

# ST MAWGAN IN PYDAR NDP EVIDENCE BASE

## Introduction

Document Control		
Version	Details & Date	Author/Checker
V1.	Combined edits from NDP group reviewed and report amended 4/10/2024	SBF/

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

Last Save Date: 04/12/2024 15:45:00

All maps © Crown copyright and database rights 2020 OS AC0100046516 2024. Use of this data is subject to the following terms and conditions: You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which St Mawgan In Pydar Parish Council makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

## Table of Contents

<b>1. Introduction</b> .....	<b>1</b>
<b>2. Designated Area</b> .....	<b>2</b>
<b>3. Data Maps</b> .....	<b>3</b>
<b>4. Sustainable Development</b> .....	<b>4</b>
Transforming our world: the 2030 Agenda for Sustainable Development.....	4
National Planning Policy Framework 2023 .....	5
Cornwall Local Plan 2010 to 2030.....	6
Cornwall Climate Emergency Development Plan Document (CEDPD) .....	10
The Cornwall Plan to 2050 .....	10
<b>5. The Reformed Planning System</b> .....	<b>12</b>
<b>6. Planning Policies of the new Labour Government</b> .....	<b>14</b>

## 1. Introduction

- 1.1 This document introduces the evidence collected in producing the St Mawgan In Pydar Neighbourhood Development Plan (NDP), to be used as a basis for setting a broad vision, objectives for the NDP and planning policy directions. The evidence is presented in a series of thematic reports.
- 1.2 The thematic evidence reports each describes the baseline condition in St Mawgan In Pydar Parish, following a set of themes which equate approximately to the themes that might be covered in a Strategic Environmental Assessment. These are:
  - Our Community - Population and Community, Health and Wellbeing
  - Housing
  - Economy and Employment

- Infrastructure and Community Facilities
- Natural Environment and Landscape
- Heritage and Design
- Accessibility, and Connectivity (Transportation)
- Climate Change (including drainage and flood risk)

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

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

1.5 Any relevant community engagement results are then noted.

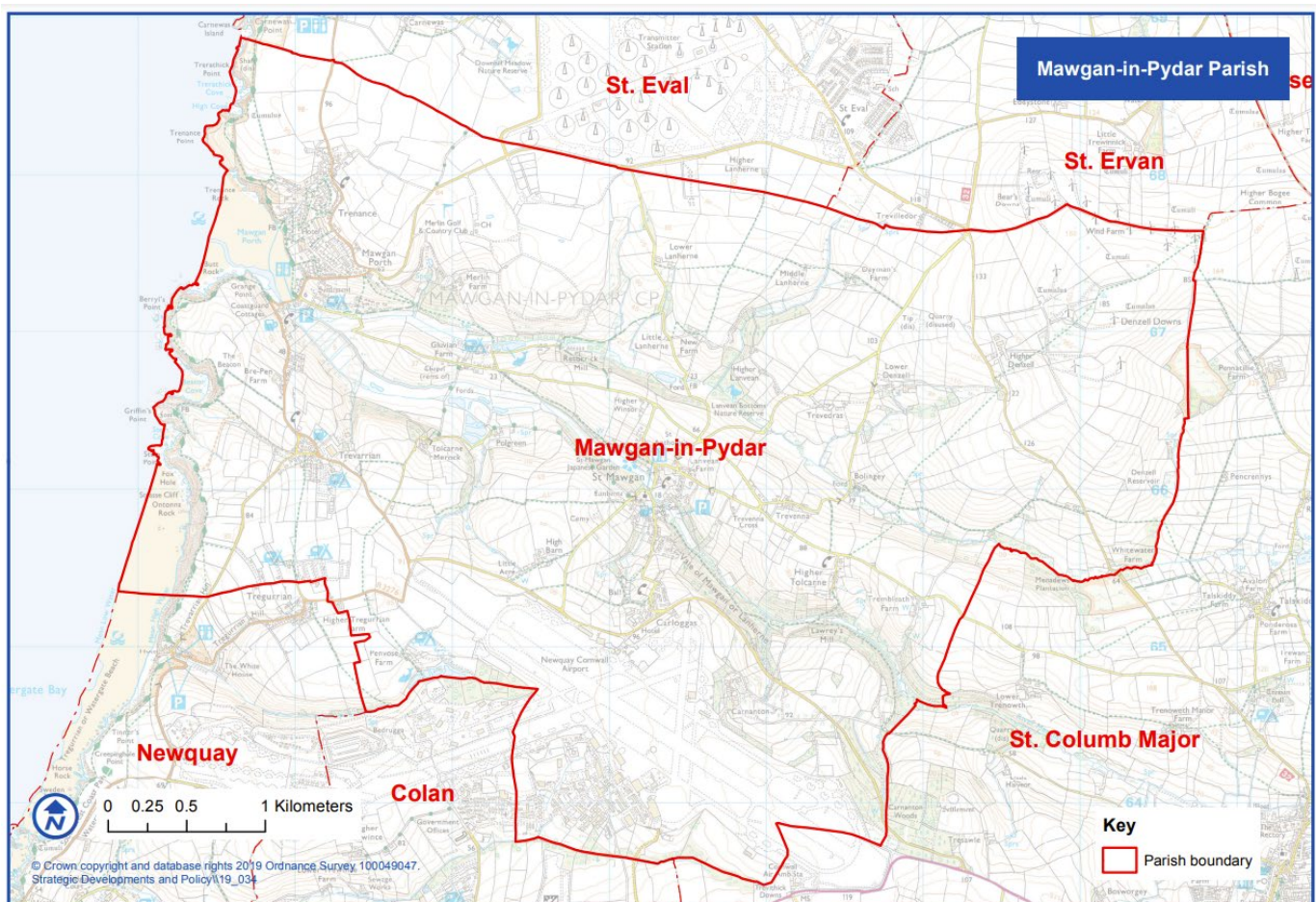
1.6 The thematic reports complete by drawing on the preceding information to highlight the key issues the St Mawgan in Pydar NDP may need to cover.

1.7 This thematic report records the general context and policy background to the St Mawgan in Pydar NDP.

## 2. Designated Area.

2.1 The area formally designated (on 29th August 2019) by Cornwall Council for the St Mawgan in Pydar NDP is the entire area of the Parish. [See Map 1 below].

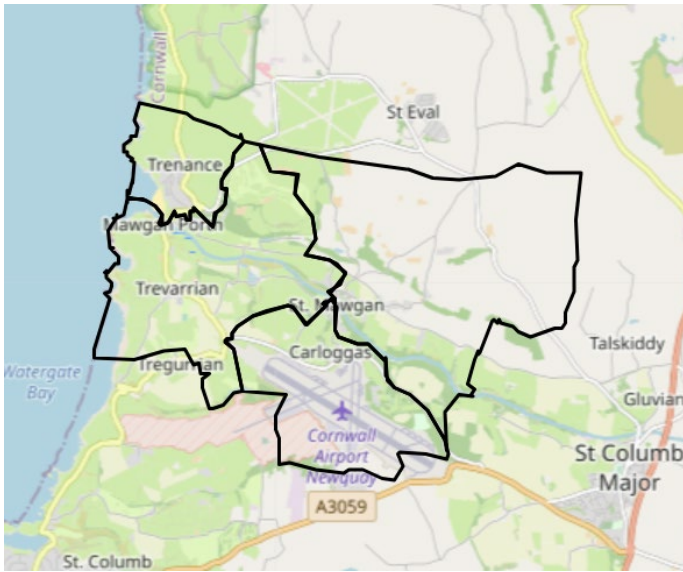
2.2 In 2021 The Parish comprises 2212.94 ha (5468.3 acres) of land with a strong rural character, and is a Designated Rural Area under the Housing Order 1981.



**Map 1: The St Mawgan in Pydar NDP Designated Area**

### 3. Data Maps

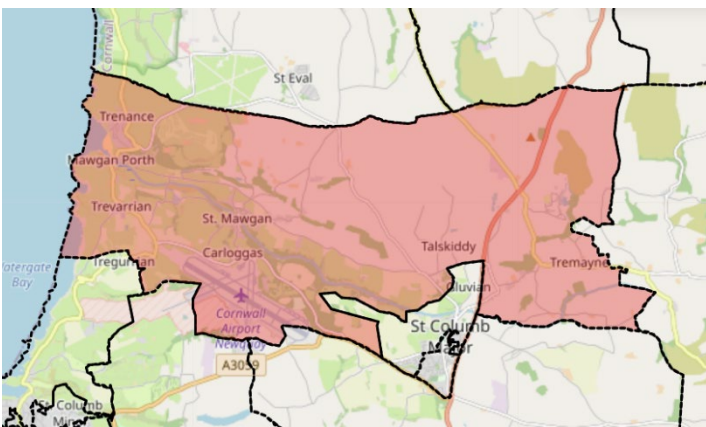
3.1 Several sources of data use the census geography to present their information. For the St Mawgan in Pydar NDP area these include the following:



St Mawgan in Pydar Parish Census 2021 Output Areas

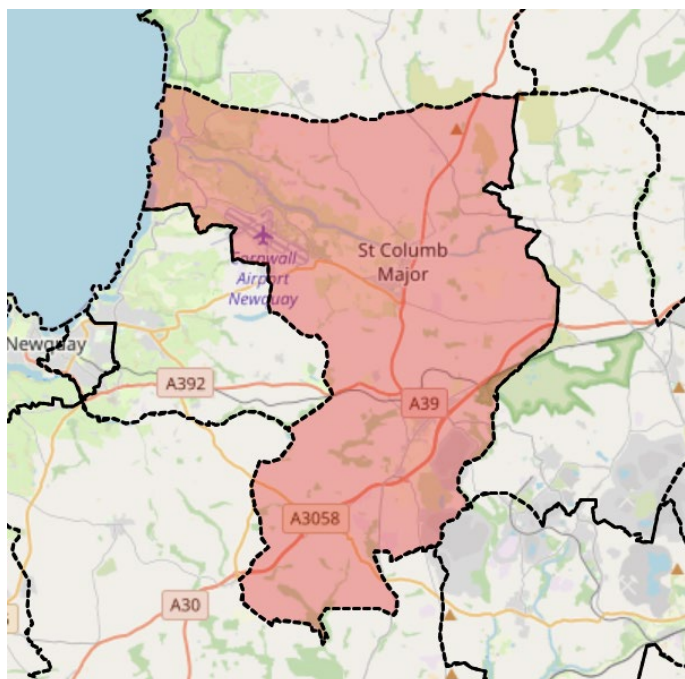
- E00096318
- E00096319
- E00096320
- E00096321

Map 2: Census 2021 area for parish constructed from output areas



St Mawgan in Pydar Parish Census 2021 Lower Layer Super Output Area E01019060 : Cornwall 019A

Map 3: Census 2021 Lower Layer Super Output Area [nb., equates to PC area].



St Mawgan in Pydar Parish Census 2021 Middle Layer Super Output Area E02003953 : Cornwall 019

Map 4: Census 2021 Middle Layer Super Output Area

## 4. Sustainable Development

### Transforming our world: the 2030 Agenda for Sustainable Development

- 4.1 The purpose of the planning system is to contribute towards the achievement of sustainable development. But what is sustainable development? It is defined by the UN General Assembly as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’ (Resolution 42/187 of the United Nations General Assembly).
- 4.2 As members of the UN, the UK has agreed to pursue the 17 Global Goals for Sustainable Development’ in the period to 2030. These goals address environmental, social progress and economic objectives, which are carried forward in the National Planning Policy Framework and the Cornwall Local Plan. The St Mawgan in Pydar NDP must therefore link into the UN’s Sustainable Development Goals. In doing so, we can contribute towards delivering and translating the high-level goals of sustainable development into real local level action in our Parish.
- 4.3 The SDGs are:
- Goal 1: End poverty in all its forms everywhere.
  - Goal 2: End hunger, achieve food security and improved nutrition and promote sustainable agriculture.
  - Goal 3: Ensure healthy lives and promote well-being for all at all ages.
  - Goal 4: Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all.
  - Goal 5: Achieve gender equality and empower all women and girls.
  - Goal 6: Ensure availability and sustainable management of water and sanitation for all.
  - Goal 7: Ensure access to affordable, reliable, sustainable and modern energy for all.

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

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

Goal 10: Reduce inequality within and among countries.

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

Goal 12: Ensure sustainable consumption and production patterns.

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

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

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

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

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

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



## National Planning Policy Framework 2023

4.4 The purpose of the planning system is to contribute to the achievement of sustainable development, that is, meeting the needs of the present without compromising the ability of future generations to meet their own needs (NPPF 2023 Para 7).

4.5 Sustainable development has three inter-dependent objectives:

- Economic: to help build a strong, responsive and competitive economy
- Social: to support strong, vibrant and healthy communities
- Environmental: to contribute to protecting and enhancing our natural, built and historic environment

- 4.6 The NPPF says these objectives must be delivered through Plans, which ‘should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area’ (NPPF 2023 Para 9). It therefore sets a presumption in favour of sustainable development and requires that Plans should positively seek opportunities to meet the development needs of the area and be flexible to adapt to rapid change (NPPF 2023 Para 11).
- 4.7 The NPPF goes on to require that Neighbourhood plans support the delivery of strategic policies contained in local plans and should shape and direct development that is outside of these strategic policies (NPPF 2023 Para 13).

**FIGURE 1: SUSTAINABILITY PRINCIPLES SET OUT IN THE NPPF (2023)**

**NPPF 2023**

**Economic objective: to help build a strong, responsive and competitive economy.**

**Social objective: to support strong, vibrant and healthy communities.**

**Environmental objective: to protect and enhance our natural, built and historic environment.**

*To achieve sustainable development the NPPF Themes are:*

- *Delivering a sufficient supply of homes.*
- *Building a strong competitive economy.*
- *Ensuring the vitality of town centres.*
- *Promoting healthy and safe communities.*
- *Promoting sustainable transport.*
- *Supporting high quality communications infrastructure.*
- *Making effective use of land.*
- *Achieving well-designed places.*
- *Meeting the challenge of climate change, flooding and coastal change.*
- *Conserving and enhancing the natural environment.*
- *Conserving and enhancing the historic environment.*

**Cornwall Local Plan 2010 to 2030**

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

## FIGURE 2: CORNWALL LOCAL PLAN OBJECTIVES

### Theme 1: To support the economy

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

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

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

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

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

### Theme 4: To make the most of our environment.

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

- 4.9 St Mawgan in Pydar Parish is part of the Saints Coast Community Area Partnership. The intention of CAPs is to bring local organisations and people together. Their role is to tackle the issues that matter to communities, so everyone can start, live and age well. The partnership involves Cornwall Councillors and town and parish councils in the area. It also involves other organisations that serve our communities. These include the Police, health services and voluntary and community sector.
- 4.10 Currently there are no specific adopted planning policies for the CAPs, but there are for the former Community Network Areas. The St Mawgan in Pydar NDP area was in the Newquay and St Columb Community Network Area.
- 4.11 As well as a range of general strategic policies the Cornwall Local Plan includes specific objectives relating to the CNA (See Figure 3).

### **FIGURE 3: CORNWALL LOCAL PLAN OBJECTIVES FOR NEWQUAY AND ST COLUMB COMMUNITY NETWORK AREA.**

#### **Objective 1 – Town Centre Regeneration**

Promote town centre regeneration in Newquay and St. Columb Major to, in particular, enhance the shopping offer and restore heritage assets.

#### **Objective 2 – Housing**

Enable new housing to meet need, particularly affordable housing, and accompanying key infrastructure.

#### **Objective 3 – Economy**

Support the diversification of the economy, with more indigenous business both in Newquay and the rural areas, including delivery of new employment space, up-skilling the workforce and extending the tourist season.

#### **Objective 4 – Tourism**

Maintain and enhance the stock of tourist accommodation and facilities in Newquay to meet the needs of the industry. Extend the tourist season and improve the quality and image of the town.

#### **Objective 5 – Night Time Economy**

Manage the night-time economy of Newquay.

#### **Objective 6 – Transport**

Deliver the Newquay Strategic Route and improve connections to trunk roads and Newquay Cornwall Airport in addition to improving capacity at key junctions in the town. Enhance public transport services and facilities and provide a comprehensive cycle and pedestrian network to facilitate sustainable trips. Improve Newquay train station and facilitate enhanced rail service provision. Introduce measures to mitigate the impact of traffic flows through Quintrell Downs and improve connections to trunk roads.

#### **Objective 7 – Cornwall Airport, Newquay**

Development of Newquay Cornwall Airport to enhance the local economy, including employment related development at the airport.

#### **Objective 8 – Rural Services**

Support the improvement of rural services / facilities.

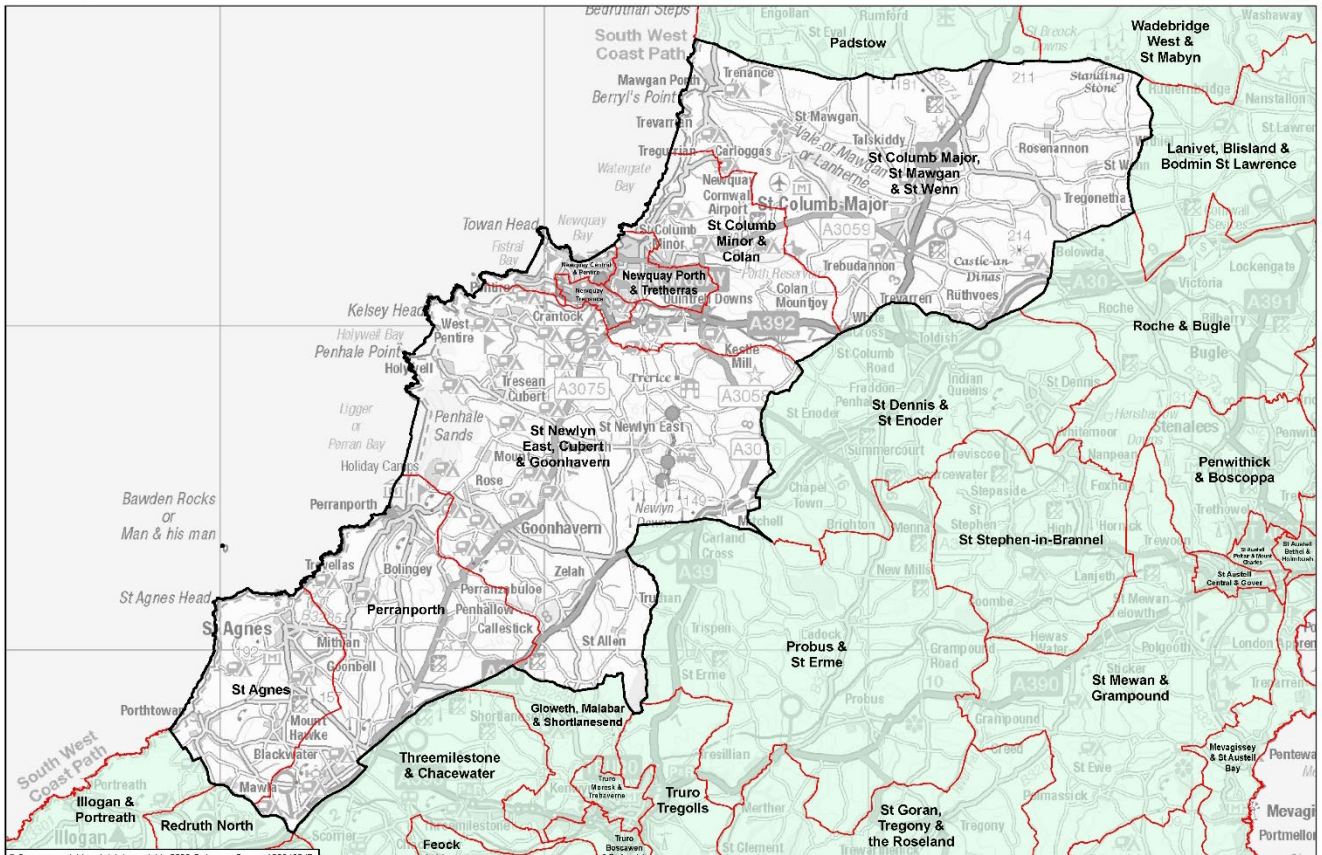
#### **Objective 9 – Environment**

Protect environmental assets, recognising their contribution to local people's quality of life and their role in underpinning the tourism economy, in particular the undeveloped coast.

#### **Objective 10 – Delivery**

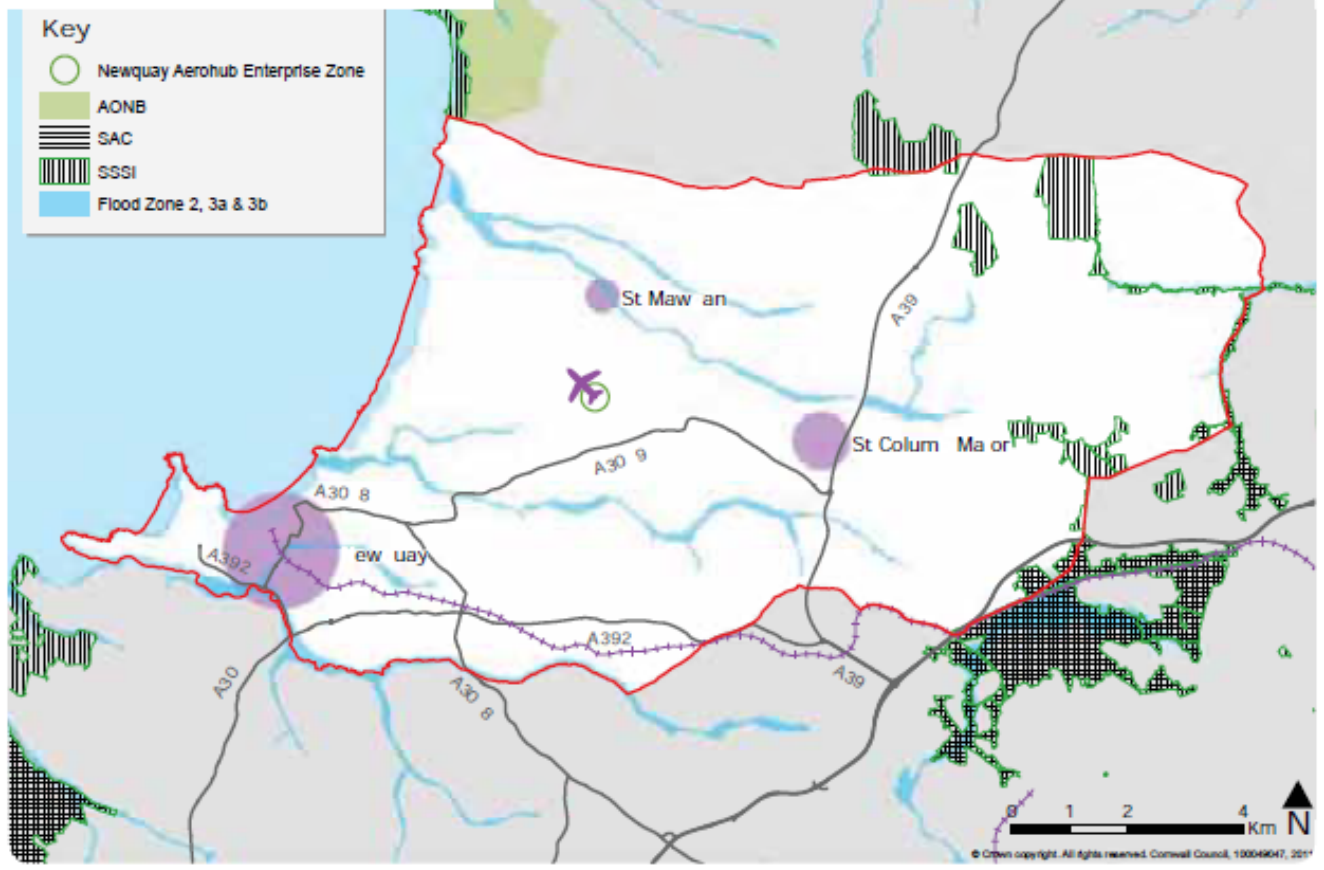
Ensure development reflects the needs and aspirations of the local community; in housing and employment terms – a higher proportion of family housing and better paid jobs





Map 5 and 6: Saints Coast Community Area Partnership and Newquay and St Columb Community Network Area.

**Newquay and St Columb CNA Map**



- 4.12 The Local Plan goes on to say that Improvement of rural services and protection of the undeveloped coast and countryside are a challenge for the CNA.
- 4.13 The Local Plan ‘apportions’ 4,800 dwellings to the Newquay and St Columb Community Network Area, of which St Mawgan in Pydar Parish is part. The rural area of the CNA also includes Colan, St Wenn, and St Columb Major Parishes.
- 4.14 Of this requirement, 400 are apportioned to the rural parts of the Network. However, the CLP gives no more specific guidance as to the ‘share’ of the requirement to be taken up by each Parish, saying only that ‘Co-ordination will be needed amongst the remaining parishes within the CNA to ensure that housing needs are met’. Cornwall Council aim to support the preparation of Neighbourhood Plans as a way of planning for the needs of those areas.

### Cornwall Climate Emergency Development Plan Document (CEDPD)

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

### The Cornwall Plan to 2050

- 4.16 The Cornwall Plan is an overarching aspirational strategy for Cornwall signed up to by all the major organisations that can jointly deliver the outcomes it proposes<sup>1</sup>. These bodies form the Cornwall and Isles of Scilly Leadership Board which adopted the Cornwall Plan in December 2020.
- 4.17 The Cornwall Plan has two key aspirations:
- **A Cleaner, Greener Cornwall** where we borrow the living land and sea from our children and leave more nature for them.
  - **A Fairer, More Inclusive Cornwall** where we close the gap in life chances, so everyone has space to breathe, space to grow, space to thrive.
- 4.18 The Cornwall Plan sets out six transitions to achieve these aspirations:
- Transition 1: A Creative Carbon Zero Economy
  - Transition 2: Sustainable Food, Land And Seas
  - Transition 3: Thriving Places with Decent, Affordable Homes
  - Transition 4: Equality, Education and Entrepreneurship
  - Transition 5: Safe, Healthy, Resilient Communities
  - Transition 6: A Digital Revolution for Sustainable Living
- 4.19** Taking these forward in relation to land-use planning, an initiative called ‘Prosperous Cornwall 2050: Creating a plan for our places’ has been launched, leading to an update to the Cornwall Transport Strategy and the Cornwall Housing Strategy. **Also in preparation as part of this is ‘A Plan for Our Places’. This is a spatial strategy that will shape the Cornwall Local Plan 2030 to 2050.**

---

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

- 4.20 This document sets ambitious aims to secure ‘a carbon neutral Cornwall, where everyone can start well, live well and age well’:
- **a brilliant place to be a child and grow up in**
  - **a thriving, sustainable Cornwall that offers a secure home, a decent income and a great environment for all**
  - **vibrant, safe, supportive communities where people help each other to live well.**
- 4.21 To help work out how these aims will be delivered, the document asks what might places in Cornwall be like in 2050, and sets some basic scenarios:
- 4.22 The first of relevance to NDPs is that in 2050 residents and communities are empowered to have greater control over their places to meet their needs, working in partnership with other stakeholders and providers to bring forward the homes and facilities they need, working with neighbouring towns and villages in a cluster to forge better travel links, infrastructure and community resilience.
- 4.23 It envisages that in 2050 **Cornwall’s villages and networks of villages and hamlets** continue to play a key role in Cornwall’s distinctive identity. Communities use innovation to drive change and solutions to challenges for their places. For many, working from home has become the norm, with people spending at least part of their working week in their homes and using co-working facilities and community hubs located in villages. This has led to more opportunities in villages for local business to supply affordable and healthy local food and produce to people working in the villages, and to provide places for people to collaborate, socialise or simply have contact. Many services and day-to-day needs can now be accessed in the village or via the internet, which everyone can access through high-speed connectivity in all areas. These factors and sharing of facilities between nearby places have meant that people’s need to travel out of our village communities has significantly reduced. All of this means that Cornwall’s villages and surrounding rural communities are thriving and prosperous, underpinning a rural renaissance.
- 4.24 It also envisages that in 2050 **Cornwall’s living, working countryside** has protected the best and most versatile agricultural land, ensuring that food production embraces sustainable and regenerative production techniques that deliver an increased benefit to the circular economy. Space has been identified and set aside for local nature recovery alongside food production, linking networks of green spaces in towns, villages and the countryside. Development (including that for agriculture and rural industry) is supported in the places where it is needed by new and existing businesses and jobs.
- 4.25 Going forward, the document says that the Planning Authority need to work with communities **to create a planning framework** which:
- Empowers people and communities to achieve their priorities, innovate and create solutions to challenges they face in their local area, taking control of the design of places, buildings and prioritising their infrastructure needs.
  - Plans for the right scale of development, where need arises, widening housing choices to ensure that affordable housing is maximised and there is an affordable and accessible option for all.
  - Responds to the challenges of climate change - creating resilient, net carbon neutral, energy efficient and safe buildings and places that use air, water, land, soil, renewable energy, buildings and materials wisely by taking a whole lifecycle approach.
  - Regenerates places by making best use of brownfield land and reusing empty or underused buildings, revitalises local economies, regenerates high streets so they become more sustainable and better-connected places, where people need to travel less

- Promotes environmental growth across Cornwall and cherishes the built, natural and cultural heritage assets and distinctiveness, helps nature to recover, sustains and enhances ecosystem services and natural drainage and helps residents to access green and natural space.
- Helps people make healthy choices by creating and reinforcing inclusive, active, healthy, sociable, safe and resilient communities living in well-designed, liveable places and homes linked by active travel and public transport.
- Maximises the opportunity for people to meet, gather and access services and facilities close to home and reduces car dependence.
- Is responsive to the needs of businesses and supports a thriving, adaptable and sustainable economy that is accessible to residents, making the most of digital advances, raising aspiration and prosperity and allowing people to work flexibly.
- Nurture the conditions that help support new jobs in high growth sectors like space and satellite, creative and digital industries, and renewable technologies.
- Creates, values and maintains thriving rural areas and communities, supporting food producers and nature.
- The document recognises that to deliver such a framework planning has to find ways to meet local needs for jobs, homes and infrastructure and support community priorities and aspirations and embed them in Local Plan or Neighbourhood Plan allocations and policies. It is a complex process which involves balancing issues and often requires difficult choices. Several examples of the alternative choices that might be made are then given, and a process for engagement with communities using strategy ‘typologies’ is proposed. Work on the new Cornwall Local Plan 2030 to 2050 will start in 2024 or 2025, and may be expected to take 2 years to complete.

4.26 Whilst NDPs must be prepared in general conformity with the adopted Local Plan, the emergence of the new Local Plan will begin to influence NDPs as we move to the end of this decade. It would be sensible for NDPs that are currently under production to have regard to the principles of ‘A Plan for Our Places’ and consider how the new Local Plan may impact upon the local area, although it cannot make specific provision for housing and other development beyond the requirements to 2030.

## 5. The Reformed Planning System

- 5.1 The Levelling Up and Regeneration Act [LURA] introduced revisions to the planning system in which new top-down generic national planning policies will reduce strategic policy content of the post 2030 Cornwall Local Plan, which in future will have more detailed policies and include site allocations and may provide content currently the focus of Neighbourhood Plans. These will still form part of the Local Plan but will be more focused on very local policy, for example with an increased focus on design coding, local landscape character, local housing delivery and climate change actions.
- 5.2 The LURA includes specific provision for Neighbourhood Plans [Fig 4] and introduces a ‘simpler to prepare’ new neighbourhood planning tool called a ‘neighbourhood priorities statement’, providing communities with a simpler and more accessible way to set out their key priorities and preferences for their local areas. Local authorities would need to take these into account when preparing their local plans for the areas concerned. Guidance on how they will be prepared is awaited.

### **FIGURE 4: LEVELLING UP AND REGENERATION ACT 2023 - SPECIFIC PROVISIONS FOR NEIGHBOURHOOD PLANS**

**The Act prescribes in more detail what communities can address in their neighbourhood plans and amends the ‘basic conditions’ to ensure neighbourhood plans are aligned with wider changes to the**

**planning system. Section 98 of LURA 2023 amends section 38B of PCPA 2004 (provision that may be made by neighbourhood development plans) to read:**

*(A1) A neighbourhood development plan may include—*

*(a) policies (however expressed) in relation to the amount, type and location of, and timetable for, development in the neighbourhood area in the period for which the plan has effect;*

*(b) other policies (however expressed) in relation to the use or development of land in the neighbourhood area which are designed to achieve objectives that relate to the particular characteristics or circumstances of that area, any part of that area or one or more specific sites in that area;*

*(c) details of any infrastructure requirements, or requirements for affordable housing, to which development in accordance with the policies, included in the plan under paragraph (a) or (b), would give rise;*

*(d) requirements with respect to design that relate to development, or development of a particular description, throughout the neighbourhood area, in any part of that area or at one or more specific sites in that area, which the qualifying body considers should be met for planning permission for the development to be granted.*

**Neighbourhood plans must also** be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change.

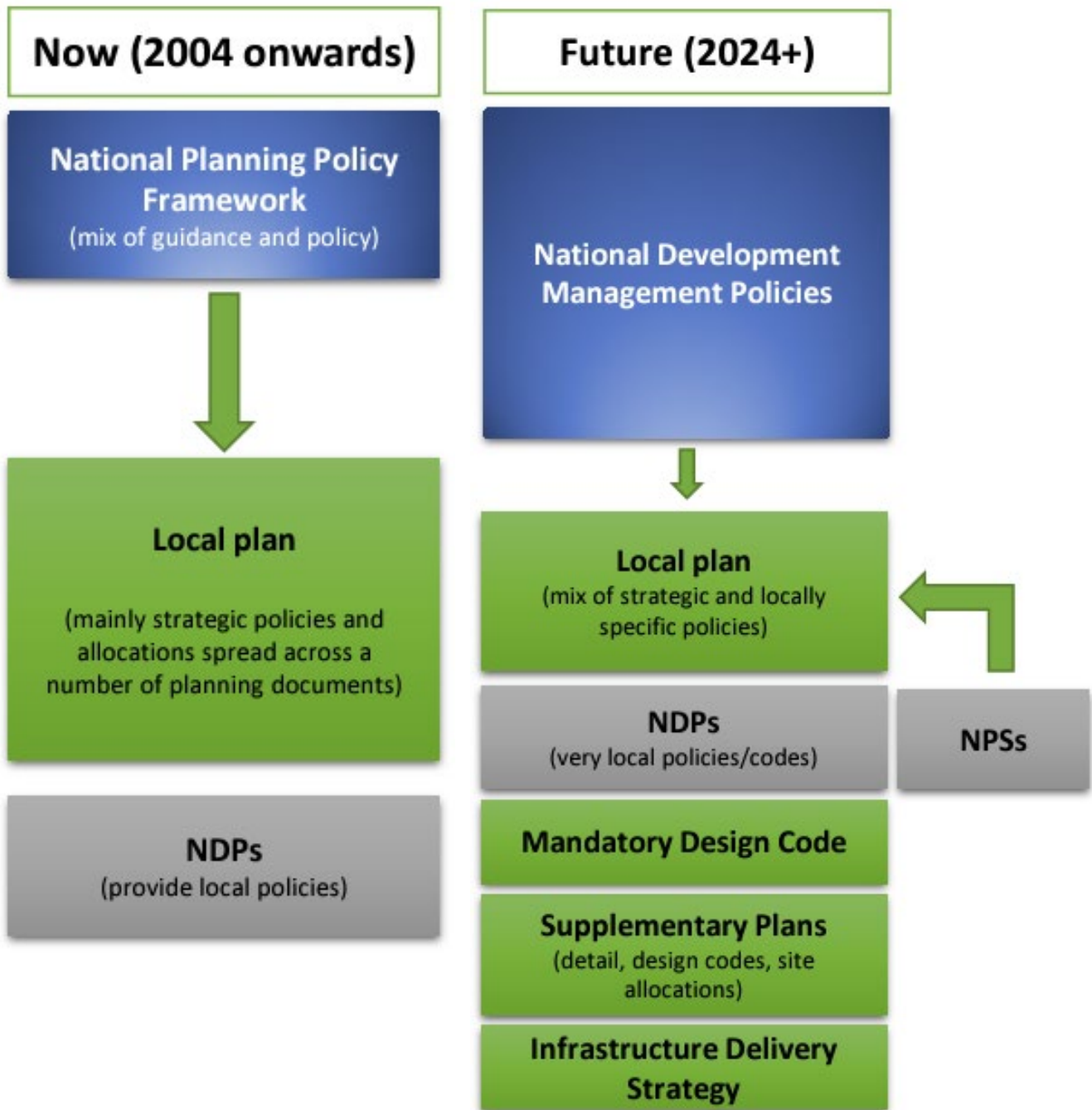


Figure 5: The New Planning System under the Levelling-Up and Regeneration Act [LURA] 2023.

## 6. Planning Policies of the new Labour Government

- 6.1 At the time of writing it is clear that the LURA 2023 changes will go ahead, so the important role of Neighbourhood Plans will continue into the foreseeable future.
- 6.2 However, changes to the NPPF have been announced, including new methods of calculating housing requirements intended to support manifesto commitments to an increased delivery of housing. The implications of this for the new Local Plan to 2050 may be significant. Therefore, it is appropriate for the emerging NDP have regard to the principles of ‘A Plan for Our Places’ and consider how the new Local Plan may impact upon the local area, as referred to above in Para 4.21, although it cannot make specific provision for housing and other development beyond the requirements to 2030.

**ENDS**