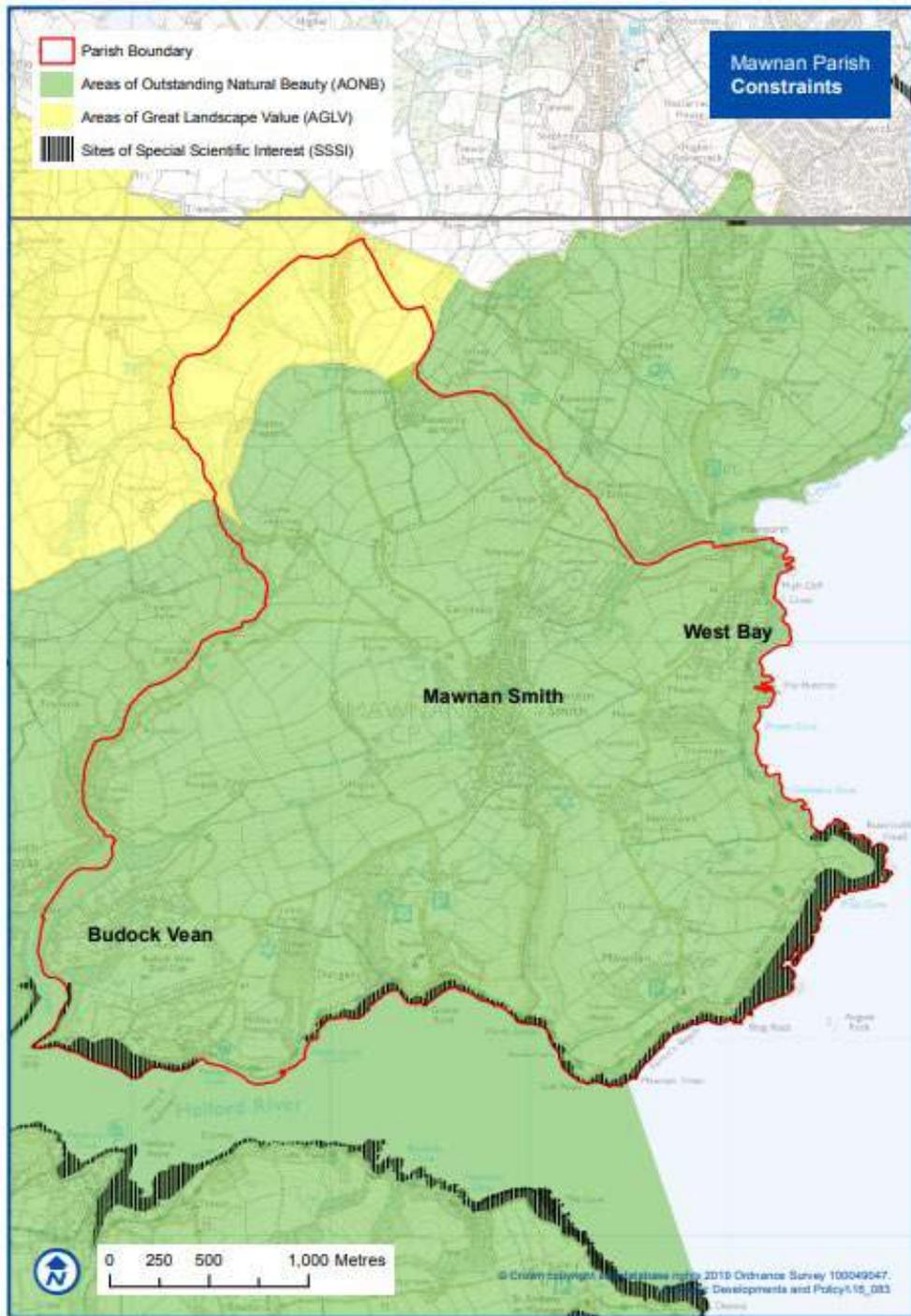
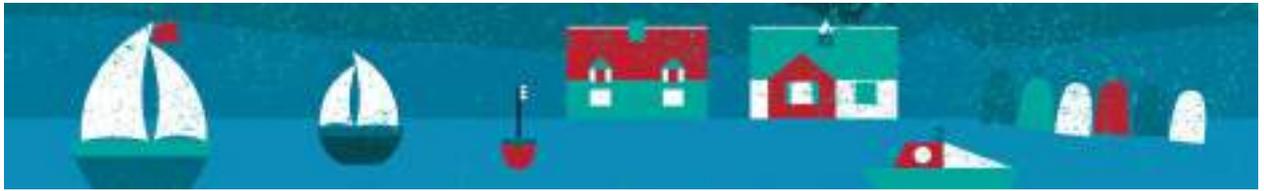


Figure 3 The AONB and AGLV designations



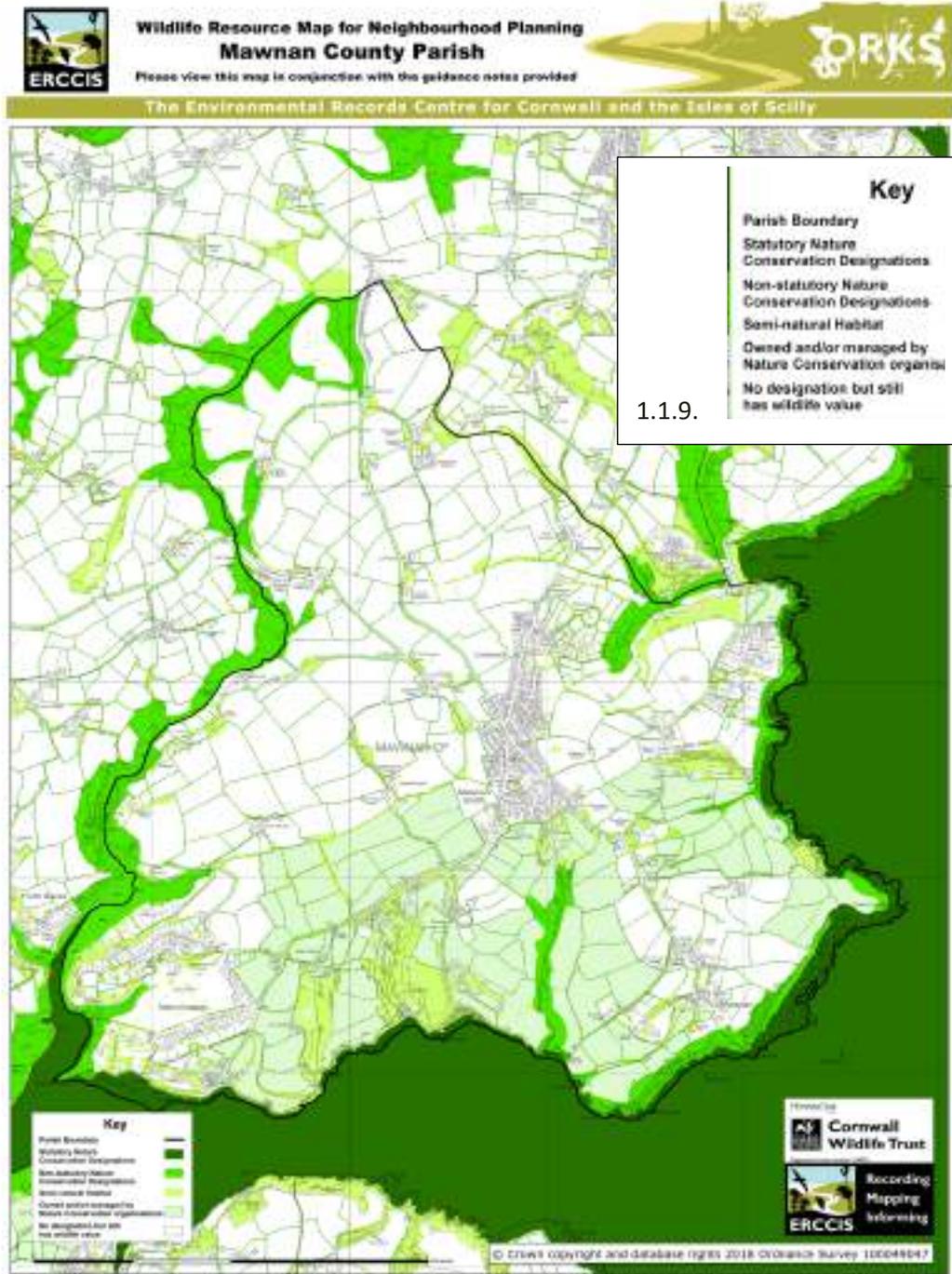
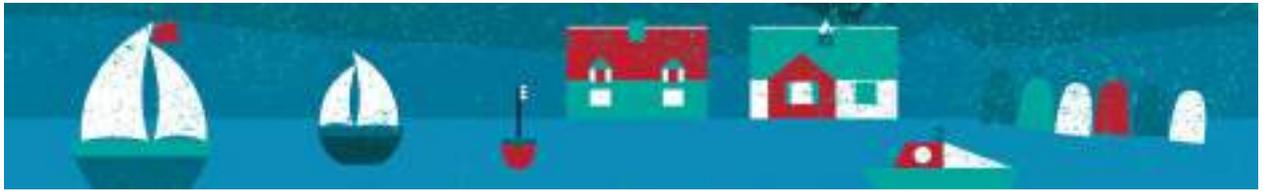


Figure 4 The Ecology designations and features covering the Parish





## Transport

- 2.2.16. The Parish is accessed via road from three principle directions. The main route into the Parish is via Penwarne Road which leads from the north-west. Maenporth Road, not unsurprisingly links to Maenporth and connects to the south-eastern corner of Falmouth at Swanpool. The Parish is also linked to the west via a winding route from Constantine leading through Port Navas.
- 2.2.17. Public transport links are limited to the Falmouth to Helston no. 35 route which passes through Mawnan Smith and Helford Passage. The route runs from the morning until early evening.
- 2.2.18. The area is rich in public footpaths, and the south-west coastal path runs along the southern and eastern boundaries of the Parish.
- 2.2.19. Between April and October there is also a pedestrian ferry crossing the Helford estuary and connecting to Helford village.

## Facilities and Services

- 2.2.20. A full list of services and facilities at the time of writing the NDP is provided in the supporting evidence base which can be found at <https://mawnan.org/>. A summary list of a number of the key facilities and services is provided below in the following two tables for reference.

*Table 4 Key Tourism Services and Facilities in the Parish*

Activity	Land or Water Based	Facility or Meeting Venue
Beach Kiosk	Land	Helford River Boats
Bed & Breakfast	Land	Highfield, Carlidnack Lane
Bed & Breakfast	Land	Goldmartin, Carlidnack Road
Boat Hire	Water	Helford River Boats- Helford Passage
Boat moorings	Water	Helford River Boats- Helford Passage
Bosloe	Land	
Bream Cove		
Craft workshops	Land	Carwinion Road
Durgan		





Activity	Land or Water Based	Facility or Meeting Venue
Eating and drinking	Land	Red Lion Pub- Mawnan Square
Eating and drinking	Land	Ferry Boat Inn- Helford Passage
Eating and drinking	Land	Cornish Maid- Mawnan Square
Eating and drinking	Land	Spanish restaurant- Casa Juan- Mawnan Square
Ferry to/ from Helford	Water	Helford River Boats- Helford Passage
Garden visiting	Land	Trebah Garden Trust
Garden visiting	Land	Penjerrick
Garden visiting	Land	Pedn Billy- Bar Road
Gift shop	Land	Shop on the Quay- Helford Passage
Glendurgan Garden	Land	The National Trust- Glendurgan Garden
Grebe Beach		
Helford Passage		
Holiday Lets	Land	The National Trust- Bosloe House
Holiday Lets	Land	The National Trust- Wood Cottage
Holiday Lets	Land	The National Trust- School House, Durgan
Holiday Lets	Land	The National Trust- Quay Cottage, Durgan
Holiday Lets	Land	The National Trust- Beach Cottage, Durgan
Holiday Lets	Land	Helford Passage
Hotel	Land	Budock Vean Hotel
Hotel	Land	Meudon Hotel
Hotel	Land	Trelawne Hotel
Letting Business	Land	Cornish Holiday Lets/ Cornish Cottages
Maenporth		
Mawnan Church	Land	





Activity	Land or Water Based	Facility or Meeting Venue
Military Day	Land	Trebah Garden
Millenium Cross	Land	Mawnan Smith
Penwarne Manor	Land	
Polgwidden Cove	Land	
Porth Sawzen (Porth Saxen) (Cow Beach)		
Prisk Cove		
River trips	Water	Helford River Boats- Helford Passage
Rosemullion Head- look out point		
Shopping	Land	The Old Smithy
Walking	Land	South West Coast Path
Walking	Land	Fine and Brave Lane
Walking	Land	Parish Footpaths (there are 36)

*Table 5 A number of the Key Leisure Facilities and Services in the Parish*

Activity	Land or Water Based	Venue
1st Mawnan Guides	Land	Mawnan Methodist Chapel Hall
1st Mawnan Rainbows	Land	Mawnan Methodist Chapel Hall
1st Mawnan Smith Brownies	Land	MCA Hall, Carwinion Road
Boat moorings	Water	Helford River Boats
Boat/ Kayak/ Canoe launch & recovery	Water	Durgan Slipway- The National Trust
Boat/ Kayak/ Canoe launch & recovery	Water	Helford Passage
Bridge Club	Land	Penmorvah Manor Hotel





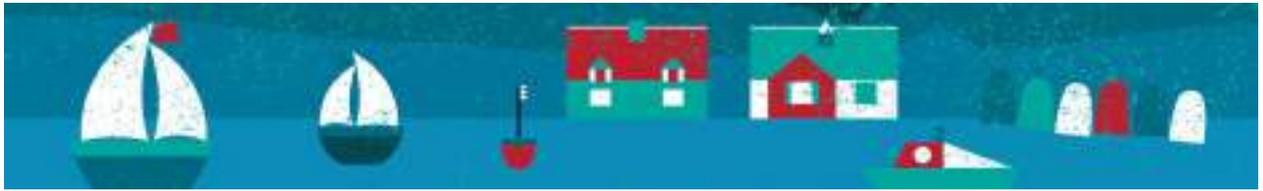
Activity	Land or Water Based	Venue
Charity Harvest Auction	Land	Red Lion Pub
Chess Club	Land	Red Lion Pub
Christmas Lights Committee	Land	The Square
Durgan Regatta	Water	Durgan Beach
Falmouth & District Young Farmers Club	Land	
Fireworks on Bonfire night	Land	Helford Passage/ Ferry Boat Inn
Friends of Mawnan Surgey	Land	
Friendship Club	Land	Memorial Hall
Gardening	Land	Mawnan Allotment Association
Golf	Land	Budock Vean Hotel- 9 holes
Helford Regatta	Water	
Helford River Beaver Scouts	Land	MCA Hall, Carwinion Road
Helford River Cub Scouts	Land	MCA Hall, Carwinion Road
Helford River Gig Club	Water	Helford Gig Club
Helford River Sea Scouts	Water	Various
Junior Playing Field	Land	Grove Hill
Kayak/ Canoe Hire & coaching	Water	Gyhyilly adventures
Locals trig for cockles on Good Friday	Water	Helford Bar
Mawnan Allotment Association	Land	
Mawnan Association Football Club	Land	Carwinion Playing Field
Mawnan Bowling Club	Land	
Mawnan Cricket Club	Land	Carwinion Road ground
Mawnan Drama & Panto Group	Land	
Mawnan Farmers Market	Land	Mawnan Memorial Hall





Activity	Land or Water Based	Venue
Mawnan Film Club	Land	Mawnan Memorial Hall
Mawnan Fun Run (10k and 5k)	Land	Carwinion Playing Field
Mawnan History Group	Land	
Mawnan Methodist Church and Sunday School	Land	Carwinion Road
Mawnan Mothers' Union	Land	Methodist Schoolroom
Mawnan Old Cornwall Society	Land	Memorial Hall
Mawnan Pre-School	Land	Carwinion Playing Field
Mawnan Snooker Club	Land	
Mawnan Toddler & Baby Group	Land	Ben Spike Centre, Carwinion Playing Field
Mawnan Village Show	Land	
Mawnan Wives	Land	Mawnan Memorial Hall
Mawnan Women's Institute (WI)	Land	Mawnan Memorial Hall
Mawnan Youth Club	Land	MCA Hall, Carwinion Road
Pilates	Land	Mawnan Cricket Pavilion
Reading	Land	Library Van- Castle View
Religion	Land	Parish Church- Old Church Road
Religion	Land	St Michael's Church
Religion	Land	Methodist Chapel
Religion	Land	St. Edward's Catholic Church- Old Church Road
Remembrance Day		Starts from Mawnan Memorial Hall
Sailing	Water	Helford Charitable Sailing Trust (based at Helford Passage)
Shore activities and talks about marine life	Land	Helford Voluntary Marine Conservation Area





Activity	Land or Water Based	Venue
Stand Up Paddle Board hire & coaching	Water	Helford River Boats
Stitch and Knit	Land	Mawnan Memorial Hall- Rendlesham Room
Swimming	Land	Budock Vean Hotel
Table Tennis	Land	Methodist Hall
Trebah Tennis Club	Land	Trebah tennis court
Village pantomime	Land	
Walking	Land	Parish Footpaths x36
Walking	Land	South West Coast Path
Yoga	Land	Budock Vean Hotel
Yoga	Land	Mawnan Memorial Hall





### 3. The NDP Preparation Process

- 3.1.1. Mawnan Parish Council agreed to develop a Neighbourhood Plan for the Mawnan area following a postal survey to Parishioners in February 2017 which received a favourable result.
- 3.1.2. This was agreed at a Parish Council Meeting held on 16 March 2017. The preparation of the NDP has been led by the NDP Parish Council Steering Group. This group comprises Parish Council representatives and volunteers from the community with all parishioners welcomed.
- 3.1.3. The preparation of this NDP has been informed throughout by a comprehensive programme of consultation following the application to designate the NDP area which was formally submitted to Cornwall Council on 24 July 2017.
- 3.1.4. The NDP is supported by a Consultation Statement, which can be found in the supporting evidence base to the NDP at <https://mawnan.org/>. The Consultation Statement is a legislative requirement for an NDP and catalogues the consultative processes undertaken through the evolution of the NDP.
- 3.1.5. The NDP Steering Group involves a number of study groups with designated leaders researching and collating information on focused areas of interest in association with the evolution of the NDP. At present there are 8 study groups, which are summarised as follows:
- 3.1.6. **Landscape Character Assessment** -A detailed description of where we live; the natural and man-made environments that shape our parish and make it special.
- 3.1.7. **Housing** – Reviewing the current housing stock and assessing current and future demand.
- 3.1.8. **Quality, Design and Landscape Impact** – Researching the type of development would we like to see, or not see, what it comprises, how much green space to allocate to it if necessary, and where. Seeking to address architecture, density of housing, what materials should be used in various locations, support for energy saving, what business space is required, and more.
- 3.1.9. **Business and employment** - Finding out what businesses need to flourish and grow.
- 3.1.10. **Leisure and tourism** - What facilities do we have in the parish for recreation – including sports clubs, beaches, fields, play areas, village groups, school events – what do they need to function and improve? How does tourism impact and contribute to the parish, what requirements does this place on other parish needs, and how do we regard its growth going forward?
- 3.1.11. **Amenities** - Open spaces, footpaths, beaches, public toilets, sports pitches, play equipment, halls, pubs, shops, the surgery, hair salon, places to eat, and how do they contribute to the sense of community in Mawnan Parish? Many of these issues overlap with other study areas, but we should see them in an integrated way serving all sections of the parish, from the very young, school children, the working population, the retired but active, as well as the elderly and frail.





3.1.12. **Environment and heritage** – Researching the historical context that creates its character, its geology, plants, wildlife and people; what buildings and natural features are to be protected and what should be added to the list.

### Key Priorities

3.1.13. The outcomes of the various consultations undertaken to date have highlighted a number of key areas and priorities on which the NDP should focus. These are listed below and are further outlined in the Consultation Statement:

- Housing
- Design of new development
- Local Businesses
- Leisure Pursuits
- Parish Amenities
- Environment
- Carbon Reduction

3.1.14. It is important to remember that the role of the NDP is specific to the management of future development that requires planning permission and there are a number of matters that planning policy in itself can not specifically address, for example, some of the issues raised related to matters that are not covered by planning legislation, do not require planning permission or relate to business/ viability decisions of public and private bodies.

3.1.15. Nonetheless, every point that has been raised is important and we have sought to address these through the NDP as much as its role and the legislations allows us. Please read the Section: The role of the NDP and its relationship with other planning policies and guidance on page 27.





## 4. National Guidance - The Plan Process

4.1.1. Neighbourhood Planning: A summary of the key stages in neighbourhood planning February 2015 Department for Communities and Local Government is set out below. The current stage of the NDP is boxed in red:

<https://www.gov.uk/guidance/neighbourhood-planning--2#key-stages-in-neighbourhood-planning>

Step 1: Designating neighbourhood area and if appropriate neighbourhood forum

- Parish Council submits an application to the Local Planning Authority (LPA) to designate a neighbourhood area
- LPA publicises and consults on the area application for minimum 6 weeks (or minimum of 4 weeks where the area to which the application relates is the whole of the area of a parish council and is wholly within the area of one local planning authority)

Step 2: Preparing a draft neighbourhood plan

- The Parish Council:
- Gather baseline information and evidence
- Engage and consult those living and working in the neighbourhood area and those with an interest in or affected by the proposals (e.g. service providers)
- Talk to land owners and the development industry
- Identify and assess options

Step 3: Pre-submission publicity & consultation

The Parish Council:

- Publicises the draft plan and invites representations
- Consults the consultation bodies as appropriate
- Sends a copy of the draft plan to the LPA
- Considers consultation responses and amends plan if appropriate





#### Step 4: Submission of a neighbourhood plan proposal to the LPA

- Parish Council submits the plan proposal to the LPA
- LPA checks that submitted proposal complies with all relevant legislation
- If the LPA finds the plan meets the legal requirement it:
  - Publicises the proposal for minimum 6 weeks and invites representations
  - Notifies consultation bodies referred to in the consultation statement
  - Appoints an independent examiner (with the agreement of the Town Council)

#### Step 5: Independent examination

- LPA sends plan proposal and representation to the independent examiner
- Independent examiner undertakes examination
- Independent examiner issues a report to the LPA and Town Council
- LPA publishes and considers report, and reaches own view
- LPA takes the decision on whether to send plan to referendum

#### Step 6 & 7: Referendum and Making the neighbourhood plan (bringing it into force)

- Cornwall Council publishes information statement
- Cornwall Council publishes notice of referendum/s
- Results declared
- Subject to results LPA considers plan in relation to EU obligations and Convention rights whilst the UK is still bound by EU rules
- If the plan is compatible with EU obligations and does not breach Convention rights whilst the UK is still bound by EU rules – LPA makes the plan

4.1.2. The chart above gives an outline of the process – without necessarily showing the weight attributed to different elements. It should also be noted that whilst some elements of the process are fixed in terms of time-scale, there are some areas of work that are more flexible.





## Current Stage of the Plan

- 4.1.3. This is the Referendum version of the NDP. The NDP will be adopted as a development plan document if the majority of those voting in the Referendum support it.
- 4.1.4. Once adopted, the policies contained within the NDP **will have to be taken into consideration** when Planning Officers determine future Planning Applications.
- 4.1.5. Prior to this stage, the NDP was sent to an independent examiner Liz Beth MRTPI as (mutually agreed by Cornwall Council and the NDP Parish Council Steering Group) who checked the NDP to ensure it conformed with legislation, higher level policies, designations and any other relevant documents.
- 4.1.6. The independent examiner having considered all matters raised through the NDP process recommend, subject to modifications set out in her Examiners Report, that the NDP continue to the referendum stage. For note all of the Examiner's modifications have been accepted and are detailed in our Final modifications table which can be viewed at <https://mawnan.org/>.
- 4.1.7. In explaining the evolution of the NDP, prior to the examination stage an earlier draft NDP was submitted by the qualifying body submits to the local planning authority, being Cornwall Council through Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. At this point, Cornwall Council confirmed the NDP fulfilled the relevant conditions and the then draft NDP was publicised through Regulation 16 of the Neighbourhood Planning (General) Regulations 2012). An even earlier draft version of the NDP was also subject to pre-submission consultation and publicity through Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 from 21 August until 30 October 2020.
- 4.1.8. The current and all earlier versions of the NDP have been amended in light of feedback that was received during the consultations, as is documented in the consultation statement. These comments, and all those received through the process of evolving the NDP, alongside how we have responded to the points that have been raised can be found in the consultation statement at <https://mawnan.org/>.
- 4.1.9. Prior to the pre-submission consultation and publicity stage, the NDP was submitted to Cornwall Council in August 2019 to establish if it is required to be supported by a Strategic Environmental Assessment (SEA). At that stage Cornwall Council notified a number of statutory and non-statutory consultees to determine if an SEA was required.
- 4.1.10. SEA is a process that helps to understand how plans (including the choice of sites if identified and policies) will affect the environment of the area that it covers. It is required by the SEA Directive which places a legal duty on people preparing some development plans to assess those plans for their potential effect on the environment. An SEA is required if the plan is likely to have a significant effect on the environment, particularly where it affects a





sensitive area and the features for which it was designated. The Environmental Impact Regulations (2011) define sensitive areas as:

- Sites of Special Scientific Interest and European sites (Special Areas of Conservation and Special Protection Areas);
- Areas of Outstanding Natural Beauty; and
- World Heritage Sites and Scheduled Monuments.

4.1.11. In addition, proposals may also be significant if they affect other designations or features (such as Conservation Areas or Listed Buildings). The more environmentally sensitive the location, the more likely it is that the effects will be significant and will require an assessment.

4.1.12. In September 2019 Cornwall Council confirmed that the NDP was not required to be supported by an SEA. However, a number of suggested recommendations and revisions were provided by Cornwall Council, statutory and non-statutory consultees. These comments, and as outlined above, all other comments received through the process of evolving the NDP are detailed in our consultation statement, alongside how we have responded to the points that have been raised. Please refer to the consultation statement at <https://mawnan.org/>.

### The role of the NDP and its relationship with other planning policies and guidance

4.1.13. Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and Paragraphs 2 and 47 of the National Planning Policy Framework (NPPF) dictate that *'applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.'*

4.1.14. It is important to acknowledge that Legislation in the Localism Act 2011 requires that the NDP must relate to the development and use of land within the designated neighbourhood plan area (see Figure 1) and must comply with National and European legislation at the point in writing.

4.1.15. The NDP is also required to have appropriate regard to the NPPF and the National Planning Policy Guidance (NPPG) and to be in general conformity with Cornwall's Local Plan.

4.1.16. The NDP is therefore an integral component of these suite of documents in which planning proposals will be assessed. Its focus is local issues that are not covered in the higher level documents for which it is required to confirm or have regard to. For clarity the NDP will not address higher level policy direction that these strategic documents and guidance already direct, it is not the role of the NDP to repeat these policies, and ultimately due to legislative requirements, it cannot change the direction of these strategic policies either.





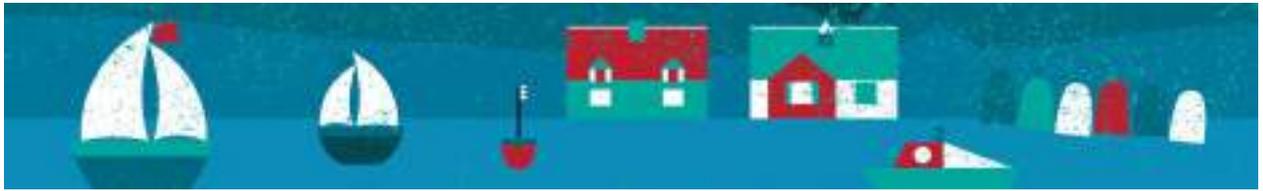
## 5. The NDP Supporting Documentation

- 5.1.1. The NDP is supported a variety of other further documents and information, which are often referred to in this document. The key supporting documents and information referred to throughout this NDP are presented in the 'Supporting Evidence Base' folder at <https://mawnan.org/>
- 5.1.2. All supporting documents, including the 'Basic Condition Statement' and 'Consultation Statement', are available at <https://mawnan.org/>
- 5.1.3. Alternatively, hard copies (please note this may occur a cost) can be made available by request to your local Parish Clerk at <https://mawnan.org.uk/>
- 5.1.4. A list of the key supporting documents commonly referred to in the NDP is provided in the table below.

*Table 6: Key Evidence Base Documents Referred to in the NDP*

Document	Date	Author
Cornwall Employment Land Review	2010	Cornwall Council
Cornwall Local Plan 2010-2030	September 2016	Cornwall Council
Cornwall AONB Management Plan 2016-2021		Cornwall Council/ Cornwall AONB Unit
Landscape Character Assessment LCA (09) Helford Ria - 11 June 2008	11 June 2008	Cornwall Council
Landscape Character Assessment LCA (10) Carmenellis- 11 June 2008	11 June 2008	Cornwall Council
Mawnan Parish Local Landscape Character Assessment		Mawnan Parish NDP Steering Group with local volunteers
Mawnan Parish Settlement Character Assessments		Mawnan Parish NDP Steering Group with local volunteers





## 6. The Vision for Mawnan Parish

- 6.1.1. Every plan has an aim and the aim is for the policies of the NDP to help achieve a ‘Vision’ for Mawnan Parish by 2030, with this Vision being as follows:

**THE VISION FOR MAWNAN PARISH**

*“Over the lifetime of the Neighbourhood Plan and as a precedent thereafter, our vision is to conserve and enhance the coastal and estuarine setting, and rural landscape, that together with the strong sense of community form the unique character of Mawnan Parish, whilst allowing limited small-scale development of housing to meet identified local need and supporting the growth of local businesses in accordance with policies defined within this Neighbourhood Plan.”*

- 6.1.2. In order to achieve this Vision a number of NDP ‘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 by both developers, when developing planning proposals, and, Planning Officers, when determining future Planning Applications, thereby helping to deliver the Vision for Mawnan Parish. The way the Vision, Objectives and Policies link together is illustrated in Figure 5.

Figure 5: Links between Vision, Objectives and Policies





## 7. The NDP Objectives

7.1.1. The Objectives of the Mawnan Neighbourhood Development Plan (NDP) have been informed by the key priorities set out in Section 3 of this report and follow the comments received from public consultation and evidence review. The objectives have been focused into specific topics which align with the policy areas in the LP:SP. The objectives for the NDP are as follows:

**a) Housing Objective** - To permit housing development in accordance with the Local Plan by means of infill or rounding-off and, to support the provision of homes that provide low-cost living to meet local housing need in perpetuity.

**b) Heritage Objective** - To protect, enhance and celebrate the important heritage of the Parish, including Listed Buildings, ancient monuments, Registered Parks and Gardens, locally important buildings, WWII sites and features and ancient field patterns and features.

**c) Natural Environment Objective** - To protect and enhance the unique landscape character of the Parish, including the AONB, ecology, biodiversity, and native trees and hedges

**d) Design and Built Environment Objective** - To support development that is high quality, respectful of, and responds appropriately to, the landscape and villagescapes of the Parish and the form and character of its natural and built environment.

**e) Social Infrastructure (amenities) Objective** - To support and safeguard social infrastructure by providing a high quality of life in our Parish with community facilities, open spaces and services to meet changing needs. To safeguard those facilities and local green spaces that are special to the local community.

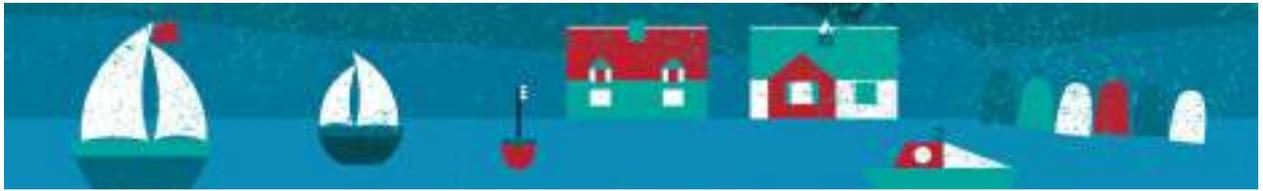
**f) Infrastructure Objective** - To provide the infrastructure and facilities that are key to the ongoing sustainability of our settlements particularly for families and elderly residents

**g) Supporting Local Jobs and Tourism Objective** - To support and encourage local businesses particularly in tourism, leisure and light industry, ensuring that people have good opportunities for and access to full-time local employment.

**h) Renewable Energy Objective**- To encourage any development to utilise minimum use of energy and to permit carbon-free energy production.

**i) Transport Objective** - To permit schemes that seek to overcome traffic congestion within the main settlement area and support measures of carbon reduction and reducing pollution.





## 8. NDP Policies

8.1.1. This section sets out the policies of the NDP. Each policy is structured as follows:

- Policy justification (why the policy is needed)
- Policy intention (what the policy seeks to achieve)
- Policy wording (including supporting maps as appropriate)

8.1.2. Where evidence is referred to within this section, this can be found at <https://mawnan.org/>.

8.1.3. As set out in Section 4, this NDP will form one component of the development plan for the Parish and it must not repeat higher level policies (e.g. of the NPPF and Local Plan). A number of the issues associated with the NDP objectives (Section 7) are already addressed within these higher level policies and, as such, the policies of the NDP cannot repeat or undermine these. The NDP provides local planning policies which add local detail and interpretation to the higher level policies of the NPPF and Local Plan.

8.1.4. Table 7 highlights the Objectives from Section 7 that each NDP policy seeks to address.

8.1.5. It is important to note that the policies in the NDP are read as a whole and should never be read in isolation. For each proposal, a check against all policies in the NDP is required, some of these policies may not be applicable to the particular case in question. However, it is important to acknowledge that, in order to avoid repetition, if a particular criteria is not outlined in one policy, this does not mean that such a criteria outlined in another policy is therefore irrelevant.

8.1.6. A typical example of the above is policies relating to biodiversity, design, landscape and settlement character. These policies will apply in the majority of cases, irrespective of whether they are referenced or not in other policies, such as those relating to housing or employment development.



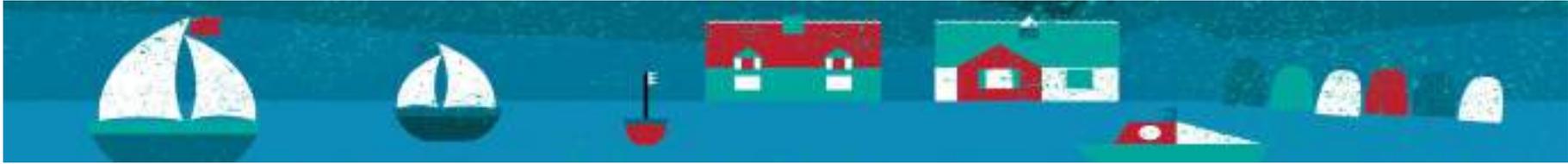
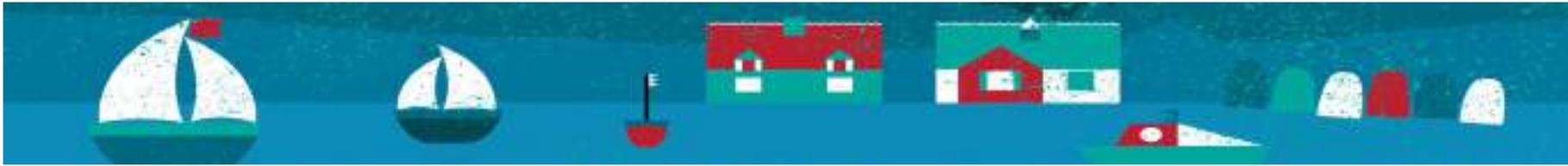


Table 7: Links between Policies within the NDP and the NDP Objectives

POLICIES	OBJECTIVES								
	Objective A	Objective B	Objective C	Objective D	Objective E	Objective F	Objective G	Objective H	Objective I
	Housing	Heritage	Natural Environment	Design and Built Environment	Social Infrastructure	Infrastructure	Local Jobs and Tourism	Renewable Energy	Transport
Policy 1: The Locations and Scale for New Housing Development	✓								✓
Policy 2: Small Scale Rural Exception Sites	✓			✓					
Policy 3: Housing Mix, Size and Layout	✓			✓					
Policy 4 Design Principles(including sub policies)		✓	✓	✓				✓	✓
Policy 5 Conserving and Enhancing Valued Landscapes and Seascapes			✓	✓					





Policy 6 Conserving and Enhancing Biodiversity through Development			✓						
Policy 7 Identified Non-designated Heritage Assets		✓		✓		✓			
Policy 8: Supporting a Prosperous Rural Economy in the Parish							✓		
Policy 9 Local Green Space Designations (to be named)					✓		✓		
Policy 10: Footpaths and Access			✓		✓	✓			
Policy 11: Safeguarding and Supporting Community Services, Facilities and Social Infrastructure			✓		✓	✓			
Policy 12: Renewable Energy and Sustainability		✓	✓	✓				✓	





## 8.2. Housing Policies

### The NDP Housing Requirement

8.2.1. The LP:SP apportions 600 dwellings to be delivered in the parishes that make up the rural area of the Falmouth & Penryn Rural Community Network Area (CNA) in which Mawnan Parish is located. Figures supplied by Cornwall Council are presented in Table 8 below, and show that as a minimum Mawnan Parish is required to deliver around 0 new dwellings between April 2010 and 2030, to be considered in general conformity with the LP:SP. The 0 target being as a result of the location of the Parish within the Cornwall AONB designation and the level of delivery in the Parish since the start of the LP:SP plan period in 2010. Notwithstanding the 0 target, development has taken place in the Parish as the table demonstrates, and quite clearly the Parish has significantly exceeded the housing target in the LP:SP

*Table 8: Minimum NDP housing target to be in conformity with Cornwall's Local Plan.*

	Local Plan Housing Figure	CNA Commitments April 2010 – March 2018	CNA Completions April 2010 – March 2018	Remainder of Local Plan Housing Figure
Falmouth & Penryn Rural	600	252	372	0
	Adjusted Pro Rata rate*	Parish Commitments April 2010 – March 2018	Parish Completions April 2010 – March 2018	Parish baseline figure (pro rata of CNA remainder)
<b>Mawnan Parish</b>	0%	113	73	0

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

8.2.2. It should be acknowledged that the above target is a minimum requirement, but that said, the importance of the AONB designation, and its national weighting express that the Parish is not in a position where it is required to accommodate housing growth that could prejudice the purposes of the AONB, simply to meet housing targets. This weighting was made clear in the supporting evidence base of the LP:SP, which at the request of the Examination Inspector was required to demonstrate that the entirety of the LP:SP housing





targets could theoretically be met outside of the AONB and without prejudicing its setting<sup>1</sup>. This evidence base thereby demonstrating the necessity to meet the overall minimum house target of the LP:SP, was not in itself a justification to develop in the AONB or its setting, at a prejudice to its national status<sup>2</sup> and safeguarding through legislation.

- 8.2.3. As a consequence, as there is no minimum target for the Parish, it is not proposed to include a minimum target through the NDP. That does not mean no new housing will be supported, but simply that to be supported in principle, new housing development is required to demonstrate how it addresses the specific needs of the Parish, is appropriate in scale, and is responsive to context, and ultimately does not prejudice the attributes which make our Parish so unique and special.
- 8.2.4. Therefore, the main focus for delivering the housing will be through allowing small-scale housing within specified settlements and small-scale rural exception sites (please refer to Policy 1 of the NDP). This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlement and contributes to preserving and enhancing the identity of Parish.
- 8.2.5. The NDP will support small-scale proportionate housing to meet local needs through:
- Permitting, generally small-scale, infill, rounding off sites and conversions within the Parish. Specifically, on a case by case basis, within our identified settlements;
  - Supporting the redevelopment of brownfield (previously used) sites within or immediately adjoining our identified settlements;
  - Supporting developments that include a suitable mix of housing suited to identified local needs, including dwellings suited to older and younger residents that accord with Lifetime Homes Standards; and
  - Developing collaborative partnerships with one or more Housing Associations and Community Land Trusts to bring forward Affordable and truly Affordable Housing on small-scale rural exception and other sites.
- 8.2.6. It is important to acknowledge the application of the above terms of 'infill' and 'rounding off'. The definitions contained within paragraphs 1.65 to 1.68 of the LP:SP (which are contained in full in the glossary of this document) preclude with regard to 'infill' development that would '*physically extend the settlement into the open countryside*' and concerning 'rounding off' development which '*visually extend building into the open countryside*'. For absolute clarity in this regard, paragraph 2.33 of the LP:SP explains that

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1 Cornwall Local Plan An assessment of SHLAA sites potentially within the setting of the Cornwall AONB and Tamar Valley AONB December 2015 : <https://www.cornwall.gov.uk/media/16959537/aonb-setting-study-shlaa-v10-17-12-15.pdf>

2 Section 85 of The Countryside and Rights of Way Act 2000, as amended.





*'Open countryside is defined as the area outside of the physical boundaries of existing settlements (where they have a clear form and shape).'*

## **Policy 1: The Locations and Scale for New Housing Development**

### **Policy 1 Justification**

- 8.2.7. Alongside safeguarding our natural and historic environment, unsurprisingly the scale and location of new housing development was one of the key topic points in the public consultations as outlined in the consultation statement which can be found in the 'Supporting Evidence Base' at <https://mawnan.org/>.
- 8.2.8. This is in part due to recent development in the Parish which residents have considered are out of scale and have not responded to local needs in the nature and type of the accommodation, alongside appearing visually discordant. The aspiration arising as a result of these developments has been to seek better quality development in the future that is genuinely reflective of, and appropriate to, the scale and character of our settlements, and provides for the type of accommodation that our communities need.
- 8.2.9. Furthermore, the June 2018 consultation responses, for which 344 questionnaires were returned (equivalent to 39.7% of households in the parish), made clear that the scale of development within the Parish should be commensurate to the nature and scale of our settlements. In response to the question 'How many new homes do you think it would be reasonable to build annually across the whole of Mawnan Parish in addition to the 7 or so that might continue under 'infill' or 'rounding off' applications?', 47% of residents wanted no further housing developments, 31% supported a scale of 1 to 5 units, 16% supported 6 to 10, with only 6% supporting 10 or more.
- 8.2.10. The LP:SP through Policy 3 and its supporting text (paragraphs 1.52 to 1.72) outlines that outside of the main towns in Cornwall the housing requirement will be met through four principle methods:
- the identification of sites through NDPs;
  - rounding off settlements and development of previously developed land within or immediately adjoining the settlement;
  - infill;
  - and/or rural exception sites (under LP:SP Policy 9).
- (Please refer to the Glossary for more detail on the definition of the methods for housing delivery referred to above).
- 8.2.11. Paragraph 1.68 of the LP:SP explains that *'Neighbourhood plans can provide detailed definition on which settlements are appropriate for infill and boundaries to which the policy will operate.*





- 8.2.12. The purpose of NDP Policy 1 is to provide the more detailed clarity for the interpretation of LP:SP Policy 3 at the local level. It explains where and at what scale housing proposals will be supported as a matter of principle.
- 8.2.13. Policy 1 explains which settlement(s) are appropriate for infill, rounding off and brownfield land development for which LP:SP Policy 3 will operate. Furthermore, the policy provides the overall direction for housing development within the parish if outside of these settlements.
- 8.2.14. In identifying the settlements in which the infill policy applies, reference is made to paragraph 1.64 of the LP:SP which explains that *'development would be expected to focus upon meeting local need and supporting the sustainability of smaller communities'* and that *'Development should be of a scale and nature appropriate to the character, role and needs of the local community.'*
- 8.2.15. Paragraph 1.68 of the LP:SP explains that the pattern of development historically in Cornwall has built upon a network of settlements that are of varying sizes and contain varied facilities, some with no direct facilities at all. However, the network of settlements themselves help to sustain facilities in associated settlements, so as a whole the network is self-sustaining. The NPPF through paragraph 79 endorses such an approach and states *'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.'*
- 8.2.16. In the case of Mawnan Parish, the settlement of Mawnan Smith contains the majority of services and facilities which serve the Parish and within its built form, and not including any outlying groupings of dwellings detached from the settlement, is the main focus for housing, including rural exception sites, of an appropriate scale and type.
- 8.2.17. With specific regard to the term *'small scale'* as set out in Policy 1 a) in relation to housing developments at Mawnan Smith, this specifically defines the scale of development that is supported through this component of the Policy, ie anything beyond *'small scale'* will not be supported through Policy 1, a).
- 8.2.18. In reaching a conclusion on what is and what is not *'small scale'*, regard is to be had to the scale, nature and characteristics of the surroundings to the site in question to determine what would represent a proportionate *'small scale'* introduction.
- 8.2.19. As a final point on the application of Policy 1 a), it is also critical that any *'small scale'* proposals also do not *'extend into the open countryside'* as defined through paragraph 2.33 of LP:SP.
- 8.2.20. Elsewhere in the Parish, the majority of existing housing is described as *'a low density straggle of dwellings'* as referred to in Paragraph 1.68 of the LP:SP and is not considered appropriate for housing development, other than those supported through Policy 7: Housing





in the Countryside of the LP:SP. However, Paragraph 1.68 does support “infill” sites of one-two housing units’ in ‘smaller villages and hamlets’ which ‘have a form and shape and clearly definable boundaries.’ Whilst we consider that there is limited opportunity for ‘infill’ development (that being development that does not physically or visually extend into the open countryside), in small settlements or hamlets that ‘have a form and shape and clearly definable boundaries’, the NDP does not exclude such development subject to strict accordance with this criteria. However, the plan does not name small settlements or hamlets applicable to this Policy. The component of Policy 1 which supports said developments is Policy 1 b).

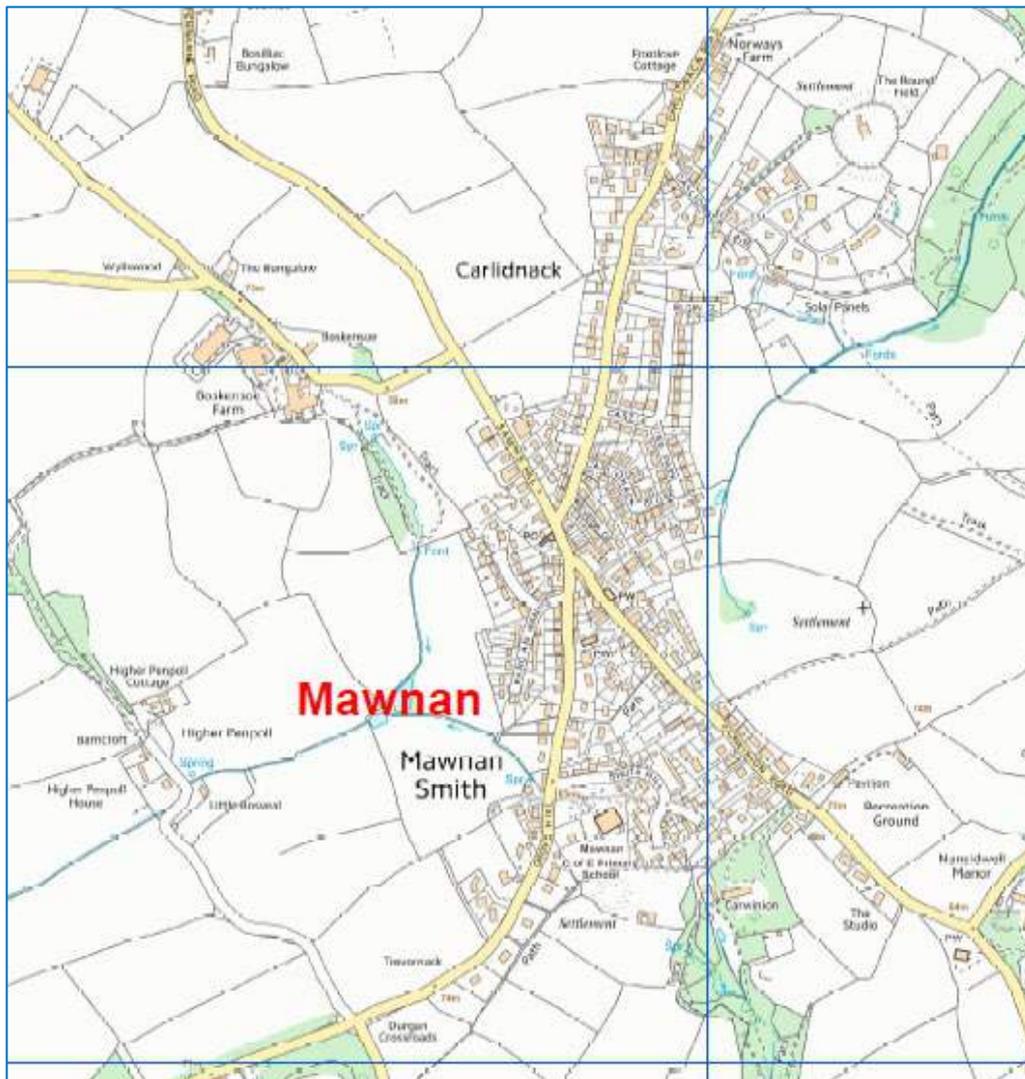


Figure 6: Mawnan Smith





### Policy 1: Intention

8.2.21. In line with section 1.68 of LP:SP, Policy 1 aims to detail which settlements are appropriate for infill, rounding off, previously developed land and rural exception sites housing development to which LP:SP Policy 3 will operate. In addition, Policy 1 also defines a suitable scale of new development.

## Policy 1: The Locations and Scale for New Housing Development

New housing development that conserves and enhances the landscape and beauty of the AONB will be supported:

- a) within the built form of Mawnan Smith where it represents infill, rounding-off and/or brownfield site development of a small scale suited to the setting of the site and village and does not extend into the open countryside; or
- b) within the smaller settlements where it does not physically or visually extend the settlement or hamlet into the open countryside and is infill, rounding-off and/or brownfield site development, of no more than two dwellings on any individual or cumulative site; or
- c) Housing development elsewhere in Mawnan Parish will need to comply with Policy 7 in the LP:SP Housing in the Countryside and NDP policy 2..

*\* the term cumulative in the context of this policy relates to proposals for all new housing developments that adjoin sites which are/have been either; a. subject to the determination of a current planning application; b. to an extant planning approval; or, c. developed within the NDP period. The purpose of the term in the policy is to prevent artificial or contrived subdivision of a site to circumvent the policy approach.*





## Policy 2: Small Scale Rural Exception Sites

### Policy 2: Justification

- 8.2.22. This policy seeks to respond to the concerns experienced with recent rural exception sites in the Parish and Cornwall which we do not consider are genuinely addressing the local needs of the Parish.
- 8.2.23. With regard to the application of what is and what is not a ‘*small scale rural exception site*’, regard is to be given to the scale, nature and characteristics of the surroundings to the site in question, to determine what would represent a proportionate ‘*small scale rural exception site*’ in terms of the size of the site itself, the number of units proposed, the density and the overall characteristics of development.
- 8.2.24. Reference is also drawn to Appendix 3 of the Cornwall AONB Management Plan 2016-2021 (or any subsequent revision to this document) in reference to determining what is and what is not ‘*Major developments*’ in the AONB.
- 8.2.25. For note, current paragraph 177 of the NPPF states that:
- ‘When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:*
- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
  - b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
  - c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.’*
- 8.2.26. The size and type of new dwellings in the Parish should respond directly to existing and projected needs. These change over time and up-to date evidence should demonstrate how proposals (including open market housing) appropriately respond to the genuine needs in the Parish, for example, providing the size and scale of housing as identified in need on the Homechoice Register or through an alternative robustly evidenced local housing needs assessment.
- 8.2.27. There is also concern that, even at the reduced price thresholds defined by Cornwall Council, are still beyond the means of local residents in housing need. We therefore provide specific support for proposals that would seek to deliver housing at a truly affordable cost level through the NDP.
- 8.2.28. For reference, the average house price in Mawnan Smith over the past 12 months was £445,000 (Land Registry).





### Policy 2: Intention

8.2.29. It is seen as a policy which provides specific criteria for rural exception sites to ensure they genuinely respond to the needs of the Parish.

## Policy 2: Small Scale Rural Exception Sites

- a) Proposals for small scale rural exception sites will be supported where they accord with other policy in the development plan, conserve the landscape beauty of the AONB and:
  - i. The proposals contribute to meeting the affordable and social rented needs of people with a local connection to the Parish itself as demonstrated by a recent evidence base; and
  - ii. The development is subject to an agreement which will ensure that it remains as affordable housing for people with a local connection in perpetuity.
- b) The use of self-build schemes and Community Land Trusts for small scale exception sites is particularly supported.





## Policy 3: Housing Mix, Size and Layout

### Policy 3: Justification

- 8.2.30. The size and type of new dwellings in the Parish should respond directly to existing and projected needs. These change over time and up-to date evidence should demonstrate how proposals (including open market housing) appropriately respond to the genuine needs in the Parish, for example, providing the size and scale of housing as identified in need on the Homechoice Register or through an alternative robustly evidenced local housing needs assessment.
- 8.2.31. The Parish also support in principle, subject to accordance with other policies in this plan, the provision of a separate space within housing to enable working from home, and other appropriate incidental or ancillary uses

### Policy 3: Intention

- 8.2.32. The intention of this policy is to show how any new build development responds in terms of its size and layout to what is needed in the Parish, irrespective of whether it is market led or affordable housing.

## Policy 3: Housing Mix, Size and Layout

Proposals for new housing development are encouraged to demonstrate the size of the accommodation is in direct response to current local housing needs in the Parish.





## 8.3. Built Environment Policies

### Policy 4 Design Principles

#### Policy 4 Justification

- 8.3.1. The coastal and rural character of the Parish, and its landscape, history and the characteristics of its buildings provide a unique environment for residents and visitors to enjoy and appreciate. The busy visitor attractions at Trebah and Glendurgan gardens, the presence of three hotels along with plentiful B&Bs and rental cottages, and the numerous walks and accessibility to the Helford River make the Parish a popular location, particularly in the summer months, but nonetheless the tranquillity of the Parish continues to prevail.
- 8.3.2. It is important that future growth is carried out sensitively to safeguard the character of the area, a key point which was reflected in our public consultations (see the Consultations section of the 'Supporting Evidence Base' at <https://mawnan.org/>) which highlighted the significant value attributed to the natural and built form character of the area and its special qualities, whilst raising significant concern about the appropriateness of recent design interventions.
- 8.3.3. In particular, concern has frequently been raised by residents with regard to the nature of replacement dwelling proposals over the recent past in the Parish, and other proposals in near parishes, which are considered to be out of context with the sites' surroundings. In applying this policy, it is expected that a replacement dwelling development should take up a similar footprint to the existing dwelling not taking into account the floor areas/volume of ancillary buildings or demonstrate no increase in visual prominence. Proposed replacement dwellings should respect the proportion of the plot occupied by existing and neighbouring dwellings.
- 8.3.4. To ensure that development is undertaken in the manner as presented on submitted plans, planning decisions should include conditions ensuring compliance with the detail and materials presented on the approved plans.

#### Policy 4 Intention

- 8.3.5. All development will be required to show how they respond appropriately to the character of their surroundings in their supporting statements and align with the Mawnan Parish Design Statement which is provided as Supporting Document A to the NDP. Where of relevance, proposals will also be required to show how they have followed the detailed appraisal of local distinctiveness contained in the supporting Settlement Character Descriptions which can be found at Appendix B to the Mawnan Parish Design Statement, the full detail of which is provided as supporting documents and can be found in the 'Supporting Evidence Base' at <https://mawnan.org/>. Development proposals that fail to respond appropriately to the above guidance are unlikely to be supported.
- 8.3.6. As part of the supporting work for the NDP, the Parish has undertaken a Local Landscape Character Assessment (LLCA) with the support of landscape officers at Cornwall Council, the





detail of which is referred to in Policy 6 of the NDP. It is fundamental that any proposal not only demonstrates accordance with Policy 5 with regard to design, but also aligns with the direction in Policy 6 also.

- 8.3.7. Furthermore, development will be required to provide adequate amenity space and vehicle parking proportional to scale and nature of the proposed development. Existing trees, hedges and Cornish hedges will be preserved wherever possible and appropriate screening will be placed to protect landscape character and mitigate for any environmental impact.

## Policy 4 Design Principles

- a) All proposals for new development must be sited and designed so as to recognise, support and develop the distinctive character of Mawnan Parish. Proposals must be well integrated within the surrounding landscape, and must not intrude upon valued landscape and heritage character, including views and ridgelines. Previous poor or intrusive design will not set a precedent for future buildings or land-use patterns.
- b) Applicants should provide supporting documentation to demonstrate that the proposed development:
  - i. Aligns with the principles of the Mawnan Parish Design Statement;
  - ii. where applicable, responded to the appraisal of local distinctiveness contained in the supporting Settlement Character Descriptions attached at Appendix A to the Mawnan Parish Design Statement;
  - iii. Is appropriately integrated with the landscape character and scenic beauty of the Parish through accordance with Policy 6 of the NDP;
  - iv. will be visually well-integrated with nearby structures in terms of form, scale, building details, local features, materials, finishes and colour, siting, landscaping and characteristic patterns of settlement and do not prejudice important public views;
  - v. should use green hedging and/or traditional stone walls or Cornish hedges for property boundaries wherever possible;
  - vi. should protect and enhance existing Cornish hedges and trees wherever possible;
  - vii. provide for a high standard of amenity for existing and future users that supports the delivery of Building for Life 12: principles as set out in 'Building for a Healthy Life': Birkbeck D and Kruczkowski S 2020, Appendix A to this NDP;
  - viii. makes provision for off-road parking commensurate to the use of the building(s);
  - ix. helps to restrict carbon emissions by complying with high energy efficiency standards and utilising low energy design. Applicants will be required to demonstrate how their proposals:





- 1) promote the use of sustainable forms of transport, the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy;
  - 2) adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies: and
  - 3) link the provision of low and zero carbon energy infrastructure in new developments to existing buildings where proven to be feasible;
- x. through its layout, orientation and detailing designs out crime;
  - xi. utilise sustainable drainage systems that are designed in accordance with The SuDS Manual CIRIA 753. and
  - xii. if external lighting is required, proposals must demonstrate they have considered lighting schemes which limit the use of outdoor lighting and ensure minimal impact of interior lighting so as to protect the night sky as far as possible in terms of:
    - Number, design specification and position of lamps.
    - Full shielding (at the horizontal and above) of any fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls, and
    - Correlated colour temperature limit of 3000 Kelvins or less not contribute to light pollution of the night sky.
  - xiii. Conforms with the requirements of the Marine Management Organisation (MMO). Works activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. Applicants are directed to the MMO's online portal to register for an application for marine licence  
<https://www.gov.uk/guidance/make-a-marine-licence-application>



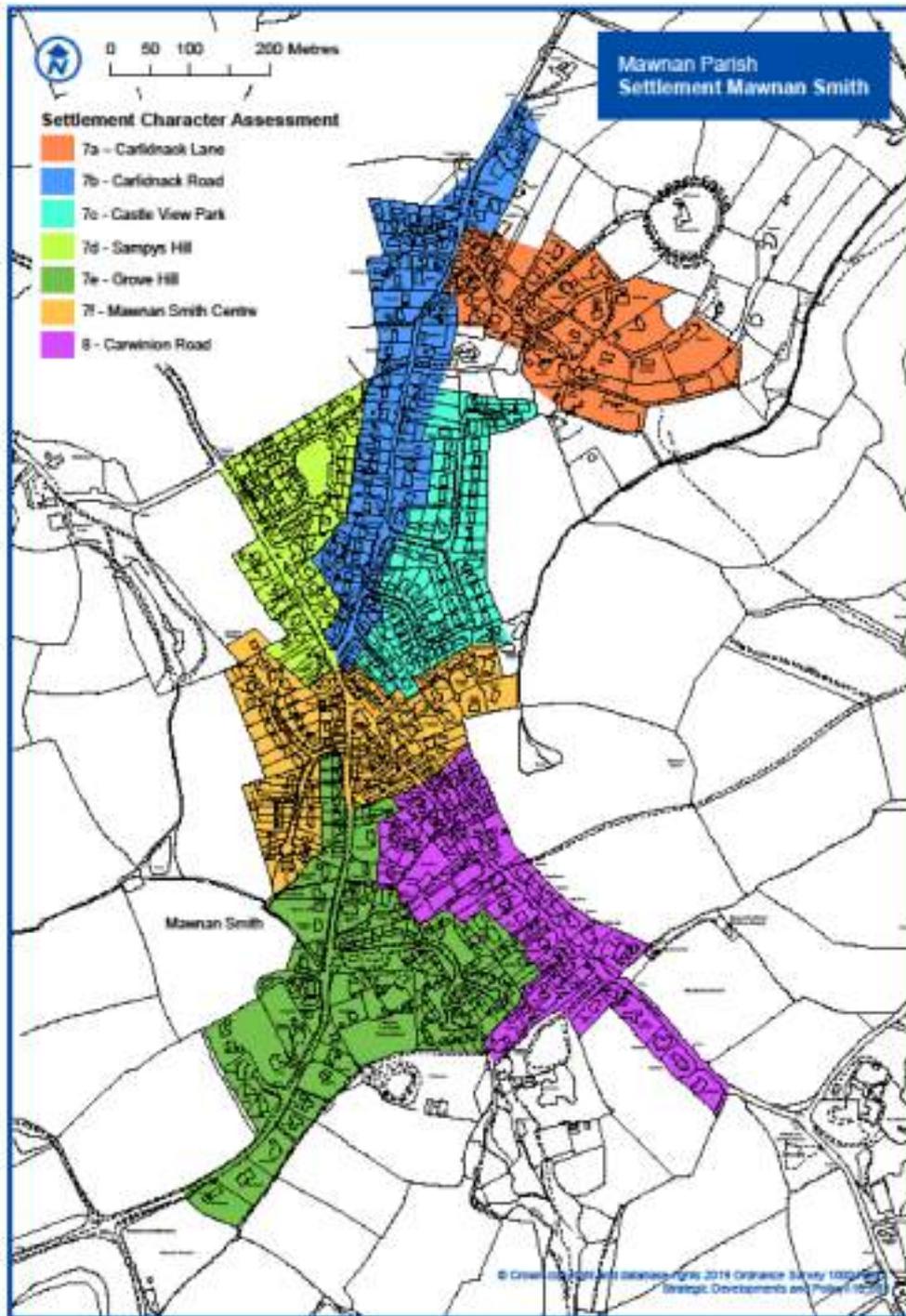


Figure 7: Village Character Area for Mawnan Smith as provided within the Mawnan Parish Settlement Character Descriptions - Note that boundaries displayed are for assessment purposes only. Settlement boundaries are not implied.





## 8.4. Natural Environment Policies

### Policy 5 Conserving and Enhancing Valued Landscapes and Seascapes

#### Policy 5 Justification

- 8.4.1. The AONB covers the significant majority of the Parish, but nevertheless the whole of the NDP area is highly valued by the community in terms of its landscape character and scenic beauty.
- 8.4.2. The AONB and its setting, is safeguarded through the Countryside and Rights of Way Act 2004 for its natural beauty, however the assessment of planning proposals impacting upon the designation are subjective and as a result, we wish that all relevant evidence base documents are fully utilised in the evolution of development proposals.
- 8.4.3. The Cornwall AONB Management Plan presently acts as a material consideration, however additionally this policy requires all development within, or in the setting of the AONB to show how they have taken account of the guidance provided in the AONB Management Plan in how they have worked up their developments. The document is supported by a Statement of Significance, which describes the South-Coast Western Section of the AONB in which Mawnan Parish is located, in further detail (this document is attached at Appendix B)
- 8.4.4. Further to the above, the Parish is also covered by two County Level Landscape Character Areas (LCAs) dating from 2008. These provide a description of the landscape character of the area, alongside management objectives (attached at Supporting Document B)
- 8.4.5. In support of the two LCA's, the NDP group, with volunteers, have undertaken a Local Landscape Character Assessment (LLCA) to provide a further level of supporting evidence base to decision-making that describes the components of our landscape at a local level (the document can be found at Supporting Documents C).
- 8.4.6. The policy requires all new development to demonstrate how it is responsive to the natural and landscape characteristics of the Parish by following the relevant landscape evidence base documents covering the area.

#### Policy 5 Intention

- 8.4.7. This policy seeks to ensure that all proposals for development in the Parish must demonstrate how they will protect and enhance the landscape character and scenery of the area. This will be achieved through detailing how the proposals have taken account of the relevant components of the landscape character descriptions applicable to the area. All development within, or in the setting of the AONB will also be required to show how it has taken account of the AONB Management Plan.





## Policy 5 Conserving and Enhancing our Valued and Designated Landscapes and Seascapes

- a) All proposals within the parish will be required to conserve and enhance our valued landscapes and seascapes and demonstrate how proposals have responded to, and been informed by:
  - i. the Local Landscape Character Assessment of Mawnan Parish attached at Supporting Documents C to this NDP; and
  - ii. the relevant Landscape Character Assessment's (attached at Supporting Document B) and wider landscape or seascape character assessments covering the application site and its setting.
- b) All proposals for development in, or within the setting of, the AONB will be required to conserve or enhance the landscape character and scenic beauty of the AONB and demonstrate how proposals have responded to, and been informed by, the Cornwall AONB Management Plan (attached at Appendix B).



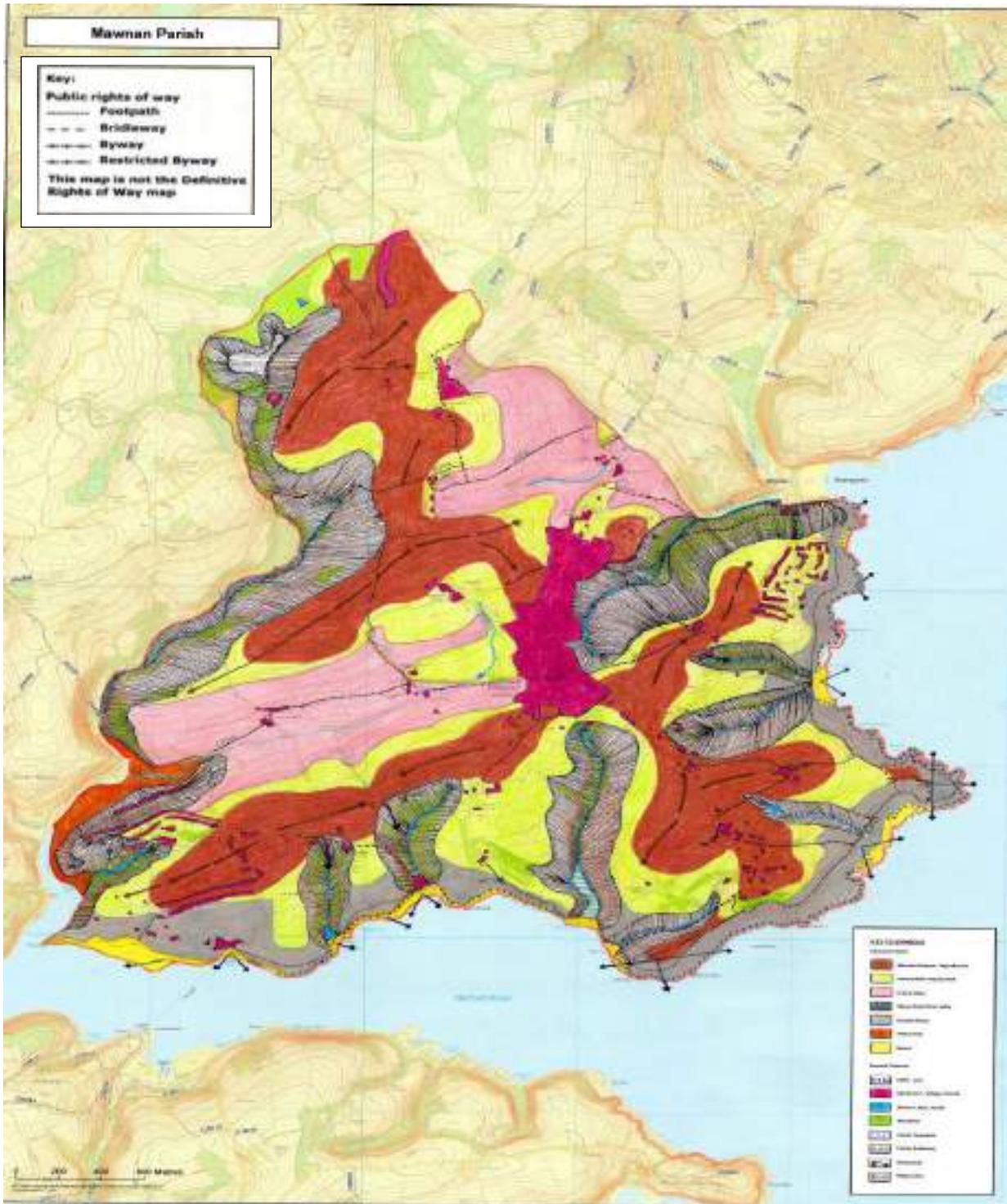
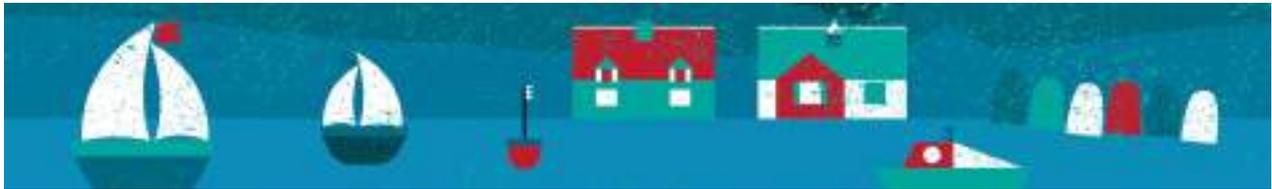


Figure 8: The Seven Landscape Types covering the Parish as identified through the LLCA





## Policy 6 Protecting and Enhancing Biodiversity through Development

### Policy 6 Justification

- 8.4.8. The Parish is covered by both designated and non-designated biodiversity sites and contains a number of natural landscape features which not only provide a valuable and irreplaceable environment for wildlife, but also contribute significantly to the natural landscape character of the Parish (please see Figure 4 on page 14).
- 8.4.9. We want to encourage developers to choose appropriate sites in order to protect wildlife species and habitats. Areas of high biodiversity value, both those with and without a statutory designation, should be avoided. Within development sites areas of semi-natural habitat should be retained and linked to other areas of habitat off-site. Where biodiversity features such as Cornish hedges are to be lost the impacts should be adequately mitigated and compensated for. This policy will also ensure that new developments are designed to achieve a net gain in wildlife by creating, restoring, enhancing and linking areas of semi-natural habitat. Adequate information prepared by suitably experienced ecologists should be supplied with planning applications to show that a net-gain in biodiversity is possible and is the intended outcome. We also want to make sure that information about local wildlife habitats and species is used to inform the design of developments from the earliest stage, to ensure that opportunities to protect and enhance wildlife are maximised.
- 8.4.10. A study of habitat changes in Cornwall between 1995 and 2005 (See Supporting Documents D; ERCCIS and Cornwall Wildlife Trust, 2010, Cornwall's Land Cover 1995-2005: Summary report) found that 152km of Cornish hedges were lost. Much of this loss was due to agricultural intensification but some, including Cornish hedges containing mature trees, was due to the development of industrial estates and housing developments. Results for land-cover change between 2005 and 2015 are not available at the time of writing.

### Policy 6 Intention

- 8.4.11. This policy seeks to ensure that safeguarding and enhancing biodiversity habitats and landscape features is at the forefront of any development proposals so that mitigation is sequentially the last option, with onsite retention and enhancement the priority.





## Policy 6 Protecting and Enhancing Biodiversity and the Natural Environment Through Development

Developments should be planned and designed to protect and enhance local wildlife species and habitats, including those that are undesignated, demonstrating how they aim to achieve a net-gain in biodiversity. Development proposals should demonstrate that they:

- i. avoid designated areas which contain large or linked areas of semi-natural habitat and seek to protect large areas of semi-natural habitat in non-designated areas,
- ii. where sites contain patches of semi-natural habitat make sure these can be retained and ideally linked together as part of the intended end land-use.
- iii. ensure there is potential to retain, restore and re-create habitat linkages such as Cornish hedges as part of developments,
- iv. retain and maintain trees subject to a Tree Preservation Order and seek to protect and maintain non designated native trees that provide landscape character, visual amenity, skyline interest, natural shelter/windbreak, or are described in the relevant character area description covering the application site,
- v. look for enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site;
- vi. consider the potential for creating new semi-natural habitat off-site if opportunities on-site are limited, this is known as 'biodiversity offsetting'. It may be possible to pool contributions from several developments; and
- vii. accord with the guidance contained within Cornwall Council's Biodiversity Supplementary Planning Document.





### Additional Guidance

8.4.12. The following list of requirements from the Cornwall Council Biodiversity Supplementary Planning Document are of particular relevance to Mawnan Parish and we strongly encourage developers to address these and demonstrate best practice in how wildlife is protected and enhanced through development.

- Developments of over 10 dwellings should provide a balance sheet or table setting out quantitatively the habitats to be lost and gained.
- New developments should have lighting plans informed by site ecological surveys and seek to retain dark corridors.
- Landscape planting should be sympathetic to local native species and habitats and avoid species known to be invasive in Cornwall.
- Public Open Spaces should be designed to encourage biodiversity, particularly habitats that are not well-represented locally such as woodland and wetland.
- At least one integrated bat box should be included in each new dwelling in a suitable position.
- Habitat linkage should be provided for hedgehogs including 13cm x 13cm holes in the bottom edge of new fencing to allow them access to large areas.
- At least one bird box for swifts, swallows or house martins should be integrated into each new dwelling in a suitable position.
- A barn owl box should be provided on appropriate developments where they are situated 1km from main roads.
- Bee bricks should be provided, one per 2 residential dwellings.
- Cornish hedges should be retained in the first instance. Where they will be affected by development suitable mitigation is required and any loss should be compensated elsewhere resulting in a net gain in Cornish hedge length.
- Cornish hedges retained in developments should have undeveloped buffer strips alongside them. These should be a minimum of 2m wide for residential development and a minimum of 5m for industrial developments.
- Ideally Cornish hedges will be retained in the public realm where sympathetic management can be guaranteed. Where Cornish hedges are retained but 'sandwiched' between back-to-back gardens this should be counted as 50% loss of hedge and be compensated for.

8.4.13. This policy and guidance is relevant to the Cornwall and Isles of Scilly Environmental Growth Strategy [www.cornwall.gov.uk/environmentalgrowth](http://www.cornwall.gov.uk/environmentalgrowth) which stresses the need for us to do much more for nature and wildlife than simply minimise losses, we should be providing more opportunities for wildlife and habitats to thrive.





## 8.5. Historic Environment Policy

### Policy 7 Identified Non-designated Heritage Assets

#### Policy 7 Justification

- 8.5.1. Mawnan Parish has a number of designated buildings and monuments which are afforded protection through their designation by policies contained within the LP:SP and the NPPF.
- 8.5.2. However, there are a number of other non-designated assets in the Parish, such as the variety of structures and interventions undertaken as part of the WWII, including features to prevent amphibious landings from enemy forces and embarkation points associated with the Allied invasion of the beaches of Normandy. A number of these features are not statutorily designated. Furthermore, there are other non-designated features across the Parish, such as non-listed buildings, ancient field systems and ancient hedgerows that this policy seeks to protect.
- 8.5.3. Paragraph 195 of the NPPF explains that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*
- 8.5.4. A list, description and detailed maps of the non-designated heritage assets identified through the evolution of the NDP can be found at Appendix C. An overarching map can be found at figure 9 on page 54, please zoom on the relevant areas for review.
- 8.5.5. In identifying the non-designated heritage assets at Appendix C, we have assessed each asset against the Historic England Advice Note 7, published 11 May 2016 on Local Heritage Listing, a weblink to which can be found here: <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing/>
- 8.5.6. The Historic England Advice Note explains that *'The advice supports local authorities and communities to introduce a local list in their area or make changes to an existing list, through the preparation of selection criteria, thereby encouraging a more consistent approach to the identification and management of local heritage assets across England. The advice supports local authorities and communities to introduce a local list in their area or make changes to an existing list, through the preparation of selection criteria, thereby encouraging a more consistent approach to the identification and management of local heritage assets across England.'*
- 8.5.7. Paragraph 203 of the NPPF outlines that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*





### Policy 7 Intention

- 8.5.8. This policy helps to ensure that non-designated assets of historical and archaeological importance are preserved and enhanced while not prohibiting future use or public access.
- 8.5.9. The policy further identifies a number of non-designated assets to which this policy applies in accordance with Historic England Advice Note 7, published 11 May 2016 on Local Heritage Listing. However, this list should not be treated as an exclusive list.
- 8.5.10. It is essential that all heritage assets within new development sites are adequately identified and assessed as part of their application including non-designated sites recorded in the Cornwall Historic Environment Record.

## Policy 7 Identified Non-designated Heritage Assets

Development should wherever possible protect the non-designated heritage assets listed in Appendix C. Access to, and enhancement of, these non-designated heritage assets is encouraged where possible.

The Cornwall Historic Environment Record should also be accessed for information on potential assets affected by any development proposal.



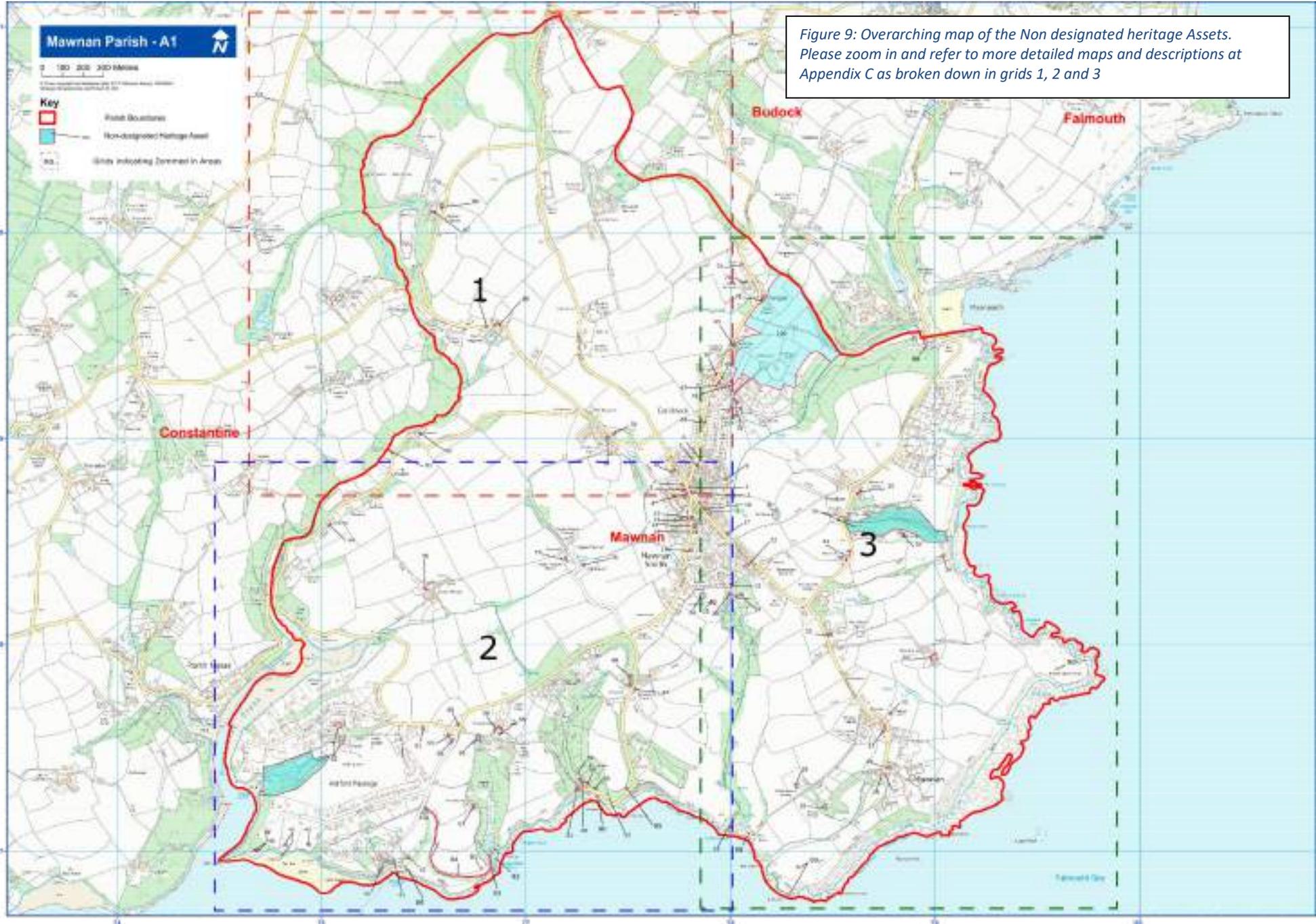
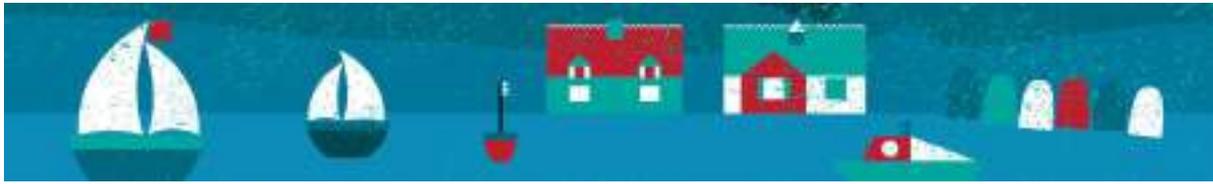


Figure 9: Overarching map of the Non designated heritage Assets. Please zoom in and refer to more detailed maps and descriptions at Appendix C as broken down in grids 1, 2 and 3



## 8.6. Economic and Tourism Policy

### Policy 8: Supporting a Prosperous Rural Economy in the Parish

#### Policy 8 Justification

- 8.6.1. The Parish supports the development of sustainable employment with a preference that this is located as sustainably as possible close to or within our key settlements so as to enable local people to live and work within the Parish.
- 8.6.2. The Parish is supportive of appropriate micro businesses and enterprises, particularly where they have the potential to work with existing businesses and develop local employment/training opportunities.
- 8.6.3. The Parish in particular will support local business enterprises which actively promote, draw inspiration from, and enhance the appreciation of valued heritage assets and natural landscapes in the area.

#### Policy 8 Intention

- 8.6.4. Support for appropriate small-scale employment development in the Parish.

## Policy 8 Supporting a Prosperous Rural Economy in the Parish

- a) The change of use or redevelopment of an existing employment use (Use classes E, B2, B8, C1 and C2) to a non- commercial use will only be permitted where it has clearly been demonstrated that the existing use of the premises is no longer viable and has been subject to an appropriate and robust marketing exercise for a commercial use.
- b) Proposals for new employment uses, with particular support for small-scale start up business, will be supported where they comply with other policy in the development plan and
  - i. they are at or well related to existing settlements; or
  - ii. at locations that are not well related to existing settlements evidence is provided that demonstrates why an alternative location is required, is sustainable and responds to a local need (eg: farm diversification, rural workshops)
- c) All employment proposals will be required to demonstrate appropriate management of commercial waste and to provide for sufficient parking spaces.





## 8.7. Community Policies

### Policy 9 Local Green Space Designations

#### Policy 9 Justification

- 8.7.1. Paragraphs 101 and 102 of the NPPF allow for local communities through neighbourhood plans to identify for special protection green areas of particular importance to them, by designating land as Local Green Space. This designation enables local communities to be able to rule out new development other than in very special circumstances.
- 8.7.2. Figure 10 shows an overarching map of areas of local green space representing green areas of importance to the community for different reasons, including beauty, historic significance, recreational value, tranquillity and/or richness of its wildlife. These are areas that have been endorsed by the local community throughout our consultations. All sites are in close proximity to the community, are local in character and are not extensive tracts of land
- 8.7.3. These spaces are highlighted as Local Green Space Designations for the reasons outlined in Appendix D. An overarching map is provided overleaf, which can be zoomed into for more detail, however more detailed maps, including the descriptions of each green space are provided at Appendix D.

#### Policy 9 Intention

- 8.7.4. This policy intends to protect these areas (see Appendix D) for posterity as safeguarded land as a Local Green Space designation.
- 8.7.5. It is important to note that areas designated as Local Green Spaces are not always publicly accessible and no access is implied to private property, as is detailed in the descriptions at Appendix D.

## Policy 9 Local Green Space Designations

The areas as described and mapped at Appendix D are designated as a Local Green Space in accordance with paragraph 101-2 of the NPPF.

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 the proposal can demonstrate very special circumstances that outweigh the harm to the Local Green Space.

i.



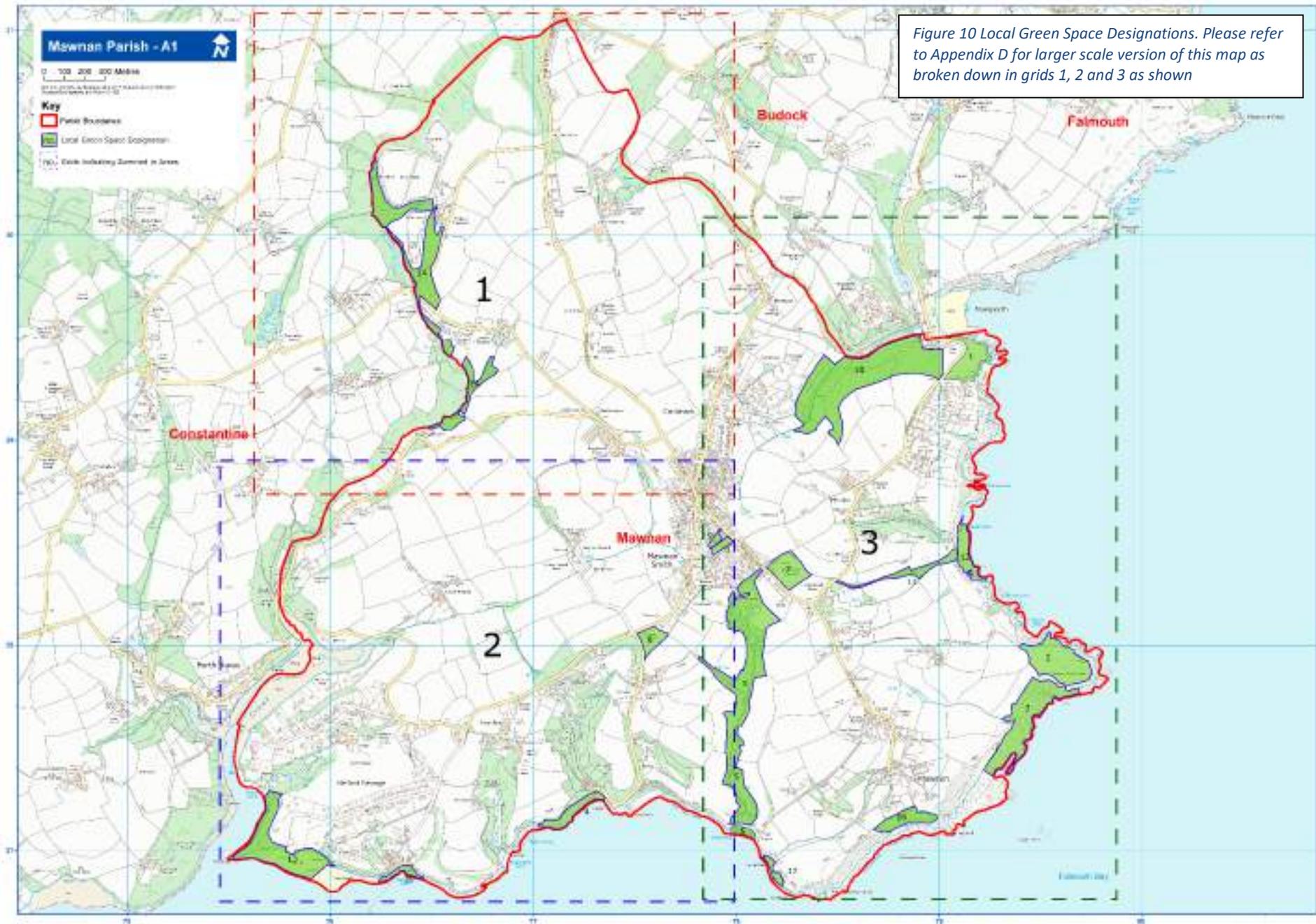
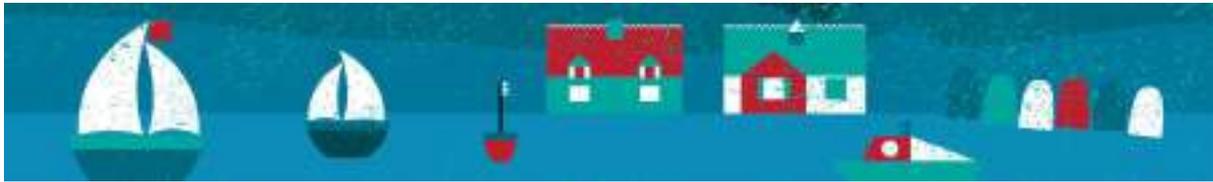


Figure 10 Local Green Space Designations. Please refer to Appendix D for larger scale version of this map as broken down in grids 1, 2 and 3 as shown



## Policy 10: Footpaths and Access

### Policy 10 Justification

- 8.7.6. There are a number of footpaths, lanes and bridleways across the Parish that are beneficial to health and well-being, dog walking and general recreational purposes.
- 8.7.7. Safeguarding these footpaths, lanes and bridleways and ensuring that building development and change in land-use, do not impact on access to, or enjoyment of these areas is considered key to maintaining the above.
- 8.7.8. The purpose of this policy is therefore to ensure these links are maintained, upgraded and expanding, and where appropriate encourage other sustainable methods of transport.

### Policy 10 Intention

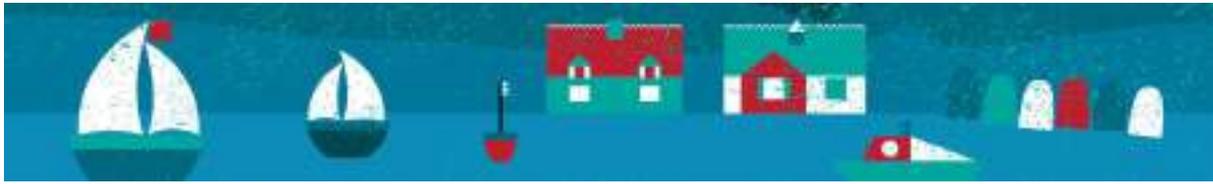
- 8.7.9. The intention of this policy is to ensure that existing footpaths are maintained and wherever possible upgraded and new routes and connections supported. Subject to the proposals being sympathetic to the local context.

## Policy 10: Footpaths and access

Where appropriate, development proposals are expected to promote the following:

- i. Promotion of the use of non-vehicular routes within the Parish and surrounding area; and
- ii. Where development opportunities allow, creating new walking routes to connect with the existing route network to enhance accessibility (and green infrastructure) within the Parish and to surrounding areas.





## Policy 11: Safeguarding and Supporting Community Services, Facilities and Social Infrastructure

### Policy 11 Justification

8.7.10. Existing services and facilities in the Parish are of high value to local residents as is clearly demonstrated in the consultation statement. These valued community facilities include a wide range of businesses, community recreation areas and buildings such as the churches, village halls, playing fields, allotments, local shops and pubs. Furthermore, new services and facilities are welcomed where they are well located to our settlements. In particular, future parking arrangements for the Memorial Hall, due to the existing constraints in this regard, will be supported in principle.

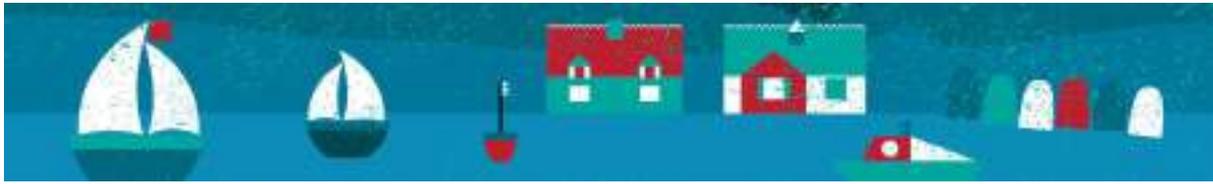
### Policy 11 Intention

8.7.11. The intention of this policy is to protect the existing community facilities that are considered of value to the community and to provide support for new community facilities when and where these are required.

## Policy 11: Safeguarding existing and supporting new Community Services, Facilities and Social Infrastructure

- a) The change of use or redevelopment of an existing community facility to a non-community use will only be permitted if the community facility:
  - i. is incorporated or replaced within the new development; or
  - ii. is relocated to a more appropriate building or to a location which improves its accessibility to potential users; or
  - iii. is no longer required because there are easily accessible alternatives in the locality which are able to meet the needs of the local community.
- b) Proposals for new community facilities and shops and associated development which support the social infrastructure of the Parish, within or in close proximity to existing settlements will be supported in principle where they comply with other policy in the development plan.”





## 8.8. Renewable Energy and Sustainability

### Policy 12: Renewable Energy and Sustainability

#### Policy 12 Justification

8.8.1. The Parish encourages the use of renewable energy and environmentally sustainable materials and construction. However, the siting and type of structures and fixtures should not have a negative visual impact on the landscape character of the area or pose risks to protected species. Materials and designs should blend in with the surrounding buildings and landscapes. For example, solar panels constructed from non-reflective material, including systems which can be incorporated as part of slate tiling on a roof would be appropriate on buildings with slate roofs or on new buildings in areas where slate roofs are characteristic. Solar collectors can be incorporated into the existing roof in the same way as roof windows. Roof-mounted panels should be installed so that they are flush with the roof and do not protrude above the roofline.

#### Policy 12 Intention

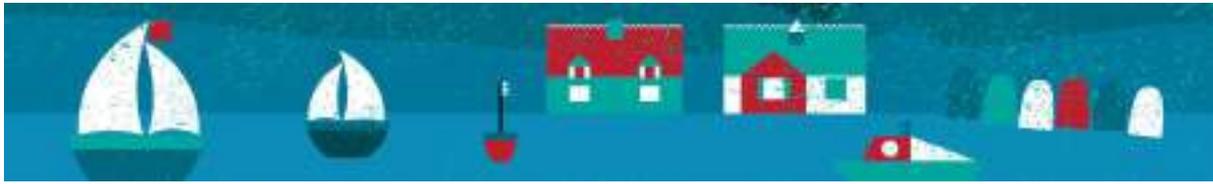
8.8.2. The intention of this policy is to ensure that any planning applications for renewable energy and carbon reducing developments are considered with regard to the proposal's impact on the Parish overall, taking into account both the positive and negative impacts.

## Policy 12: Renewable Energy and Sustainability

Proposals for Renewable Energy Schemes, within the Parish, must be supported by adequate information, including a Landscape and Visual Impact Assessment to enable the assessment of the impact of the proposal on the character and appearance of the immediate and wider landscape, and of areas of natural, cultural, historical or architectural interest. Only proposals which are deemed to have an acceptable landscape and visual impact and demonstrate accordance with the relevant Character Area descriptions and policies will be supported. All applications will be required to demonstrate that they will not compromise, restrict or otherwise degrade the operational capability of safeguarded MOD sites and assets. In particular support will be given for:

- i. Domestic scale renewable energy and low carbon measures;
- ii. developments which have significant sustainable/renewable systems embedded in their design, and that meet other planning requirements and constraints and that comply with other policies in this plan; and
- iii. Low visual impact renewable energy schemes that contribute significantly to the local community.





## Glossary and Abbreviations

AONB - Area of Outstanding Natural Beauty

AONB MP – the Cornwall AONB Management Plan

CIL - Community Infrastructure Levy

CLT – Community Land Trust

CNA - Community Network Area

CWT – Cornwall Wildlife Trust

LB – Listed Building

LCA – Landscape Character Assessment

LLCA – Local Landscape Character Assessment

LP:SP - Cornwall Local Plan: Strategic Policies Development Plan Document

NDP – Neighbourhood Development Plan

NPPF - National Planning Policy Framework

NPPG – National Planning Practice Guidance

RSL – Registered Social Landlord

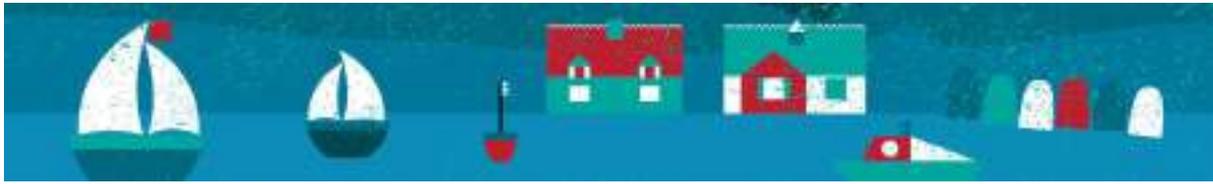
SSSI - Special Site of Scientific Interest

SEA - Strategic Environmental Assessment

SM – Scheduled Monument

TPO – Tree Preservation Order





## Detailed Definitions For the Housing Policies from paragraphs 1.65 – 168 of the LP:SP

- **Infill:** For the purposes of this policy, ‘infilling’ is defined 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.

Many frontages however are not continuously built up and have large gaps, i.e. bigger than one or two dwellings between buildings or groups of buildings. These gaps can often provide the setting for the settlement, or add to the character of the area. Proposals should consider the significance or importance that larger gaps can make to settlements and ensure that this would not be significantly diminished.

Large gaps often exist between the urban edge of a settlement and other isolated dwellings beyond the edge of the settlement; they are not appropriate locations for infill development, and the development of these gaps would not therefore be considered as infill under the policies of this Local Plan.

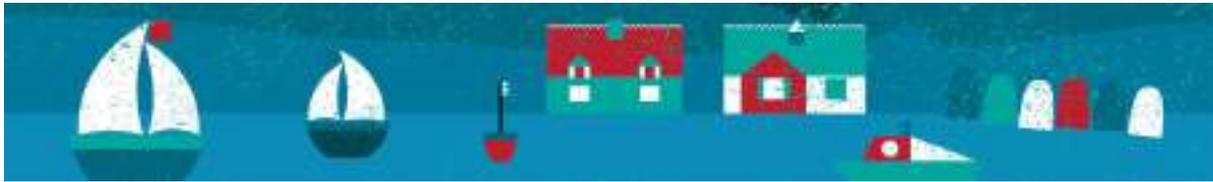
- **Rounding off:** This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the open countryside.
- **Previously developed land:** In principle the use of previously developed land within or immediately adjoining the settlement will be permitted provided it is of a scale appropriate to the size and role of the settlement.

### Other Key Definitions

- **Cumulative:** This relates to proposals for all new housing developments that adjoin sites which are/have been either;
  - a) subject to the determination of a current planning application;
  - b) to an extant planning approval; or,
  - c) developed within the NDP period.

The purpose of the term in the policy is to prevent artificial or contrived subdivision of a site to circumvent the policy approach.





## List of Appendices

Appendix A: Building for Life 12: 'Building for a Healthy Life': Birkbeck D and Kruczkowski S 2020

Appendix B: AONB Management Plan Statement of Significance

Appendix C: A list, description and map of non designated heritage assets

Appendix D: Local Green Spaces descriptions and maps

## Supporting documents

Supporting Documents A: Mawan Parish Design Guide with Settlement Character Descriptions

Supporting Documents B: Landscape Character Assessment

Supporting Documents C: Mawnan Parish Local Landscape Character Assessment

Supporting Documents D: A study of habitat changes in Cornwall between 1995 and 2005; ERCCIS and Cornwall Wildlife Trust, 2010, Cornwall's Land Cover 1995-2005: Summary report

All of the above documents can be found at [www.mawnan.org](http://www.mawnan.org)

