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**NDP Working Group for**

**St Mawgan Parish Council**

**PRE-SUBMISSION CONSULTATION DRAFT S.E.A. SCREENING VERSION**

**ST MAWGAN IN PYDAR PARISH NEIGHBOURHOOD DEVELOPMENT PLAN 2025 TO 2030**

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**Abbreviations Used in this Neighbourhood Development Plan**

**CAP** – Community Area Partnership.

**CC -** Cornwall Council.

**CEDPD -** Cornwall Climate Emergency Development Plan Document**.**

**CLP** —Cornwall Local Plan.

**CNA** – Community Network Area.

**CRoW** – Countryside and Rights of Way Act.

**NDP**  - Neighbourhood Development Plan.

**NPPF -** National Planning Policy Framework.

**NPPG** - National Planning Policy Guidance.

**PRoW** – Public Right of Way.

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## FOREWORD

‘St Mawgan in Pydar Parish[[1]](#footnote-1) has a long history of change and growth. From Medieval settlements and agricultural beginnings to the present day, our parish has evolved, to grow and to flourish, but there are many challenges ahead. In line with the government’s commitment to ensure local communities are closely involved in the planning and development decisions that affect them, residents of St Mawgan in Pydar, with the support of the Parish Council, have developed this neighbourhood plan.

This plan’s vision looks to the future for St Mawgan in Pydar, supporting the development of a vibrant rural based community, respectful of the heritage and ecology of the area.

This plan sets out how future development will help St Mawgan in Pydar address these challenges, ranging from how the environment and heritage should be protected, to where new homes and community facilities should be built as well as what new buildings should look like.

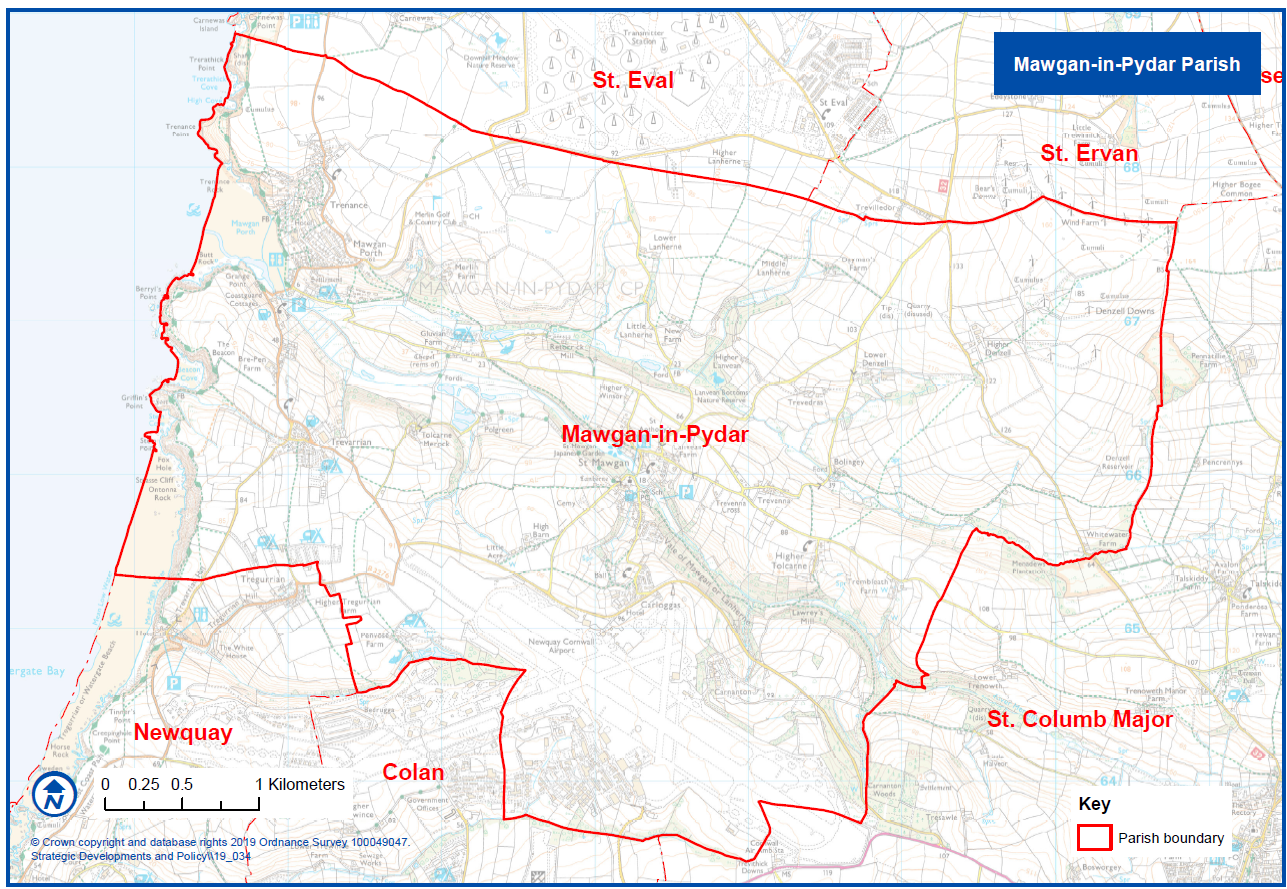
This is your plan, and you will have the final say on its adoption. You have the chance to make sure this plan is a balanced and fair representation of what residents would like to see for the future of our parish.

It has been prepared thanks to the small but committed Neighbourhood Plan Working Group, whose hard work and dedication over several years have resulted in this plan. Thanks are also due to everyone who offered their views at community events and who completed the Neighbourhood Plan questionnaire, your responses have informed this plan. Thanks are also due to those who have given their expertise, time and opinions to help produce this neighbourhood plan as well – it would not have been possible without all of you.’

Liz McKenzie

Chair of NDP Working Group

## 1. INTRODUCTION

1. This document is the Consultation Draft Neighbourhood Development Plan (NDP) for the Parish of St Mawgan in Pydar. It presents a Vision for the future of St Mawgan in Pydar Parish and sets out clear Objectives and Planning Polices that will help the Parish’s Vision to be delivered over the NDP period to 2030.
2. These Policies are in conformity with the National Planning Policy Framework (NPPF) current at the time of writing and the adopted Cornwall Local Plan 2016 as required by the Localism Act.
3. The NDP has been developed through consultation with the people living in the St Mawgan in Pydar Parish and provides a grass roots level of detail to be considered alongside the National Planning Policy Framework (NPPF) and the Cornwall Local Plan (Local Plan).
4. The Planning Policies listed in this NDP have been carefully collated to ensure that any further growth and development for the distinct villages and settlements within the St Mawgan in Pydar Parish, and the surrounding countryside, is guided by the views of these local communities, and when it is adopted will be used and acted upon by Cornwall Council Planning Officers, Councillors, Landowners and Developers whilst following the planning process. The NDP itself will provide invaluable local knowledge as well as insight into the community’s needs, aims and aspirations.
5. The St Mawgan in Pydar NDP area was designated on 29th August 2019 by Cornwall Council. It covers the entire area of the Parish as shown on Map 1. 

**MAP 1: The St Mawgan In Pydar Neighbourhood Plan Designagted Area**

### What is a Neighbourhood Development Plan?

1. An NDP is a community-led planning framework for guiding future development, regeneration and conservation of a designated area. It contains planning policies which form part of the Local Development Plan and will be used alongside the Cornwall Local Plan and national planning policy to determine planning applications in the NDP area.

|  |
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| ***Neighbourhood Planning in a Nutshell***   * The Neighbourhood Development Plan [NDP] process was introduced through the Localism Act 2011. * NDPs can only be prepared by local communities, supported by their Parish Councils. * NDPs add a locally-prepared lower tier to the suite of planning policy documents that guide planning decision making. * NDPs therefore allow local people to influence the type, quality, location and amount of that development that takes place in their Parish. * NDPs must be based on robust but proportionate research and engagement with the local community. * NDPs must be in general conformity with the National Planning Policy Framework and the Cornwall Local Plan. They cannot require less development than set out in the Local Plan or undermine its strategic policies * Every NDP must go through a local referendum. If the community approves the NDP, it becomes a ‘material consideration’ that Cornwall Council must by law take into account. * St Mawgan in Pydar Parish Council is the ‘qualifying body’ in law for producing the NDP for its area and is the body ultimately responsible for consulting on the plan and submitting it for independent examination. |

1. The NDP covers the period from [2025 to 2030], the end date chosen to coincide with that of the Cornwall Local Plan. It has been developed through extensive community consultation and is supported by appropriate research and evidence.

### What is included in the Neighbourhood Development Plan?

1. The NDP is intended to look forward and respond to the views expressed by the community of St Mawgan in Pydar Parish about current issues that need to be tackled and how the Parish should be shaped in the future.
2. It covers issues such as housing, business and employment, community facilities, recreation and open space, heritage, design, the natural environment, and climate change. In doing so it aims to protect and enhance the distinctive character that makes the Parish and its individual villages so special to us today, so that they can be enjoyed by future generations.

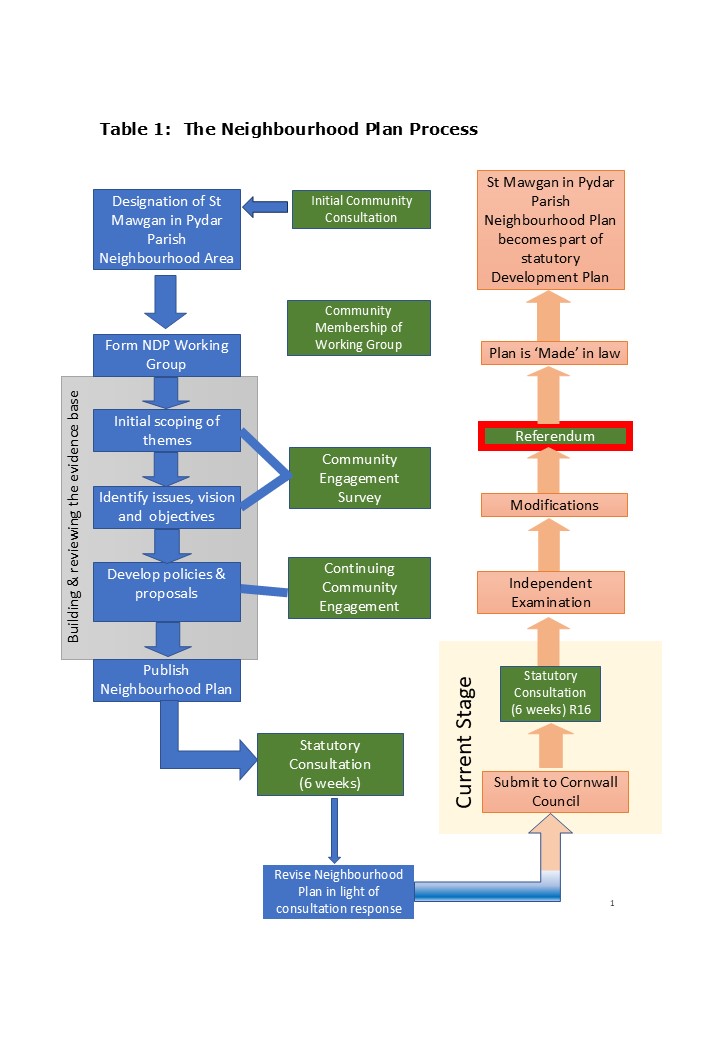
### Who wrote the Neighbourhood Development Plan?

1. The preparation of the NDP has been led by the St Mawgan in Pydar NDP Working Group. This group comprises Parish Council representatives and members of the local community.
2. The NDP must go through a series of stages required by the Government Regulations. These are aimed at ensuring that a robust process is followed and that anyone who lives, works or has an interest in the Parish can have a say in the drafting of the Plan. Community engagement and consultation is heavily emphasised in the process. Details of the consultations carried out so far, and future consultations, are given below in the section headed ‘Consulting the Community’

### How is a Neighbourhood Development Plan prepared?

1. The NDP had to follow several required stages in its preparation, as illustrated below. This is the [submission] version of the NDP. The steps involved in producing a NDP are set out below; more information on the NDP process is available in ‘How to create a Neighbourhood Plan: Your step by step roadmap guide - Locality Neighbourhood Planning’

**Figure 1: NDP Process**



### How is the Neighbourhood Development Plan organized?

1. The NDP comprises two documents supported by online resources. These are the Written Statement [this document] and the St Mawgan in Pydar Design Code.
2. The supporting online material is the detailed evidence base, which includes reports on Climate Change (including drainage and flood risk), Population and Community, Health and Wellbeing, Housing, Economy and Employment, Infrastructure and Community Facilities, Green Infrastructure, Biodiversity and Geodiversity, Landscape, Heritage and the Historic Environment, and Accessibility, and Connectivity (Transportation)
3. The NDP Written Statement is divided into distinct sections:

* **Section One: Introduction** explains the rationale behind producing an NDP as well as the process adopted.
* **Section Two: The Context** sets out a brief description of the Parish today and summarises the key issues which have influenced our Vision for the future of the Parish.
* **Section Three: Our Vision and Objectives** sets out the Parish’s Vision Statement and Objectives.
* **Section Four: Policies** sets our policies for the control of development, split into themes covering:
  + - Housing including affordable housing
    - Employment and Commercial Development
    - Heritage, Cornish Distinctiveness and Design
    - Natural Environment and Landscape
    - Facilities, Amenities and Services
    - Infrastructure and Accessibility
* **Section Five: Local Projects** records local activity which is outside the remit of neighbourhood planning but which contribute to its vision and objectives.
* **Section Six: Jargon Buster** explains what the technical terms unavoidably used in this document actually mean.
* **Section Seven:** **Acknowledgments.**

1. Each theme also includes policies which address the so called ‘cross-cutting issues’. These are things like climate change, health and well-being, and environmental sustainability, that are influenced by all the policies in the NDP.

## 2. THE CONTEXT FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

### National and Cornwall Strategic Policies

#### National Planning Policy Framework

1. At the heart of the NPPF is the ‘presumption in favour of sustainable development’ identifying three interdependent roles – economic, social and environmental – delivered through the preparation and implementation of Plans. This means that our NDP must help to deliver sustainable development, taking a careful approach to ensure that we can meet our present day needs without compromising the needs of future generations. The NPPF sets out sustainable development objectives to which all planning must respond.

**Sustainable Development:**

*‘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.

#### Cornwall Local Plan

1. The strategic policies covering St Mawgan in Pydar Parish are contained in the Cornwall Local Plan (CLP).Enabling sustainable development is also the main purpose of the Local Plan which aims to *‘Achieve a leading position in sustainable living’…. through ‘a balance of decisions around economic, social and environmental issues’.* The Cornwall Local Plan Strategic Policies document interprets the NPPF at a county-wide strategic level, and so is the most important part of the town and country planning context for the St Mawgan in Pydar NDP.
2. Our NDP cannot override the policies established in either document, but it builds on them as appropriate for our Parish. Our plan does so for the following CLP policies:

|  |  |
| --- | --- |
| Policy 2: Spatial strategy  Policy 4: Shopping, services and  community facilities  Policy 5: Business and tourism  Policy 6: Housing mix  Policy 7: Housing in the countryside  Policy 8: Affordable housing  Policy 9: Rural exception sites  Policy 10: Managing viability  Policy 12: Design  Policy 13: Development standards  Policy 14: Renewable and low carbon energy | Policy 15: Safeguarding renewable energy  Policy 16: Health and well-being  Policy 22: European Protected Sites - mitigation  of recreational impacts from development  Policy 23: Natural environment  Policy 24: Historic environment  Policy 25: Green infrastructure  Policy 26: Flood risk management and  coastal change  Policy 27: Transport and accessibility  Policy 28: Infrastructure |

1. St Mawgan in Pydar Parish is in the Saints Coast Community Area Partnership. No CLP planning policies for that area have been defined, although there are CLP objectives for the former Newquay and St Columb Community Network Area, in which the Parish is located, that are relevant to this NDP:

|  |
| --- |
| **FIGURE 2: 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 |

#### Cornwall Climate Emergency Development Plan Document

1. 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. The CEDPD was adopted in February 2023. Its policies include additional strong measures that will help the local community to tackle the causes and effects of the climate.

#### The New Local Plan for Cornwall

1. Cornwall Council has confirmed through its Local Development Scheme that it will begin preparing a new Local Plan under the Levelling Up and Regeneration Act (LURA) 2023, once the necessary regulations and secondary legislation are in place. In preparing for the new Local Plan, Cornwall Council has emphasised the importance of establishing a clear vision at an early stage. This vision is to be underpinned by a set of principles for sustainable development in Cornwall, which were endorsed by the Cornwall Growth Board in December 2024 and reviewed by the Sustainable Growth and Development Overview and Scrutiny Committee in January 2025. These principles provide a strategic foundation for planning across Cornwall and are also relevant to the St Mawgan in Pydar Neighbourhood Development Plan as it progresses, helping to ensure that local policies remain aligned with the wider direction of planning in Cornwall.
2. Cornwall Council’s emerging Local Plan aims to create happy, healthy, and productive places by delivering high-quality homes in the right locations, while enhancing what communities value most. This includes better access to services and facilities, protecting the environment, and supporting local economies. A key shift in approach is to focus on *how* and *where* growth happens, ensuring that new development contributes positively to local life. This means meeting housing needs for all stages of life, planning infrastructure alongside homes, and supporting services that help communities to thrive.
3. For rural areas like St Mawgan in Pydar, this includes:

* Providing a **mix of housing**, including affordable and adaptable homes;
* Supporting **local services, jobs and facilities** to reduce the need for travel;
* Making **infrastructure delivery more predictable and responsive** to local needs;
* Encouraging **low-carbon development** and improving resilience to climate change;
* Protecting the **distinctive character, culture and landscape** of Cornwall;
* Involving **local people and places** in shaping how their communities grow.

1. These principles align with national planning priorities and will help ensure that neighbourhood plans contribute to creating vibrant, inclusive, and sustainable places for the future.

#### Other relevant strategies

1. A range of adopted and emerging strategies provide important context and evidence for local NDP policies, particularly in relation to housing mix and affordability, biodiversity and green space, climate resilience, energy, infrastructure, and sustainable transport. These strategies help clarify what types of development are needed in Cornwall and how they can deliver positive outcomes in line with the National Planning Policy Framework (NPPF).
2. The degree to which these strategies may be considered material in planning decisions depends on how closely they align with national policy, their stage of preparation, and whether any significant objections remain unresolved. Nevertheless, they are directly relevant to the St Mawgan in Pydar Neighbourhood Plan, particularly in shaping policies that respond to local needs and deliver sustainable development. The most relevant Adopted strategies include:

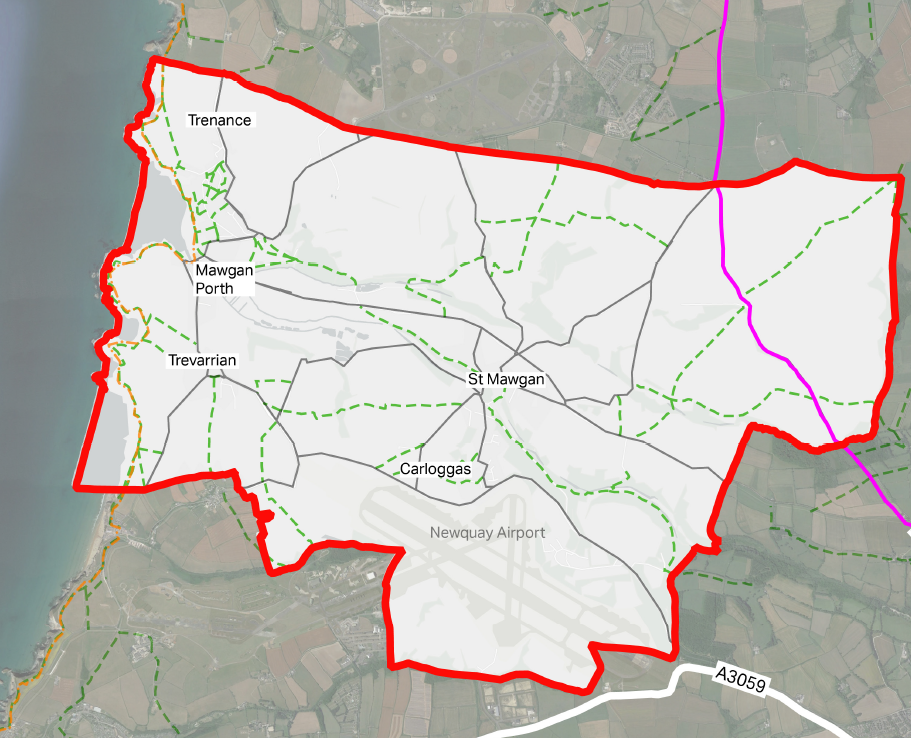
* **Cornwall Supported and Specialist Housing Strategy (2023–2050)**  
  Sets out the need for supported and specialist housing across Cornwall, supporting Policy 6 of the Local Plan and NPPF Para 63. It is already a material consideration in planning decisions.
* **Cornwall Local Nature Recovery Strategy (2025)**  
  Provides guidance for enhancing biodiversity, identifying priority habitats and species, and influencing land use. Supports Local Plan Policy 23 and Policy G4 of the Climate Emergency DPD.

**The most relevant emerging strategies include:**

* **Revised Housing Supplementary Planning Document (SPD)**  
  Expands on the **Local** Plan’s housing policies, especially in relation to affordable housing, supported housing, self-build, co-housing, and community-led schemes.
* **Cornwall Adaptation Strategy (due 2025)**  
  Will guide how Cornwall responds to climate risks at the community level, including through the development of local adaptation plans. Relevant to Local Plan Policies 23 and 26, and Climate Emergency DPD Policies CC1–CC4.
* **Local Area Energy Plan (LAEP)**  
  Details how Cornwall will transition to a net-zero energy system. Supports sustainable energy policies and planning for renewable energy development. Aligned with Local Plan Policy 28 and Climate Emergency DPD Policies RE1, RE2, and CC1–CC4.
* **Infrastructure Delivery Strategy (Phase 1 published Dec 2024)**  
  Will set out how infrastructure needs—such as schools, transport, utilities, and green space—will be met alongside new development. This will guide planning decisions and expectations for infrastructure provision.
* **Transport Decarbonisation Strategy**  
  Currently under development, this will set out the evidence and interventions required to reduce carbon emissions from transport across Cornwall. It will inform future transport and planning policies and is supported by Local Plan Policy 27 and Climate Emergency DPD Policies T1–T3.

### Our Parish

#### Location

1. The NDP area encompasses the entire parish of St Mawgan in Pydar. This parish stretches from the coastal village of Mawgan Porth, through wooded valleys, to the inland boundary shared with St Columb. Covering 2,212.94 hectares (5,468.3 acres), it is officially designated as a Rural Area under the Housing Order of 1981. Its main features are shown on Map 2.
2. The Parish is noted for its landscape and environmental quality. It borders the Carnewas-to-Stepper-Point Area of Outstanding Natural Beauty (AONB), which ends just north of Trenance at the parish boundary. Much of the parish falls within the Watergate and Lanherne Area of Great Landscape Value (AGLV), which is proposed to be extended by Cornwall Council. The parish also contains County wildlife protected areas which include the beach and coastline, parts of the hillside, and the inland valleys.
3. The main settlement in the parish is St Mawgan which lies in the bottom of a beautiful wooded valley. The river Menalhyl runs through it and down the valley to the sea at Mawgan Porth. The village is accessed by five small roads, three from the north and two from the south. It has a primary school, post office, shop, tearoom, pub, café, community hall, Anglican church, Catholic convent, craft shop, and a Japanese garden. There are small clusters of houses outside the village at Trevenna Cross and Higher Tolcarne.
4. The parish also includes the coastal villages of Mawgan Porth and Trenance. Facilities here are centered on Mawgan Porth, which offers a village hall, pub, two shops, and a variety of cafés and restaurants by the beach.
5. Trevarrian, Includes a pub and amenities at Trevarrian Holiday Park. Part of nearby Tregurrian, including Tregurrian Holiday Park, also falls within the parish
6. The passenger terminal and runways, once part of the former St Mawgan RAF station, lie within the parish boundary, providing the benefits of local work and wide travel opportunities, but also noise and disturbance, and development pressure for further up-market residential development.

**MAP 2: Main features of the Parish [1st draft map].**

1. St Mawgan in Pydar remains a largely agricultural parish, with one major estate at Carnanton in the south that owns both land and several village buildings, including the local pub and the school. Elsewhere, the rural landscape consists mainly of small family farms. Extensive green spaces run along the Menalhyl River and its tributary from Mawgan Porth inland through moorland and woods, linking up with Carnanton Woods near St Mawgan. Although the surrounding land is privately owned, public access is available through footpaths connecting St Mawgan with Gluvian and Mawgan Porth, and inland to St Columb through the Carnanton Estate.
2. St Columb, inland from St Mawgan and outside the Parish, is the nearest town and offers a small supermarket and a doctors’ surgery and other basic facilities.
3. Newquay is the nearest larger town with supermarkets and more services, and is a centre of local employment, though it is heavily focused on tourism. It has expanded significantly in recent years, notably with the development of Nansledan on Duchy of Cornwall land and new housing around Treloggan/Trevemper. Newquay is on a railway branch line currently undergoing improvements as part of the new ‘Mid-Cornwall Metro’, offering links to St Austell, Truro and Falmouth, which are important service and employment centres.
4. Being located on the coast at the mouth of a river, the area is subject to flooding from both river and sea, with serious incidents having occurred in 1999 and 2024. Further flood risk occurs from increasing surface water discharge. Coastal erosion is also a significant concern.

#### Local History

1. Evidence suggests that humans occupied the parish of St Mawgan in Pydar from the Mesolithic period (c. 8000–4000 BC), as shown by intermittent flint scatters found along the coast and at Denzell Downs. A possible Neolithic menhir (c. 4000–2500 BC) stands near the boundary with St Eval, marked on 19th-century maps as a “Boundary Stone.” Early communities likely roamed the area and settled around ritual sites on arable land, as indicated by Bronze Age (c. 2500–800 BC) barrows at Bears Down and Denzell Downs, along with a hoard of bronze implements discovered near Lanherne House. Over time, the Celtic Dumnonii replaced earlier tribes, leaving behind cliff castles such as Liveloe, reflecting the region’s strategic value. During the later Iron Age (from about 400 BC), smaller enclosed settlements known as “rounds” were built across Cornwall; excavations near Carloggas in the 1940s uncovered the remains of an Iron Age round, revealing dwellings surrounded by field systems.
2. After the Roman departure around AD 410, Celtic culture flourished but eventually became fragmented, leading to the so-called “Dark Age.” Early Christianity emerged at this time, with the Welsh missionary Meugan (or Mawgan) arriving in the 6th century to establish a monastery inland beside the River Menalhyl. This settlement became the seat of the ancient manor of Lanherne. Over subsequent centuries, conflicts with the Saxons led to gradual Anglo-Saxon influence, ultimately placing St Mawgan’s lands under English administrative structures.
3. In the 10th century, late in the Anglo-Saxon period, an early medieval settlement developed at Mawgan Porth. Later abandoned and engulfed by encroaching sand it has not been successively built on in the intervening periods and so survives particularly well, and is now one of the most important sites of its type in Cornwall and England.
4. The Norman Conquest further centralized power and entrenched the feudal manor system. The Arundell family rose to prominence, establishing Lanherne House and sponsoring the Church of St Mauganus (Mawgan) and St Nicholas in the 13th century. Lanherne became the hub of a significant rural estate with a deer park covering hundreds of acres. The family suffered setbacks during the Reformation and Civil War, diminishing their once-mighty influence. Another estate, Carnanton, also shaped the village, passing through several important owners who built many of St Mawgan’s older buildings and planted extensive woodlands.
5. During the 18th century, farming expanded, aided by local trade and the use of sea-sand from Mawgan Porth as fertilizer. A short-lived canal, built for transporting the sand, left traces in the parish. Lanherne House passed to the Wardour branch of the Arundells, who offered it to Carmelite nuns fleeing the French Revolution in 1794. Meanwhile, the Carnanton Estate remained under the Willyams family, who exerted considerable influence on St Mawgan village by building key structures and planting woods that still characterize the local landscape.
6. St Mawgan’s airfield traces its origins to pre-Second World War civil flights but became a major RAF site during the conflict, serving Allied operations and later maritime reconnaissance and search-and-rescue missions. Known today as Newquay Airport, the airfield has important historical associations with key events and aircraft, including the Avro Lancaster, the Shackleton, and the Nimrod. Meanwhile, tourism and holiday accommodation began to reshape the coast at Mawgan Porth and Trenance, where modern housing often contrasts with traditional Cornish village character.
7. The village of St Mawgan has grown along the main road, nearly linking with Carloggas, although its Conservation Area status has preserved the historic core and much of the area’s rural feel. In contrast, Mawgan Porth and Trenance have seen large-scale post-war residential expansion and holiday park development, generating a more modern aesthetic. Despite these changes, the underlying historic landscape of field boundaries, woodlands, old buildings, and water systems remains largely intact, providing a tangible link to the parish’s distant origins. The future of Newquay Airport and associated development plans is an ongoing concern, but key historic structures on the airfield itself are still preserved.

#### Facts and Figures

1. There were 453 households recorded in 2021, but 668 dwellings in the Parish indicating significant second-home ownership and holiday lets. The population grew from 1,146 [excluding communal establishments] in 2001, to 1,151 in 2011 [an increase of 0.5%], then dropped to 1,035 in 2021, a decrease of -9.7% on the 2001 population, and -10.1% from 2011. There was a corresponding decrease of 8.85% (44 fewer) in households from 2011 to 2021. This is reflected in registered electors across the two wards in the parish from 2005 - 2021, with St Mawgan showing a 6% increase (506 – 538) while Trenance ward shows a 38.7% decline (468-287). The parish has a high proportion of 1 and 2 person households (68.9%), with an average household size of 2.27, so there is a high under-occupation rate (85.7% of households). Second homes and holiday lets account for an estimated 31.74% of dwellings, with ‘hotspots’ in the Mawgan Porth/Trenance area where over 56% of properties were second homes. From the questionnaire responses 83% support a primary residence requirement for new homes.
2. There were 453 households in 2021 but 668 dwellings, indicating significant second-home ownership and holiday lets (31.74%), particularly in Mawgan Porth/Trenance (56%). Population fell from 1,151 in 2011 [excluding communal establishments] to 1,035 in 2021, with a notable reduction in households (8.85%), likely accounted for by growth in the numbers of 2nd homes
3. The proportion in the working age range, already smaller than average for Cornwall and England, fell from 60.5% to 53.7% from 2001 to 2021. Over the same period however, the proportion of people of retirement age and beyond grew from 20.1% to 28.6%. The proportion of young people dropped slightly. The Parish now has notably fewer young people and more middle-aged people than is typical for Cornwall. The population is predominantly white (97.9%). Of the 52.2% who identified a religion the majority were Christian (97.5%).
4. Lower quartile house prices in the area have increased by 582% since 1995, and median prices by 777%. The median house price (Dec 2023) is £590,000 and the income required to afford a median house is £118,000 p.a., but the corresponding average household income is £37,463. Some 39 properties changed hands in the perion 2019 to 2023 for over £1m per sale. This shows a significant gap between average income and the income required to purchase a median-priced home at open market prices.
5. There were 24 households on the Homechoice register in 2023, with the majority (87.5%) needing one and two bedroom homes. The Parish Housing Needs survey conducted in 2023 revealed a further eleven households not on the Homechoice register, giving a total figure of 35. There is strong community support (90% of questionnaire respondents) for the provision of affordable housing.
6. However of the 47 housing completions between 2015-2023, none were affordable. Of the 65 permissions granted over the same period only two were for affordable housing and these have not yet been built.
7. St Mawgan in Pydar Parish can be described as deprived in 2 of the 9 indices of deprivation, both relating to housing. The Parish scores poorly in the ‘barriers to housing and services’ domain, reflecting the difficulties in physical and financial access to housing and services experienced locally. The second poor score is for ‘Living environment ‘domain score, shared with much of Cornwall, this reflects the generally greater age of properties and lower levels of central heating
8. There are no major employers within the parish. The three main employment areas are hospitality, farming and the airport. About 40 businesses operate from the Parish. Employment data reflects a very high level, proportionally, of people running their own businesses, ranging from carpenters and builders to bespoke machine embroidery, website design and a host of tourism related businesses, typical of a rural area, and also the location close to St Mawgan Airport with its employment sources and relatively rapid links with major cities, on an attractive coast. The parish is within commuting distance of major employment centres such as Truro, Camborne/Redruth and Newquay. Commuter pressures are likely to increase due to the Mid Cornwall Metro concept.
9. Working from home is expected to grow in economic importance in the area, the parish's location close to an airport with links to major cities makes it attractive for remote workers. This suggests a need for suitable spaces for home-based businesses, including, extensions to existing homes, conversion of outbuildings, development of new freestanding buildings in gardens. Homeworking should also be a consideration in the construction of homes.
10. The parish’s population has a notably higher proportion of individuals with degree-level or above qualifications than England or Cornwall overall, while intermediate-level qualifications and apprenticeships are somewhat lower, and the proportion of less well-educated residents is significantly smaller. A greater share of employed residents work in managerial, director, and senior official roles than is typical regionally or nationally, and there is also an above-average presence of small employers, self-employed individuals, and those in higher and lower managerial, administrative, and professional occupations. Fewer residents occupy lower supervisory and routine roles, and fewer have never worked or are long-term unemployed.
11. Between 2001 and 2021, the proportion of working-age residents in the parish declined from 60.5% to 53.7%, while the proportion of those of retirement age or older rose from 20.1% to 28.6%, and the number of young people fell slightly. Likely causes for this demographic shift include an aging local population, a higher inflow of older in-migrants, and out-migration of working-age individuals seeking employment or affordable housing. Single and married pensioner households are notably more common than in Cornwall or England, and although the parish has slightly fewer single-person households overall than both regions, it has a larger share of single-person households over age 65. It also has a higher proportion of one-family households and far fewer lone-parent households than the county and national averages.
12. Compared with England and Cornwall, a smaller share of the parish reported bad or very bad health or serious limitations on day-to-day activities. However, around 260 residents—24.5% of the population—have a long-term physical or mental health condition, and the rising proportion of older people means these health indicators may worsen in the future.
13. There are twelve wind turbines in the parish: five with a maximum tip height of 100 m at Higher Denzell Farm, and seven 57 m turbines at Bears Down, near the St Ervan boundary, which are scheduled to be re-powered to 150 m. Smaller turbines include a 2 m, 5 kW model at Higher Lanvean Farm and a 34.6 m turbine at Mawgan Porth Golf Club. A very small 50kw solar PV installations is also present at the golf club. Most of the parish lies more than 2 km from high-voltage power lines, apart from its eastern edge.

### Consulting the Community

#### Our engagement process

1. In 2013 a parish council working group was set up to review the St Mawgan in Pydar Parish Plan 2007-2017 and start work on a replacement Neighbourhood Plan. From these meetings the existing Neighbourhood Plan working group has evolved, with some members lost and others gained along the way. We are grateful to everyone who has contributed at every stage of the process.
2. From 2013 to 2014 the working group met regularly, a representative from St Eval parish council attended a meeting and shared their experiences from producing their Neighbourhood Plan. The group developed a logo, and with parish council funding printed posters and leaflets. Volunteers leafleted houses, sought public views support at Feast Sports, village Flower festival and during the Steam and Vintage rally – public views were collected on post-its.
3. Issues identified were:

* affordable housing for locals;
* only small housing developments; restrict holiday homes;
* no more wind turbines;
* later buses on the existing route (556); and buses to St Columb; community Bus;
* Footpath from Carloggas to village.

1. From 2016 onwards group meetings were held with parishioners from St Mawgan and Mawgan Porth to develop outline policies. However the group was small, comprising mainly parish councillors, it proved difficult to involve with wider community and progress was slow. On 12th October, 2016, the parish council decided the group should concentrate on a Single focus Neighbourhood Plan centred on planning as something achievable.
2. From 2017 to 2019 the Working Group began to outline draft policies and conducted a Housing Needs survey, funded by the Parish council. The group continued to meet regularly and also met Joanna Kenny who was instrumental in creating Newquay’s NDP.
3. The Neighbourhood Development Plan area was formally designated on 29th August 2019

During the Covid pandemic meetings suspended [from February 2020 – July 2021] but background activity continued. A Neighbourhood Plan website was set up along with Facebook and Instagram accounts to promote the Neighbourhood Plan, as well as regular pieces in the local parish magazine ‘Dreckly’.

<https://www.mawganinpydarnp.co.uk/> , Facebook and Instagram accounts <https://www.facebook.com/mawganinpydarnp> <https://www.instagram.com/mawganinpydarneighbourhoodplan/>

1. In January 2022 ‘drop-in’ community events advertised at St Mawgan Community Hall, Mawgan Porth Village Hall and Trevarrian Holiday Park, with a table at Retorrick Mill Summer Fete. These were advertised by posters, hand delivered fliers and an ad in the parish magazine. However the spike in covid cases led us to postpone the drop-ins until March 2022. At these sessions parishioners were invited to complete ‘postcards’ detailing what they like/dislike and would like to see in the parish. Community feedback was provided via parish magazine. In total 187 postcards were completed across the three ‘drop-in’ events, from a varied demographic, although older age groups are represented more than under 20s, reflecting the parish demographic.
2. In August 2022 the postcard feedback, along with the previous responses and the Parish Plan, were used to formulate an eight-page questionnaire. Parishioners were alerted to the forthcoming questionnaire via adverts in the parish magazine, notifications on the website and social media, with reminders to complete, restating the deadline. In December 2022 copies of the questionnaire were hand delivered to every house in the parish, with the option to complete it online, with a closing date of February 14th 2023.
3. Following the survey a draft report was prepared during March 2023, and finalised May 2023. Responses from the questionnaire were fed back to the community via articles in the parish magazine on the website and via social media during 2023. Working Group meetings continued thereafter to prepare an adequate evidence base and write up the draft NDP, and the community were continually informed on progress via articles in the parish magazine, the website, on social media and reporting to the PC.

#### What you told us

1. Feedback from the January 2022 Post Cards on which the subsequent community survey was based included the following key issues:

* Valued *characteristics* of the Parish:
  + *sense of community;*
  + *local facilities;*
  + *nature, green spaces, footpaths and wildlife;*
  + *small local businesses;*
  + *the beach*.
* Things people would like to change included:
  + *no more second/holiday homes;*
  + *tighter building controls on rebuilds;*
  + *footpaths from Trevarrian and the top of Trenance to the beach;*
  + *better bus services, particularly to St Columb.*
* Things people would like to see:
  + *more affordable housing for local families;*
  + *planning restrictions - less overdevelopment of sites when properties are rebuilt;*
  + *little further development;*
  + *traffic calming/speed restrictions – Trevarrian and St Mawgan;*
  + *traffic management at Mawgan Porth.*

1. Feedback from the Dec 2022/Feb 2023 St Mawgan in Pydar Neighbourhood Plan Questionnaire was more detailed.
2. There was very high support across genders for developing a Neighbourhood Plan, the only respondents against the plan were those aged 45-54. There were requests for better marketing of Parish Council activities due to low awareness
3. Housing and Infrastructure raised some development concerns: 95% had concerns about further housing development and the main concern was damage to rural and coastal areas, followed by infrastructure issues
4. There was support for Affordable Housing with 90% of respondents in favour of providing genuinely affordable housing for sale or rent; 75% support limiting affordable housing to local people only. Over half the respondents saw affordable housing as a high priority, despite 61% not having family members seeking separate accommodation
5. Development Preferences were expressed, with 74% of respondents supporting reinstating development envelopes for main settlements. For the size of developments, small pockets of 2-4 or 4-8 dwellings were seen as reasonable with St Mawgan identified as best able to sustain new development. The Arla site at Trevarrian was also cited as a suitable location. Mawgan Porth and Trenance were highlighted as areas for no further development. Respondents also identified farmland, woodland, cliffs, coastline, flood plains, and natural habitats as unsuitable for building.
6. There was mixed support for employer-supplied housing, but strong support for primary residence status for new homes. Respondents highlighted infrastructure Needs with calls for improved doctors, schools, drainage, and public transport links.
7. There was strong support (over 90%) for designating areas of special character, promoting green spaces, and limiting development in relation to plot sizes and high agreement on restricting building heights across the parish. Over 94% support limiting development harmful to the Area of Great Landscape Value (AGLV) and coastal zone, with Support for restrictions on development in the River Menalhyl flood plain (Category 3).
8. Over 80% support sustainable construction with use of local and natural materials in construction and 92% want new buildings to follow sustainable development principles.
9. Regarding the Environment and Sustainability, respondents place high importance on preserving natural habitats, areas of natural beauty, and rare species. There were suggestions for rewilding, increasing green spaces, and extending Sites of Special Scientific Interest (SSSI) with support for joined-up community approach to environmental issues. There was also support for developing renewable energy plans, including wind turbines and solar fields, calls for building a recycling centre and interest in horticultural and heritage activities. Concerns were expressed about air pollution from the airport (training flights); interest in designating a dark skies area to limit light pollution and calls for holding river polluters accountable.
10. The questionnaire asked about public transport. Only 31% of respondents currently use public transport, though 44% would use a bus service to St Columb if available. 82% support 20mph speed limits in Trenance, Mawgan Porth, Trevarrian, and St Mawgan. A need for a parking plan was suggested, including sufficient parking for future developments and preventing airport parking in residential areas. Other Transport Issues highlighted were calls for more e-car charging points and interest in cycle paths and bridleways.
11. Footpaths also featured in the questionnaire. 80% of respondents would use safe footpaths from Trevarrian and Trenance to Mawgan Porth, though there were mixed views on best routes, with concerns about impact on farmland and private property. Suggestions for paths through common land, along roadside verges, and improving existing pathways.
12. Regarding the local economy and employment, 23% of respondents owned small businesses in the local area, of these businesses 41% were in hospitality, with other significant sectors being in building trades, professional services, food and drink. There was an even split of employed residents working within the parish, within 15 miles, and further afield, 81% commute by car, only 6% use public transport. 74% of respondents believe places providing employment should be protected, with support for local businesses, from start-ups to incubation and interest in creating higher-value employment opportunities. Over 96% of respondents felt farming plays an important role in the parish, with 89% agreed on restricting agricultural land use to protect farming and rural nature.
13. The majority of respondents, 95%, identified tourism as important to the area, with unspoilt coastal features seen as the main attraction. Other attractions were identified as sea-based activities, family-friendly atmosphere, Boardmasters Festival, community events, historical charm. The preferred tourism types were traditional family beach holidays, walking, and surfing holidays deemed most suitable. Day trips and coach tours were seen as least appropriate. There were mixed opinions on the current amount of holiday accommodation and camping facilities, many respondents felt there were too many units of holiday accommodation. A need to balance tourism with local needs and housing stock was expressed along with the importance of ensuring sufficient infrastructure for increased population during holiday seasons.
14. Community facilities and activities centred on the two Halls within the parish. Mawgan Porth village hall was used by 68% of respondents, while St Mawgan community hall was used by 47% of respondents. Popular Activities were arts and crafts (classes and exhibitions), yoga and fitness classes, community events, especially during Christmas. Desired Activities were more art and craft activities, additional community events, clubs, and societies. There were calls for more children's activities (e.g., Beavers) and safe open spaces (cycle paths, recreation centres, skateboard parks), with suggestions for sporting facilities like volleyball and football pitches and recommendations to consider needs of disabled residents in planning.
15. Respondents were very regular beach users placing high importance on beach cleanliness. Lesser emphasis on pet exercising areas, but suggestions for more dog waste bins and recycling facilities on the beach.
16. The results demonstrate a strong commitment to sustainable development, environmental protection, and maintaining the area's unique character while addressing local housing and economic needs.
17. In December 2024, a detailed survey of local businesses in St Mawgan in Pydar revealed a largely positive perception of the area. The majority rated it favourably as a place to run a business—60% gave it a score of 4, and 20% rated it 5 out of 5—citing its tight-knit community, personal ties (e.g., family connections or growing up in the area), natural beauty, and convenient airport access as major draws. A network of small independent businesses fostering a circular economy, along with the region’s countryside, coastline, woodland walks, and rural charm, also featured prominently as benefits.
18. When asked which local factors most influence their businesses, 73.3% highlighted the natural environment/scenery, 66.6% emphasized local community support, and 53.3% pointed to access to a skilled workforce. Transport links and tourism each garnered 46.6%, while proximity to customers was selected by 26.67%. About 20% mentioned additional considerations, such as sustainability, weather, and basic business survival. In terms of workspace, 66.67% say they have enough to operate effectively, while one-third do not, and a slightly smaller proportion said parking space was also lacking. 60% consider renewable energy provision important for their future premises.
19. Looking ahead, respondents identified affordable housing for staff as the top factor in their future success, closely followed by access to a skilled local workforce. Other important elements include increased business support services, improved transport infrastructure, and better digital connectivity [66.6% struggle with Internet connectivity and 73.3% would be interested in gigafast broadband]. Just over half (53.3%) expect their business to grow in the next five years; of those, nearly half (45.4%) anticipate hiring more employees.
20. Businesses also raised a series of concerns and opportunities. Limited parking capacity, often taken by non-customers, and insufficient local representation in planning decisions were cited as challenges. Housing affordability, particularly for single-person households, emerged as a key obstacle. Public transport does not meet the needs of 80% of respondents. Environmental issues, such as flooding, sea water quality, and second homes left unused, remain pressing. Some worry that a shift away from camping and caravan sites could make the area too expensive for many tourists. Despite these challenges 86.6% recognize that tourism is vital to their success, although 86.6% do not regard second/holiday homes as beneficial.

### Key Issues for the NDP

#### Our Community

1. Looking forward the growing proportion of older people implies a need for more smaller accessible dwellings for people to ‘downsize’ into without needing to leave the Parish, and for the improvement of local support facilities [health, care and meeting places] which can contribute to meeting the needs of the elderly. This should not be at the expense of meeting the needs of the Parish’s younger population.

#### Housing

1. Its excellent environmental quality and accessibility make the Parish a very desirable location. Through ‘lifestyle’ in-migration and the acquisition of second homes this has significantly affected housing prices, particularly around Trenance and Mawgan Porth. Local households on average incomes struggle hard to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher-than-average income, is likely to remain out of reach to most. High land prices and the expectation of elevated profits from open-market housing have blocked any opportunities to build affordable homes, creating a serious social inequity within the community. The affordable and social rented sectors could therefore perform a vital function in St Mawgan in Pydar Parish as the only option for a large segment of those in the greatest need.
2. The external pressures on the housing market are having other social and environmental impacts. Over 50% of properties in Trenance and Mawgan Porth are second homes and holiday lets, leading to the erosion of the community’s social capital as permanent residents are replaced by occasional visitors who have less long-term investment in the area’s well-being. The growth in ‘trophy homes’ has led to these settlements characteristic layout of small bungalows on large plots being gradually being replaced with larger properties, reducing green space and creating a far more urban feel.

#### Economy and Employment

1. Residents worry that tourism, whilst a vital source of local prosperity, may be surpassing the parish’s social and environmental limits. They believe the unspoilt coastal features attracting traditional family beach, walking, and surfing holidays must be preserved; otherwise, tourism itself could be harmed. Evidence suggests that second homes and Airbnb rentals reduce local housing options and affect service viability. While hospitality jobs are essential, residents want tourism balanced with the environment and housing needs.
2. About 35% of employed adults in the parish already work from home, surpassing the rates in England (32%) and Cornwall (25%), and this figure is likely to increase, benefiting the local economy and contributing to climate change efforts. However, there is concern that this could be detrimental to residential amenity and environment when it expands.
3. Regarding the main challenges they face in running a business in the Parish, business respondents identified several recurring challenges:

* Infrastructure Issues: Chief among these are unreliable, slow, or nonexistent broadband and poor mobile phone signals. Some also struggle with water pressure problems during peak holiday seasons.
* Seasonality & Tourism: Many businesses rely on the tourist market, which can lead to quiet off-seasons, inconsistent demand, and difficulties in staff recruitment—especially as local housing shortages and rising costs make it hard for seasonal workers to stay in the area.
* Economic Pressures & Competition: A drop in tourism, tight personal budgets among visitors, and increased competition (such as Airbnb and second homes) create financial strain. Coupled with rising staff wages, it becomes harder to stay profitable.
* Local Services & Workforce: Recruiting tradespeople and accessing collaborative workspaces can be challenging. Fewer fulltime residents mean a smaller local customer base, compounding the inconsistency of income.
* Location & Transport: Public transport limitations and the remote location can limit ease of access for both customers and employees.

#### Heritage, Cornish Distinctiveness and Design

1. The parish contains numerous historic and archaeological features, including many listed buildings, scheduled monuments, and place names of historic origin that illustrate how the distinctive and characterful local settlements, add to the area’s appeal, developed over time. Today this built environment is locally cherished and has a widespread reputation.
2. In some areas, developments and extensions have caused harm, such as modern replacements for traditional windows and doors or infill construction that disregards vernacular styles. Mawgan Porth and Trenance have expanded with post-war housing and limited landscaping, creating a harder, less traditionally Cornish appearance. By contrast, St Mawgan village still retains its historic character and the sylvan charm of the Vale, though modern wiring is intrusive. Over time, small housing clusters have eroded some of the contrast between the valley fields and the wooded slopes of Lanherne Vale.

#### Natural Environment and Landscape

1. The parish is well-wooded in its lower areas, featuring extensive valley-bottom woodlands. It encompasses a range of designated nature conservation sites, international, national, and local, as well as Cornwall BAP Priority Habitats, all of which likely support protected species. A robust green infrastructure network of footpaths and lanes links these green spaces to local open areas and leisure facilities, although such amenities can be negatively impacted by development.
2. There is considerable local concern that development, particular associated with tourism, is leading a serious decline in the natural environmental quality and landscape that is so notable.

#### Community Facilities, and Infrastructure

1. The parish enjoys strong community cohesion despite having a limited number of community facilities, which require ongoing upkeep and investment. The primary school site is considered inadequate and in need of replacement. Although there are no publicly accessible parks, gardens, or civic spaces, this is alleviated through the playing field in St Mawgan, which is used by the school, the Cricket club and for community events, and the robust public rights-of-way network which provides access to the countryside. Public sports facilities exist but operate mostly on a commercial basis, and the children’s playspace in St Mawgan village is small, requiring transport for those not living nearby. Meanwhile, Trevarrian’s playspace is remote and only open seasonally, and Mawgan Porth has no equipped playspace at all. There is no teen provision and no allotment space, though a community orchard could offer some alternative.
2. Most key services, including secondary education and healthcare, lie outside the parish, while bus services, although reasonable for a rural area, still have notable gaps (particularly for GP access). The local church and primary school, however, remain active and highly valued. If any scale of residential or mixed-use development takes place in areas like Trevarrian or Mawgan Porth, attention should be given to adding equipped playspace and improving local amenities to support the community’s needs.
3. Mawgan Porth Village Hall is particularly susceptible to flooding and needs enhanced resilience measures to safeguard its long-term use.

#### Flooding, Coastal Erosion and Climate Change

1. St Mawgan in Pydar Parish faces clear and growing risks from flooding and coastal erosion, which threaten local homes, businesses, infrastructure, natural habitats and community cohesion. If left unchecked, they could effectively divide the Parish and cause significant upheaval. The evidence, from the devastating March 2024 flood to the ongoing loss of dune frontage, demonstrates that proactive measures are needed to maintain the long-term sustainability and livability of the community
2. The rivers in the parish carry outflow from treated sewage, surface water drains, agricultural runoff, and potential oil or petrol seepage, with emergency/storm overflow from pumping stations at Trenance, Mawgan Porth, and St Mawgan village. Despite Mawgan Porth’s “Excellent” rating under the Environment Agency Bathing Water Classification system, the number of sewage alerts, mainly arising from the St Columb Major STW, has risen steeply. Preserving water quality is crucial for local well-being, tourism, and the area’s reputation, underscoring the need for enhanced protection.
3. Adapting to climate change and limiting the Parish’s contribution to greenhouse gasses is a challenge: Newer dwellings, largely in Mawgan Porth and Trevarrian, tend to have higher EPC ratings, while older heritage properties in St Mawgan village have poorer ratings that pose challenges for retrofitting. Moving away from oil-fired heating is now required by new regulations, yet homeowners often resist these changes due to misunderstandings. Meanwhile, installing energy-efficient plastic (uPVC) windows can undermine the heritage character of older buildings, and the rules surrounding such retrofits are not widely understood.
4. The parish’s landscape is highly sensitive to renewable energy development, and viable opportunities are mostly confined to the northeastern area where existing facilities are located. Small-scale individual turbines can make farming and other small businesses more viable by cutting energy expenses and offering greater grid independence, with limited landscape impact. Meanwhile, the parish’s river system presents potential for hydroelectric power generation.

## 3. VISION AND OBJECTIVES

#### The Neighbourhood Plan Vision

***‘The parish of Mawgan-in-Pydar will remain a thriving, resilient, and inclusive rural and coastal community, celebrated for its rich heritage, welcoming atmosphere, and forward-thinking approach. It will continue to provide a safe and supportive environment for residents, workers, business owners, and visitors, ensuring it remains a highly desirable place to live, work, and visit for generations to come.'***

#### Sustainable Growth and Prosperity

1. Underlying this aim is the support of sustainable growth and long-term prosperity in the Parish. This means more than just economic development, for it involves achieving a careful balance between business growth, environmental protection, social equity, community wellbeing, and responsible resource use. True prosperity is defined not only by material wealth, but by quality of life, resilience, and opportunities that benefit both current and future generations.
2. The NDP promotes a holistic approach to sustainability, encouraging economic vitality while safeguarding the natural environment and supporting inclusive communities. Key priorities include promoting renewable energy, reducing waste, and ensuring fair access to opportunities. This integrated approach helps build a community that is resilient and adaptable, with strong social and environmental foundations.
3. Underpinning all this is the need to tackle the impacts of climate change – the increased risks from flooding, coastal erosion, and extreme weather to which the Parish is particularly vulnerable - so that sustainable growth and prosperity is resilient to future change.

***Sustainable Growth & Prosperity Statement***

1. Our aim is to guide sustainable growth and long-term prosperity in Mawgan-in-Pydar by balancing economic vitality with environmental protection, social equity, community wellbeing, and responsible resource use. Prosperity here means more than material wealth: it embraces quality of life, resilience to climate change (flooding, coastal erosion, extreme weather), clean air and water, healthy soils, vibrant biodiversity and landscapes, and opportunities that serve both present and future generations.
2. The NDP therefore commits to:

***Climate resilience & energy****: tackling climate risks, promoting renewable energy, energy-efficient design and low-carbon living;*

***Waste reduction & resource stewardship****: minimising waste, encouraging reuse and recycling, and managing water sustainably;*

***Natural environment & landscape****: safeguarding our coastline, countryside, dark skies and green infrastructure, conserving habitats, soils and coastal waters;*

***Historic environment & design****: celebrating our rich heritage with high-quality, context-sensitive design that respects local distinctiveness;*

***Social inclusion & wellbeing****: ensuring fair access to housing, services, education and skills; supporting a safe, healthy, active community with quality open spaces and recreation;*

***Economic vitality & connectivity****: fostering a diverse local economy and responsible business growth, underpinned by safe, sustainable transport, digital infrastructure and strong community links.*

1. By integrating these priorities through smart land-use decisions, where new development is energy-efficient, climate-adapted, well-designed and in the right place, we will build a resilient, inclusive parish that remains a highly desirable place to live, work, visit and learn for generations to come.

#### The Neighbourhood Plan’s Objectives

**Flooding, Coastal Erosion and Climate Change**

1. **Address Causes and Impacts**: Develop and implement strategies to tackle the causes of climate change and adapt to its effects, focusing on long-term resilience and coastal protection.
2. **Acknowledge Climate Change Vulnerability**: Recognise and address Mawgan Porth's susceptibility to climate change impacts, including rising sea levels and natural cliff and coastal erosion**,**in all planning decisions.

**Housing**

1. **Provide Affordable Housing Options***:*  
   Ensure a **variety** of affordable housing choices through small developments that align with the local scale and character and meet the needs of the local community, enabling local people to live within their home parish.
2. **Promote Locally Distinctive Design**: Advocate for housing designs that respect the surrounding environment, **reflect** the area's character, and, where feasible, incorporate natural and locally sourced materials.

**Economy and Employment**

1. **Preserve Mawgan Porth's Character**: Maintain the unspoiled, family-friendly nature of Mawgan Porth as a coastal resort, ensuring a balance between tourism, the needs of the year-round local community, environmental sustainability, and the area's unique sense of place.
2. **Support Economic Growth**: Promote a diverse and thriving local economy by enhancing employment opportunities and supporting businesses at all stages, from start-ups to established enterprises.

**Heritage, Cornish Distinctiveness and Design**

1. **Preserve and Enhance Local Character**: Protect and enhance the architectural and historic character of the area while promoting high-quality design in all development and changes within the plan area.

**Natural Environment and Landscape**

1. **Support Sustainable Development:**Prioritise environmentally sustainable practices and biodiversity conservation in all planning and development decisions.
2. **Protect Natural Areas:**Ensure that all development conserves the natural environment and avoids encroachment on floodplains, coastal areas, and cliffs.

**Community Facilities and Infrastructure**

1. **Enhance Public Services**: Protect and improve public services, including better public transport links, access to local medical facilities, and support for community-focused businesses.
2. **Modernise Educational Facilities**: Ensure that educational facilities meet contemporary standards while preserving the parish's rural character and addressing environmental concerns.
3. **Strengthen Community Connections**: Foster stronger community bonds by enhancing local amenities, promoting regular local produce markets, and encouraging greater self-sufficiency to reduce dependence on distant urban centres.
4. **Ensure Adequate Infrastructure**: Require that infrastructure for drainage, surface water disposal, and sewage is fully in place and capable of supporting new development before it is approved, to safeguard the local environment.

## 4. THE NEIGHBOURHOOD PLAN POLICIES

### NDP Sustainability Appraisal, Strategic Environmental Assessment, Habitat Regulations Assessment

1. In order to ensure that the plan considers environmental, social and economic issues, and that the alternative options for policies and proposals were tested, the St Mawgan in Pydar NDP Working Group carried out an Options Analysis to ensure that the most appropriate options were chosen. A Sustainability Checklist was also applied to the St Mawgan in Pydar NDP Vision, Objectives and Policies against 19 key sustainability objectives which are drawn from the Cornwall Local Plan 2010 -2030.
2. The Sustainability Checklist was a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for St Mawgan in Pydar Parish.
3. The Plan has also been subject to Strategic Environmental Assessment and Habitat Regulations Assessment, the results of which have been [or will be] incorporated into this Consultation Draft version of the NDP. The Sustainability Checklist document and details of the SEA/HRA can be found alongside other supporting information in the evidence base.

### Policy Writing Framework and Legal Requirements

1. The Levelling-Up and Regeneration Act 2023 has introduced new requirements that are specific on the content of NDPs:

* Policies relating to the type, location and timetable for development
* Other policies relating to the use of land designed to achieve objectives relating to the characteristics of the area or to specific sites
* Infrastructure requirements arising from planned or supported development
* Design

1. It also says that NDPs must address climate change.
2. All NDP policies must be in general conformity with the strategic policies of the Cornwall Local Plan (including the Climate Emergency DPD), and have regard to the National Planning Policy Framework.
3. Policies should make it clear:

* What the intention of the policy is – this can be explained in the supporting text that will accompany your policy in the plan.
* Where (location) the policy applies; if additional clarity is required, maps should be used to confirm the location that a policy applies to.
* To what type of development they apply (residential, commercial etc)
* Where appropriate, how compliance with the policy can be demonstrated (for example in a travel statement or design and access statement)

1. NPPF says that Plans should be prepared positively, in a way that is aspirational but deliverable
2. Planning Guidance on preparing neighbourhood plans and policies is clear, it states: “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.]

### Equalities Impact

1. The NDP has been carefully checked through a simple Equalities Impact Assessment [EqIA] to ensure that its vision, objectives and policies promote fairness, inclusivity, and equality of opportunity for all members of the community with particular focus on:
   * Identifying any potential disproportionate impacts of the NDP on individuals or groups with protected characteristics under the Equality Act 2010 (such as age, disability, race, sex, gender reassignment, pregnancy and maternity, religion or belief, and sexual orientation);
   * Removing or mitigating barriers that may unintentionally disadvantage any group;
   * Ensuring that the Plan actively contributes to fostering good community relations and inclusive, accessible development;
   * Supporting the delivery of sustainable development that meets the diverse needs of all residents, now and in the future.

### Flooding, Coastal Erosion and Climate Change

1. **Context and Key Flood Risks.** St Mawgan in Pydar Parish faces significant environmental risks from flooding (both river and coastal) and coastal erosion. The low-lying areas around Mawgan Porth are particularly vulnerable to the River Menalhyl overflowing during extreme rainfall, as well as to sea flooding if storm surges overtop the dunes. Intense rain can also lead to surface water flooding when drainage systems are overwhelmed, compounding the flood risk in villages and valleys. At the same time, the coastline is eroding. The sand dunes at Mawgan Porth are naturally shifting landward, especially under the pressure of rising sea levels and storm waves. These combined hazards pose challenges to local infrastructure, properties, and the environment, demanding a proactive policy response.
2. The parish has experienced severe flooding in recent memory, most notably the flood of 25 March 2024. A stalled weather front dumped ~45 mm of rain in about 8 hours over mid-Cornwall. By around 10:30 pm that night, the River Menalhyl burst its banks at Mawgan Porth after heavy rain, submerging parts of the village under up to four feet of water Floodwaters overtopped an embankment at the confluence of the Menalhyl and a tributary (Gluvian Stream) and then flowed over a low wall behind the private village tennis courts, pouring into the built-up area. Eight properties were inundated – including shops, cafés, a surf school, and the Village Hall – with flood depths of 0.3–1 m recorded inside buildings. The village hall’s wooden floor was lifted off its joists by the water, cars in the car park were submerged up to their windshields, and tens of thousands of pounds of damage was caused. By morning the waters receded, but this event highlighted the area’s acute vulnerability. Residents recall previous floods (for example, around the year 2000) indicating that flooding is a recurring issue even if major events are infrequent. These patterns underscore the need to plan for future floods of similar or greater magnitude.
3. Fluvial (river) flooding in St Mawgan in Pydar is primarily linked to the River Menalhyl’s response to heavy rainfall. The river’s catchment drains a broad area (including St Columb upstream) and funnels runoff into Mawgan Porth. When intense rain falls on already saturated ground, the river can rise rapidly. In March 2024, floodwaters were observed coursing down from St Columb toward Mawgan Porth. In that event the tidal conditions were low, so the flood was purely driven by rainfall runoff. However, a high tide combined with such rainfall could exacerbate flooding further. Surface water flooding adds to the problem: the parish’s hilly terrain means water rushes off fields and development sites into valleys. A growing issue is the replacement of smaller homes with larger buildings and extensive hard surfaces, increasing surface water runoff and reducing natural garden areas that absorb rainfall. During downpours, highway drains and the small sewage pumping station can struggle to cope, and there have been pollution incidents (e.g. agricultural slurry entering the Mawgan Porth stream) during storms. The village of St Mawgan itself, built along the Menalhyl upstream, also faces flood risk where the river bends through the settlement. Overall, the drainage infrastructure in the parish (culverts, ditches, and drains) is under strain from these heavy rain events. Improving the capacity and resilience of drainage – for example, regularly clearing culverts and upgrading pipes – is crucial to manage both river flooding and surface water accumulation.
4. **Coastal Flooding and Erosion.** On the coast, Mawgan Porth’s beach and dunes form the first line of defence against the Atlantic. There is no large sea wall here; instead, natural dunes and a beach berm [ a low earth bank which shapes water flow] absorb the brunt of storm waves. During the March 2024 flood, residents noted a bank of sand at the river’s mouth initially raised river levels until it was washed away, which then allowed floodwaters to escape to the sea. This illustrates how dynamic the beach system is. Sand movements can influence flood outcomes. The parish must also consider coastal flooding from extreme tides or storm surges. Although the 2024 event was rain-driven, a severe coastal storm could drive waves and sea water into low areas behind the dunes. Overtopping of the dunes or breaching could flood the same properties from the seaward side. Indeed, the long-term trend is that the sand dunes are eroding and migrating inland. Research on Cornwall’s north coast shows dunes have retreated by up to 15 m over the past 15 years under pressure from sea-level rise and extreme storms At Mawgan Porth, the Shoreline Management Plan (SMP) acknowledges that holding the existing coastal line is unsustainable given expected erosion and flood risks The SMP’s strategy for the next decades is to allow the dunes to respond naturally to sea-level rise and to avoid new defences that would “squeeze” them. This means that in the long term, managed realignment will likely be needed – including possibly relocating the coast road behind the beach and other at-risk infrastructure, which could be very expensive, or re-routing traffic via an inland route, which itself would likley require road improvements. Any future storm surge or combination of high tide and heavy rain could hasten these changes. Therefore, the community must plan for coastal change, ensuring that new development is set back from eroding edges and that existing critical infrastructure can be adapted or moved if necessary.
5. **Infrastructure Vulnerability** Several key pieces of local infrastructure are at risk from these environmental hazards. The bridge and road at Mawgan Porth beach, which link the settlement to the wider area, are in the floodplain. During the 2024 flood, the lower bridge was fortunately just above the peak water level, but any higher flood or debris blockage could render it impassable. If the main coast road were severed by erosion or flooding, it would split the parish’s connectivity, cutting off Mawgan Porth from St Mawgan village, Trenance and Trevarrian, and the break in the coast road linking Newquay to Padstow causing the diversion of traffic to other roads in the parish. Utilities are also a concern – phone lines, broadband cables, and drainage/sewer pipes often run alongside roads and could be damaged by erosion or inundation. The Mawgan Porth Village Hall and adjacent facilities (like the surf club and public toilets) are sited on low ground near the river; as seen in 2024, they can suffer costly damage and downtime due to flooding. Repeated flooding could make these buildings unusable, raising the question of whether to invest in floodproofing or eventually relocate them to higher ground.
6. **Pollution Risks.** Another vulnerability is environmental pollution during floods. If floodwaters wash through certain sites, they could release contaminants. Of particular note is the site of the old Mawgan Porth Garage (a former petrol filling station) near the river – underground fuel storage tanks may still be present there. A severe flood or erosion of that site could potentially rupture old tanks or flush out oil residues, polluting the river and beach. Additionally, agricultural run-off (manure, fertilisers) from the upstream catchment can be carried into the river during heavy rains, deteriorating water quality. There have been recent warnings about slurry pollution in the Mawgan Porth stream after storm events. These pollution risks reinforce the need for careful land and water management as part of resilience planning – ensuring, for example, that any redundant fuel tanks are properly decommissioned and that farms implement measures to keep runoff out of watercourses. Maintaining good water quality is not only an environmental goal but also important for the beach’s Bathing Water Quality status of ‘Excellent’ which is a cornerstone of the area’s tourism reputation.
7. **Projected Climate Change Impacts.** Climate projections indicate that without action, these flooding, erosion and pollution challenges will intensify in coming decades. Cornwall’s climate is expected to become wetter in the winter and subject to more frequent extreme rainfall events. Warmer air holds more moisture, so storms can dump greater volumes of rain in short periods. The UK Met Office warns that intense downpours could become much more frequent – potentially four times as many extreme rain events by 2080 under high-emission scenarios. This means what was historically a 1-in-100 year rainstorm could occur far more often, overwhelming rivers and drainage systems on a regular basis. Even on an annual basis, total winter rainfall in southwest England is projected to increase, raising baseline river levels. At the coast, sea levels are steadily rising (currently about 3–4 mm per year along Cornwall) and could be around 1 m higher by the end of the century if global emissions remain high. Higher sea levels will make it easier for storm surges to overtop dunes and will increase coastal erosion rates by allowing waves to reach further inland. The power of winter storms may also increase, with stronger winds and larger Atlantic swells hitting our shores. Combined, these climate factors suggest that flood events like March 2024 could become more frequent and more severe, and areas currently just above the water in floods might not be safe in the future. They also imply that today’s “rare” coastal flooding might become commonplace in low-lying parts of Mawgan Porth if adaptive measures are not taken. This clear trend underscores the urgency for the Parish’s NDP to incorporate robust, forward-looking policies on flood risk and coastal change
8. **Mawgan Porth Community Flood Resilience Plan.** This is being produced over the period 2021 to 2027 through collaboration between the Parish Council, Cornwall Council, Making Space for Sand, The Environment Agency and Cornwall Community Flood Forum. It will include a Coastal Adaption Plan [CAP] and a Community Resilience Action Brief [CRAB].
9. **Community Coastal Adaptation Plan for Mawgan Porth [Version 1].** Residents of coastal communities are often best placed to contribute local knowledge and practical solutions for adapting to environmental change. Community Coastal Adaptation Plans, outline predicted risks from flooding and coastal erosion and propose locally informed strategies to increase resilience.
10. The CAP [v1] for Mawgan Porth identifies a range of actions that could be led by landowners, the Parish Council, community groups, or partner organisations such as Cornwall Council and the Environment Agency. These include implementing Property Flood Resilience measures for the Village Hall, preparing an Emergency Flood Plan, exploring “slow the flow” options with the EA, investigating highway resilience, seeking local funding sources, considering a Coastal Change Management Area (CCMA), and working with Cornwall Wildlife Trust to enhance dune health.
11. Community Resilience Action Brief [CRAB]. This is in draft. It is a local emergency plan that is intended as a framework for the provision of vital information to ‘blue light’ services and the direction of support for local assistance in the event of a flood incident within St Mawgan-in-Pydar.
12. **Towards Resilience: Policy Needs and Strategies.** Given the above challenges, it is vital that the Neighbourhood Development Plan promotes policies which support the Community Coastal Adaptation Plan and influence the shape of development so that it mitigates flood risk and builds long-term resilience. This part of the NDP, therefore, sets out a framework to protect people, property, and the environment through a strategy incorporating the following elements:

* **Reduction in Flood Risk**
* **Natural Flood Management (NFM)**
* **Resilient Sewage and Drainage Infrastructure**
* **Property Flood Resilience (PFR) Measures**
* **Preventing Pollution and Protecting Water Quality**
* **Coastal Change Management and Managed Retreat**
* **Reducing the Causes of Climate Change.**

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| **Policy reference:** | Policy FFC1 – Reduction in Flood Risk |
| **Policy Intention:** | 1. To ensure that development does not exacerbate flooding and that impacts on ‘downstream’ properties are fully considered. |
| **Justification:** | 1. The Parish of St Mawgan in Pydar has experienced severe flooding in recent years, most notably during the event of 25 March 2024. A stalled weather front deposited approximately 45 mm of rain over eight hours, saturating the mid-Cornwall landscape. By around 10:30 pm, the River Menalhyl—draining a broad catchment including St Columb—burst its banks at Mawgan Porth. Floodwaters overtopped an embankment at the confluence with the Gluvian Stream, then flowed over a low wall near the tennis courts, inundating parts of the village with up to four feet (1.2 m) of water. Eight properties, including cafés, shops, a surf school, and the community hall, were flooded to depths ranging from 0.3 m to 1 m. The village hall’s wooden floor was lifted from its joists, cars in the car park were submerged to their windshields, and tens of thousands of pounds of damage were reported. Although the floodwaters receded by morning, the event underscored the acute vulnerability of the area. 2. This was not an isolated incident; residents recall earlier floods—such as around the year 2000—demonstrating that flooding, while infrequent, is a recurring and escalating issue. The 2024 flood was driven entirely by rainfall, as tidal conditions were low. However, a similar event coinciding with a high tide could result in even more severe inundation. 3. Fluvial flooding in the Parish is primarily linked to the River Menalhyl’s rapid response to intense rainfall, particularly when it falls on already saturated ground. The Parish’s hilly topography contributes to surface water flooding, as runoff from fields, roads, and hard surfaces funnels into valleys and overwhelms the drainage network. Community concerns highlight that new development and impermeable surfaces are exacerbating this issue. Highway drains and the local sewage pumping station are often overwhelmed during storms, and pollution incidents—such as agricultural slurry entering the Mawgan Porth stream—have been recorded. 4. Flood risk is not limited to Mawgan Porth. The village of St Mawgan, located upstream along the Menalhyl, is also vulnerable where the river bends through the settlement. The Parish’s drainage infrastructure—culverts, ditches, and surface drains—is increasingly under strain from the frequency and intensity of such events. To manage both fluvial and surface water flooding, it is essential to improve the capacity and resilience of local drainage systems, including the regular maintenance of existing infrastructure and the incorporation of sustainable design in all new development. 5. Development planning should consider both the individual and cumulative impacts on flood and subsidence risk across the Parish, including to homes, infrastructure, and sensitive sites. The Parish supports the use of open, green Sustainable Drainage Systems (SuDS) over underground tanks, as they are easier to maintain, enhance biodiversity, and improve public spaces. SuDS should be designed early in the process to align with natural water flows and topography. Developers are encouraged to follow professional guidance and use Environment Agency flood risk maps to inform design. 6. A significant local issue is the demolition of modest dwellings set in large gardens and their replacement with substantially larger properties featuring greater building footprints and extensive areas of hardstanding or hard landscaping. This trend leads to increased volume and speed of surface water runoff, while significantly reducing the extent of naturally permeable garden space that would otherwise help absorb and slow rainfall. It is essential that such natural drainage paths are protected, kept open, and remain undeveloped - valuing and safeguarding space for water is a key principle in managing flood risk and maintaining sustainable drainage. 7. Therefore it is considered that in St Mawgan in Pydar Parish, All new development or significant extensions/renovations in the Parish should include measures to handle heavy rainfall and reduce surface water flooding risk to its site and surroundings, taking into account the specific vulnerabilities experienced locally. Protecting open, permeable spaces and keeping natural drainage paths undeveloped is vital to managing flood risk. Sustainable Drainage Systems (SuDS) should be used in in all new builds and redevelopments as they help slow down and soak up runoff close to where it falls, reducing the surge of water entering rivers and sewers during storms. By mimicking natural processes, SuDS not only mitigate flooding but also filter pollutants from runoff. Using SuDS throughout the parish (from hillside farms to valley housing) will help “slow the flow” of water and reduce peak flood levels. Techniques can include soakaways, permeable paving, attenuation basins, rain gardens and green roofs. 8. This approach is backed by Development Plan policies. Policy 26 of the Cornwall Local Plan sets out a clear approach to managing flood risk and coastal change through careful planning and sustainable design. It prioritises steering new development away from areas at risk of flooding and insists that all proposals avoid increasing flood risk elsewhere. Where development in flood-prone areas is necessary, it must be supported by a detailed Flood Risk Assessment and demonstrate how the risk will be effectively managed or reduced. The policy also places strong emphasis on the use of Sustainable Drainage Systems (SuDS) to manage surface water in a way that mimics natural drainage, helping to slow runoff and reduce pressure on drainage infrastructure. 9. Policies CC3 [Reduction of Flood Risk] and CC4 [Sustainable Drainage System Design] of the Cornwall Climate Emergency DPD focus on reducing flood risk and promoting sustainable drainage. Policy CC3 requires developments to use the latest flood risk data, consider surface water flows and ground conditions, and design buildings and infrastructure to withstand climate change impacts. Larger developments in critical areas must also include or support natural flood management. Policy CC4 prioritises the use of above-ground, non-buried Sustainable Drainage Systems (SuDS), aiming to reduce flood risk while enhancing biodiversity, amenity, and public wellbeing. |
| **Policy Text:**  **1. Development will be supported which complies with Policies 26 of the Cornwall Local Plan, CC3 [Reduction of Flood Risk] and CC4 [Sustainable Drainage System Design] of the Cornwall Climate Emergency DPD, and:**   1. **Clearly demonstrate, through a proportionate, site-specific assessment, that both current and future flood, erosion, and subsidence risks have been properly evaluated using the latest Environment Agency climate change allowances, adjusted for the local conditions in St Mawgan in Pydar Parish. The assessment must show that the development will not increase risk to the site itself or to surrounding areas, including residential properties, businesses (such as farmland), public infrastructure (like footpaths and Local Green Spaces), water supplies, or sites of heritage or environmental importance; and** 2. **Incorporate Sustainable Drainage Systems (SuDS) to manage surface water in a way that mimics natural drainage, improves infiltration, limits surface water runoff to rates no greater than greenfield conditions; and are designed and managed so as to have no adverse effects on surrounding properties or areas of public importance, including the bathing water quality of Mawgan Port Beach, designated Local Green Spaces, and protected habitats.**   **2. If it is agreed with the LPA that SuDS are not required, the developer must specify what type of drainage system will be installed and provide evidence of its effectiveness in preventing flood or erosion risks on the site, and to any affected areas, through professional, independent assessment.**  **3. Non-permeable hard landscaping will not be supported in the Parish, unless there are exceptional circumstances, and it is clearly demonstrated that all other reasonable options for meeting the identified exceptional need have been fully examined.** | |
| Notes. [1] Developers are encouraged to consider the siting and layout of SuDS at concept design stage. | |

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| **Policy reference:** | Policy FFC2 – Natural Flood Management Solutions |
| **Policy Intention:** | 1. To ensure that natural flood management arrangements are utilized wherever possible. |
| **Justification:** | 1. Given the rural character of the parish, there is strong potential for Natural Flood Management (NFM) and land management solutions that not only reduce flood risk but also deliver wider benefits. These nature-based approaches can support climate change adaptation, enhance biodiversity, provide recreational opportunities, and create potential funding streams for landowners involved in land stewardship. 2. NFM measures such as ponds, wetlands, tree planting, and woody dams, can help to slow the flow of water during heavy rainfall, reducing peak flood levels downstream. In some cases, features like wetlands or beaver-created leaky dams may require planning permission. 3. Land in the flood plain in Mawgan Porth, which used to retain water over the winters, has become a wetland over recent years with water remaining all year round, due to both surface water, fluvial and coastal flooding. This is a haven for wildlife, attracting a variety of birds, such as teal, curlew, little egret, shovelers, snipe and widgeon, as well as some rarities such as Purple Heron in January 2024. It represents an opportunity for Natural Flood Management [NFM] and land management solutions which could provide additional biodiversity and recreational benefits, as well as funding opportunities for landowners, by creating a wetland reserve with a footpath/boardwalk, bird hides, benches etc. The Parish Council are exploring the possibility of renting or buying some of this land to create the reserve. 4. In the wider catchment, restoring natural landscapes such as woodlands and wetlands, and even exploring beaver reintroduction, can play a valuable role. These interventions work by increasing the land’s capacity to store and gradually release water, rather than channelling it rapidly downstream. The community has already recognised the importance of preserving upland woodland and wild areas to manage water flow and support resilience. 5. Delivering this vision will involve collaboration with landowners, Cornwall Council, and environmental groups such as the Cornwall Community Flood Forum. Natural Flood Management will be supported as a complementary strategy alongside engineered infrastructure, helping to build a more resilient and ecologically rich landscape across the parish. |
| **Policy Text:**  **Measures designed to manage flooding which require planning permission will be supported. They should incorporate methods which contribute additional biodiversity and recreational benefits wherever possible and comply with CEDPD Policy CC3.** | |
| Notes. [1] Various natural flood management opportunities, particularly involving tree planting, have been identified by the Environment Agency here: ArcGIS - Mapping Potential for WWNP. There is also a more technical opportunity mapping tool for Cornwall and Devon, called “NFM Studio” which landowners, developers and their consultants may find useful for planning SuDS and NFM schemes. See: Devon and Cornwall NFM Studio Dashboard (arcgis.com)  [2] Considerable parts of the river valley network in the Parish are shown as having ‘suitable’ and highly suitable’ potential as beaver habitat in Cornwall Council’s Species reintroduction feasibility study mapping. | |

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| **Policy reference:** | Policy FCC3 – Resilient Sewage and Drainage Infrastructure |
| **Policy Intention:** | 1. To ensure that new development does not exacerbate existing drainage or sewerage issues; that any increase in wastewater or surface water runoff is carefully managed to protect neighbouring properties, the natural environment, and infrastructure capacity; and ensure resilience in the face of climate change. |
| **Justification:** | 1. The rivers and watercourses in St Mawgan in Pydar Parish play a vital role in the local ecosystem, ultimately affecting the quality of coastal bathing waters at Mawgan Porth and its environs. These watercourses carry treated sewage effluent, surface water runoff, agricultural drainage, and occasionally oil or fuel seepage. Of particular concern are storm overflows from the St Columb Major STW and local pumping stations, especially those near Mawgan Porth. that discharge untreated wastewater during periods of heavy rainfall or system overload. The River Menalhyl itself flows across the beach, where two sewer overflows discharge: one approximately 150 metres upstream of the river, and another into a small stream at the beach’s northern end. 2. Although Mawgan Porth holds an “Excellent” rating under the Environment Agency’s Bathing Water Classification, this status is increasingly under threat. Reported sewage alerts rose from 9 in 2019 and 5 in 2020, to 22 in 2021, 28 in 2022, 44 in 2023, and 38 in 2024, representing a steep increase (for instance, 9 to 44 is roughly a 389% rise). In addition, there is an annual average of around 7 maintenance alerts. These figures suggest growing pressure on sewerage infrastructure and stormwater management systems. Frequent pollution alerts jeopardise public health, harm the natural environment, and erode Mawgan Porth’s reputation as a clean, attractive destination, an image essential to the area’s tourism-driven economy. 3. The cumulative effect of new development, including additional wastewater generation, surface runoff, connections to aging or overstretched sewer systems, and mistaken or deliberate misconnections risks further degrading local water quality if not properly managed. It is therefore considered absolutely essential that every development proposal demonstrate how it will:  * Avoid increasing volumes of untreated or partially treated sewage entering local watercourses, whether directly or through storm overflows; * Prevent added strain on the combined sewer system, unless it can be proven that sufficient capacity exists to handle any extra load without risking backups, flooding, or overflows; and * Incorporate Sustainable Drainage Systems (SuDS) designed to mimic natural drainage, prioritize infiltration, and keep discharges to the combined sewer to a minimum—only using this option where no viable alternative exists.  1. In the light of the serious vulnerability of the Parish to climate change effects such as increased rainfall, flooding and coastal erosion, it is essential that the resilience of sewage and drainage infrastructure is protected and enhanced. Protecting and enhancing water quality is vital to the well-being of local residents, the survival of diverse flora and fauna, and the continued economic benefit derived from the area’s natural assets. Ensuring that development remains sustainable and environmentally responsible therefore requires strong policies and thorough infrastructure assessments. 2. Paragraph 20 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should ensure that adequate wastewater infrastructure is in place before development is occupied. The Planning Practice Guidance (PPG) sets out a clear hierarchy for foul drainage provision:   • First preference – connection to a public foul sewer  • Second preference – use of a package sewage treatment plant  • Last resort – use of a septic tank   1. This hierarchy is particularly relevant to our Parish, where an efficient package treatment plant or a well-maintained septic tank may, in some cases, be less harmful to the environment than connecting to the already strained local sewerage system. |
| **Policy Text:**  **1. Development proposals will be supported where it is clearly demonstrated that the proposed drainage measures are designed not only to maintain but, where possible, to enhance bathing water quality at Mawgan Porth and to improve the cleanliness of the river environment more broadly.To achieve this:**  **A. Proposals must give careful consideration to the net increase in wastewater generation from the development and the capacity of the local sewage and drainage network, ensuring that:**   1. **Surface water runoff from the development will not exceed existing levels;** 2. **Stormwater is separated from foul water, and any existing misconnections** **are identified and corrected;** 3. **The use of rainwater harvesting (‘Grey Water’) recycling for flushing toilets and garden irrigation is maximised;** 4. **There will be no adverse impact on neighbouring properties, local infrastructure, or the surrounding environment.** 5. **The resilience of the treatment works and drainage network to the impacts of climate change is not reduced.**   **B. Planning applications must be supported by a rigorous assessment of the local sewerage system’s capacity, demonstrating that:**   1. **There is sufficient capacity to accommodate the proposed development without causing increased risk of sewer flooding, system backup, or deterioration in water quality within the neighbourhood area; and** 2. **Any new connections will not compromise the integrity or performance of the existing network; and** 3. **Where a connection to the public sewer is cannot be accommodated or is otherwise not feasible, a package sewage treatment plant has been considered as the next best alternative. Only where this is not practicable should a septic tank be proposed, and in such cases, the system must comply fully with the Environment Agency’s General Binding Rules and must not discharge directly to a watercourse.** 4. **C. Surface water drainage solutions must follow the nationally recognised drainage hierarchy:** 5. **Soakaway or other infiltration system;** 6. **Discharge to a watercourse;** 7. **Discharge to a surface water sewer;** 8. **Discharge to a combined sewer (only where the above are demonstrated to be unfeasible).**   **2. All development is strongly encouraged to incorporate Sustainable Urban Drainage Systems (SuDS) in accordance with NDP Policy IFA2 below.**  **3. Proposals involving surface water drainage to a combined sewer will only be supported where it can be demonstrated, through robust evidence, that there are no reasonable alternatives for discharging to ground, watercourses, or separate surface water systems.**  **4. Development involving conversions or extensions should, where appropriate, convert single-pipe systems to separate foul and surface water (two-pipe) systems.** | |
| Notes.  [1] Developments are strongly encouraged to have appropriate regard to existing and emerging relevant local evidence, including Strategic Flood Risk Assessment and Preliminary Flood Risk  Assessment.  [2] Section 104 of the Water Industry Act 1991 provides a mechanism for newly-constructed private sewers and pumping stations to be ‘adopted’ by the water authority, who will then maintain them at their own expense. A developer may make pre-application enquiries with the water authority to confirm ownership of assets on completion and during the design phase to satisfy planning  conditions.  [3] The community of St Mawgan can contribute significantly to protecting and enhancing the quality of the bathing water. Some of this is through the modification of behaviour (for example never pouring fats, oils or grease (’FOG’) in to drains or toilets, cleaning up oil and fuel spills rapidly), but much can be done though good design, modernisation and subsequent maintenance of development, including the avoidance of ‘mis-connections’. Nb., commercial kitchen premises are required by Building regulations to incorporate grease traps and interceptors). | |

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| **Policy reference:** | Policy FFC4 – Property Flood Resilience (PFR) Measures |
| **Policy Intention:** | 1. To support the retrofitting of existing buildings with Property Flood Resilience (PFR) measures that reduce vulnerability to flooding, while preserving local character and respecting the rural setting of the Parish. |
| **Justification:** | 1. Property Flood Resilience (PFR) plays a vital role in adapting to the increasing risks of flooding from rivers, surface water, and rising groundwater. These measures enable properties to better withstand and recover from flood events, reducing economic damage and disruption to residents and businesses. PFR complements wider flood management strategies and is particularly important in locations such as Mawgan Porth and the Menalhyl Valley, where flood events have already affected properties and infrastructure, such as the community hall and coastal businesses. 2. Retrofitting Property Flood Resilience (PFR) measures offers a practical and low-impact way to improve the resilience of existing homes and community buildings. Where such interventions are carefully designed to reflect the traditional and rural character of the area, they can play a crucial role in safeguarding property while maintaining the visual and historic integrity of the built environment. 3. Many forms of retrofitting will not require planning permission. However, where they do, it is appropriate to support them subject to their wider impact being acceptable. 4. Repeated flooding could make some buildings unusable, raising the question of whether to invest in floodproofing or eventually relocate them to higher ground. |
| **Policy Text:**  **1. Proposals to retrofit existing buildings with Property Flood Resilience (PFR) measures that require planning permission will be supported where they contribute to the long-term protection of property and public safety, provided that:**   1. **The measures are appropriate to the level and type of flood risk affecting the building, such as the use of flood gates, airbrick covers, sump pumps, raised services, water-resistant materials, or demountable barriers;** 2. **The design, materials, and installation of PFR measures are sympathetic to the character and appearance of the building, particularly where the building is of traditional or historic construction;** 3. **The proposal respects the rural character of the Parish and does not harm the visual amenity or setting of neighbouring buildings;** 4. **The works do not result in the displacement of floodwater in a way that increases flood risk elsewhere, nor obstruct natural drainage or overland flow routes.**   **2. Where repeated flooding renders buildings unusable and further investment in Property Flood Resilience (PFR) is deemed uneconomical, the relocation of those buildings to flood-free areas away from the Coastal Change Management Area [see NDP Policy FFC6] will be supported if they comply with the policies of the Cornwall Local Plan and this Neighbourhood Development Plan, particularly in relation to the protection of sensitive environmental and heritage assets.** | |
| Notes. [1] New development that is allowed in flooding zones is strictly controlled by NPPF and Cornwall Local Plan policy 26. | |

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| **Policy reference:** | Policy FFC5 – Preventing Pollution and Protecting Water Quality |
| **Policy Intention:** | 1. To reduce the risk of environmental pollution during flood events and support measures that protect the quality of watercourses, bathing waters, and natural habitats across the Parish. |
| **Justification:** | 1. Flooding events pose a heightened risk of pollution, particularly in areas with historic fuel infrastructure, active farmland, or ageing sewer systems. In St Mawgan in Pydar, where the River Menalhyl flows directly onto a popular bathing beach, preventing pollutants from entering watercourses is critical to safeguarding public health, biodiversity, and the area’s tourism economy. This policy seeks to ensure that development contributes to water quality protection, both by addressing legacy contamination and by promoting responsible ongoing land and infrastructure management. The Parish Council will also continue to work with partners to advocate for site-specific assessments and improvements to sewer infrastructure and land management practices. |
| **Policy Text:**  **Development proposals involving previously developed land, agricultural land, or sites near watercourses will be supported only where they include appropriate measures to prevent pollution and protect water quality, especially in the context of increased flood risk.**  **Proposals must demonstrate that:**   1. **Sites with a history of potentially contaminative use such as the former petrol station at Mawgan Porth have been subject to appropriate environmental assessment, and that any redundant underground fuel tanks have been safely decommissioned and any contaminated soils remediated to prevent leaching during flood events;** 2. **Proposals located near watercourses incorporate natural buffers, such as vegetated strips or wetland features, to filter surface water runoff and reduce the risk of pollutants entering rivers or streams;** 3. **Best practices are followed for managing agricultural pollutants, including measures to prevent slurry, silage, or fertiliser runoff, particularly from land adjacent to flood zones or drainage ditches;** 4. **Proposals support or do not compromise infrastructure improvements by South West Water or other agencies aimed at upgrading combined sewer and stormwater systems.** | |
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| **Policy reference:** | Policy FFC6 – Coastal Change Management Area (CCMA) |
| **Policy Intention:** | 1. To support long-term resilience to coastal erosion and sea-level rise by enabling natural coastal change processes, avoiding inappropriate development in vulnerable areas, and planning for the managed relocation of critical infrastructure. |
| **Justification:** | 1. The Shoreline Management Plan includes the concept of Coastal Change Management Areas (CCMAs) for places likely to be affected by coastal change. The expectation is that, as risks emerge, they will be formally designated to support long-term planning for change beyond the immediate Coastal Vulnerability Zone [1] particularly in built-up coastal areas where wider impacts on critical infrastructure, housing, and community facilities might occur. 2. The Cornwall Climate Emergency DPD takes this a step forward by identifying the Candidate CCMAs where the preparation of a Coastal Change Management Plan has become pressing because storms are becoming more frequent and additional erosion and flooding threats have emerged. Mawgan Porth is identified as a Candidate CCMA, which has been endorsed locally in the Community Coastal Adaptation Plan. 3. Mawgan Porth is highly vulnerable to future coastal change, with predictions of significant erosion and rising sea levels over the coming century. In line with the Shoreline Management Plan and Cornwall’s Climate Emergency DPD, the preferred approach is managed realignment, rather than attempting to hold the existing line with hard defences. This policy aims to enable the “making space for sand” approach by allowing the dune system to shift naturally, maintaining its role as a natural flood buffer. This may involve removing or not replacing any existing man-made barriers that impede the dunes. By planning for managed retreat where necessary, the community can avoid catastrophic losses; for example, identifying alternative routes for the road and planning in good time for where car parks or facilities could be moved in the future to ensure a smoother and more resilient transition for the community. 4. However, predicting rates of future coastal erosion is particularly difficult. Erosion is rarely slow and constant but occurs episodically, whilst dunes are dynamic systems, subject to constant change and are particularly vulnerable. The picture is complicated by the serious fluvial and surface water flooding situation just behind the dunes. Thus, the possible scale and area of impacts on critical infrastructure, housing, and community facilities are uncertain at this time. Therefore the proposed CCMA has been drawn to include parts of flood zone 2 and 3, and surface water flooding 0.1% annual risk. 5. National Coastal Erosion Risk Mapping (NCERM) is updated, further adjustments to the CCMA may be necessary. |
| **Policy Text:**  **A Coastal Change Management Area (CCMA) is designated for Mawgan Porth, as shown on Map 3 below, covering the dunes and adjacent low-lying hinterland identified as vulnerable to erosion and flooding over the next 100 years. Within this area:**   1. **Development will be subject to the precautionary principle and determined in accordance with CEDPD Policy CC1 where they fall within the Coastal Vulnerability Zone.** 2. **Development likely to impede the natural landward movement of the dunes or compromises their role as a flood buffer will not be supported. Proposals that involve the removal or non-replacement of hard barriers restricting dune migration will be encouraged;** 3. **The development does not hinder the creation and maintenance of a continuous signed and managed route around the coast to accommodate the roll back of the South West Coast Path (SWCP) to as the coast erodes.** 4. **Planning for the setback or realignment of buildings, activities and critical infrastructure, such as the coastal road and car parks, and the identification of alternative routes or locations to ensure long-term access and community safety, will be supported, providing that:**    1. **The new development is located in an area demonstrated to be at less risk of coastal erosion and meets the requirements of policies on the undeveloped coast or open countryside; and**    2. **The replacement property is located close to the community from which it is displaced and has an acceptable relationship with it in terms of character, setting, and local amenity (normally adjacent to the urban area or development boundary, where it exists); and**    3. **The site of the building or use to be replaced is cleared and restored; and**    4. **Replacement buildings and infrastructure should be broadly comparable to the size, scale and bulk of that being replaced and of an appropriate scale and character to its location.** | |
| Notes. [1] The Cornwall Coastal Vulnerability Zone is designated around the whole of the Cornish coast by the Shoreline Management Plan. This shows the predicted 100 year erosion zone. It is based on the NCERM (National Coastal Erosion Risk Mapping) prediction assuming Shoreline Management Plan policies are followed with a 5% probability. The landward boundary of the Coastal Vulnerability Zone will roll back over time as erosion progresses, based on updated erosion forecasts. All development proposals within this area must be accompanied by a Coastal Vulnerability Assessment, based on the latest National Coastal Erosion Risk Mapping (NCERM) data, applying a 5% probability scenario and an additional 10-metre safety buffer in line with Shoreline Management Plan (SMP) policies and relevant local policies. | |
| **Map 3: Proposed Coastal Change Management Area [CCMA]** | |

1. **Reducing the Causes of Climate Change.** As of December 2024, St Mawgan in Pydar Parish produces an estimated 9,530 tonnes of CO₂e annually on a consumption basis, equivalent to 15 tonnes per household. This includes emissions from residents’ consumption of goods, food, energy, and travel, regardless of where the emissions occur. On a territorial basis (emissions occurring directly within the Parish, including industry, agriculture, and transport), the total rises to 15,221 tonnes CO₂e, or 28.1 tonnes per household.
2. Figure 3 highlights the potential for emissions reductions through energy efficiency improvements, behavioural changes, and local renewable energy generation, including better insulation, decarbonising heating, reducing car and air travel, cutting food and general waste, and switching to electric vehicles.

A colorful circle with text

AI-generated content may be incorrect.

**Figure 3: St Mawgan in Pydar Parish Annual CO₂e Emission [on a consumption basis].**

1. UK Climate Projections (UKCP18) indicate that by 2040–2059, South West England is likely to experience an increase in average annual temperatures of 2–3°C, with wetter winters (+10–20%) and drier summers (–20–30%) compared to 1981–2000 levels. In addition to the issues related to Flooding and infrastructure strain, including more frequent storm events, flash floods, pressure on drainage and sewer systems, and the need for upgraded flood defences, these changes pose several other risks to the Parish, including:

* Health impacts such as heat-related illness, increased sun exposure, disease transmission, and higher summer ozone levels.
* Water stress, with reduced groundwater availability, fluctuating stream levels, and risks to water quality.
* Environmental changes, such as soil erosion, species migration or loss, and subsidence from drought.
* Economic and practical impacts, including changes to insurance, working conditions, road damage, supply chain disruption, food handling challenges, and rising energy demand for cooling.

1. These projections highlight the urgent need for resilience planning and climate adaptation measures in the Neighbourhood Development Plan.

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| **Policy reference:** | Policy FFC7 – Sustainable Design and Low Carbon Heat |
| **Policy Intention:** | 1. To ensure that all new development in St Mawgan in Pydar contributes meaningfully to the Parish’s response to the climate emergency by promoting high standards of sustainable design, construction, and resource management. |
| **Justification:** | 1. St Mawgan in Pydar Parish supports Cornwall Council’s commitment to addressing the climate emergency and achieving net zero carbon emissions by 2030. A meaningful contribution can be made through ensuring that all new development in the Parish achieves high standards of sustainable design. This approach can:  * Reduce reliance on fossil fuels and greenhouse gas emissions, * Promote efficient use, re-use, and recycling of natural resources, * Increase the use and generation of renewable energy, * Reduce fuel poverty, and * Support social equity and community wellbeing.  1. Sustainable construction involves taking a whole-life approach to development from location and design to materials, construction, long-term performance, and stewardship. 2. Policy SEC1 of Cornwall’s Climate Emergency Development Plan Document (CEDPD) provides a strong foundation for sustainable design, based on the ‘energy hierarchy.’ It requires development to:  * Use site layout, building orientation, and landscaping to reduce energy demand and maximise solar gain, * Incorporate on-site renewable or low carbon energy technologies, * Apply water-saving and reuse measures, such as rainwater harvesting and greywater recycling, * Mitigate summer overheating through design and green infrastructure, * Use high-quality, thermally efficient, and locally sourced materials where possible, * Integrate natural Sustainable Drainage Systems (SuDS), * Sensitively retrofit heritage assets to improve energy performance, while protecting historic character and engaging relevant heritage bodies.  1. Energy Performance Certificates (EPCs) rate a property’s energy efficiency from A (most efficient) to G (least efficient) and are required when a property is built, sold, or rented. In St Mawgan in Pydar Parish, a large proportion of properties fall into the D to G categories, reflecting the older housing stock. This highlights the importance of encouraging retrofitting with better insulation and low-carbon heating. Newer homes, mainly in Mawgan Porth and Trevarrian, tend to have higher EPC ratings, while older and heritage properties, particularly in St Mawgan village, typically perform poorly, presenting specific challenges for energy efficiency improvements. 2. Suggested retrofit measures include installing double or secondary glazing that meets modern standards, and replacing fossil fuel heating systems with electric or renewable alternatives with zero local emissions. 3. New developments are encouraged to aim for high sustainability benchmarks, such as achieving BREEAM ‘Excellent’ or equivalent. 4. To further support sustainable living and resource efficiency, the Parish encourages the inclusion of:  * Built-in kitchen and communal recycling bins, * Garden or communal composting systems, * Rainwater harvesting for non-potable uses, * Energy-efficient appliances and fixtures, * Green roofs and living walls, * Water-efficient landscaping using drought-resistant and native species.  1. The CEDPD sets a maximum water use standard of 110 litres per person per day for residential development. South West Water recommends that NDPs also apply a water efficiency standard for non-residential development, and the Parish supports this inclusion in future policies. |
| **Policy Text:**  **All new development proposals will be supported which:**   1. **seek to achieve high standards of design and sustainable development, or which seek to retrofit low carbon heating and cooling solutions to existing buildings as part of any redevelopment, and** 2. **demonstrate how design, construction and operation addresses the requirements of the Cornwall Climate Emergency DPD Policy SEC1.** 3. **In addition, non-household development should achieve a score of three credits within the water (Wat 01 Water Consumption) issue category for the BREEAM New Construction Standard, achieving 40% reduction compared to baseline standards;**   **Applications that clearly demonstrate the incorporation of measures to sustainably minimise waste or improve the management of resources will also be supported.** | |
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| **Policy reference:** | Policy FFC8 – Alternative Energy |
| **Policy Intention:** | 1. To support appropriate small-scale renewable energy generation in St Mawgan in Pydar Parish, while safeguarding sensitive landscapes, heritage assets, and residential amenity, in accordance with the Cornwall Climate Emergency Development Plan Document (CEDPD), Policy REN1, and the Cornwall Renewable Energy Landscape Sensitivity Assessment (RELS). |
| **Justification:** | 1. Renewable energy is particularly important to Cornwall due to its geography, an exposed, hilly peninsula with strong sunshine, numerous watercourses, and a granite spine making it well-suited to wind, solar, and other natural energy sources. However, the county’s rich landscape character, biodiversity, and heritage designations, especially within National Landscapes (AONB), limit opportunities for large-scale renewable developments. As a result, such schemes are generally directed to areas outside the AONB.   **MAP 4: ‘Broad areas’ suitable for wind energy development CEDPD 2023**   1. The Cornwall Climate Emergency DPD identifies ‘broad areas’ suitable for wind energy development based on landscape sensitivity, with parts of St Mawgan in Pydar, particularly near the borders with St Columb and St Eval, falling within these zones (see Map 4). These areas act as ‘areas of search’ rather than automatic approval zones, with any proposals subject to strict planning criteria, including visual impact assessments and minimum distances from homes and heritage assets. 2. There are currently 12 wind turbines operating near the Parish: five 150m-high turbines at Higher Denzell Farm and seven 57m-high turbines forming part of the Bears Down Wind Farm, which straddles the border with St Ervan Parish. The Bears Down site is proposed for repowering with 100m turbines. Additionally, the Parish hosts a 2m-high, 5kW turbine at Higher Lanvean Farm and a 34.6m turbine at the Mawgan Porth Golf Club. However, the Parish’s location constraints future wind energy development, as most of the area lies more than 2km from the 33kV and 132kV electricity grid, limiting grid connection options. 3. Small scale individual turbines [sub Band A] can help enhance the viability of farming and other small businesses by reducing energy costs and providing a measure of independence from the electricity grid, whilst minimizing landscape impact, if they meet the requirements of Policy RE1 of the Climate Emergency DPD, the guidelines set out in the Cornish Renewable Energy Landscape Sensitivity Assessment 2020, do not adversely affect highway safety or public rights of way, and are set back from settlements and principal roads of at least 200m. 4. A very small 50kw solar PV installations is present at the Mawgan Porth golf club, and no larger installations. 5. The Parish contains a number of watercourses, including the River Menalhyl, which have historically supported mill activity. Where appropriate, small-scale hydro schemes can contribute to the Parish’s climate goals and energy resilience. Such developments must be sensitively designed to protect the natural environment and avoid unintended impacts on flood risk, habitats, and heritage. Opportunities to enhance existing historic water infrastructure or improve biodiversity as part of hydro projects are particularly welcomed.. 6. The Renewable Energy Landscape Sensitivity Assessment (RELS) 2020 splits St Mawgan in Pydar Parish into four landscape units [See Map 5], each with specific guidance for wind and solar energy development:   **RLU 14 – St Breock Downs (CCA24)**  **Wind**: Supports repowering Bears Down with 150m turbines and extending existing wind farms rather than new standalone turbines. Protects historic landmarks, skylines, and scenic areas like the Watergate & Lanherne AGLV.  **Solar:** Not suitable due to high landscape sensitivity and visual exposure.  **MAP 5: Renewable Energy Landscape Sensitivity Assessment (RELS) 2020 landscape units**  **RLU 11 – Newquay and Perranporth Coast (CCA17)**  **Wind:** No new turbines recommended due to high visibility of coastline and hinterland. Development should avoid medieval strip fields and rugged coastlines.  **Solar:** Small-scale (Band A/B) possible in wooded valleys. Larger-scale (Band C/D) not suitable. Emphasis on preserving historic field patterns, AGLV scenic features, and avoiding cumulative landscape impacts.  **RLU 15 – Trevose Head & Coastal Plateau (CCA23)**  **Wind:** No new wind development recommended due to cumulative impact and visual sensitivity, particularly near AONB and coastal areas.  **Solar:** Small-scale (Band A/B) may be acceptable in sheltered farmland. Large-scale development (Band D) not suitable. Proposals must maintain rural character and avoid dominance or intrusion into protected landscapes.  **RLU 10 – Newlyn Downs (CCA25)**  **Wind:** Occasional small turbines (up to Band B) may be acceptable if well-sited and consistent in design. Larger turbines should avoid historic and sensitive landscapes.  **Solar:** Suitable for up to Band D in sheltered locations, using natural screening. Must avoid open and elevated areas and preserve tranquillity and farmland character.   1. Overall, the RELS encourages wind and solar development in appropriate, lower-sensitivity areas, favouring repowering and co-located schemes, while protecting valued landscapes, heritage assets, and the scenic qualities of the National Landscape [AONB] and AGLVs. |
| **Policy Text:**  **1.Wind Energy:**   1. **No specific land allocations are made for wind turbine development due to the Parish’s proximity to the Cornwall National Landscape (AONB) and the presence of locally sensitive areas.** 2. **In RLU 10 (Newlyn Downs), proposals for occasional single wind turbines up to Band B will be supported where they:** 3. **Comply with the criteria of Policy REN1 and the RELS,** 4. **Do not result in cumulative adverse impacts on landscape character or visual amenity,** 5. **Are appropriately sited to avoid harm to heritage assets, tranquil areas, or public views.** 6. **In RLU 14 (St Breock Downs), the repowering of existing wind turbines, including at Bears Down Wind Farm, will be supported where proposals:** 7. **Maintain or improve the visual coherence and layout of the turbine group,** 8. **Comply with Policy REN1 and the RELS,** 9. **Provide appropriate mitigation for any increased visual or environmental impact on the AGLV.** 10. **Elsewhere in the Parish, proposals for small-scale (sub-Band A) farm-scale or domestic wind turbines for local energy generation will be supported where they:** 11. **Are sensitively sited and designed to minimise visual and landscape impacts,** 12. **Are set back from settlements and principal roads,** 13. **Do not adversely affect highway safety or public rights of way,** 14. **Comply with the criteria set out in Policy REN1 and the RELS.**   **2. Solar PV:**   1. **In RLUs 11, 14, and 15, proposals for ground-mounted solar PV arrays will not be supported due to the high sensitivity of the landscape, visual exposure, and proximity to protected areas, including the Watergate and Lanherne AGLV and the AONB.** 2. **In RLU 10 (Newlyn Downs), Band A and B solar PV projects will be supported where they:** 3. **Are located in sheltered or folded farmland areas and avoid open, elevated, or visually prominent sites,** 4. **Do not affect semi-natural habitats or historic field patterns,** 5. **Avoid cumulative impacts and maintain a consistent scale, layout, and design with neighbouring development,** 6. **Are appropriately screened using existing features such as Cornish hedges or woodland.**   **3. Hydroelectric power generation.**  **Proposals for small-scale hydroelectric power generation will be supported where they:**   1. **Are located on suitable watercourses and demonstrate a viable and sustainable flow rate;** 2. **Respect the natural character and ecological function of rivers, streams, and their surroundings;** 3. **Avoid harm to biodiversity, particularly protected species and habitats, and incorporate measures to protect aquatic life (e.g. fish passes where required);** 4. **Do not increase flood risk upstream or downstream, and are accompanied by appropriate flood risk assessments;** 5. **Avoid adverse impacts on heritage assets, historic mills or leats, and their settings unless enhancement or sympathetic reuse is proposed;** 6. **Minimise landscape and visual impact, particularly in sensitive areas such as the AGLVs;** 7. **Provide details of any associated infrastructure (e.g. pipelines, turbines, control houses) to demonstrate it is of appropriate scale, design, and siting;** 8. **Are subject to relevant environmental licensing and regulatory requirements (e.g. from the Environment Agency).** | |
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| **Policy reference:** | Policy FFC9 – Local Energy Storage Batteries |
| **Policy Intention:** | 1. To support the development of energy storage infrastructure that enables greater use of renewable and low-carbon energy sources, improves local resilience, and contributes to a net-zero future, while protecting the Parish’s landscape, heritage, and amenity. |
| **Justification:** | 1. Local energy storage plays a vital role in enabling wider use of renewable energy by balancing supply and demand. In rural areas such as St Mawgan in Pydar Parish where the electricity grid may be less robust, storage can improve energy security, reduce reliance on fossil fuels, and support local farming enterprises and community resilience. While energy storage offers many benefits, it is still an emerging technology, and careful siting and impact assessment are essential, especially in sensitive or designated landscapes. |
| **Policy Text:**  **Proposals for renewable and low-carbon energy storage systems, including battery storage, will be supported and encouraged, where they meet the requirements of CEDPD Policy RE1 (6***),* **provided that:**   1. **The proposal is clearly linked to renewable or low-carbon energy generation (either on-site or nearby), and improves local energy resilience, particularly in off-grid or grid-constrained locations within the Parish;** 2. **The scale, siting, and design of the development are appropriate to its context and:** 3. **Reflect the local building vernacular, using materials and forms that minimise visual impact on the landscape;** 4. **Avoid harm to the character of the nearby National Landscape, the AGLV, or Conservation Area;** 5. **Avoid adverse impacts on biodiversity, natural habitats, and trees, with appropriate ecological and arboricultural surveys undertaken and mitigation provided in accordance with Policies 21 to 23 of this Plan;** 6. **The proposal does not:** 7. **Dominate or obscure heritage assets, and any effect on their setting or understanding is informed by a Heritage Impact Assessment where necessary;** 8. **Result in unacceptable impacts on residential amenity or the enjoyment of public rights of way, including from noise, vibration, glare, construction activity, traffic generation, fencing, or security lighting;** 9. **Where possible, the development makes use of existing agricultural or industrial buildings, or previously despoiled land, to reduce environmental impacts and land take;** 10. **The development includes:** 11. **Appropriate safety measures, including fire risk management, and** 12. **A clear and enforceable decommissioning plan to restore the site to its original or an agreed alternative use upon cessation of operation;** 13. **Where part of a wider proposal (e.g., residential, agricultural, or commercial), energy storage should be integrated into the site’s overall low-carbon energy strategy.** | |
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| **Policy reference:** | Policy FFC10 – Community Led Renewable Energy |
| **Policy Intention:** | 1. To sit alongside Policy RE1 of the CEDPD and support community-owned schemes which provide energy directly to domestic homes, businesses and other buildings in the Parish. |
| **Justification:** | 1. Communities play a vital role in driving renewable energy development and innovation. As of 2017, community energy organisations in the UK had installed 121 MW of renewable capacity, generating 265 GWh since 2002—delivering benefits to householders, local businesses, and the wider community. 2. National policy supports this approach. Paragraph 168(b) of the National Planning Policy Framework (2024) encourages local authorities to support community-led renewable and low-carbon energy initiatives. The government’s Powering Up Britain (2023) strategy reinforces commitments made in the 2022 Energy Security Strategy, promoting local partnerships with communities willing to host new onshore wind infrastructure in return for tangible community benefits. 3. At the local level, Cornwall’s Climate Emergency DPD (CEDPD) gives significant weight to community-led renewable energy schemes that demonstrate local support and are backed by appropriate administrative and financial arrangements. Such schemes are encouraged to deliver direct community benefits, such as:  * Discounted or direct energy supply, * Profit-sharing or community ownership, * Support for local infrastructure or social projects.  1. In St Mawgan in Pydar, there is growing interest in community-based climate action. As this momentum builds, there is strong potential for a community-led energy generation initiative to emerge in the near future. |
| **Policy Text:**  **Development proposals for community-led renewable energy schemes will be supported, where they are:**   1. **Integrated so that the energy generated can be supplied directly to domestic homes, businesses and other buildings in the Parish or local residents benefit from reduced energy prices, or** 2. **Fully or partly owned by residents, businesses or community associations located in St Mawgan in Pydar parish, for the benefit of the local community, demonstrated by evidence that the development is fully or partly owned through an appropriate community energy enterprise, and** 3. **Compliant with other policies of this plan and the CEDPD** | |
| Notes. Under Policy RE1, the overarching CEDPD policy for renewable and low-carbon energy, commercial schemes over 5 MW must offer communities the option to own at least 5% of the project, subject to viability. | |

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| **Policy reference:** | Policy FFC11 – Transition from Oil and Gas Heating |
| **Policy Intention:** | 1. To support the transition of existing buildings—particularly traditional and heritage properties—from oil and gas heating to sustainable, low-carbon alternatives in line with national decarbonisation targets and local climate goals. |
| **Justification:** | 1. Many traditional rural homes in the Parish currently rely on oil-fired heating, but upcoming regulations will require 80% of homes to switch to sustainable heating systems by 2035, and 100% by 2050. Similar restrictions are expected for bottled gas systems. While some homeowners are concerned about the transition, many of these fears are unfounded. 2. Supporting this transition not only helps meet climate targets but also improves living conditions, lowers bills, and increases long-term property value. Particular care is needed for historic buildings, where sympathetic retrofitting can preserve both heritage and climate performance. A variety of alternative heating options are available depending on location and conditions. 3. Cornwall’s Climate Emergency DPD Policy SEC1.3 supports developments that improve energy efficiency and reduce carbon emissions, especially where they involve the sensitive retrofit or reuse of historic or heritage buildings. Such retrofits must conserve or enhance the character and significance of the buildings while making them more sustainable. |
| **Policy Text:**  **Where planning permission is required, proposals for the replacement of oil, bottled gas, or other fossil fuel heating systems with low-carbon alternatives will be supported and encouraged, particularly where they meet the requirements of Policy SEC1 of the Climate Emergency DPD and:**   1. **Contribute to a significant reduction in carbon emissions and improve the energy efficiency of existing buildings;** 2. **Utilise appropriate and locally viable technologies, such as:** 3. **Electric heat pumps (air-source or ground-source),** 4. **Biomass boilers,** 5. **Solar thermal heating,** 6. **Hydrotreated Vegetable Oil (HVO),** 7. **Biopropane (BioLPG),** 8. **Wood or pellet stoves (with clean burn technology and sustainable sourcing);** 9. **Are part of a whole-house retrofit approach, incorporating insulation, efficient heat distribution systems, and measures to reduce energy demand;** 10. **For designated and non-designated heritage assets, demonstrate that the proposals:** 11. **Conserve, and where appropriate, enhance the building’s historic character, appearance, and significance,** 12. **Are informed by best practice in sensitive retrofitting, and** 13. **Avoid irreversible alterations that would harm historic fabric;** 14. **Where relevant, facilitate the re-use of vacant or derelict heritage buildings by making them habitable and energy-efficient, in accordance with Policy SEC1.3 of the Cornwall Climate Emergency DPD.** | |
| Notes. [1] Such work will often not require planning permission unless more significant changes are required, for example where new construction is required. Advice on this can be found in Improving Energy Efficiency in Historic Cornish Buildings (cornwall.gov.uk) | |

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| **Policy reference:** | Policy FFC12 – Window Replacement |
| **Policy Intention:** | 1. To support CEDPD Policy SEC 1 in ways that ensure that local character is preserved. |
| **Justification:** | 1. There are 40 Listed structures in the Parish whilst the St Mawgan Conservation Area village hosts many historic and traditional buildings. Elsewhere there are many properties that are of traditional format.Window design plays a vital role in the historic character of both listed and unlisted buildings in the Parish. 2. Whilst replacing windows with plastic (uPVC) windows can help achieve better insulation and energy efficiency, it can unfortunately harm the character of the Parish and the heritage value of a building as the style and size of the original windows can indicate the age, economic status, and past uses of a building. 3. Historic England advice is that listed buildings and in Conservation Areas any original windows should be retained, repaired and regularly maintained rather than replaced, or ‘retrofitted’ with plastic windows. There may also be opportunities to insert secondary or double glazing. 4. If absolutely unavoidable, then plastic replacement windows that closely replicate the original window features may be appropriate, with appropriate permissions in listed buildings and in Conservation Areas. 5. Elsewhere, where formal permissions may not be required, replacement by correctly proportioned plastic sash windows is more likely to be appropriate to character than casement windows. Modern materials may be acceptable in non-sensitive contexts if they accurately reflect traditional proportions and detailing. |
| **Policy Text:**  **1. Repair works to windows and doors on listed buildings will be supported where:**   1. **The works are clearly necessary due to damage, deterioration, or to improve sustainability;** 2. **Repairs are carried out on a like-for-like basis, using materials, design, and craftsmanship that accurately replicate the original features;** 3. **Where appropriate, the opportunity is taken to incorporate energy efficiency improvements, in line with the guidance in Improving Energy Efficiency in Historic Cornish Buildings (Cornwall Council).**   **2. Replacement of original windows and doors on listed buildings will only be supported where:**   1. **Repair is not viable, and this is evidenced through a detailed assessment and agreed with the local planning authority;** 2. **The replacement windows match the originals in materials, proportions, design details, and opening method;** 3. **Original window or door furniture is reused where possible;** 4. **Energy efficiency improvements are incorporated in line with Improving Energy Efficiency in Historic Cornish Buildings;** 5. **The use of historic or traditionally crafted glass is encouraged where it enhances the building’s character.**   **In exceptional circumstances, if no traditional material solution is viable, modern alternatives such as plastic or composite frames may be considered only where they closely replicate the original in profile, glazing pattern, dimensions, and opening method.**  **3. On non-listed or Later Buildings in the Parish, proposals for replacement windows using modern materials such as UPVC will be supported where:**   1. **The original window format (e.g. sash or casement) is retained;** 2. **Glazing bars are of an appropriate width and colour to reflect the original character;** 3. **Textured, figured, or coloured glass is avoided unless replicating existing historic features;** 4. **In the case of casement windows, designs ensure side-opening mechanisms are used, not hopper-style openings.** | |
| Notes. Planning permission is often not required for the installation of new windows in non listed buildings unless part of a rebuild or extension. However, it is recommended that the principles set out in 3 above should be followed by households to ensure that the improvements made are appropriate to the historic character of the area. | |

### Housing

#### St Mawgan in Pydar Parish Housing Requirement

1. By March 2023, the rural areas of the Newquay & St Columb Community Network Area had already surpassed the Cornwall Local Plan (2010–2030) minimum requirement of 400 dwellings. As a result, this NDP did not need to allocate any further housing in order to be considered in general conformity with the Local Plan, although it would still address local affordable housing needs and remain responsive to the local housing market.
2. In December 2024, the National Planning Policy Framework (NPPF) was updated, introducing a new method for Local Planning Authorities to calculate their housing requirements. This revised approach resulted in a significant increase to Cornwall’s housing targets. On 9 January 2025, Cornwall Council (CC) announced that its current Local Plan (covering the period to 2030) would be unable to meet these new targets. As a result, the Local Plan’s housing supply Policy 2a – Key Targets along with parts 1 and 2 of Policy 3 – Role and Function of Places is now considered ‘out of date.’
3. By law, the Neighbourhood Development Plan (NDP) must demonstrate general conformity with the strategic policies of the adopted Local Plan to 2030, while also having regard to national policies and advice such as the updated NPPF (2024). Consequently, it cannot rely on out-of-date housing supply policies, but it must continue to align with those strategic Local Plan policies that remain consistent with the revised NPPF. In practical terms, this means the NDP must plan for increased housing figures, rather than relying on the superseded Local Plan policies, to ensure it meets the Basic Conditions.
4. To establish a local housing provision target in line with NPPF expectations, the following factors were considered:

* An indicative housing requirement setting out a minimum number of additional homes that might be expected as a result of the NPPF 2024 changes.
* Feedback from parish-wide questionnaire surveys
* The requirement that the NDP must also be responsive to the local housing market
* Whether additional supply reduces local house prices.
* A consideration of whether additional houses (and population) would help sustain and extend local services and facilities.
* An awareness that developer investment could have benefits in terms of other infrastructure provisions.
* Size and tenure mix to meet local needs
* Specialist housing needs
* The proliferation of second homes in the Parish.

1. **An indicative housing requirement setting out a minimum number of additional homes that might be expected as a result of the NPPF 2024 changes**. This is based on the Government approach described in the NPPG ‘Housing and economic needs assessment guidance’ adapted for this NDP. It uses the number of existing homes in the area and applies a multiplier, adjusted for affordability using a median house price to income ratio [HPIR], to give a housing requirement. ‘Median’ data is used, which is the middle number when you sort the data from smallest to largest, because it lies in the lower range of values (where more of the house prices are), giving a better sense of typical house prices in an area. Median house price data from the wider local housing market area, which includes surrounding parishes, is used as it includes a wider range of dwelling types and sizes, and is less skewed by ‘trophy house’ sales. This data is balanced against the mean household incomes data for the same area. On this basis, the house price-to-income ratio (HPIR) is calculated at 7.2. After accounting for existing commitments and known housing need, the resulting net housing requirement is 36 dwellings.
2. **Feedback from Parish wide questionnaire surveys.** The majority of survey respondents (95%) had concerns about housing development with damage to rural and coastal areas being their greatest concern, followed by infrastructure. Some 74% were against the provision of more market housing, but 90% of respondents were in favour of providing genuinely affordable housing for sale or rent. Over half of the respondents saw this as a high priority and 77% in favour of limiting it to affordable housing for local people only. Small pockets of affordable housing development, of two to four dwellings or between 4 to 10 dwellings were seen as reasonable. St Mawgan and Trevarrian were seen as the places best able to sustain new development. Mawgan Porth and Trenance were seen as places where new development should be avoided, because of the sensitivity of the cliffs and flood plain and the amount of recent development which has already taken place.
3. **The requirement that the NDP must also be responsive to the local housing market.** The NDP must be responsive to the local housing market, in line with guidance set out in the National Planning Policy Framework (NPPF). A survey of local estate agents indicates a healthy level of property turnover and sustained demand across the Parish. This demand is driven by three main macroeconomic factors: the Parish’s coastal setting and designation within a National Landscape and Area of Great Landscape Value (AGLV); its proximity to Cornwall Airport Newquay; and convenient access to employment centres, which is expected to improve further with the delivery of the Mid Cornwall Metro project. These features make the Parish a high-amenity, demand-sensitive location.
4. The area continues to attract in-migrating households seeking a lifestyle change, as reflected in the shifting local demographic profile. This trend further reinforces housing demand. However, within this wider market pressure, there are also local families who wish to remain in the area and can afford market housing when it becomes available. It is therefore appropriate to allow for a modest level of market housing in the NDP to support these local needs.
5. **Will additional supply reduce local house prices?** There is a well-established theoretical basis for the view that increasing housing supply can help improve affordability by exerting downward pressure on prices. In St Mawgan in Pydar Parish, the house price-to-income ratio (HPIR) is currently 20.4:1. To meet commonly accepted affordability thresholds, typically around 4.5:1, median house prices would need to fall by approximately 77.9%. However, a reduction of this magnitude is highly unlikely in practice without extreme market intervention. For such a decline to occur organically, housing supply would need to significantly outpace baseline demand. Moreover, the extent to which prices respond to increased supply depends heavily on the price elasticity of the housing market.
6. St Mawgan in Pydar is a high-amenity, demand-sensitive location. In such areas, increasing supply can paradoxically stimulate additional demand, for example from second-home purchasers or lifestyle migrants. This counteracts the downward pressure on prices and limits the effectiveness of supply-side interventions in improving affordability.
7. Empirical evidence from the UK suggests that price elasticity of supply in rural or environmentally constrained areas is generally low, typically ranging between 0.1 and 0.3. Under these conditions, a 10% increase in supply might yield only a 1% to 3% reduction in prices. To achieve a 77.9% fall in prices within this range of elasticity, housing supply would need to increase by approximately 259% to 779%, equating to a near tripling, or up to an eightfold increase, of the existing housing stock, based on a simplified linear model. Even if the HPIR were reduced to 7.2 (as calculated using wider MSOA data), a supply increase of up to 375%, again, nearly tripling the housing stock, would still be required to reach affordability thresholds.
8. Taking these wider market dynamics into account, it is evident that increasing housing supply alone is insufficient to meaningfully improve affordability in St Mawgan in Pydar Parish. A more nuanced approach is required, including the provision of genuinely affordable homes targeted at local needs, and careful management of demand-side pressures that are shaped by the area's high-amenity character.
9. **A consideration of whether additional houses (and population) would help sustain and extend local services and facilities.** New housing can help sustain local services and facilities. Even a modest number of additional homes—provided they are occupied by new residents rather than simply reshuffling existing households—can contribute positively by increasing local demand within a walkable catchment. This, in turn, can help support existing services such as pubs, post offices, and village halls.
10. However, enabling the introduction of new local services typically requires a much larger ‘critical mass’ of development to generate the level of custom needed for commercial viability. While exact thresholds vary by context, research by organisations such as the Plunkett Foundation, ACRE (Action with Communities in Rural England), and the Rural Shops Alliance suggests that in many rural settings, the development of 700 to 1,000+ dwellings is often required to support the viable operation of a standalone village shop or similar facility. This is particularly true in areas with access to nearby retail options or competition from supermarkets and online shopping.
11. The feasibility of supporting new services also depends on other local factors such as seasonal tourism footfall, existing provision in nearby settlements, and potential for community-led or co-operative ownership models. However, in the context of St Mawgan in Pydar Parish, growth on this scale would be disproportionate to the size of existing settlements, and likely to lead to significant environmental and infrastructure impacts. Therefore, while modest development can play a role in maintaining current facilities, it is unlikely to justify or sustain the introduction of entirely new services.
12. **An awareness that developer investment could have benefits in terms of other infrastructure provision.** New development should contribute directly to the infrastructure necessary to make that development acceptable in planning terms. Infrastructure provision that arises as a direct result of a development, such as access improvements, drainage, or school places, should be funded by the developer. However, requiring contributions toward wider infrastructure not necessitated by the development itself can create unintended consequences, such as increased traffic, pressure on existing services, or changes to local character. Where the residual impacts of a development, even after mitigation, are judged to be significant and adverse, these should take precedence over any perceived planning ‘gain’ arising from unrelated or generalised infrastructure contributions.
13. Nonetheless, there may be cases, particularly involving smaller developments, where a developer is willing to support a specific local facility, such as a social or leisure asset, in recognition of the additional pressure their scheme may place on local resources. In some instances, a development may also help resolve a minor local infrastructure issue, either as a prerequisite for development to proceed or as a voluntary form of planning gain. In such cases, any benefit must be proportionate, directly related to the development, and in accordance with planning policy and the principles set out in national guidance.
14. **Size and Tenure Mix.** The current housing tenure mix in St Mawgan Parish is heavily biased in favour of owner/occupation compared to Cornwall generally, and much less on the private and public rented sectors. There are 24 social and affordable homes in the parish in the form of 12 one-bed, 3 two-bed and 9 three-bed, which is around 4% of the total housing stock compared to a Cornwall average of 10-12%.
15. The Parish has a higher proportion of larger (4 to 5 bedroom) dwellings than has Cornwall and England, and a lower proportion of medium (1 and 2 bedroom) dwellings. However, household size is predominantly small (1 to 3 people) so there is a mismatch between dwelling and household size. This may present challenges for first-time buyers, young families, and older residents looking to downsize within the community. Addressing this imbalance could be a priority for future development, ensuring that housing stock meets the diverse needs of current and future residents.
16. The current housing market in St Mawgan in Pydar is severely misaligned with local earning capacity, placing both home ownership and private rental well beyond the reach of most local households. Even products designed to be affordable (e.g. First Homes, Shared Ownership) are not viable for many without dual or above-average incomes.
17. As such, Affordable and Social Rented housing are the only truly accessible housing options for the majority of households in the area. Addressing this imbalance through the delivery of genuinely affordable rented homes should be a core objective of the Neighbourhood Development Plan, to ensure that local people are not priced out of their own community.
18. **Specialist Housing Needs.** The Parish population mix is getting much older. The housing market is delivering much less specialist housing for older people than is needed with the result that many people need to move to suitable accommodation or care-homes away from their own neighbourhoods, families and friends. Therefore, some provision for specialist affordable housing for the elderly is advisable, but this can be found within normal provision rather than a special allocation.
19. **Second Homes and their Impact.** St Mawgan in Pydar Parish has a high and increasing proportion of second homes and holiday lets, impacting housing availability, community cohesion, and local services. By 2021, an estimated 31.7% of dwellings were second homes, with hotspots in Trenance & Mawgan Porth (56.3%) and Trevarrian (38.3%), compared to more stable occupancy in St Mawgan and Carloggas. A 2024/25 local survey confirmed that only 30% of homes in Trenance Ward are permanently occupied, with 56% used as second homes or lets. Occupancy rates are low (0.9 residents per home in Trenance & Mawgan Porth), and electoral registration in the area has fallen by nearly 39% since 2005, reflecting the loss of year-round residents.
20. These findings confirm that second home ownership in parts of the parish is well above thresholds where negative impacts are felt, including reduced year-round population, pressure on housing availability, and erosion of community life.
21. This situation does not justify new market housing as it may simply be absorbed as additional second homes or holiday lets, further entrenching the problem. Furthermore the NDP affordability analysis shows that most market homes are out of reach for local people and that building more open-market housing without controls is unlikely to improve affordability, especially in high-demand coastal areas.
22. What is justified however is:

* Prioritising affordable housing — especially for rent as only affordable and social rented homes are genuinely accessible. These should be the focus of any new development.
* Implementing principal residence policies. To prevent new homes being lost to second home use, the data clearly supports a Principal Residence Policy (aka a “primary residence restriction”) for new builds.
* Exploring local occupancy clauses or community-led housing. To ensure that new homes meet identified needs, rather than demand from outside, mechanisms like community land trusts, discounted sale with local ties, or exception site policies are justified.
* Resisting further open-market housing in second-home hotspots. Given the scale of non-permanent occupancy in areas like Trenance and Mawgan Porth, any further open-market development risks worsening the imbalance unless tightly controlled.

1. **NDP Housing Requirement to 2030.** In light of the issues analysis above, it has been concluded that the Neighbourhood Plan should address the need for some market flexibility and encourage the provision of rural affordable housing and that **the NDP housing strategy should aim to contribute to the delivery of homes for about 40 households, in a mix of sizes, formats and tenures focusing on matching local affordable housing needs, supported by a Primary Residency Policy.** It is important to note that this is a minimum requirement, and the actual delivery may vary according to changes in local need, which can be dynamic, and economic pressures.

#### Delivering the St Mawgan in Pydar Parish Housing Requirement

1. The December 2024 updates to the National Planning Policy Framework (NPPF) have rendered elements of the adopted Cornwall Local Plan out of date. In particular, Policy 2a (‘Key Targets’) and parts 1 and 2 of Policy 3 (‘Role and Function of Places’) can no longer be used as a basis for framing neighbourhood plan housing policies. As a result, the NPPF’s presumption in favour of sustainable development now applies. This means that planning applications should be approved unless the adverse impacts of a proposal would "significantly and demonstrably" outweigh its benefits (NPPF Para 11d).
2. Despite this, several Local Plan policies remain broadly aligned with the NPPF and continue to carry significant weight in neighbourhood planning. These include:

Policy 2 – Spatial Strategy, which supports a dispersed pattern of development based on the role and function of each settlement

Policy 3 – Role and Function of Places, parts 3 and 4, which enable development through rounding off, infill, and rural exception sites, while emphasising the conservation and enhancement of National Landscapes (AONBs)

Policy 6 – Housing Mix

Policy 7 – Housing in the Countryside

Policy 8 – Affordable Housing

Policy 9 – Rural Exception Sites

1. In line with the updated NPPF, the St Mawgan in Pydar NDP supports a sustainable pattern of development that:

* Meets local housing and infrastructure needs
* Improves the natural and built environment
* Mitigates and adapts to climate change
* Makes effective use of land, particularly within existing built-up areas (NPPF Para 11a)

1. The NPPF also stresses the importance of directing development to sustainable locations (NPPF Paras 11dii and 110). Cornwall Local Plan Policy 2 remains relevant in this context, as it aligns with these principles by promoting homes and jobs in settlements according to their role, function, and accessibility.
2. Paragraphs 82 to 84 of the NPPF are particularly relevant to rural parishes like St Mawgan in Pydar. They make clear that planning policies should:

* Respond to local housing needs, including affordable homes
* Encourage community-led housing and rural exception sites
* Locate development where it supports village vitality and services
* Avoid isolated homes in the open countryside, unless special circumstances apply

1. While parts of Local Plan Policy 3 are no longer applicable, parts 3 and 4 continue to offer a robust framework for sustainable rural development. These support infill, rounding-off, and rural exception schemes, and align closely with national policies on landscape protection and rural housing delivery.
2. Cornwall Council have issued an **Interim Policy Position Statement** to ensure the continued delivery of new housing by providing a clear and consistent approach to assessing and making decisions on development proposals during a period where the ‘presumption in favour of sustainable development’ will apply to Cornwall. By implementing the principles set out in the Position Statement, it is hoped that higher levels of housing growth in Cornwall will be managed in a way that balances the need for new homes with the protection of local character, services, and the natural environment.
3. The Position Statement accepts that Cornwall requires a **step change in housing delivery** to meet local needs, and this means bringing forward a variety of sites, especially those that can be delivered promptly by small and medium-sized builders. However, development must always be guided by the principle of putting the ‘**right development in the right place, ’** so proposals should always respect a settlement’s **scale, character, and role.** It sets out the following guidelines to achieve that aim:

* **More Sustainable Settlements.** A wider range of settlements will inevitably need to accommodate growth, recognising that sustainability depends not only on settlement size, but on local services,facilities, and functional connections to neighbouring areas. Larger settlements with a robust service base can typically accommodate more extensive development, while medium-sized settlements may be suitable for more flexible rounding off or infill. In smaller settlements or areas within National Landscapes, new housing will predominantly come forward through rural exception sites unless more general housing policies now apply.
* This more flexible approach should help to **strengthen vital services** such as public transport, schools, and shops, which often serve multiple nearby communities. Modest housing growth in closely linked settlements can build the **critical mass** necessary to improve bus routes and encourage walking or cycling. Every development should contribute to a **better-connected network** by enhancing local pedestrian and cycle links.
* **Meeting Housing Needs.** Within this framework, a broad range of **housing types, sizes, and tenures** is required, including affordable, supported, specialist, and market housing. Sites should incorporate **affordable housing** in line with local policies and evidence on community needs, while also providing a suitable mix of dwelling types.
* **Making the Best Use of Land.** Land should be used **effectively and efficiently**. This can mean higher densities where appropriate, reusing previously developed land, and avoiding artificially low densities or site subdivisions aimed at bypassing affordable housing requirements. Where higher density supports **affordability** and remains in keeping with local character, it will be encouraged.
* **Infrastructure and Accessibility.** New housing must be accompanied by **necessary infrastructure**, ranging from roads and public transport to community facilities and active-travel routes. The benefit of any **uplift in land value** should be shared to address local needs such as affordable housing and improved connectivity. Proposals should be **sustainably located**, prioritizing safe and convenient pedestrian and cycle access, reducing car dependence, and creating inclusive, walkable neighborhoods. This also aligns with the commitment to providing **accessible homes** that meet the needs of various groups.
* **Design Quality and Local Distinctiveness.** Housing developments should demonstrate **high standards of sustainable construction**, address carbon reduction, and respond positively to local design and heritage considerations. Proposals must **conserve and enhance** the character of the area, including both designated and non-designated heritage assets, and meet **biodiversity net gain** requirements. Reference should be made to the Cornwall Design Guide, local design codes, and any relevant supplementary planning documents.
* **Deliverability and Engagement.** Because increased housing delivery is an urgent priority, proposals must be **demonstrably deliverable**, ideally within five years. The Council may impose **time-limited conditions** or shorter implementation periods to expedite delivery. Developers are also encouraged to engage **early and meaningfully** with local communities, parish or town councils, and relevant stakeholders to ensure that proposals address local needs and concerns.
* **Rural Exception Sites in Smaller Communities.** Cornwall’s policy on **rural exception sites** remains critical in **smaller or more isolated settlements,** including those within National Landscapes. While some sites previously considered only as exception sites may now come forward under general housing policies, Policy 9 still applies where needed to secure genuinely affordable homes for local people.
* **Isolated Homes.** The **National Planning Policy Framework** strongly discourages **isolated homes** in the countryside. Exceptions, such as alternative living proposals, must comply with local policies and rigorous national guidelines to ensure these homes are truly justified by location-specific circumstances.

1. **The Strategy for Meeting Needs in St Mawgan Parish.** Taking into account the NPPF 2024 provisions, the Cornwall Local Plan Policies 2 and 3 [parts 3 and 4], the Interim Planning Position Statement and the considerations set out in paragraphs 4.10 to 4.36 above, the main means for delivering the new housing requirement will primarily be through small scale housing in the form of infill, rounding off, development of Previously Developed Land [PDL] and small scale rural exception sites for affordable dwellings to meet local needs along with any additional open market housing that may be required to provide the commercial incentive to meet this need. This would ensure that development takes place in the most appropriate areas, is in keeping with the local built environment in terms of scale and design and contributes to preserving and enhancing the character and identity of the Parish.
2. The focus will be on the St Mawgan/Carloggas and Trevarrian settlements, with less emphasis on Mawgan Porth/Trenance. Community consultation indicated that new development in the latter areas should be limited due to the sensitivity of the cliffs and flood plain, as well as the amount of recent development. This is reflected in the AGLV status of the area and the proposed Areas of Special Character.
3. The main aim will be to deliver affordable housing small-scale ‘rural exception sites’ under CLP Policy. It is anticipated that up to 35 of the 40 new dwellings forecast will be in this form. Affordability threshold data indicate that shared-ownership with low-percentage shares and social-rented housing are high priorities.
4. The housing mix should aim to deliver 1- and 2-bedroom dwellings for the young and elderly, although some 3-bed accommodation for growing families is also desirable to help address the nucleus of social housing need in the community.
5. Any housing not restricted to local occupancy through local needs conditions and covenants will be subject to a ‘primary residency’ policy.
6. The reinstatement of development envelopes was popular with 74% of respondents. However, to conform with NPPF 2024 and the Cornwall Local Plan, precise development boundaries, and restriction of development to infill are not possible. Instead, the NDP will set local criteria to ensure that new residential development is proportional to each settlement’s scale, respects its setting and character (including heritage and natural environment criteria), contributes to the needed mix of housing types, and is commensurate with and will help to support and enhance the social and community facilities available.

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| **Policy reference:** | Policy H1 – Sustainable Settlements |
| **Policy Intention:** | 1. To ensure that any new housing development occurs at the most sustainable locations in a form which is appropriate to the settlement scale, facilities, and environment. |
| **Justification:** | 1. The National Planning Policy Framework (NPPF, 2024) is clear that development should follow a sustainable pattern. Plans must aim to meet identified local development needs, ensure growth is aligned with infrastructure provision, improve the environment, and both mitigate and adapt to climate change. Furthermore, development should be directed towards sustainable locations in line with NPPF paragraphs 11a, 11d(ii), and 110. 2. The Cornwall Local Plan (CLP) reflects these national principles. Policy 2: Spatial Strategy sets out that new development should adopt a sustainable approach to accommodating growth, achieving a balanced mix of economic, social, and environmental benefits. It supports the continuation of Cornwall’s dispersed settlement pattern, with homes and jobs provided in line with the role and function of each place. 3. NPPF paragraph 82 reinforces the need for planning policies in rural areas to address local housing needs, including support for community-led housing and rural exception sites to deliver affordable homes. Paragraph 83 promotes housing that supports community vitality, enables villages to grow and thrive, and enhances local services. At the same time, paragraph 84 confirms that, subject to specific exceptions, isolated homes in the open countryside should be avoided. 4. At the local level, CLP Policy 3 allows for development through infill, rounding-off, and rural exception sites, while recognising the need to conserve and enhance Cornwall’s National Landscapes (Areas of Outstanding Natural Beauty). 5. The CLP (para 1.65) defines infill as the development of a small gap in an otherwise continuously built-up frontage, without extending the settlement into open countryside. Successful infill schemes should integrate with their surroundings in terms of scale, density, character, landscaping, and parking, and may positively contribute to the local built environment. The NPPF (2024) defines brownfield land as land that is or was occupied by a permanent structure, including its curtilage and associated infrastructure. 6. Rounding-off refers to development on land that is substantially enclosed, typically bounded by a physical barrier such as a road, and which does not extend the built form into the open countryside. In a rural parish such as St Mawgan in Pydar, opportunities for appropriate rounding-off are likely to be limited, and proposals must be carefully designed to ensure they are proportionate and sensitive to the scale and character of the surrounding settlement. 7. The St Mawgan in Pydar NDP Settlement Assessment concluded that the settlements of St Mawgan/Carloggas, Trevarrian, and Mawgan Porth/Trenance are appropriate locations for limited, proportionate development. Any future development should reflect the scale of each settlement, respond to local environmental constraints, and be designed to support and enhance existing social and community infrastructure. |
| **Policy Text:**  **1. Proposals for residential development at the settlements of St Mawgan, Trevarrian, Mawgan Porth and Trenance as shown on the Proposals Map will be supported where it:**   1. **Is at a level that is proportional to the scale of the settlement and commensurate with and will help to support and enhance the social and community facilities available in the Parish; and** 2. **Respects the setting, form, character and natural environment of the settlement and the criteria set out in NDP Policies relating to Heritage, Cornish Distinctiveness and Design, and the Natural Environment and Landscape; and** 3. **Contributes to the mix of housing types and tenures needed by the community of the Parish; and** 4. **Incorporate safe and convenient pedestrian and cycle connectivity to key community facilities and services within the settlement which provide the means for residents of new developments to physically and socially become part of an existing community; and** 5. **Is either:**    * 1. **an infill scheme, which fills a small gap in an otherwise continuous built frontage and does not physically extend the settlement into the open countryside, or**      2. **a rounding off scheme, which involves the rounding off the settlement, is surrounded on at least two sides by the existing built edge of the settlement and does not visually extend building into the open countryside, or**      3. **the development of previously developed land within or immediately adjoining the settlement of a scale appropriate to the village, or**      4. **a conversion of a building that is structurally suitable, that retains its rural and historic features and that does cause detriment to the residential amenity of any existing or neighbouring dwellings.**   **2. Elsewhere residential development will not be supported unless it is:**   1. **for the replacement or subdivision of dwellings; or** 2. **the reuse of suitably constructed redundant, disused or historic buildings; or** 3. **temporary accommodation for workers to support established and viable rural businesses; or** 4. **Full time agricultural and forestry and other rural occupation workers where there is an essential need; or** 5. **‘Regenerative, Low Impact Development’ in accordance with CEDPD Policy AL1; or** 6. **small scale infill within established hamlets and small groups of dwellings that complies with NDP Policy H5.** | |
| Notes. In the ‘open countryside’ beyond the development boundaries, development will be strictly controlled by CLP Policy 7 and will be limited to dwellings for rural workers, employment development in rural areas, buildings for agriculture and forestry, replacement dwellings, house extensions, replacement buildings and renewable energy projects and development specifically permitted by other St Mawgan in Pydar NDP. Within established hamlets and small groups of dwellings small scale infill will continue in accordance with NPPF and CLP Policy.    **MAP 6: Settlement Areas** | |

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| **Policy reference:** | Policy H2 – Housing Mix |
| **Policy Intention:** | 1. To ensure that new housing development meets identified local needs and supports a balanced, inclusive community. |
| **Justification:** | 1. NPPF says that planning should ensure that sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed, and provide for a mix of housing catering for different groups, identifying the size, type, and tenure of housing required and where an affordable housing need has been identified, plans should provide for it. 2. The housing stock in St Mawgan in Pydar is currently skewed towards larger, owner-occupied homes, with a limited supply of smaller dwellings and affordable tenures. This imbalance is not aligned with the actual needs of the local population, which is characterised by small household sizes (predominantly 1–3 people) and a growing proportion of older residents. 3. Only around 4% of homes in the parish are affordable or social rented, compared to a Cornwall average of 10–12%, and there are just 24 such dwellings in total. Meanwhile, the supply of 1- and 2-bedroom homes is significantly below local and national averages, despite these being the sizes most suited to first-time buyers, downsizers, and those in housing need. 4. Affordability analysis shows that market housing is well beyond the financial reach of most local residents. The median house price of £531,000 would require an income of £118,000 per year, more than three times the local average. Market rents are similarly unaffordable, and even schemes like First Homes and Shared Ownership are only viable for households on above-average or dual incomes. 5. By contrast, affordable and social rented homes are the only housing options that are genuinely accessible across all income groups, including single lower earners. There is also unmet demand for specialist housing for older residents, which could be delivered through appropriately designed and located homes as part of general housing provision. 6. Community consultation supports this approach: while 74% of residents opposed more market housing, 90% supported the provision of genuinely affordable homes for local people, with over half identifying it as a high priority. 7. This evidence strongly supports the need for a housing mix policy that:  * Prioritises the delivery of smaller, more affordable homes, particularly 1- and 2-bed properties; * Maximises the proportion of affordable housing for rent, particularly social rent; * Responds to the needs of older residents, including opportunities to downsize locally; * Ensures that new homes meet genuine local needs, not external demand.  1. A balanced and inclusive housing mix is essential to support community sustainability, housing choice, and intergenerational resilience in the parish. |
| **Policy Text:**  **1. Proposals for new residential development in St Mawgan in Pydar Parish will be supported which:**   1. **Delivers a mix of dwelling sizes that prioritises a mix of smaller one and two bedroom homes for the young and elderly, family homes of two and three bedrooms, designed as lifetime homes that are fully accessible or readily adaptable for disabled or elderly people, on parts of the site with generally level access.** 2. **Maximises the provision of affordable housing for rent, with a particular emphasis on social rent as the most accessible tenure for local households.** 3. **Supports the delivery of homes suitable for older residents, including smaller, accessible dwellings that enable downsizing within the parish and reduce the need to relocate for care or suitability.** 4. **Demonstrates how the proposed housing mix reflects local needs, including reference to the findings of the NDP Housing Needs Assessment, the current assessed housing need for the parish and other up-to-date evidence.**   **2. Where open market housing is proposed (including as part of mixed-tenure schemes), it must:**   1. **Include a proportion of smaller dwellings;** 2. **Avoid overprovision of larger homes (4+ bedrooms) unless robust evidence of local need is provided.** 3. **Restrict the occupancy of new homes to principal residences, in accordance with Policy H3 (Principal Residence), to ensure new housing supports year-round community sustainability.**   **3. Proposals that include self-build or self-finish serviced plots to be offered at a discount to selfbuilders in local housing need will be supported, subject to a legal agreement that the dwelling remains available to local people in need in perpetuity.** | |
| **Notes.**  When applications for housing are being considered developers should assess current demographic and market information to determine the proportional balance of specialist housing required.  \*Further information as to standards required may be found in the Cornwall Council Housing Supplementary Planning Document February 2020). | |

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| **Policy reference:** | Policy H3 – Rural Exception Affordable Housing |
| **Policy Intention:** | 1. To help meet local housing need. |
| **Justification:** | 1. Rural exception sites are small-scale developments located on land adjacent to existing settlements, intended primarily to deliver affordable housing for local people. In line with NPPF (2024) and Cornwall Local Plan Policy 9, these sites must be affordable housing-led, well related in scale and character to the settlement, and may include a limited amount of open market housing only as cross-subsidy, subject to viability testing. 2. Given the severe affordability challenges in St Mawgan in Pydar Parish, and ongoing pressures from high-value market housing, rural exception sites will play a crucial role in addressing local housing need. These sites offer one of the few mechanisms available to deliver genuinely affordable and social rented housing, which is otherwise largely unattainable for most local households. As such, the NDP strongly supports rural exception development where it is sensitively located and designed, and where it delivers housing that is truly affordable to local people. 3. Because exception sites rely on landowner and developer initiative rather than advance allocation, it is important that the NDP sets out clear criteria to guide proposals, ensuring they are appropriately scaled, sensitively located, and respond to local housing needs, including the preferred mix of dwelling types and sizes. 4. Design flexibility can help meet specific local needs. For instance, including a small extra room in smaller dwellings can support older or vulnerable residents by enabling live-in carers or visiting family, reducing reliance on institutional accommodation. 5. Self-build affordable housing can also form part of rural exception provision, through low-cost or discounted plots, shell units, or self-finish schemes for households in local housing need. However, such homes must still reflect local design and character, ensuring a coherent and context-sensitive approach to materials, scale, and layout. |
| **Policy Text:**  **Proposals for affordable housing-led residential development under CLP Policy 9 [‘Rural exception Sites’] and proposals which meet the criteria for affordable self-build dwellings will be supported where they meet an identified local need for affordable housing on sites outside of and well-related\* to the built form of the settlement, respect the setting, scale, form and character of the settlement and:**   1. **Where there is potential for harm to the landscape setting of the settlement, a landscape and visual impact assessment (LVIA) prepared under the Landscape Institute guidelines is submitted and appropriate mitigation is demonstrated in the design;** 2. **If market homes are included, the overall scheme is ‘tenure blind’ such that market and affordable homes are indistinguishable in design, materials and form.** 3. **Where feasible the scheme will deliver some homes that are accessible and suitable for older or less mobile residents, including those that may require an overnight carer.** | |
| Notes. [1] within a safe, off-road walking distance from the village or hamlet. | |

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| **Policy reference:** | Policy H4 - Community Led, Self and Custom Build Housing |
| **Policy Intention:** | 1. To support community led local housing initiatives that help address affordable housing needs. |
| **Justification:** | 1. The NPPF (2024) encourages the delivery of alternative affordable routes to home ownership for those unable to access market housing. These include shared ownership, rent-to-buy, low-cost sale homes, and notably, self-build and community-led housing, such as through Community Land Trusts (CLTs). Such developments, when delivered on exception sites adjacent to settlements, must be small-scale, sensitive to local character, and meet clear local needs. 2. Self and custom-build housing, as defined in national and local policy, offers individuals or groups the opportunity to create and occupy their own homes, potentially at a lower cost. Where self-build involves personal labour (‘sweat equity’), it can generate a meaningful discount on market value, providing an accessible solution for local people priced out of the conventional market. 3. However, without appropriate restrictions, self-build can sometimes result in larger, unaffordable homes, particularly detached properties. To ensure such housing remains genuinely affordable and available to local people, controls on occupancy, resale value, and eligibility may be needed. 4. Self-build can be delivered in various forms, including serviced plots, discounted plots, watertight shell units, or self-finish homes. To maintain coherence and quality, it is important that individual homes share a common design approach, especially in terms of scale, form, and materials, and relate positively to their surroundings. 5. Where multiple plots are proposed, a site-wide Design Code should be agreed with the local planning authority to guide development. Offering a range of plot sizes can help cater to differing needs and budgets, supporting both affordability and diversity in the housing stock. |
| **Policy Text:**  **1. Proposals for affordable housing delivered by individuals, community groups, Community Land Trusts, registered providers, or developers working in partnership will be supported where they:**   1. **Are located in St Mawgan, Carloggas, Trevarrian, Mawgan Porth or Trenance or other sustainable rural settlements, in accordance with Policies H1 and H5 of this Plan;** 2. **Deliver genuinely affordable housing using innovative models such as self-build, custom-build, or other affordable routes to home ownership, as defined by the NPPF (2024);** 3. **Are secured as affordable in perpetuity through a planning obligation, including restrictions on resale to ensure local affordability;** 4. **Provide dwelling sizes and bedroom numbers that reflect the need identified in the most recent local housing needs assessment, and do not exceed the Nationally Described Space Standards (NDSS) +10%;** 5. **Where part of a multi-plot or estate proposal, include an agreed site-wide Design Code to guide the scale, form, materials and relationship between individual dwellings; and** 6. **Are brought forward as small-scale development or infill, including as part of the affordable housing mix on rural exception sites.**   **2. In addition, community-led affordable housing schemes may be supported on sites that would not otherwise meet the criteria for rural exception sites, provided they comply with the NPPF (2024) and the criteria a) to e) listed above.** | |
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| **Policy reference:** | Policy H5 – Infill of Small Undeveloped Gaps within Hamlets and Isolated Small Groups of Dwellings. |
| **Policy Intention:** | 1. To regulate residential development in very small rural settlements, ensuring it maximises sustainability despite its isolation and distance from services, is suitably scaled, and harmonious with its surroundings. |
| **Justification:** | 1. In St Mawgan in Pydar Parish, there are several small clusters of dwellings, such as at Trevenna Cross, Ox Lane, Ball Lane, Higher Tolcarne, and Mawgan Porth Hill, that lie outside of settlements defined in this NDP. In accordance with the National Planning Policy Framework (NPPF) and Cornwall Local Plan guidance, new housing in the open countryside is highly restricted. Permissible development is typically limited to rural worker dwellings, house extensions, replacement dwellings, and very limited infill within established hamlets. 2. Such hamlet clusters often lack local services, infrastructure, and public transport, meaning they are generally unsuitable for larger-scale development. Allowing significant growth in these areas could result in rural isolation, and place an unrealistic burden on residents to access essential services elsewhere. Cornwall Local Plan Paragraph 1.67 also cautions against treating areas with large gaps between buildings as suitable for infill, especially where these do not form a coherent settlement pattern. 3. Development in these locations must not consist of or intensify sporadic, low-density straggles of housing and should instead demonstrate a clear relationship with nearby settlements and facilities. Proximity to employment, services, and public transport remains an essential consideration for sustainability and quality of life. 4. An exception to conventional planning constraints may apply in the case of Regenerative Low Impact Developments, which aim to enable off-grid, low-carbon lifestyles. Such schemes can contribute positively to biodiversity, food production, and self-sufficiency while respecting landscape character and heritage. Under Policy AL1 of Cornwall’s Climate Emergency DPD, such development may be permitted in countryside locations only where a truly low-impact approach is demonstrated and proposals are subject to rigorous assessment and long-term monitoring to ensure they remain environmentally and socially sustainable. |
| **Policy Text:**  **1, Small scale infill developments of 1 or 2 dwellings within rural hamlet settlements which have a form and shape with clearly definable boundaries**   1. **The development would fill a gap in an otherwise continuous frontage [which will normally be a road frontage]; and** 2. **The design of the development is in accordance with NDP Policy X; and** 3. **The development will not diminish open land that is considered important to the character of the hamlet or setting of a nearby settlement or historic environment asset.**   **2. In order to ensure that such developments are sustainable and that rural isolation is not increased, account should be taken of:**   1. **The proximity, accessibility and relationship of the hamlet / small group of dwellings to facilities, employment and services required for day to day living; and** 2. **Whether opportunities exist to minimise the number or length of car trips including:** 3. **the availability of superfast broadband for home working,** 4. **access to bus links to nearby settlements and towns for employment and services, and** 5. **the ability to make short journeys on foot or bicycle.**   **3. Beyond the settlement edges of rural hamlet settlements development will not be supported unless it is in accordance with CLP Policy 7, 9, or 21 or CEDPD Policy AL1.** | |
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| **Policy reference:** | Policy H6 – Second Homes & Primary Residency |
| **Policy Intention:** | 1. To ensure that new housing contributes to the sustainability and vitality of the local community and help address local housing needs by being occupied as full-time homes, rather than being used as second homes or holiday lets. |
| **Justification:** | 1. St Mawgan in Pydar Parish is experiencing a high and growing proportion of second homes and holiday lets, which has clear implications for housing availability, community cohesion, and local service viability. Data from the 2011 Census indicated that 24.6% of dwellings were unoccupied, with the highest concentration in the Mawgan Porth area where 41% of homes were not permanently lived in. Historic Council Tax data (pre-2018) placed the parish in the 15–24% second home bracket. By 2021, Census data suggests that 31.7% of dwellings may be second homes, with hotspots in: Trenance & Mawgan Porth: 56.3% second homes, Trevarrian: 38.3%. By contrast, central village areas such as St Mawgan and Carloggas remain largely permanently occupied. A local survey (Winter 2024/25) by the NDP Steering Group reinforces these trends: In St Mawgan Ward, 79% of properties are permanent homes, with 11% confirmed as second homes or holiday lets. In Trenance Ward (Trenance, Mawgan Porth, Trevarrian), only 30% are permanent homes, and 56% are second homes or holiday lets. Further supporting evidence comes from occupancy data, with Trenance & Mawgan Porth showing just 0.9 residents per home, significantly lower than the Cornwall (2.0) and England (2.2) averages. Finally, a 38.7% drop in electoral registration in Trenance Ward between 2005 and 2020 signals a substantial loss of full-time residents. 2. The high proportion of second homes in St Mawgan in Pydar Parish has created a significant ‘missing population’ estimated at around 481 people during winter months who would otherwise support local services, shops, and businesses year-round. This seasonal population fluctuation has distorted the local economy, contributing to a concentration of tourism-oriented businesses, particularly near the coast, while everyday services for permanent residents have declined. Many of these tourist businesses close in the off-season, further reducing access to services and weakening the year-round viability of the local economy. 3. There is also a clear correlation between the rise in second homes and steep house price inflation. Between 1995 and 2023, median house prices increased by 777% and lower quartile prices by 582%, far exceeding regional and national trends. This inflationary pressure has made housing increasingly unaffordable for local people. 4. The impact is also being felt in community infrastructure such as schools. Mawgan-in-Pydar Community Primary School now serves more pupils from outside the parish than from within, despite having a catchment focused on the parish. This suggests a decline in the number of local families with school-aged children, in part due to the shortage of available, affordable housing for permanent residents, as homes are increasingly used as second homes or holiday lets. 5. Second homes and holiday lets have a complex presence in St Mawgan in Pydar Parish, bringing both benefits and challenges. While tourism is a vital part of the local economy, particularly in Cornwall, many residents are concerned that a high concentration of second homes is intensifying social and environmental pressures. Although there is general recognition of tourism’s role in supporting local businesses, there is significantly less support for the development of additional tourist accommodation within the parish. 6. While concerns are sometimes raised about potential unintended consequences of a Principal Residence Policy (restricting new housing to full-time occupancy), available evidence suggests these fears are largely unfounded. That said, effective implementation depends on clear enforcement mechanisms, typically through a Section 106 agreement. The impact on local school rolls remains uncertain but is likely connected to the broader decline in full-time residency. As seen in areas like St Mawgan in Pydar Parish, balancing economic development with community sustainability requires careful management of second homes to protect housing affordability and local services. |
| **Policy Text:**  **1. New open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy a Principal Residence.**  **2. New unrestricted pupose-built second homes will not be supported at any time.**  **3. A principal residence is defined as one occupied as the residents’ sole or main residence, where the residents spend the majority of their time when not working away from home. Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement.**  **4. The condition or obligation on new open market homes will require that they are occupied only as the principal residence of those persons entitled to occupy them.**  **5. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).** | |
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### Employment and Commercial Development

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| **Policy reference:** | Policy ARL1 – The Arla Site |
| **Policy Intention:** | 1. To protect the employment land at Trevarrian, taking a measured approach to its release should an employment use not be possible. |
| **Justification:** | 1. The former Arla Creamery site at Trevarrian, currently owned by Acorn Blue, is located on the north-western edge of the hamlet, just north of the B3276 between Mawgan Porth and Newquay. The site occupies a transitional location between the settlements of Mawgan Porth and St Mawgan, with surrounding land predominantly agricultural, interspersed with some residential and tourism uses. To the northwest lie the Travellers Rest car park and a glamping site, while to the south is the Trevarrian Holiday Park. Approximately 60 dwellings lie to the southwest and northwest, forming part of the Trevarrian settlement. 2. A previous planning application for redevelopment was refused due to the loss of an established industrial facility, which was to be replaced by only two smaller commercial units—a change considered to conflict with Cornwall Local Plan Policy 5, which seeks to safeguard employment land. 3. Should the site come forward again for redevelopment, the retention or enhancement of employment use should be the priority. Where this cannot be viably achieved, consideration may be given to a mixed-use scheme, but only where it delivers a meaningful proportion of affordable housing to meet local needs. Any proposal must reflect the scale and character of the surrounding area and respond appropriately to the site’s sensitive rural edge location. |
| **Policy Text:**   1. **Proposals to redevelop the Arla employment site at Trevarrian will be supported based on a hierarchy of preferred uses** 2. **Lower priority uses will only be considered if, following a sustained marketing campaign that meets the requirements of Cornwall local Plan Policy 5, higher priority schemes do not come forward.** 3. **In descending order of priority, the preferred uses are:**   **i. A solely employment use.**  **ii. If, and only if, a proposal for solely employment use does not come forward during the marketing campaign, then development of a mix of employment and permanently affordable housing will be permitted.**  **iii. If, and only if, a proposal for uses i or ii does not come forward during the marketing campaign, then development of the whole site for a solely permanently affordable housing will be permitted.**  **iv. If, and only if, a proposal for uses i, ii or iii does not come forward during the marketing campaign, then an affordable housing scheme delivered by a housing association will be permitted.**  **v. If, and only if, a proposal for uses i, ii, iii or iv does not come forward during the marketing campaign, then alternative uses will be permitted.**   1. **The change of use of any part of the site for permanently affordable housing should be delivered by a Community Led Housing Group.** 2. **Cross-subsidy of permanently affordable housing with an element of market housing will be supported if it is demonstrated through an independent, community-led housing viability study that market housing is essential to make the mixed community and affordable housing scheme viable. Any market housing demonstrated as necessary to cross-subsidise affordable housing must be no greater than that required to make the affordable scheme deliverable, and, in any event, should not exceed the amount of affordable housing.** 3. **For a scheme to be approved, evidence must be provided that all of the conditions in A-C above have been met and the marketing campaign complies with Cornwall Local Plan Policy 5.** | |
| Notes.    **MAP 7: Arla Site** | |
| Note: Although the planning application current at te time of writing has been approved by the Planning Committee of Cornwall Council the permission has not yet been issued. This policy is retained until such time as that permission is issued, bearing in mind that until; such time it remains an industrial site. | |

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| **Policy reference:** | Policy BE1 - Small Business Development |
| **Policy Intention:** | 1. To ensure that new and expanding business developments are environmentally appropriate, contribute to sustainable economic activity, and are well integrated into their surroundings. |
| **Justification:** | 1. St Mawgan in Pydar Parish supports a diverse and active business community, with at least 61 registered businesses operating across a range of sectors and locations. The vast majority are private limited companies, with a small number formed as companies limited by guarantee, suggesting a modest presence of non-profit or community interest operations. 2. A very major impact on the Parish is anticipated from the the Newquay Airport Enterprise Zone, officially known as the Aerohub Enterprise Zone, whch straddles the Parish boundary and lies partly within the designated Neighbourhood Plan area. It is a strategically designated site intended to stimulate economic growth in Cornwall. The Enterprise Zone encompasses approximately 650 acres of both airside and landside development sites adjacent to Cornwall Airport Newquay. It includes the following key components that are within the Parish:  * Cornwall Airport Newquay: The operational airport area, providing regional and national connectivity and supporting aviation-related employment. * Development Zone 1 and 3, which are in the operational Airport on the south of the runway, and are seen as loctions for growth that will predominantly have an aviation/aerospace focus * Northern Loop, on the nortrh of the runway and seen s having ‘future potential’ for unspecified developemnt.  1. Immediately to the south of the Parish boundary is the Aerohub Business Park: A commercial development area comprising 15 fully serviced, level plots, ranging in size from 0.26 to 1.26 hectares. The business park benefits from access roads, pavements, cycleways, landscaping, and utilities. 2. The entire Aerohub Enterprise Zone is supported by a Local Development Order (LDO), which streamlines the planning process by granting permitted development rights for specific types of use, including:  * B1 – Business * B2 – General Industry * B8 – Storage and Distribution * Associated infrastructure, including ancillary hotel, retail, and leisure facilities   The zone is targeted at attracting investment from key growth sectors, including:   * Advanced Manufacturing and Engineering * Aerospace * Energy * Information and Communication Technology (ICT) * Transport  1. Outside the business park, many companies are based in residential or rural locations, particularly in Lanvean, Ball Lane, and Higher Tolcarne, reflecting the prevalence of home-based and micro-enterprises. A number of these operate from converted domestic properties or farmsteads, consistent with the parish’s rural character and the broader trend of home-based business development. 2. Several businesses are located near Trevarrian Holiday Park, Travellers Rest, suggesting a notable tourism and hospitality presence, in line with the area’s role as a coastal visitor destination. 3. Overall, the business landscape of the parish is shaped by a combination of small-scale, locally rooted enterprises, tourism-linked services, and emerging high-value sectors linked to the Aerohub Enterprise Zone. This mix of traditional rural activity, innovative industry, and visitor economy underscores the importance of protecting and supporting flexible, small-scale business space—particularly in locations that maintain the parish’s character, minimise transport impacts, and offer digital connectivity and affordable workspace. 4. A recent survey of businesses in St Mawgan in Pydar Parish shows a community of long-established, mostly small enterprises, with nearly half operating in the hospitality and tourism sector. While most respondents view the area as a good place to run a business, citing strong community ties, natural beauty, and proximity to the coast, many face significant challenges. Poor broadband and mobile connectivity, seasonal fluctuations, limited affordable housing for workers, and infrastructure issues such as parking and public transport were all frequently cited. 5. Affordable staff housing, access to skilled local workers, and improved digital and transport infrastructure emerged as top priorities for future business success. Around a third of businesses lack adequate workspace, often needing office or workshop space. While 60% reported adopting sustainability practices, concerns were raised about planning influence, environmental risks, and the impact of second homes on local vitality. Over half expect to grow in the coming years, and many expressed interest in future engagement to support local economic development. 6. The loss of younger and working-age residents driven by high housing costs threatens the long-term viability of services and the demographic balance of the parish. Supporting sustainable business growth, including the creation of small workshops, adaptable workspace, and live/work units—is key to retaining local people, reducing commuting, and fostering rural diversification. 7. National and local planning policy aligns with this objective. Cornwall Local Plan (CLP) Policy 5 encourages well-integrated employment development in rural settlements and on previously developed land, provided proposals are sensitive to their location and scale. Policy 21 supports the reuse of land and buildings for business use but discourages the loss of dwellings through conversions. Policy 2(h) promotes live/work units in locations where standalone housing may be unsuitable, ensuring that the workspace remains the primary function. 8. The NPPF (Paragraphs 88–89, 83–84) also supports the growth of rural businesses, including through conversions or well-designed new buildings beyond settlement boundaries, provided they minimise road impacts and maintain landscape sensitivity. These policies support agricultural diversification, repurposing of rural buildings, and innovative rural employment initiatives. 9. The Cornwall and Isles of Scilly Strategic Economic Plan (2017–2030) and recent Industrial Strategy both call for action to support job creation and innovation in rural areas. Aligning with these strategies, the NDP encourages development that promotes environmental sustainability, cultural identity, and access to high-value employment, including in sectors such as digital connectivity, creative industries, and green technology. 10. To maintain Cornish distinctiveness, it is essential that all new development, including conversions and improvements, reflect high-quality design standards, particularly in sensitive rural and historic settings. Reference should be made to Cornwall Council’s ‘Using Distinctiveness’ guidance, Farmsteads Guidance, and Sustainable Building Guide, particularly for retrofitting and improving energy efficiency in historic buildings. |
| **Policy Text:**  **1. Outside the Cornwall Aerohub Enterprise Zone, proposals for new commercial spaces and expansions to existing commercial premises will be supported if they meet the following criteria:**   1. **They provide attractive, flexible, and adaptable spaces suitable for modern manufacturing, innovation, evolving processes, and other commercial activities.** 2. **They are located in close proximity to the built form of settlements and employment sites or, if not, include measures to enhance sustainability by improving access on foot, by bicycle, or via public transport.** 3. **The proposed use does not significantly harm the environment or the amenity of neighbouring residential properties, particularly with respect to noise, emissions (effluent or fumes), and traffic impact.** 4. **The scale, form, bulk, and overall design are appropriate for the location.** 5. **Sufficient on-site or nearby on-street parking is provided to meet the needs of the business without creating unacceptable road hazards, as determined by the Highway Authority.**   **For conversions of existing buildings:**   1. **Adequate water supply, sewerage, sewage treatment, and waste disposal systems must be in place.** 2. **Any extensions must retain the character of the original building and harmonize with the surroundings in terms of scale, design, and materials.** 3. **Residential dwellings must not be lost as a result of the proposal.** 4. **If the building is listed, the proposal must comply with Hambleton Strategic Policy 7 (Historic Environment).**   **2. Proposals for Live/Work Units will be supported where they meet the following criteria:**   1. **The criteria outlined in Section 1 (a–e) are met.** 2. **The residential use is secondary to the business use, with at least 60% of the total infrastructure dedicated to employment purposes.** 3. **In rural locations away from the built form of settlements, the necessity for the live/work unit in that specific location must be justified, along with evidence demonstrating the long-term viability of the business.** 4. **The residential component must only be occupied by a person working full-time in the associated business and their immediate family.**   **The development must remain restricted to live/work use, with no conversion or change of use to fully residential purposes permitted.** | |
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| **Policy reference:** | Policy BE2 - Supporting Home Based Businesses and Working from Home |
| **Policy Intention:** | 1. To provide a criteria-based approach to impact assessment of planning applications, when they are required for working from home activity, to support a balanced consideration of the impacts that might occur in different situations. |
| **Justification:** | 1. Home-based businesses can involve work conducted entirely within the residence or partly off-site, such as at a client’s premises or outdoor locations. Around one in ten homes host at least one business, and nearly 60% of all businesses nationwide are home-based. The practice of working from home rose significantly during the COVID-19 pandemic, from 27% of working adults in 2019 to 37%, with many businesses intending to maintain or expand home working post-pandemic. By October 2024, 41% of workers were working remotely at least part of the week, with 28% in hybrid roles and 13% working from home full time. Furthermore, 21% of private sector businesses reported they were adopting or planning to adopt long-term home working practices, and 85% of remote employees expressed a preference to continue hybrid working. According to the 2021 Census, 34.9% of working adults in St Mawgan in Pydar work from home, a figure higher than both the national average (31.5%) and significantly above the Cornwall average (24.7%). 2. As this trend grows, so too does the demand for dedicated home office space, high-speed broadband, and appropriate working environments within residential properties. Not all homes are suitable for remote work or running a business, and some residents may prefer to clearly separate their work and living areas. There may also be occasional visits from support staff, such as bookkeepers or managers. 3. To support this evolving way of working, there is a growing need for policies that enable the creation of home-based workspaces, including extensions, conversions of existing outbuildings, or the development of new garden buildings. These adaptations can help ensure that home-based enterprises are viable and sustainable in the long term, helping to retain residents and foster small-scale, sustainable economic activity. Working from home can also benefit people with limited mobility by fostering economic independence. To support home-based businesses long-term, there is a need to allow for home extensions, conversions of outbuildings, and new standalone buildings in gardens for business use. It also supports the case for modest, well-designed new housing in villages, ensuring that they remain vibrant and economically viable, especially as commuting becomes less of a necessity for many. |
| **Policy Text:**  **1. Where planning permission is required, the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported, provided that:**   1. **Other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling; and** 2. **No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour, or other nuisance associated with the work activity; and** 3. **The activities involved are not likely to generate a significant level of additional traffic (eg, off-site staff visits, deliveries, collections) or result in parking congestion around the site or on approach roads, or harm road safety;** 4. **Any extension or free-standing building shall be designed having regard to the design policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.**   **2. Proposals for development to provide small-scale employment opportunities in residential areas will be supported provided that the proposals do not involve the loss of a dwelling and do not unacceptably detract from the residential character of the area.** | |
| Notes. In most cases planning permission is not required. However, where building alterations beyond Permitted Development limits are involved, or the scale of business materially changes the use of the premises, including impacts on the amenity of adjoining residents through activity outside of reasonable work hours, or other environmental harm such as increased traffic, noise and smells, then planning permission may be required. N.B. for purpose built live/work units see NDP Policy xx above. | |

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| **Policy reference:** | Policy BE3 - Farm Business Diversification and Rural Tourism |
| **Policy Intention:** | 1. To encourage sustainable farm diversification and rural tourism initiatives that positively contribute to the local economy while safeguarding community wellbeing and protecting the natural environment. |
| **Justification:** | 1. Farming is central to the character and economy of St Mawgan in Pydar, providing a valued rural backdrop, maintaining biodiversity, and supporting the landscape that underpins the area’s tourism appeal. Farmers play a vital role as custodians of the land, and sustaining agricultural viability is essential to preserve these wider community and environmental benefits. 2. In line with NPPF paragraph 88, supporting the diversification of farm businesses is key to building a more resilient rural economy. Local farming incomes can be low and unpredictable, and diversification—through activities such as food processing, farm retail, or rural crafts—offers an opportunity for more stable income, albeit often requiring long-term investment. 3. To be sustainable, such development must respect the rural character and environmental sensitivity of the parish. Suitable forms of diversification may include organic food production, traditional crafts, home-based digital enterprises, and small-scale tourism ventures such as glamping sites or farm stays, where they are well-designed and appropriately located. 4. However, unmanaged tourism growth can harm the very qualities that attract visitors, including landscape, heritage, and local amenity. Cornwall Local Plan Policy 5 supports sustainable, high-quality tourism that delivers a balanced mix of social, economic, and environmental benefits. Tourism development should enhance the local offer, extend the season, and avoid adverse impacts such as traffic congestion and environmental degradation. 5. Where tourism accommodation is designed to residential standards and appropriately located, there may be future potential for such units to support local housing need, subject to planning policy flexibility. This ensures a balanced and adaptable approach that supports both the current rural economy and future community needs. 6. Additionally, many agricultural holdings rely on private water sources, highlighting the importance of incorporating Sustainable Drainage Systems (SuDS) and water-efficient practices in new developments. Rainwater harvesting and on-site storage can reduce pressure on mains and groundwater supplies, particularly during dry periods, contributing to the overall climate resilience of the sector. |
| **Policy Text:**  **1. Proposals for farm diversification that require planning permission will be supported where they:**  **a) Accord with Policies AG1 and G2 of the Cornwall Climate Emergency DPD;**  **b) Are complementary to, and support the long-term viability of the primary farm business;**  **c) Do not compromise the core agricultural function or land management of the farm;**  **d) Are located within or well-related to existing farm building groups;**  **e) Are of a scale and nature appropriate to their rural setting, and do not have an unacceptable impact on landscape, tranquility, biodiversity, or infrastructure;**  **f) Incorporate water efficiency and sustainable drainage systems (SuDS) where practicable;**  **g) Demonstrate alignment with relevant NDP design and environmental policies.**  **2. Proposals for high-quality, small-scale tourism facilities and accommodation will be supported where they:**  **a) Are of a scale appropriate to the host settlement or landscape setting, and do not result in disproportionate expansion into the open countryside or dominate rural villages;**  **b) In countryside locations, are clearly linked to farm diversification or existing employment sites, and reflect the form, scale, and landscape character of the area;**  **c) Do not create unacceptable levels of noise, traffic, odour, or other disturbance, and traffic impacts are consistent with the capacity and safety of local roads;**  **d) Comply with relevant NDP policies on design, landscape, and biodiversity, and with Cornwall’s Climate Emergency DPD policies including biodiversity net gain;**  **e) Are accessible to people with limited mobility and deliver benefits to both visitors and the local community;**  **f) Do not increase the risk of flooding to visitors or local infrastructure.**  **3. Sustainability measures such as renewable energy use, recycling and waste minimisation, and use of locally sourced materials are encouraged in all proposals.**  **4. Tourism accommodation that is not suitable for permanent residential use must be subject to a planning condition or legal agreement to restrict occupancy to holiday-only use.** | |
| Notes. CEDPD Policy TC5 aims to support new rural service and employment hubs, including small scale day to day retail facilities to meet the needs of the settlement or cluster of settlements. St Mawgan in Pydar Parish NDP Policies EM1 to EM3 cover existing and new commercial development, live/work proposals, farm business diversification and rural tourism and are intended to sit alongside and work with CEDPD Policy TC5 | |

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| **Policy reference:** | Policy BE4 - Peer to Peer (P2P) Accommodation |
| **Policy Intention:** | 1. To be ensure that changes in intensity of use of Peer to Peer accommodation does not harm residential amenity. |
| **Justification:** | 1. Research has shown that in St Mawgan in Pydar parish about 12 properties are available through peer-to-peer (P2P) channels, with around 61% of them in the Mawgan Porth village area. Some of these will probably be second homes let when not required by their owners. 2. The rise of P2P accommodation, fueled by the near-universal adoption of smartphones and online “sharing economy” platforms, has transformed the way people rent out properties and spare rooms. Apps like Airbnb and Vrbo connect property owners (hosts) and property renters (guests) directly, bypassing traditional letting agents or hotel operators. While this trend can enrich visitors’ experience, expand capacity during high-demand periods, and provide extra income for local property owners, it also may have negative consequences for communities. 3. On the positive side, P2P accommodation offers a “live like a local” opportunity for guests seeking an alternative to standard hotels. It can help support local economies by channeling tourism spending to residents, who often retain more profit than large hospitality chains. Hosts frequently find that the flexibility to rent out their property at peak times such as summer holidays, festivals, and special events provides a valuable supplement to their income, with Airbnb reporting average annual earnings of around £3,400 for hosts in the South West. Moreover, because P2P platforms draw in a diverse pool of visitors, they can boost overall tourism by appealing to certain demographics such as families, professionals and overseas travelers, who respond well to the cost savings and unique experiences that P2P rentals can provide. 4. However, the drawbacks are increasingly evident. When properties shift from the traditional private rental sector to short-term P2P lettings, they can reduce the long-term housing supply, driving up rents and exacerbating local housing shortages. Neighbours, meanwhile, report challenges such as noise, anti-social behavior, and problems with waste disposal. Unregulated “party houses” have emerged in some resort areas, posing additional nuisance and safety risks. Furthermore, properties advertised through P2P platforms may skirt the regulatory and tax obligations that apply to hotels and guesthouses, such as business rates, VAT, fire safety checks, and consumer protection regimes, leading to both unfair competition and potential hazards for guests. 5. Additional complications include the commercialization of P2P platforms by professional, sometimes offshore-based operators; sub-letting by tenants in violation of leases or insurance policies; and taxation loopholes that can be exploited by owners who fail to declare income or avoid certain compliance requirements. Concerns about health and safety persist as well, given that P2P listings typically lack the rigorous inspections or fire safety measures that formal holiday accommodation must adhere to. 6. In short, while P2P accommodation can generate significant benefits, both financial and experiential, it also introduces regulatory, social, and housing-market pressures that local communities like St Mawgan must carefully balance. 7. If a home occasionally hosts short-term P2P rentals, it generally remains in residential (C3) use and there is unlikely to be negative environmental or amenity consequences. However, once the property is let so frequently that the owner or occupier is largely absent, or there is significant noise, parking, and waste disruption to neighbours, essentially altering the home’s residential character this can be deemed a “material” change of use requiring planning permission (moving it from C3 to C1). The Parish Council believes that, at this threshold of sustained P2P letting, the negative impacts on neighbours and local amenity outweigh any benefits from holiday rentals. |
| **Policy Text:**  **Where a residential property reaches a level of use that constitutes a material change away from C3 use as a dwelling house to a C1 or sui generis residential use, applications for whole residential properties, including single-dwelling houses and flats, to be converted to short term/ holiday lettings will not be supported.** | |
| **Notes.** The Government has proposed to introduce a new use class C5, requiring planning permission for rentals that exceed 90 nights a year when the property is not the owner’s primary residence. This will involve a national register for short-term lets. Yet because the shift to C5 is proposed to be “Permitted Development” (which can be removed only via an Article 4 Direction), and because existing short-term lets would automatically benefit, many properties could remain effectively outside planning scrutiny. Local authorities would be able to assess and decide on new-build short-term lets, and in areas with Article 4 Directions, permission could be refused where rentals undermine local policy or community interests, triggering enforcement action. | |

### Heritage, Cornish Distinctiveness and Design

1. Cornwall’s unique historic and cultural identity is recognised as a vital asset, both socially and economically. The Cornwall Historic Environment and Cultural Distinctiveness Project, part of the county’s devolution agreement, reinforces the need for planning and design to respect and reflect what makes Cornwall distinctively Cornish. This identity is defined through five interlinked themes: language, economy, landscape, natural environment, and cultural spirit, with each contributing to a shared sense of place and belonging.
2. Maintaining this distinctiveness is key to the well-being of local communities and the long-term sustainability of Cornwall’s visitor economy, which generates nearly £2 billion annually. Beyond tourism, celebrating Cornwall’s heritage fosters local pride, supports well-being, and encourages deeper engagement with the landscape, traditions, and identity of the area.
3. The project distinguishes between elements of distinctiveness that are “Typical” across Cornwall, such as historic field patterns and traditional buildings, and those that are “Particular” to certain areas, including mining landscapes and vernacular architecture. To help communities identify and protect these characteristics, Cornwall Council has published a “distinctiveness assessment framework”, which can inform local planning decisions.
4. This NDP applies that approach through the Local Green Space Report and accompanying Design Note, which together serve as a distinctiveness assessment for the parish. These tools help embed local heritage values into planning policy, ensuring that St Mawgan in Pydar’s identity is preserved and passed on to future generations.

*Designated Heritage Assets*

1. The parish also contains a number of Designated Heritage Assets, including Listed Buildings (Grades I, II\* and II) and Scheduled Ancient Monuments, which are legally protected due to their national historic and architectural importance. Consent is required for any works that would affect their character. In addition to these, many non-designated heritage assets are recorded in the Cornwall Historic Environment Record, contributing to the rich historic fabric of the area.
2. By recognising both designated and non-designated heritage features, and valuing local distinctiveness, the NDP supports development that respects, enhances, and celebrates the historic and cultural character of St Mawgan in Pydar.

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

*Placenames*

1. The names of places, such as farms, small settlements and hamlets, can be an important indicator of historic evidence. For example those that include Cornish word roots such as Tre-, Bod -, Lan-, Car-. Thus, they preserve the memory of times past and are part of the historic context and should be referred to at least as a ‘clue’ in the assessment of development proposals to ensure that historic setting and significance of a site is fully understood.
2. Wherever possible in building or street naming they should also be preserved.

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| **Policy reference:** | Policy D1 – Design and Functionality Standards for Sustainable Development |
| **Policy Intention:** | 1. To ensure that new residential development functions well, is safe, accessible, visually considerate, and supports community needs whilst addressing local concerns and conditions, and meets both current and future needs. |
| **Justification:** | 1. The National Planning Policy Framework (NPPF, 2024, Para 131) emphasises that high-quality, beautiful, and sustainable buildings and places are fundamental to good planning and successful development. Well-designed places are essential for achieving sustainable development and for creating environments that are attractive, functional, and widely supported by local communities. 2. Cornwall Local Plan Policy 13: ‘Design,’ Policy 14: ‘Development Standards,’ and the Cornwall Design Guide 2021 outline requirements for design-related matters. However, development proposals in the Parish, whether in villages or rural areas, should consider specific local design aspects. To support this, the St Mawgan in Pydar Parish Design Codes and Guidelines (2025) have been created as part of the Neighbourhood Development Plan, offering guidance on how new development can best align with the Parish’s unique character and circumstances. Further details are provided in the box following this policy. 3. National guidance such as the National Design Guide and Building for a Healthy Life (BHL 12) sets out clear principles for delivering people-focused, environmentally responsible, and context-sensitive design. The St Mawgan in Pydar Parish Design Codes and Guidelines (2025) build on these frameworks, ensuring that new development is both practical and visually appropriate, while also preserving the unique character of the parish’s landscapes and settlements. 4. While St Mawgan in Pydar is a low-crime area, it remains important that developments incorporate design measures to enhance safety and community resilience. Features such as natural surveillance, well-placed lighting, and clearly defined defensible spaces can deter crime and help foster a safe and welcoming environment, without compromising the parish’s rural charm. 5. Development that has a positive relationship with public spaces and pedestrian routes promotes walkability, social interaction, and the creation of a well-connected, accessible village layout. This supports more inclusive communities and reduces dependence on cars for short journeys. 6. Cornwall’s climate can present challenges such as high winds, rainfall, and exposure, which may become more pronounced due to climate change. It is therefore essential that developments incorporate durable materials and construction techniques suited to local conditions. This not only improves energy efficiency and comfort but also reduces long-term maintenance costs and supports the parish’s commitment to sustainability. 7. There is growing interest in Modern Methods of Construction (MMC), which include off-site manufacturing and rapid-build techniques. These approaches can accelerate housing delivery, reduce construction costs, and minimise waste, while also offering opportunities to improve quality and energy performance. However, care must be taken to avoid excessive standardisation, which can undermine the distinctiveness and character of St Mawgan in Pydar’s built environment. All MMC proposals should respond appropriately to local context and design policies. 8. Adequate and well-designed outdoor space plays a key role in enhancing residents’ quality of life, supporting physical and mental well-being, and providing opportunities for biodiversity, play, and small-scale food production. High-quality green infrastructure contributes to the overall sustainability and rural character of the parish. 9. Many roads within St Mawgan in Pydar are narrow and winding, with limited capacity for additional traffic and roadside parking. It is essential that new development does not worsen congestion or accessibility, particularly where roads serve rural hamlets or are used for farming and tourism. To avoid parking conflicts and protect road safety, developments should provide a minimum of two on-plot parking spaces per dwelling, with any additional spaces designed to be safe, overlooked, and integrated into the layout. This approach addresses the practical needs of modern households while also mitigating visual clutter and obstruction on rural lanes. |
| **Policy Text:**  **1. New sustainable development will be supported where it meets high standards of design and functionality and demonstrates alignment with both local and county-wide design principles. In particular, proposals must:**   1. **Be demonstrably aligned with the Cornwall Design Guide 2021 and the St Mawgan in Pydar Design Codes and Guidelines 2025;** 2. **Demonstrate alignment with the prevailing character of the area by ensuring that the proportions, positioning, scale, and massing of new buildings are sympathetic to their surroundings, reflecting locally characteristic plot sizes, plot-to-development ratios, building orientation and layout, curtilage definitions, density, and rooflines, avoiding over-dominance of adjacent buildings or the wider streetscape;** 3. **Incorporate “Secure by Design” principles to minimise crime and enhance safety;** 4. **Maintain and improve permeability and connectivity, with a positive relationship to surrounding public spaces and pedestrian routes;** 5. **Use robust materials, construction methods, and design features that are resilient to Cornwall’s climate and the effects of climate change;** 6. **Where Modern Methods of Construction (MMC) are employed, ensure that design outcomes reflect and respect the local built character;** 7. **Ensure road widths are sufficient to prevent obstruction from parked vehicles and to allow safe and effective access for emergency and service vehicles;** 8. **Protect the privacy, daylight access, and residential amenity of neighbouring properties;** 9. **Avoid visually prominent locations, such as ridgelines or steep valley sides, unless effective landscape mitigation is implemented;** 10. **Provide active frontages that enhance the public realm, support pedestrian access, and improve overall safety and legibility of the development.**   **2. For residential development, the following additional criteria apply:**   1. **Layouts, scale, massing, and design should be clearly informed by the site’s historic and landscape character and the context of any nearby heritage assets, in accordance with Policy HA2 following;** 2. **Proposals must include adequate private garden space or communal green areas to support recreation, wellbeing, biodiversity, and, where appropriate, food growing and informal play;** 3. **Sufficient car parking must be provided to realistically meet expected demand, including residents, visitors, delivery vehicles, and work vans, without undermining the appearance or safety of the development.** 4. **Parking provision should accommodate modern family-sized vehicles, with a minimum of two on-plot spaces per dwelling.** 5. **Any additional or communal parking must be well-located and designed to support safety and security for users;** 6. **Layouts must allow for vehicle maneuvering without causing obstruction to neighbouring property access.** | |
| Notes. [1] Where possible for 3 and more bedroom dwellings one parking space per bedroom is encouraged.  [2] Note that NDP Policy FFC1 does not support non-permeable hard landscaping. | |

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| **Policy reference:** | Policy HA1 – Heritage Assets |
| **Policy Intention:** | 1. To safeguard the local historic environment by ensuring that new development proposals affecting non-designated heritage assets preserve and enhance the special architectural, historic, and archaeological character of the Parish. |
| **Justification:** | 1. St Mawgan in Pydar contains a rich tapestry of historic and archaeological features, from prehistoric flint scatters and medieval manors to structures associated with World War II and the Cold War, that collectively form the distinctive local character cherished by residents and admired more widely. Alongside its many designated heritage assets, such as Listed Buildings and Scheduled Monuments, the Parish also boasts a wealth of non-designated heritage assets recorded in the Cornwall Historic Environment Register. These include unlisted buildings, sites, field boundaries, and cropmarks. Although they may lack formal protections, they are often vital to preserving the Parish’s story and the special qualities that have evolved through centuries of Celtic, Roman, Norman, and modern influences. 2. National planning policy (NPPF) stresses that all heritage assets, whether designated or not, are irreplaceable and should be conserved in a manner that ensures they continue to contribute positively to the life of current and future generations. Cornwall Local Plan Policy 24 aligns with this, supporting development proposals that sustain and enhance the historic character of rural, urban, and coastal areas. Because non-designated heritage assets likewise hold cultural and historic value, they too warrant careful consideration in planning decisions. Protecting and sensitively managing these assets—individually and in combination—maintains the Parish’s unique identity, safeguards its sense of place, and retains the physical evidence of how St Mawgan in Pydar has been shaped over time. 3. By referring to the Historic Environment Record early in the planning process, applicants can identify any relevant heritage features, including find-spots, documentary evidence, and cropmarks, and ensure that the significance of these assets is respected. This approach helps to avoid unintended harm, supports appropriate enhancement or mitigation measures, and upholds the overarching aim of preserving St Mawgan in Pydar’s distinctive historic environment for generations to come |
| **Policy Text:**  **New development proposals which involve or would have an impact on Non-Designated heritage assets will be supported where appropriate to their nature and location:**   1. **They comply with national policy and Cornwall Local Plan Policy 24 and seek to conserve and emhance the significance of the asset or its setting or any features of special architectural or historic interest which it possesses, and** 2. **In view of potential for prehistoric and mediaeval sub-surface evidence of sites in the Parish, a proportionate archaeological and heritage assessment is accepted, and any subsequent archaeological investigation and heritage impact mitigations are agreed.** | |
| Notes. [1]. A list of non-designated heritage assets is included in the St Mawgan in Pydar NDP Historic Environment Evidence Base Report Figure 6, derived from the Cornwall and Scilly Historic Environment Record. This is an extensive but not exhaustive list, and additional features are added to the Cornwall and Isles of Scilly Historic Environment Record daily so it should be consulted as part of the preparation of any development proposals.  [2] Such proposals must be accompanied by a heritage impact assessment that provides an appraisal and evaluation of their historic importance in order to enable decision-makers to appreciate in greater detail:   * the nature of the asset’s significance and its setting, the effects of the proposal on those, and * how any harm that may be caused by the proposal will be avoided or minimised, or mitigated. | |

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| **Policy reference:** | Policy HA2 – Cornish Distinctiveness and Design |
| **Policy Intention:** | 1. To ensure that new development in St Mawgan in Pydar draws upon the parish’s historic character and local distinctiveness, respects the setting of heritage and archaeological assets, and contributes positively to the visual and cultural identity of the area. |
| **Justification:** | 1. St Mawgan in Pydar has a long and rich history of settlement stretching back to the Mesolithic period, with archaeological finds such as flint scatters, Bronze Age barrows, and Iron Age rounds indicating continuous use of the landscape. The area was later settled by the Celtic Dumnonii, and in the 6th century, the Welsh missionary Meugan (or Mawgan) established a monastic site beside the River Menalhyl, laying the foundations for the historic manor of Lanherne. The early medieval site at Mawgan Porth is of national significance as such sites are rarely preserved. The settlement dated from 850 to at least 1050 AD and appeared to have been abandoned because of encroaching sand. 2. The medieval period saw the rise of the Arundell family, who shaped the parish through the creation of Lanherne House, sponsorship of the parish church, and the establishment of deer parks and estate buildings that defined the area’s social and architectural character. The nearby Carnanton Estate, under the Willyams family, also had a lasting influence, contributing buildings and woodlands still prominent in today’s landscape. 3. The 20th century brought significant change, particularly with the development of St Mawgan airfield, now Newquay Airport, which played a major role during WWII and in post-war military operations. Tourism also began to reshape Mawgan Porth and Trenance, bringing modern housing and holiday accommodation that contrast with the more traditional village forms. 4. The late 20th century saw substantial expansion of settlements within the parish. Mawgan Porth and Trenance became increasingly linked by post-war housing developments, often lacking the visual qualities associated with traditional Cornish villages. The absence of integrated landscaping and the use of standardised design have created a built form that can appear visually harsh and unsympathetic to the rural setting. 5. St Mawgan village itself has grown along the main road and now nearly connects with Carloggas, though its Conservation Area status has helped preserve the core historic character. The influence of Lanherne House and the presence of mature trees, particularly along the valley, maintain a strong sense of place. However, modern infrastructure, such as visible overhead wires, especially along the Carloggas approach, detracts from this otherwise sylvan setting. 6. Across the wider landscape, fields, woodlands, and historical boundaries remain largely intact, though infill development and small housing clusters have begun to encroach upon open views, especially near Penpont. Holiday accommodation, including holiday parks, continues to grow and has the potential to alter the rural character significantly if not carefully managed. 7. Despite these changes, the historic environment remains central to the area’s identity. Buildings, landscape features, water systems, and woodlands continue to provide a physical and cultural link to the past, valued by both residents and visitors. The future of Newquay Airport and the proposed Spaceport/Aero Hub is a key consideration, but many historic structures within the airfield boundary remain protected. 8. Historically, building styles in St Mawgan in Pydar have been shaped by locally available materials, traditional construction skills, and the practical needs of rural life. This has resulted in a distinctive architectural character, particularly evident in older buildings and within the Conservation Area, which reflects a legacy of thoughtful construction and community identity. 9. However, in areas like Mawgan Porth and Trenance, design quality has been inconsistent. Some developments and extensions lack sensitivity to local vernacular, and recent infill has sometimes conflicted with the surrounding character. Notable cases have attracted media attention, especially where developments by high-profile individuals have been seen as out of keeping with the local environment. Elsewhere, the use of inappropriate replacement windows and doors has diminished the visual coherence of traditional buildings. 10. Concerns have also been raised about the impact of new development on valued landscapes, particularly around Carnanton Woods and the Vale of Lanherne, where the area’s wooded, sylvan character is especially important. 11. It is therefore essential that all new development, whether housing, tourism, or business, responds to its local context, reinforces a strong sense of place, and contributes positively to the parish’s historic and rural identity. This includes reflecting traditional building lines, curtilage patterns, rooflines, materials, and the scale and density of surrounding development. Good design should aim not only to preserve, but where possible, restore local distinctiveness that may have been lost through past insensitive changes. 12. The National Design Guide highlights the importance of understanding a place’s historic environment as a foundation for good design. Local history, culture, and heritage contribute to a community’s identity and influence both its built form and landscape character. New development should respect and respond to this legacy, contributing positively to the evolution of the parish. Well-designed schemes may themselves become valued heritage in the future, representing the quality and character of early 21st-century placemaking. 13. When proposals affect historic assets, their significance must be fully understood and carefully weighed against other planning considerations. Where adverse impacts are possible, appropriate mitigation measures should be identified and secured through planning conditions or obligations. 14. The Cornwall Local Plan reinforces the need for proportionate and evidence-based assessments. Proposals affecting heritage assets should be supported by historic environment assessments—such as heritage impact assessments, desk-based appraisals, or building surveys—to ensure that the value of those assets is recognised, and that any potential harm is avoided, minimised, or appropriately mitigated. |
| **Policy Text:**  **1. New development proposals will be supported where they demonstrate clear reference to, and incorporation of, the guidance given in the St Mawgan in Pydar Design Code (2025) and, as appropriate to their nature and location:**   1. **Exhibit local distinctiveness, taking inspiration from the parish’s historic architectural, design, craftsmanship, and cultural traditions, with particular regard to:** 2. **The traditional settlement pattern and the relationship between built form and the surrounding countryside;** 3. **The scale, massing, height, and roofscape, reflecting the established rural character;** 4. **The vertical and horizontal rhythms of windows, doors, and façades, in keeping with traditional fenestration styles;** 5. **Reflecting traditional local detailing [such as for example, redbrick arches, lime wash, slate roofs, deep reveal thresholds]** 6. **The use of traditional and locally sourced materials where possible, such as granite, slate, and natural finishes.** 7. **Reflect established streetlines and traditional building line practices, maintaining enclosure, rhythm, and coherence within settlements.** 8. **Retain and incorporate historic boundary features, including stone or brick walls, Cornish hedges, hedgerows, cast iron railings, and natural planting that contribute to local character.** 9. **Be sensitive to the landscape setting of St Mawgan in Pydar, preserving public views into, out of, and across settlements.** 10. **Where appropriate, address negative features or previous harm to local character, seeking opportunities to enhance village gateways, improve route legibility, and reinforce transitions between built form and open countryside.**   **2. Proposals within the St Mawgan Conservation Area (as defined on Map X) must be particularly sensitive to their historic context, and must demonstrate adherence to the guidance set out in the St Mawgan Conservation Area Appraisal (1976).**  **3. A deliberate design contrast with prevailing local character may be acceptable only where it clearly enhances local distinctiveness and design quality, offering a demonstrable improvement over simply replicating existing styles.**  **4. In recognition of the parish’s rich archaeological heritage, including the potential for prehistoric and medieval sub-surface remains, all proposals must be accompanied by a proportionate archaeological and heritage assessment, and any required mitigation measures must be agreed in advance with the Local Planning Authority.** | |
| Notes. [1] Such proposals must be accompanied by a heritage impact assessment that provides an appraisal and evaluation of their historic importance in order to enable decision-makers to appreciate in greater detail:  • the nature of the asset’s significance and its setting, the effects of the proposal on those, and  • how any harm that may be caused by the proposal will be avoided or minimised, or mitigated.  [2] Where a scheme has a potential impact on such archaeological remains a Heritage Statement or similar should be prepared in support of planning applications.  For mitigation consideration should be given to the provision of material/resources to Kresen Kernow (County Records Office). | |

### Facilities and Amenities

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| **Policy reference:** | Policy CF 1 – Protection and Enhancement of Community Facilities |
| **Policy Intention:** | 1. To ensure that existing facilities are retained and enhanced to support the existing community and meet the needs of the community in the future. |
| **Justification:** | 1. Community facilities are vital to maintaining a happy, cohesive and socially inclusive community and crucial to its social and physical well-being. The Parish’s community has a good level of community cohesion. Its stock of community facilities is however very seasonal in nature and targeted in many cases on the tourism industry, and ongoing maintenance and improvement is a typical issue for such facilities.   Village Shops:   * St Mawgan village has a general store with a Post Office, a craft shop, and the Japanese Garden. * Mawgan Porth has two convenience stores - Betty’s and Cornish Fresh -serving residents and tourists. * A new farm shop has opened at Penvose Farm, and Trevarrian’s only seasonal shop is located at the local campsite.   Community Halls & Toilets:   * The Parish has two village halls: St Mawgan Community Hall (managed by the Parish Council) and Mawgan Porth Village Hall. * Public toilets are available in both villages, with seasonal access and some accessible facilities.   Places of Worship:   * St Mawgan hosts an Anglican church (part of the Lann Pydar benefice) and a Roman Catholic convent with regular services.   Pubs & Cafés:   * Several pubs, cafés, and restaurants operate across the Parish, including The Falcon Inn, Travellers’ Rest, Retorrick Mill, The Merrymoor, and hotel-based dining at the Scarlet and Bedruthan Steps. * A wide range of eateries support both locals and seasonal visitors   Community Activities & Groups:   * The Parish hosts a variety of clubs and events including sports teams (cricket, football), bellringers, art and hobbies groups, and regular yoga and craft fairs. * Annual events include the Feast Sports, Beer Festivals, Pram Push, and a local vintage rally. * The St Mawgan Eccentric Gentlemen (SMEG) charity group provides community support.   Funding & Community Assets:   * The Denzell Downs Windfarm Community Benefit Fund supports local initiative * The Parish manages or supports several community assets, including village halls, a community orchard, and almshouses.   Healthcare Access:   * Health services are limited. The nearest GP is in St Columb Major, though access by public transport is poor. * There is no pharmacy in the Parish; nearest services are in St Columb and Newquay. * Nearest minor and major hospitals are in Newquay and Truro respectively,with additional outpatient facilities at Bodmin and Penzance.   Education:   * St Mawgan-in-Pydar Primary School, part of the Aspire Academy Trust, faces relocation due to flood risk and site constraints. * There is also a local Preschool in the Community Hall.  1. The Department for Education (DfE) has included St Mawgan-in-Pydar Primary School within its School Rebuilding Programme and has been seeking a suitable site for the construction of a new primary school. To support this process, the DfE has commissioned property specialists LocatED to undertake a comprehensive site search. 2. LocatED initiated contact with St Mawgan Parish Council in early summer 2024 and attended a Parish Council pre-meeting on 10th July 2024 to outline the site search process and engage in preliminary discussions. LocatED has also been in contact with Cornwall Council, in its roles as both planning authority and education authority, and is committed to maintaining dialogue with both bodies. 3. The potential relocation of the primary school presents both benefits and drawbacks. The school is currently situated at the heart of the village and plays a significant role in supporting the social character and vitality of the community. Its removal from the centre of the settlement could create a void in village life that may be difficult to replace. Redevelopment on the existing site in a suitable form might avoid this impact. 4. However, relocation to a more suitable site could offer important advantages. A new location would allow for modern premises that meet current educational and accessibility standards, alongside enhanced facilities better suited to the long-term needs of the school and wider community. Furthermore, relocating the school would alleviate the flood risk associated with its current position within the floodplain, thereby improving the safety and resilience of the school estate.Coastal erosion and flooding is a serious threat to community services and infrastructure and has the potential, if unchecked, to split the Parish into two, with associated community upheaval. 5. The Cornwall Local Plan Policy 4 (Shopping, Services and Community Facilities) says that community facilities should, wherever possible, be retained and new ones supported, and that loss will only be acceptable where the proposal shows there is no need for the facility or service, or it is not viable; or adequate facilities or services exist or the service can be provided in accessible locations elsewhere. |
| **Policy Text:**  **1. The facilities in Fig 4 and shown on Map 7 are recognised as being of significant importance to the local community and proposals for loss or change of use will need to meet the requirements of CLP policy 4.4.**  **2. Well-designed development proposals which diversify and improve the range of services and local community facilities will be supported where any increase in use will not harm the amenity of neighbouring properties. Developers are encouraged to:**   1. **Promote the use of active travel or public transport.** 2. **Improve the viability of established community uses of buildings and facilities.** 3. **Provide a well-designed public realm.** 4. **Increase the range of every-day facilities and services within reasonable walking distance of residential areas.** 5. **Provide additional parking so that outlying residents are able to visit the villages to access services.** 6. **Incorporate opportunities for informal gatherings in a safe and clean environment.**   **3. Redevelopment of the Existing Primary School Site for Education.**  **The redevelopment of the existing St Mawgan-in-Pydar Primary School site which retains the educational use at the heart of the village is supported, subject to the following criteria:**   1. **The development must be of a high-quality design that provides sufficient functional space to meet modern educational standards;** 2. **Proposals must include effective measures to mitigate off-site flood risk and ensure the long-term safety of pupils and staff;** 3. **The scheme must ensure full accessibility for all users, in accordance with current inclusive design standards;** 4. **The design must be sensitive to the site’s location within the Conservation Area, demonstrating appropriate scale, form, materials, and detailing that conserve and enhance the historic character and setting of the village,**   **4. Relocation of St Mawgan-in-Pydar Primary School**  **Proposals for the relocation of St Mawgan-in-Pydar Primary School will be supported where they demonstrate that the development meets the following criteria:**   1. **The proposed site is safely accessible for pedestrians and cyclists, with safe and direct walking and cycling routes to surrounding settlements, and includes appropriate supporting infrastructure such as footpaths, safe crossings, and secure cycle storage;** 2. **The development provides suitable vehicular access that avoids creating traffic hazards or negatively impacting the operation and safety of the local road network;** 3. **The proposal does not exacerbate existing traffic congestion or parking issues, and includes adequate provision for staff and visitor parking, deliveries, and emergency vehicle access;** 4. **The design and layout minimise impacts on residential amenity, particularly during school drop-off and pick-up times, addressing issues such as noise, overlooking, lighting, and general disturbance;** 5. **The location avoids areas at high risk of flooding, and fully complies with national and local policy requirements for development in areas prone to flood risk;** 6. **The development is of an appropriate scale and design for its setting, using materials, form, and landscaping that reflect local character and minimise visual intrusion;** 7. **The proposal includes measures to encourage sustainable travel, such as school travel plans, car-sharing schemes, incentives for active travel, and off-highway provision for school bus drop-off, pick-up, and waiting;** 8. **The scheme demonstrates how it will support shared community use of school facilities such as halls, play areas, or meeting rooms outside of school hours, where feasible and compatible with the safe operation of the site.** | |
| Fig 4 , Map 7 TABLE OF SITES TO BE AGREED | |

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| **Policy reference:** | Policy CF 2 - Protection and Enhancement of Open Space and Recreation |
| **Policy Intention:** | 1. To help to secure recreation and open space facilities for current and future residents and help to preserve their roles, identify the provision standards for the levels and types of facilities required in the future, and help prioritise and manage public sector investment into new and existing provision. Also to support community based or commercial initiatives which will provide new and enhanced opportunities for greater participation in healthy activity. |
| **Justification:** | 1. National research highlights a significant public health challenge linked to inactivity. According to the 2022/23 Active Lives Adult Survey by Sport England, 63.4% of adults in England met the Chief Medical Officers' guidelines of engaging in at least 150 minutes of moderate-intensity physical activity per week. This indicates that approximately 36.6% of adults did not meet these guidelines. In Cornwall, the situation is concerning. Data from Healthy Cornwall indicates that one in three adults in the county are physically inactive, which is higher than the national average. Physical inactivity contributes to approximately 800 deaths annually in Cornwall. 2. Regular physical activity is known to improve physical and mental health, boost educational attainment, and reduce antisocial behaviour. The National Planning Policy Framework (2024) reinforces this by stating that The social role of the planning system should support ‘strong vibrant and healthy communities’ with ‘accessible services and open spaces that reflect the community’s present and future needs and support its health, social and cultural well-being (Para 8). 3. Planning policies should promote healthy, inclusive, and safe places (Para 96), and support the delivery of local health improvement strategies (Para 98b). In response, Cornwall’s Physical Activity Strategy aims to increase activity levels across communities to deliver both health and economic benefits. 4. Access to high-quality parks, play areas, woodlands, and open green spaces plays a vital role in supporting health and wellbeing. These spaces not only offer opportunities for exercise, relaxation, and social interaction, but also serve critical environmental functions, such as biodiversity conservation, climate regulation, flood mitigation, and carbon sequestration. Their presence also supports community cohesion and can enhance property values and regeneration outcomes. 5. In rural parishes, open spaces and woodlands near settlements are especially important in meeting local recreational needs, reinforcing local character, and improving quality of life for all age groups. 6. To help local planning authorities and communities assess and plan for appropriate open space provision, Cornwall Council has established a framework which categorises open space into eight distinct types and sets out standards for quantity, quality, and accessibility. An Open Space Assessment for this Parish was carried out in 2024, identifying existing levels of provision and informing the standards required for future development. These standards also guide priorities for investment, maintenance, and potential revenue savings, helping to ensure that open spaces are both sustainable and fit for community needs.The assessment revealed that:  * The Parish is lacking provision of publicly accessible parks and gardens, amenity green space, and civic spaces. * Natural and semi-natural green spaces are limited to the beaches, and there is no ‘green’ space as such. This is compensated for by the extensive Public Right of Way [PRoW] network which provides access to the wider countryside, passing through some 61.9ha of woodland. * Public sports provision is good but is on a very commercial basis. * The children’s playspace is centrally located but is proportionately small for the size of the Parish and its location means that children from outside the settlement will require transport to use it. The playspace at Trevarrian is remotely located and available only on a seasonal basis. No playspace is available at Mawgan Porth. [The parish council have sought to use S106 money to create a play area at Mawgan Porth but were unable to find a suitable site. Therefore, an NDP policy requirement for some equipped provision near to the Mawgan Porth village hall may be appropriate depending on flood risk assessment, and if residential or mixed-use development on any scale occurs at Trevarrian provision for an equipped playspace should be considered as part of any planning proposals. * There is no teen provision. The provision of adult gym equipment and safety surfacing adjoining the existing play area at St Mawgan could help address this need. * There is no access to allotments in the Parish, although there is a community orchard which could provide some compensation. |
| **Policy Text:**  **1. Development which would lead to the loss of, or harm the quality and accessibility of existing and any new Parks & Amenity (Type 1), Natural Space (Type 2), Public Sport facilities (Type 3), Equipped Playspaces for Children (Type 4), Equipped Provision for Teenagers (Type 5), Allotments (Type 6), Cemeteries (Type 7) and Private Sports Facilities (Type 8) will not be supported, except where it is demonstrated that the site is surplus to requirements; or equivalent or better facilities will be provided; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.**  **The location of existing open spaces is shown on Map 8A to 8C.**  **2. The standards for open space provision set out in Figure 5 will apply to all new residential development, and where appropriate commercial development will be encouraged to contribute towards the resolution of shortfalls in recreation and open space provision.**  **3. Developments will be required to contribute to the creation and maintenance of the open space required above through a Planning Obligation agreement. Where new provision is not viable or practicable within the site boundary, contributions towards the enhancement of existing off-site facilities will be required to mitigate for impact from the additional population.**  **4. In applying these standard the following will be supported:**  **(a) The provision of new community-owned equipped Playspaces for Children (Type 4) and Teenagers (Type 5) facilities at Mawgan Porth and Trevarrian.**  **(b). Enhancement of the playspace at St Mawgan Recreation Ground to expand and upgrade equipment, including teen provision in some form.**  **(c). The provision of communal allotments in an accessible location.**  **(d) Enhancement of and improvement of links to the PRoW footpath network and the creation of new permissive routes to increase access to natural green space.**  **(e) Multifunctional use of sports provision [e.g. shared use, improved access arrangements etc] to increase access to public sport opportunities, playable open space and facilities for teens.**  **6. The provision of additional or enhanced facilities that will provide opportunities for involvement in healthy physical activity will be supported where they provide multifunctionality with regards to biodiversity, connectivity and hydrology, and respect residential amenity.** | |
| Notes. | |
| |  |  |  |  | | --- | --- | --- | --- | | Figure 5: Recreation and Open Space Standard | | | | | Type | Amount per person 2024 (m²) | Moderation notes | Recommended future standard (m²/person) | | 1. Parks, amenity | 0 | No formal amenity green space; verge not counted. Parks should include playable space. | 6.46 | | 2. Natural and semi-natural green spaces | 352.13 | Provision largely from beaches. No public roamable green areas but this is compensated for by the extensive woodlands through which PROW pass, which provide visual connection with the countryside.  No standard is suggested but opportunities to increase access in biodiversity offsetting and other measures should be pursued | 0 | | 3. Public sport | 61.96 | Generous public sport from recreation ground and commercial sites. | 0 | | 4. Childrens Equipped Play | 1.2 | Children’s play is well provided for in St Mawgan but lacking in Mawgan Porth, Trenance, and Trevarrian. Limited access and seasonal restrictions reduce availability elsewhere. Additional equipped play provision, especially near Mawgan Porth village hall or as part of new development at Trevarrian, is recommended. A higher-than-average standard is proposed due to poor distribution. | 6 | | 5. Teen provision | 0 | The Parish currently has no dedicated teen provision. A combined youth shelter and basketball hoop could help, though a separate teen facility is preferred. Commercial options at Mawgan Porth may also offer a solution. The provision of adult gym equipment and safety surfacing adjoining the existing play area at St Mawgan is recommended. | 2 | | 6. Allotments | 0 | The Parish has no allotments, though many homes have large gardens and a community orchard offers some compensation. To support healthy living and sustainability, the NDP proposes increasing access and setting a higher-than-average allotment standard. | 2.5 | | 7. Cemeteries and Churchyards | 11.69 | Anglican and Catholic churchyards and a cemetery are available within the parish. | N/A | | 8. School pitches and private sports grounds | 15.8 | Community access to private sports grounds outside peak season. | N/A | | Map XX: Recreation and Open Space | | | | |  | | | | |  | | | | | Map 8A to 8C | | | | | |

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| **Policy reference:** | Policy CF 3 - Footways, Pedestrian Links, Public Rights of Way |
| **Policy Intention:** | 1. To ensure that the existing network of footways, pedestrian links and rights of way are not harmed by new development, which should be well-related to it, but enhanced where possible. |
| **Justification:** | 1. Footpaths, bridleways and cycle paths can make an important contribution to sustainable connectivity, the reduction in greenhouse gas emissions, and provide important opportunities for residents to use for their exercise, well-being and enjoyment of their surrounding environment. Such routes may also be wildlife corridors through fields and built-up areas. However they are only useful if they are available and perceived to be safe, reasonably pleasant and take a reasonably direct route from where people start (usually their home) to where people want to be. 2. There are 52 public footpaths in the Parish, providing a well-used and scenic network of footpaths through woodland, riverside, and coastal areas, offering access to rich biodiversity and numerous historic sites. Popular routes include Carnanton Woods and the paths between St Mawgan and Mawgan Porth. Horse riders and cyclists face challenges due to obstructed or poorly surfaced routes and dangerous road conditions during the busy tourist season. There is strong potential to improve this network by upgrading selected footpaths to bridleways, which would offer safer, off-road options for both groups. The paths also form part of wider routes like the South West Coast Path and Cornish Celtic Way. 3. In light of the importance of the network of routes to the Parish, it is important that they are not adversely impacted upon by development, and that where possible new development is well related to the network. 4. Accessibility is limited for people with mobility issues, though some lanes are suitable. The implication of the Equality Act 2010 is that rights of way provision for disabled people has to be considered equally with that of other users. Applying the principle of ‘Least Restrictive Access’ requires that all structures erected on rights of way must meet the highest possible standards and will benefit all users, not only those with restricted mobility. |
| **Policy Text:**  **1. Development, excluding agricultural dwellings, will be supported if it has safe walking routes to public transport, services, and facilities. If such routes do not exist, they should be provided by creating new paths that connect to the existing network. These paths must meet the 'Least Restrictive Access' standard, ensuring they are accessible to all, including people with disabilities.**  **2. Proposals impacting public footways, pedestrian links, or Public Rights of Way must:**   1. **Preserve the current network and its ambience.** 2. **Respect heritage features such as stiles, hedges, and other traditional elements.**   **3. Development proposals that result in the loss, severance or degradation of existing footpaths, cycleways or bridleways will not be supported unless suitable, safe, and accessible alternative routes are provided.**  **4. If footways, pedestrian links, or Public Rights of Way are rerouted or incorporated into new developments, they should:**   1. **Avoid unreasonable diversions.** 2. **Be integrated as part of a landscaped wildlife corridor, rather than simply along estate road pavements within the highway network.** 3. **Be accessible to all users, adhering to the 'Least Restrictive Access' principle.**   **5. Opportunities to upgrade suitable footpaths to bridleways where there is evidence of past use by cyclists or horse riders and where this improves safety and connectivity are encouraged.** | |
| Notes. Unfortunately, the NDP does not include maintenance and repair in its legal remit of powers. However, it can ensure that new developments are properly related to the public footpath network. The Parish Council has no duties to protect or improve footpaths but supports maintenance works with Cornwall Council under a Local Maintenance Partnership (LMP) agreement. Most Public rights of way cross private land, which is often the responsibility of the landowner or occupier to keep the footpath safe and usable. | |

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| **Policy reference:** | Policy CF 4 – Transport, Highways and Communications |
| **Policy Intention:** | 1. To assist in delivering the Cornwall Transport Plan to 2030 and The South West Rural Mobility Strategy in ways that suit local conditions iin the Parish and sit alongside and work with CEDPD Policy T1. |
| **Justification:** | 1. St Mawgan in Pydar Parish faces a range of transport and connectivity challenges that need to be addressed through its Neighbourhood Development Plan (NDP) to support sustainable living and improve access for residents and visitors. 2. Public transport in the Parish is relatively good for a rural area, particularly along the B3276, where the hourly 56 bus route connects Newquay and Padstow via Watergate Bay, Tregurrian, the airport, Trevarrian, and Mawgan Porth. However, there are significant gaps. Only two buses a day serve St Mawgan village, leaving it poorly connected. There is only limited bus access to St Columb—the location of the nearest GP surgery—and no direct routes that support commuting or frequent access to supermarkets, healthcare, or employment centres. Furthermore, the proposed relocation of the airport terminal to the opposite side of the site poses a threat to current service patterns and could reduce connectivity within the parish. 3. Cornwall Airport Newquay, located within the Parish, plays a significant role as the UK’s fastest-growing regional airport, offering connections across the UK and into Europe. While this boosts local economic potential, particularly in tourism, it also increases pressure on the surrounding transport network and raises environmental considerations. The NDP will need to ensure that any future growth of the airport is balanced with sustainable transport solutions and safeguards for local communities. 4. The Parish lacks a direct rail connection, with the nearest station being Newquay on a branch line. While most residents drive to Bodmin Parkway or St Austell to access the mainline network, this isn’t ideal, especially given limited parking. However, the Mid-Cornwall Metro initiative—which will provide an hourly direct train service from Newquay to Truro and Falmouth—is a major opportunity to improve rail access for the area and could help reduce car dependency for local journeys. 5. The road network in the Parish is dominated by C-class and unclassified roads, many of which are narrow, steep, and bounded by high Cornish hedges. These roads are not well-suited to large volumes of traffic or modern vehicle speeds, which presents a challenge—particularly during the summer when tourist traffic significantly increases. This is especially evident in congestion hotspots such as the single-track bridge and tight bends at Mawgan Porth. Furthermore, the route from the A3059 to the airport forms part of Cornwall’s Freight Network, increasing HGV traffic in the area. 6. Road safety is a concern: 16 serious road accidents were recorded in the Parish between 2021 and 2023, prompting recent consultation on introducing 20mph speed limits in villages like St Mawgan and Trevarrian. The NDP will need to support measures to calm traffic, improve road safety, and protect the character of local lanes while addressing the needs of residents and tourists. 7. The Cornwall Transport Plan to 2030 has the vision that ‘Transport in Cornwall will be excellent and carbon neutral. Our transport system will connect people, communities, businesses and services in a way that enhances quality of life, is reliable, efficient, safe, healthy and inclusive. People will choose to travel in ways that will have a low impact upon the environment and other people’. The South West Rural Mobility Strategy aims to level up rural communities through improvements to connectivity, such as enhanced digital connections supporting e-commerce and online services enabling more to be done without the need to travel; supporting more local services where people need them; integrated rural hubs; and networks of settlements which work together, sharing facilities, services and resources. 8. Policy T1 of the CEDPD requires development to be designed and located in order to minimise the need to travel, thereby influencing behaviour change and achieving necessary modal shift that will reduce climate impacts. Its modal hierarchy favours development being located close to workplaces and services. 9. However, as a rural location it is important to take a balanced approach which promotes active travel and access to public transport but also recognises that car use will continue. Therefore it is appropriate call for new developments to be located and designed to promote active travel and access to public transport and focus on estate design issues, impact on the local road network, the needs of groups with protected characteristics, appropriate traffic calming measures within, alongside, or off site on roads, and include public service vehicles in the design hierarchy. 10. Overall, improving local transport resilience, enhancing public and active travel options, ensuring safer road conditions, and securing sustainable growth in line with future infrastructure changes are all desirable. Priorities include protecting and expanding bus services, supporting the Mid-Cornwall Metro, improving road safety, and increasing access for non-motorised users throughout the Parish. |
| **Policy Text:**  **1. Development proposals will be supported where they contribute to a safe, inclusive, and sustainable transport network for all users. Proportionately to their size, residential development proposals must demonstrate how they:**  **A. Enhance Sustainable Travel Options**   1. **Support the use of public transport by improving access to bus stops and providing safe, direct pedestrian or cycle links from new development.** 2. **Protect existing bus routes and infrastructure, particularly in relation to future changes to Cornwall Airport Newquay.** 3. **Encourage integration with proposed rail improvements, including the Mid-Cornwall Metro, where applicable.**   **B. Improve Road Safety and Resilience**   1. **Minimise additional pressure on the Parish’s narrow lanes and sensitive road network by incorporating traffic-calming measures, safe vehicle access, and adequate off-road parking.** 2. **Support speed management schemes such as 20mph zones in village centres and other locations with high pedestrian or cyclist activity.** 3. **Contribute, where appropriate, to mitigation measures that improve visibility, signage, or junction design at known safety hotspots.** 4. **Safeguard key routes within the Cornwall Resilience Network and Freight Network while mitigating the impact of increased traffic on sensitive rural lanes and settlements.**   **2. Non-Residential Developments**  **Commercial or non-residential will be supported which:**   1. **Include enough parking spaces for cars, bicycles, and commercial vehicles.** 2. **Allocate space for loading, unloading, and storing materials.** 3. **Take steps to prevent congestion or parking problems in the surrounding area.**   **3. All developments should:**   1. **Ensure that new development does not exacerbate congestion at known pinch points (e.g., the Mawgan Porth bridge and hairpin bend) and, where appropriate, contributes to local highway improvements.** 2. **Provide functionally adequate parking in accordance with NDP policy** | |
| Notes. Reference may be made to:  1) the Manual for Streets, Cornwall Council Design Guide, and LTN 1/20.  2] Rural Minor Road Traffic Calming, Sustrans, 2004 http://satintest.uk/Documents/71-Rural-Minor-Road-Traffic-Calming---Sustrans-Routes-for-People-Information-Sheet-FF38.pdf  [3] The Cornwall Design Guide includes a section on ‘Movement’ which gives useful guidance, and the policy above should be used with reference to this, taking into account the local concerns noted above. | |

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| **Policy reference:** | Policy CF5 - Digital Infrastructure, Resilience And Investment |
| **Policy Intention:** | 1. To ensure robust, reliable, and resilient broadband and digital communication infrastructure in the parish, capable of meeting the growing needs of residents and businesses and mitigate risks associated with digital dependency, by promoting proactive measures to ensure continuous communication during power outages and emergencies. |
| **Justification:** | 1. Effective digital communications are essential to reducing travel, addressing environmental concerns, preventing digital disadvantage, and providing reliable emergency support, particularly in rural areas such as St Mawgan in Pydar Parish. 2. Increasing reliance on internet-based services for social, health, and economic activities highlights the importance of quality broadband and mobile connectivity. Currently, despite widespread 'Superfast Broadband', service quality and mobile signal vary significantly, especially in valley areas. 3. The impending transition from traditional landlines to VoIP presents specific risks for St Mawgan Parish, given the raised potential for flood-related emergencies where unreliable emergency communications during power outages, could be a significant issue. 4. To address these issues, it will be helpful if new development supports the enhancement of broadband infrastructure and the implementation of battery backup systems for reliability during power outages. |
| **Policy Text:**  **Development proposals for new housing or business premises that clearly demonstrate measures to enhance local broadband capacity and improve digital connectivity will be encouraged and strongly supported. Such measures should specifically address resilience and uninterrupted functionality of Voice over Internet Protocol (VoIP) communication systems during power outages, and should include, where feasible:**  **a) Installation of battery backup systems capable of maintaining VoIP-enabled devices and associated network routers operational during power interruptions.**  **b) Integration of alternative, sustainable power solutions, such as solar-powered systems or generator backups, to reinforce resilience and support continuous communication capability.**  **c) Ensuring a minimum broadband speed of at least 30 Mbps to facilitate effective digital communication and service accessibility.**  **d) Provision of infrastructure designed to enhance mobile signal strength and coverage, such as community-based signal boosters or small-cell technology. This is particularly crucial in locations currently experiencing poor mobile reception, thereby providing reliable backup communication support for VoIP systems.**  **Proposals for community infrastructure projects, specifically those establishing shared or communal backup power systems at critical sites or locations identified as key communication hubs, will be actively encouraged. Such projects are vital to maintaining uninterrupted communication channels, particularly during emergency situations or prolonged power outages.** | |
| Notes. Additionally, local authorities or the Parish Council should provide educational support and regularly test emergency provisions to ensure seamless transition and maintain connectivity, especially during emergencies. | |

### Landscape and Natural Environment

1. **Landscape.** St Mawgan in Pydar Parish is characterised by a distinctive blend of spectacular coastline and the picturesque Vale of Lanherne, creating a unique and highly valued sense of place. The Parish extends along an exposed northwest-facing coast, lined with intertidal sands and beaches, including Mawgan Porth, High Cove, Trerathick Cove, and Trerathick Point, all popular for recreation and tourism. The coastline transitions inland into rocky cliffs, historically significant at Griffins Point with Liveloe, a prehistoric cliff castle.
2. Behind the cliffs lies an expansive plateau of undulating farmland, historically medieval and post-medieval, marked by irregular Cornish hedges and sparse hedgerows surrounding small farms and hamlets. Some of this landscape has been altered due to non-traditional uses such as golf courses. Further inland, the southern plateau is notably dominated by Newquay Airport, surrounded by scattered small farmsteads.
3. Centrally, the landscape is dramatically bisected by the river Menalhyl and Gluvian Stream, forming two distinct valleys near Mawgan Porth. These valleys start as open marshlands near the coast and become steep, wooded enclaves further inland, lined by mature woodland—some ancient—with tall, over-mature pines and beech trees. This creates an intimate and tranquil setting, famously captured by Cornish poet Henry Sewell Stokes in his poem "The Vale of Lanherne," reflecting the timeless beauty of the area:

"Lovely Lanherne! from this embower'd height Far downward to the spangled blue profound, The landscape undulates with living light..."

1. To the north and east, the landscape includes the elevated downs of Denzell and Bears Downs, part of a broader upland extending towards St Breock. Agricultural land here varies in quality, predominantly Grade 3, with Grade 4 in the valleys and higher downlands. This diverse mix of coastal, woodland, and wetland habitats not only enhances local biodiversity but also provides critical ecological connectivity to adjacent SAC-designated coastal environments.
2. The Parish's rich cultural heritage includes significant medieval elements, most notably linked to the historically important Cornish Arundell family, who resided at Lanherne House in St Mawgan during the 16th century. Lanherne House later became home to Theresian nuns displaced by French invasions and is now a Carmelite Convent.
3. Additionally, Carnanton, a Grade II listed Georgian house, retains elements of its formal gardens and historic parkland, despite partial impacts from Newquay Airport's development. Recognised in the past as a Historic Park and Garden of Local Importance, Carnanton further enriches the Parish’s distinct historical and cultural landscape.
4. In summary, St Mawgan in Pydar Parish combines remarkable natural beauty with deep historical and cultural significance, offering a landscape that is both cherished locally and valued as an important recreational and ecological asset.

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| **Policy reference:** | Policy NE1- Proposed Area of Local Landscape Value |
| **Policy Intention:** | 1. To protect and enhance the distinctive character, scenic quality, and natural tranquillity of the Watergate and Lanherne Area of Great Landscape Value candidate extension (cAGLV). |
| **Justification:** | 1. The Watergate and Lanherne Area of Great Landscape Value (AGLV) is a locally significant and visually striking part of St Mawgan in Pydar Parish, recognised for its tranquil rural setting, medieval field patterns, semi-natural habitats, and scenic coastal views. These features contribute to the area's local distinctiveness and sense of place. The AGLV designation serves to guide planning decisions, ensuring that any development conserves and enhances the landscape's quality and character 2. Paragraph 187a of the NPPF requires planning decisions to contribute to ‘protecting and enhancing valued landscapes.’ Further, policy 23 of the Cornwall Local Plan explains, through paragraph 2.146, that ‘All landscapes matter, not just those with national designations, which is why attention to distinctiveness and character of the whole of Cornwall is so important.’ Policy 23.1 also states that ‘1. Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall’s natural environment and assets according to their international, national and local significance’, and in 23.2(b) ‘Development within the …Areas of Great Landscape Value should maintain the character and distinctive landscape qualities of such area’. 3. Originally designated in the 1950s, the AGLV was most recently reassessed in 2022, when it was decided that an additional area should be added to the AGLV. This additional area (formally known as a Candidate AGLV or cAGLV) comprises the intertidal sand and beaches at Mawgan Port, High Cove, Trerathick Cove and Trerathick Point and is currently a material consideration in planning, pending formal designation in the next Local Plan update. In the meantime, this NDP can ensure that the cAGLV is protected by designating it as an Area of Local Landscape Importance. |
| **Policy Text:**  **The St Mawgan in Pydar NDP designates an Area of Local Landscape Importance [ALLI] as shown on Map X. Within the ALLI, development proposals which accord with Cornwall Local Plan Policy 23.2(b) will be supported** | |
| Notes.    **MAP 9: Area of Local Landscape Importance** | |

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| **Policy reference:** | Policy NE2 – National Landscape Setting and Scenic Protection |
| **Policy Intention:** | 1. To ensure that all development proposals within St Mawgan in Pydar respect and safeguard the setting of the Carnewas to Stepper Point National Landscape (AONB) |
| **Justification:** | 1. The Carnewas to Stepper Point National Landscape is a nationally protected area of exceptional scenic beauty,which includes Beruthan Steps Dark Sky Discovery Site, located just north of the parish boundary. Although not within the National Landscape, development in St Mawgan in Pydar might have a material impact on its setting, including valued views, landscape character, and ecological networks. The NPPF (para 187a), NPPG, and Cornwall Local Plan Policy 23 emphasise the importance of protecting such landscapes and their settings. 2. Defra and Natural England clarify that relevant authorities, including parish councils, must consider the setting of the National Landscape under the “Duty of Regard” (Section 85 of the CROW Act 2000). 3. The scale, height, siting, use, materials, and design of a development all influence whether it affects the natural beauty and special qualities of the National Landscape. Additional factors such as whether the proposal is incompatible with its surroundings, or involves movement, reflective surfaces, or inappropriate colours can also intensify its visual or environmental impact. 4. While developments located further from the National Landscape boundary are generally less likely to cause harm, large or tall structures can still affect the landscape from a significant distance. Even when physical intrusion into the National Landscape is avoided, developments nearby may still have negative effects such as increased traffic, noise, light pollution, or the urbanising influence of built form. 5. Development outside the National Landscape can also indirectly impact it by increasing pressure on land use, public rights of way, or local landscape management. 6. Cumulative impacts are an important concern. Individually minor schemes may collectively lead to substantial harm when combined, particularly by contributing to increased traffic, noise, lighting, visual clutter, or erosion of rural character. 7. In St Mawgan in Pydar Parish, these issues are especially relevant in relation to tourism-related development at Mawgan Porth, where its proximity to the National Landscape requires careful management to avoid undermining the area's scenic quality and tranquillity. |
| **Policy Text:**  **Development proposals within the setting of the Carnewas to Stepper Point part of the Cornwall National Landscape (formerly Cornwall AONB) will only be supported where it can be clearly demonstrated that they:**   1. **Conserve and enhance the natural beauty, scenic quality, and special characteristics of the National Landscape, including important long views to and from the National Landscape;** 2. **Are of a scale, design, layout, use, materials and appearance that harmonise with the surrounding landscape and do not detract from the character or tranquillity of the National Landscape or its setting;** 3. **Avoid or adequately mitigate adverse cumulative effects from increased traffic, lighting, noise or development pressures on land management and access networks, including PROWs within or adjoining the National Landscape;** 4. **Have fully considered guidance from the NPPF, Natural England, and the Duty of Regard under Section 85 of the CROW Act, including the impact of the proposal outside the National Landscape boundary where it may affect the National Landscape’s setting.**   **Applications must be accompanied by a proportionate Landscape and Visual Impact Assessment where impacts on the National Landscape may arise.** | |
| Notes. in practice 2–5 kilometres is often used as a guideline range for assessing potential visual or landscape impact, especially where there are prominent viewpoints or elevated landforms. | |

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| **Policy reference:** | Policy NE3 – Local Areas of Landscape Character – St Mawgan Village and Trenance |
| **Policy Intention:** | 1. To conserve the distinct landscape character, visual quality, and semi-natural setting of key areas in the Parish previously recognised as Areas of Special Character, and to guide development so that it respects the spacious, green, and open nature of these places. |
| **Justification:** | 1. These areas were originally designated as Areas of Special Character under the Restormel Borough Local Plan, recognised for their contribution to the rural and coastal landscape. Although not carried forward into the current Local Plan, they remain valued by the community and have been upheld as sensitive landscapes in recent appeal decisions. Notably, in a 2016 appeal (APP/D0840/W/16/3164059), the Planning Inspector upheld the importance of the Trenance setting, stating that even without current formal designation, its “intrinsic qualities” and role in the “rugged and dramatic setting” of Mawgan Porth merited protection from development that would diminish its character. 2. In St Mawgan, the designation highlights the significance of mature tree cover and large gardens, which contribute to a spacious, green character. Infill development would erode this and was therefore discouraged. 3. At Mawgan Porth, the designation is aimed at retaining the open character of the coastal zone. Although the area is dominated by post-war housing and lacks the historic character of traditional Cornish villages, the landscape setting, coastal, open, and undeveloped, is recognised as valuable. 4. The protection of these areas aligns with Cornwall Local Plan Policy 23 and NPPF paragraph 187(a), which require planning decisions to protect and enhance valued local landscapes. |
| **Policy Text:**  **1. The areas at St Mawgan village (north-east of the playing field) and Trenance (land to the east of the coastal slope), as identified on the Policy Map, are designated as Local Areas of Landscape Character.**  **2. Development proposals within or affecting the setting of these areas will be supported only where it can be clearly demonstrated that:**   1. **The open, low-density character of the area, including mature gardens, tree cover, and green infrastructure, is retained;** 2. **The proposal does not increase the visual prominence or density of built form in a way that would erode the naturalistic or coastal setting;** 3. **Any changes in layout, boundary treatment, lighting, or hard surfacing are in keeping with the area’s existing rural and landscape character;** 4. **Views into, out of, and across these areas, particularly toward the coast at Trenance, are conserved or enhanced;** 5. **Proposals incorporate landscaping and native planting to maintain or improve the area’s green and open appearance.**   **Development that would urbanise, intensify, or diminish the distinctive character of these areas will not be supported.** | |
| Notes.    **MAP10: Local Areas of Landscape Character – St Mawgan Village and Trenance** | |

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| **Policy reference:** | Policy NE4 – Local Green Spaces |
| **Policy Intention:** | 1. To identify and protect the key green spaces that are of local significance in the Parish. |
| **Justification:** | 1. Within the Parish there some smaller open areas of local significance which are of particular importance to the local community and fulfil the requirements of the NPPF (106 and 107) for Local Green Space designation in that each green space:  * Is in reasonably close proximity to the community it serves; * Is demonstrably special to a local community and holds a particu-lar local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tran-quillity or richness of its wildlife; * and the land involved is local in character and is not an extensive tract of land.  1. The loss of these spaces would not only cause the loss of the particular qualities that make them special to the local community, but also diminish permeability, local amenity and local distinctiveness. Such areas can be protected consistent with Para 107 of the NPPF [ie ‘...consistent with that in respect of Green Belt..’] 2. Several possible local green spaces were identified through local knowledge, research and community engagement, which have been carefully assessed to judge whether they complied with NPPF paragraphs 106 to 107. Those complying are proposed as Local Green Spaces in the following policy. |
| **Policy Text:**  **The neighbourhood plan designates the following locations as local green spaces (as shown on the Map 11A and 11b.**   1. **Long Moor** 2. **Winsor Fields** 3. **Field to SW of St Mawgan School** 4. **Area in front of the Convent** 5. **Polgreen footpath/road** 6. **Community Orchard** 7. **Bank below Mansell Cottage** 8. **Land at Tredragon Road,** 9. **Land West of Three Corners** 10. **Land around the Coast Guard Cottages, Mawgan Porth**   **Development on these designated locations will not be supported except in very special circumstances.** | |
| Maps 11a and 11b: Local Green Spaces. | |

1. **Natural Environment.** St Mawgan in Pydar Parish is shaped by a diverse natural environment that defines its character, supports wildlife, and underpins quality of life. Its dramatic coastline, wooded valleys, and rolling farmland host a variety of habitats, from ancient woodland and wetland to intertidal shores, forming an important ecological network.
2. The River Menalhyl, Gluvian Stream, and bathing waters at Mawgan Porth are vital for biodiversity, recreation, and tourism. However, rising incidents of sewage discharge and surface water runoff highlight the urgent need for resilient infrastructure and water-sensitive planning.
3. While there are no nationally designated SSSIs within the Parish, it borders protected areas such as the Bedruthan Steps SSSI and the Bristol Channel Approaches SAC. Within the Parish County Wildlife Sites, the Lanvean Bottoms Nature Reserve, and ancient riparian woodlands contribute to a strong local biodiversity network, which the NDP seeks to strengthen through green infrastructure and Biodiversity Net Gain.
4. The Parish is unusually well-treed for a coastal area, with mature trees, wooded river valleys, and protected groups under Tree Preservation Orders. Cornish hedges are ecologically rich, culturally significant, and key to landscape identity, though under threat from neglect and development. Dark skies, rural tranquillity, and low ambient noise levels are valued natural assets, but light and noise pollution are increasing around Mawgan Porth and Trenance.
5. This NDP aims to protect and enhance the Parish’s natural environment, promoting climate resilience and safeguarding biodiversity for future generations.

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| **Policy reference:** | Policy NE5 - Biodiversity and Green Infrastructure |
| **Policy Intention:** | 1. To ensure that development supports long-term nature recovery, strengthens ecological networks, and creates a more sustainable, resilient, and attractive place for both people and wildlife. |
| **Justification:** | 1. The natural environment plays a vital role in shaping the identity, character, and wellbeing of the neighbourhood area. Protecting and enhancing biodiversity and green infrastructure is not only an environmental imperative, but also a legal and planning requirement that directly supports community health, climate resilience, and quality of life. 2. The Environment Act 2021 introduced a mandatory requirement for most planning applications, from February 2024, to deliver a minimum 10% Net Biodiversity Gain (NBG). Initially this applied only to major development but as of April 2, 2024, the requirement for a 10% Biodiversity Net Gain (BNG) has been extended to include small development sites in England. For NBG to be effective any development proposals must retain as much of the existing onsite habitat as possible and demonstrate how they have followed an approved mitigation strategy. The key concept is ‘Better than Before’. 3. This means that developments must leave the natural environment in a measurably better state than before development occurred. This approach ensures that growth and development actively contribute to nature recovery. 4. In addition, the Natural Environment and Rural Communities Act 2006 places a duty on local planning authorities to conserve and enhance biodiversity across their areas. This legal obligation is supported by national strategies such as Biodiversity 2020, which sets out objectives to halt biodiversity loss, strengthen ecological networks, and ensure that wildlife and ecosystems can thrive alongside human activity. 5. The Government-endorsed Nature Positive 2030 initiative sets out a roadmap for reversing biodiversity decline by 2030. Key priorities include restoring and protecting wildlife habitats within and beyond designated areas, investing in habitat creation to strengthen nature networks, and integrating nature recovery outcomes into development planning. 6. NPPF 2024 reinforces these ambitions. Paragraph 188 encourages a strategic approach to maintaining and enhancing green infrastructure and ecological networks at a catchment or landscape scale. Paragraph 192 requires development plans to identify, map, and protect local habitats, wildlife corridors, stepping stones, and areas of strategic importance for biodiversity. Local planning authorities are also expected to promote measurable net gains for biodiversity and prioritise the conservation and restoration of priority habitats and species. 7. ‘Green Infrastructure’ is recognised in the NPPF as a multi-functional network of green and blue spaces that deliver a wide range of benefits – from biodiversity and climate regulation to recreation, health, and community resilience. These natural assets are critical to both urban and rural areas and should be considered as integral to sustainable place-making. 8. Policy G2 of Cornwall’s Climate Emergency Development Plan Document (CEDPD) mandates that all major developments achieve a minimum of 10% Biodiversity Net Gain (BNG) over the pre-development biodiversity value, as measured by the latest version of the DEFRA Biodiversity Metric. [nb this has now been extended to all developments]. Policy G4 of the Climate Emergency DPD requires developments near a Local Nature Recovery Network to demonstrate how they will maintain its integrity and connectivity while aligning with recovery strategy principles. 9. St Mawgan in Pydar Parish contains a significant and diverse green infrastructure network, with several biodiversity assets of regional and international importance. These include:  * Priority Habitat Inventory Deciduous Woodland * Ancient Woodland * Areas supporting Priority Species * National Forestry Inventory Woodland * The Menalhyl and Gluvian Valleys * Cornwall Wildlife Sites  1. However, recent development and land clearance, particularly in Trenance, have led to notable habitat loss. For example, an ecological survey carried out over three days in 2021 on a half-acre site near the coast at Mawgan Porth recorded 21 wildflower species (including some vulnerable), 9 species of butterfly and moth (including the endangered Wall Brown), and a variety of birds and mammals. Adders, a legally protected species under Section 9 of the Wildlife and Countryside Act 1981, were also present. Today, that same site has been completely cleared, and no wildlife remains visible. 2. These habitats form an essential part of the local green infrastructure, supporting biodiversity and playing a key role in Cornwall’s Nature Recovery Network and Environmental Growth Strategy. Their protection and enhancement are central to sustainable land use in the Parish to mitigate the impacts of new development on wildlife and natural spaces, it is essential to maintain and enhance this network. Developments should include measures to promote wildlife and connect surrounding habitats. |
| **Policy Text:**  **1. The St Mawgan in Pydar Parish NDP identifies a network of ‘green infrastructure’ within the Parish [illustrated diagrammatically on Map 12]**  **2.** **Development proposals will be supported where they:**   1. **Do not compromise the integrity of the network of green infrastructure and its assets, by avoiding adverse impacts, or providing effective mitigation where impacts are unavoidable.** 2. **Ensure through landscaping schemes, layouts, access and public open space provision, that it contributes to the connectivity, maintenance and enhancement of the Network.** 3. **Demonstrate, through use of a Biodiversity Net Gain Plan [BNGP], based on an assessment of the site before and after development, how the impact on biodiversity will be minimised and a 10% net gain in biodiversity achieved in line with national policy and the provisions of Policy G2 of the Cornwall Local Plan.** 4. **Maximise the retention of existing vegetation and where loss of existing vegetation is unavoidable, include replanting with species of local provenance adapted to local coastal microclimate and soils.**   **3. The identification of receptor sites for any local offsite biodiversity gains should have regard to the St Mawgan in Pydar Parish Green Infrastructure Network and the current Cornwall Local Nature Recovery Strategy.**  **4. All developments should seek to ensure that:**   1. **Where sites contain patches of semi-natural habitat they are retained and ideally linked together as part of the intended end land-use.** 2. **The potential to retain, restore and re-create habitat linkages such as hedgerows and water-courses is considered.** 3. **Enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site, and off site if immediate gains are not possible within the development site are considered.**   **5. Proposals which would result in significant harm to biodiversity which cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for will not be supported.** | |
| Notes. [1]. Major development is one where the number of residential units to be constructed is 10 or more, or where the number of residential units is not given, a site area of 0.5 hectares or more. For all other uses, a major development is one where the floor space to be built is 1,000 square metres or more, or where the site area is 1 hectare or more  [2] **Local Nature Recovery Network.** Cornwall Council has drafted a Local Nature Recovery Strategy under the terms of the Environment Act 2021. It includes a map of the most valuable areas for wildlife presently [Zone 1], opportunities to improve nature in the future [Zone 2], and short-term priorities. The aim is to use the high-quality existing habitats as core wildlife hubs and connect them together through the restoration and creation of strategically placed opportunity habitats, thereby creating one larger network.  A map showing the NRN zones in St Mawgan in Pydar Parish can be found at the LAGAS Natural Capital Information and Management Hub. [ https://lagas.co.uk/ ].  [3]. **Species Reintroduction Feasibility Study**. One way nature recovery is to restore lost wildlife back into Cornwall. This study examined the benefits and challenges of reintroducing species that once lived here, such as beavers, water voles, red squirrels, pine martens, wild boar and wildcats. The mapping in the study shows the green infrastructure network in the Parish as having potential for various species re-introduction.  [4] Examples of appropriate measures to address net biodiversity gain in developments in the rural the Parish might include:   * purpose designed boxes and bricks for bats, birds (including owls in more remote areas), bees and other invertebrates, providing hibernacula for reptiles and amphibians. * within the structure of the building, or within the site boundaries on non-built features if this is not possible; * hedgehog access points in fences, * planting new native trees and hedges and flower-rich habitats * improving the quality of existing hedgerows by filling gaps and encouraging dense growth * the intentional use of SuDS, and drainage ponding, as habitat to support amphibians and aquatic species. * ‘re-wilding’ of areas to support drainage and create habitat, * measures to protect the integrity of any affected wildlife corridors, mitigate any harmful impact and incorporate linkages to provide new connections between corridors. * Restoring degraded wetlands, ponds, or streams.     **MAP 12: Green Infrastructure Network**  <https://plansupport.co.uk/wp-content/uploads/2024/11/GI-Network.png> | |

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| **Policy reference:** | Policy NE6 - Trees, Cornish Hedges and Hedgerows |
| **Policy Intention:** | 1. To ensure that trees, woodlands and hedgerows are protected and enhanced ensuring they continue to support biodiversity, climate resilience, and contribute to the rural character of St Mawgan in Pydar Parish. |
| **Justification:** | 1. St Mawgan in Pydar is relatively well-treed for a coastal parish. Woodland stretches inland from the coast along the Menalhyl Valley, with notable clusters near Tolcarne Merock, Polgreen, The Grove, and Winsor Lane. St Mawgan village itself contains many mature trees, particularly around the church, convent, playing field, and in private gardens—many protected under Tree Preservation Orders (TPOs), including TPO C2/25 and further designations in Trenance and Carloggas. While the Ancient Tree Inventory does not yet list any veteran or ancient trees in the parish, this reflects a lack of survey rather than absence. 2. Ancient woodlands are found along the Menalhyl River and Gluvian Stream, including areas of willow-dominated riparian woodland identified by the Forest for Cornwall, although not yet formally mapped. These wooded corridors form vital parts of the local green infrastructure and biodiversity network. 3. Equally distinctive are the parish’s Cornish hedges—traditional earth and stone boundaries topped with wild flora. These are ecologically rich, functioning as vertical meadows and wildlife corridors, supporting species from bats to adders. As part of the historic field system, many hedges date back centuries and contribute significantly to the character and cultural identity of the landscape. However, these features are under pressure from farming, development, and neglect. Unlike standard hedgerows, Cornish hedges are not protected under the Hedgerow Regulations 1997 and rely on traditional skills for maintenance and repair. 4. Trees serve not only as natural boundaries but also as important habitats for small but all mammals, insects and birds, contributing to the ecological richness of the area. They absorb carbon dioxide in the atmosphere, add to resilience to climate change by intercepting and slowing storm water, filtering air pollution, providing shade canopies and cooling the urban environment during periods of excess heat. Together they contribute strongly to the character that is valued so much by local people. |
| **Policy Text:**  **1. The retention, protection and enhancement of trees, Cornish Hedges, hedgerows and woodland will be supported. Development proposals must demonstrate how existing trees and hedgerows of arboricultural, ecological, or amenity value will be retained and incorporated into the overall site layout in a sympathetic and sustainable manner.**  **2. Development proposals will be supported where they:**   1. **Retain and sensitively integrate mature trees, Cornish Hedges, hedgerows and woodland features of value into the design of the scheme;** 2. **Include robust protection measures for retained trees and hedgerows during the construction period and demonstrate how their long-term health and survival will be secured;** 3. **Are accompanied by a tree and hedgerow survey in accordance with the most recent version of British Standard BS 5837, ‘Trees in relation to demolition, design and development’ including a management plan for their maintenance and protection;** 4. **Provide a comprehensive landscaping scheme that:** 5. **Meets canopy coverage requirements in line with Cornwall Climate Emergency DPD Policy G3;** 6. **Includes replacement planting of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat. (See Cornwall Council Guidance);** 7. **Shows how newly planted and retained features will be protected and managed over time;** 8. **Shows that where trees and hedges are removed to allow access, they are replanted along the back of vision splays.** 9. **Provide an appropriate buffer between development and the canopy edge of adjacent woodland, in accordance with arboricultural best practice.**   **3. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient**  **woodland and ancient or veteran trees) will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; European and UK protected species and Biodiversity Action Plan habitats and species must be avoided wherever possible, unless the need for and benefits of the development clearly outweigh the loss.**  **4. Where appropriate when proposals involve new Cornish Hedges, the local stone facing patterns and stone type should be retained and/or replicated.**  **5. Where Cornish Hedge or hedgerow removal is necessary to facilitate access, replanting will be required along vision splays using local stone facing patterns and stone type and appropriate native species.** | |
| Notes. [1] CEDPD Policy G3 - requires that all major development should provide, through the retention of existing and or / the establishment of new, canopy coverage equal to at least 15% of the site area. | |

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| **Policy reference:** | Policy NE7 - Tranquility and Dark Skies |
| **Policy Intention:** | 1. To ensure that development within the Parish carefully considers the impact of noise and light on rural character, biodiversity, and the wellbeing of both residents and wildlife. |
| **Justification:** | 1. The tranquillity and dark skies of the St Mawgan in Pydar Parish are highly valued environmental and community assets, integral to the area's distinctive rural identity and quality of life. These qualities contribute significantly to local character, offering residents and visitors the opportunity for peaceful enjoyment, recreation, and appreciation of natural landscapes and nightscapes. The absence of intrusive noise and artificial lighting enhances the rural charm of the Parish, supports mental and physical wellbeing, and provides critical habitats for nocturnal wildlife, including protected and priority species. 2. Tranquil countryside areas offer numerous benefits, including improved mental health and stress reduction, enhanced physical health through opportunities for outdoor recreation, better sleep quality, and a stronger sense of community and social cohesion. Tranquillity also contributes positively to wildlife conservation by providing habitats less disturbed by human activity. National planning policy recognises this, with paragraph 198 of the National Planning Policy Framework (NPPF) requiring local plans to identify and protect areas of tranquillity that remain relatively undisturbed by noise and are appreciated for their recreational and amenity value. It also emphasises the need to limit the impact of artificial lighting on local amenity, dark landscapes, and nature conservation. 3. Beyond environmental and health considerations, dark skies provide cultural and economic benefits. They are a growing draw for tourism, especially during the darker, quieter months, bringing visitors who contribute to the rural economy. They also offer opportunities for education and scientific exploration, inspiring interest in astronomy and the natural world. It can also bring several other benefits such as enhanced conditions for astronomy, acting as an educational resource, providing creative inspiration etc 4. However, lighting is often installed which is overly bright, needlessly spills upwards, is poorly aimed and creates shadows – making it harder to see as well as being wasteful and harmful to the night sky. In St Mawgan in Pydar Parish, some lighting in Mawgan Porth and Trenance, and main tourist parks stand out, in addition to the more powerful glow from Newquay Airport. This is mostly not necessary and with a little thought can be avoided. 5. Artificial light can be harmful to wildlife, particularly nocturnal species such as bats and moths, by disrupting natural behaviour, movement, and reproduction. Light pollution also affects human health and wellbeing by interfering with circadian rhythms and sleep, leading to increased stress, fatigue, and reduced mental alertness. Artificial light doesn’t respect boundaries. It can spread for miles, bleeding out from built-up areas and into the skies over our countryside, and so excessive lights in St Mawgan in Pydar Parish could impact significantly on the National Landscape and its special environment, and, just to the north of the parish boundary is the Bedruthan Steps/Carnewas Dark Sky Discovery Site (Milky Way class). 6. Adopting modern, low-impact lighting solutions is not only effective in reducing light spill and protecting dark skies, but also offers energy and cost savings. It represents one of the simplest ways to reduce carbon emissions and tackle climate change, aligning with wider environmental goals. |
| **Policy Text:**  **1. Development proposals will be supported which protect and, where appropriate, enhance the tranquillity and dark sky character of the Parish. Proposals will be supported where they demonstrate sensitivity to local landscape character, biodiversity, and amenity, and contribute positively to the Parish’s rural setting.**  **2. Proposals will be expected to:**   1. **Identify, preserve, and where possible enhance areas of relative tranquillity, especially those valued for recreation, visual amenity, and wildlife;** 2. **Avoid introducing or increasing noise disturbance, particularly in areas currently free from intrusive noise;** 3. **Minimise light pollution by:** 4. **Using fully shielded, downward-facing external lighting to prevent skyglow;** 5. **Selecting low-intensity, warm-colour LED lighting that mimics natural light;** 6. **Avoiding lighting in or adjacent to ecologically sensitive areas or locations with identified dark sky value;** 7. **Using timers, dimmers, and motion sensors to limit lighting to times and places where it is truly needed.**   **3. Proposals in the setting of the Cornwall National Landscape and the Bedruthan Steps/Carnewas Dark Sky Discovery Site must explicitly assess and minimise their impact on dark skies and rural tranquillity.**  **4. Proposals that risk harming nocturnal wildlife, including protected and priority species, must demonstrate how the development complies with the NPPF (2024) and relevant ecological guidance. Ecological assessments should consider the impact of artificial lighting on foraging, migration, and breeding behaviour.**  **5. Low-impact development that supports public enjoyment and understanding of dark skies, such as educational, recreational, or sustainable tourism proposals, will be supported, provided it does not compromise the tranquillity or dark landscape character of the area.** | |
| T  **MAP 13: Dark Skies Map**  Notes. [1] Guidance on ‘dark sky’ design for new development or for replacement lighting can be found at: https://darksky.org/resources/guides-and-how-tos/lighting-principles/ | |

## 5. LOCAL PROJECTS

**TO BE COMPLETED**

## 6. JARGON BUSTER

6.1 The ‘Jargon Buster’ explains what the technical terms unavoidably used in this document actually mean.

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

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

**Cornwall Local Plan**

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

**Development Plan**

The Development Plan is the heart of the planning system. The Development Plan sets out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places.

The law says that planning decisions must be taken in line with the Development Plan unless material considerations indicate otherwise.

The Development Plan for an area is made up of the combination of strategic policies (which address the priorities for an area) and non-strategic policies (which deal with more detailed matters). In Cornwall it comprises the Cornwall Local Plan, the Site Allocations Development Plan Document, the Climate Emergency Development Plan Document, and Neighbourhood Plans, when they are brought into force, for the area that they cover.

**Habitats Regulation Assessment**

This is a requirement for strategies such as Local and Neighbourhood Plans that are likely to lead to significant effects on European sites of nature conservation importance.

**Homeworking**

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

**Local Planning Authority**

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

**Localism Act**

The Localism Act 2011 includes five key measures that underpin the government’s approach to decentralisation:

• Community rights

• Neighbourhood planning

• Housing

• General power of competence

• Empowering cities and other local areas

**Listed Building**

A building or structure listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as having special historic or architectural interest. Listing brings it under the consideration of the planning system, so that it can be protected for future generations.

Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I

Grade II\* (referred to as ‘two star’) buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II\*

Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

**National Planning Policy Framework (NPPF)**

The NPPF sets out the planning policies for England. This was a key part of the reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. At the time of publication of this NDP, the current version was NPPF 2021.

**Neighbourhood area**

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

**Neighbourhood Plans**

New type of plans introduced by the Localism Act. They will be prepared by town/parish councils, and develop detailed planning policies for a town/parish (or part of them) in general conformity with the council’s Local Plan

**Planning Advisory Service**

The Planning Advisory Service helps councils provide faster, fairer, more efficient and better quality planning services. See www.pas.gov.uk

**Permitted development**

Certain types of work can be carried out without needing to apply for planning permission. These are called "permitted development rights". Often referred to as ‘PD’.

They derive from a general planning permission granted not by the local authority but by Parliament. The permitted development rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings. Similarly, commercial properties have different permitted development rights to dwellings.

Permitted development rights are more restricted in Conservation Areas, and the Area of Outstanding Natural Beauty.

**‘Prior approval’ process.**

Some proposals for ‘PD’ developments involving tele-communications, demolition, agriculture or forestry are subject to a process whereby details are notified to the local planning authority prior to the development taking place

**Qualifying Body**

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

**Statutory Consultees**

Statutory consultees for the purposes of neighbour-hood planning are defined within the Neighbourhood Planning (General) Regulations

**Steering/Working Group**

A steering or working group is a committee of individuals made up of community representatives [Parish Councillors members of the community] who drive forward the neighbourhood planning project on behalf of the parish council.

**Strategic Environmental Assessment**

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

**‘Social Capital’**

This refers to the network that exist between people, voluntary organisations, clubs and societies who have common values and are able to work together to make things happen in their community, for example by caring for more vulnerable people, environmental action, arts and community events. A sustainable community has strong social capital

**Sui Generis**

Latin phrase used to describe land uses which are literally, ‘in a class of their own’ and not found elsewhere in the Use Classes Order.

**Sustainability Appraisal (including Environmental Appraisal)**

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

**Town and Country Planning Act 1990**

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

**The Regs**

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

**Use Classes Order**

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

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

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

(a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public;

(b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,

(c) for the provision of the following kinds of services principally to visiting members of the public: (i) financial services, (ii) professional services (other than health or medical services), or (iii) any other services which it is appropriate to provide in a commercial, business or service locality,

(d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,

(e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,

(f) for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public,

(g) for:

i. an office to carry out any operational or administrative functions,

ii. the research and development of products or processes, or

iii. any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit

**Class B2 (General industrial):**

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

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

Use for storage or as a distribution centre.

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

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

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

Use as a hospital or nursing home

Use as a residential school, college or training centre

Class C2a – Secure residential institutions Prisons, young offenders’ institutions, detention centres, secure training centres etc.

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

(a) a single person or by people to be regarded as forming a single household,

(b) not more than six residents living together as a single household where care is provided for residents,

(c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)

Class C4—House in multiple occupation

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

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

Any use not including residential use:

(a) for the provision of education,

(b) for the display of works of art (otherwise than for sale or hire),

(c) as a museum,

(d) as a public library or public reading room,

(e) as a public hall or exhibition hall,

(f) for, or in connection with, public worship or religious instruction,

(g) as a law court

**Class F.2 – Local community**

Use as:

(a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where:

i. the shop’s premises cover an area not more than 280 metres square, and

ii. there is no other such facility within 1000 metre radius of the shop’s location,

(b) a hall or meeting place for the principal use of the local community,

(c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,

(d) an indoor or outdoor swimming pool or skating rink

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

(a) as a theatre,

(b) as an amusement arcade or centre, or a funfair,

(c) as a launderette,

(d) for the sale of fuel for motor vehicles,

(e) for the sale or display for sale of motor vehicles,

(f) for a taxi business or business for the hire of motor vehicles

(g) as a scrapyard, or a yard for the storage or distribution of minerals or the breaking of motor vehicles,

(h) for any work registrable under theAlkali, etc. Works Regulation Act 1906,

(i) as a hostel,

(j) as a waste disposal installation for the incineration, chemical treatment or landfill of hazardous waste,

(k) as a retail warehouse club being a retail club where goods are sold, or displayed for sale, only to persons who are members of that club,

(l) as a night-club,

(m) as a casino,

(n) as a betting office,

(o) as a pay day loan shop,

(p) as a public house, wine bar, or drinking establishment,

(q) as a drinking establishment with expanded food provision,

(r) as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises,

(s) as a venue for live music performance,

(t) a cinema,

(u) a concert hall,

(v) a bingo hall,

(w) a dance hall

## 7. ACKNOWLEDGEMENTS

## Appendices

### Appendix 1: Design Checklist

To help users of the NDP assess planning applications against the NDP and the Design Guidelines and Code, the following table may be used:

| **Planning Application Design Checklist** | | |
| --- | --- | --- |
| **Item** | **Consideration** | **Yes or No? [Tick or Cross]** |
| **A** | **Settlement pattern** |  |
| 1 | Does the new design fit well with the existing layout of the area? |  |
| 2 | Are the buildings at the right density for this area? |  |
| 3 | Is the size of the new buildings appropriate for their plots? |  |
| 4 | Does the new development blend well with the existing streets? |  |
| 5 | Does the proposal enhance or preserve local landscape features, such as hills or water? |  |
| 6 | Does the design consider important local landmarks and features? |  |
| 7 | If near historical or special landscape areas, does the design protect and enhance these? |  |
| **B** | **Access** |  |
| 1 | Does the development encourage easy movement and avoid dead-end streets? |  |
| 2 | Does it encourage walking and cycling with convenient layouts and facilities? |  |
| 3 | Are new access points safe and suitable for existing roads and paths? |  |
| 4 | Are access points and street layouts friendly to pedestrians, cyclists, and people with disabilities? |  |
| **C** | **Building Heights and Rooflines** |  |
| 1 | Is the height of the new buildings suitable compared to existing buildings? |  |
| 2 | Does the development maintain privacy and avoid overlooking neighbors? |  |
| 3 | Do the buildings fit visually within the surrounding area? |  |
| 4 | If it's an extension, does it look smaller and secondary to the original building? |  |
| **D** | **Building line and boundary treatment** |  |
| 1 | Does the new development follow existing building lines and match neighboring properties? |  |
| 2 | Have boundary treatments (like fences or hedges) been chosen to fit well with the local style? |  |
| **E** | **Green spaces and street scape** |  |
| 1 | Are existing natural features protected? |  |
| 2 | Are there safeguards to protect green spaces during construction? |  |
| 3 | Does the development enhance connections between green areas for wildlife? |  |
| 4 | Does the project include improvements to biodiversity and trees? |  |
| 5 | Does the development impact the area's visual charm or peace, and are measures included to reduce this? |  |
| 6 | Is there enough outdoor space for residents? |  |
| 7 | If shared outdoor spaces are created, are they usable and well-maintained? |  |
| 8 | Has safety been considered in the design? |  |
| 9 | Does it encourage walking and cycling, and reflect local architectural style? |  |
| **F** | **Views and landmarks** |  |
| 1 | Are important local views and landmarks protected or enhanced? |  |
| 2 | Does the design respect important views within the area? |  |
| 3 | Does it create new views of the settlement and surrounding areas? |  |
| **G** | **Architectural details and materials** |  |
| 1 | Has the local geology and architectural character been reflected in contemporary or traditional design proposals? |  |
| 2 | Are building materials suitable and high-quality? |  |
| 3 | Can local materials be used to support local businesses? |  |
| 4 | Have durable, easy-to-maintain materials been chosen? |  |
| 5 | Does the design show careful planning, good materials, and details suitable for local weather? |  |
| 6 | Are the buildings designed for sustainability and user comfort? Do proposals align with emerging Cornwall Policy for Climate Emergency DPD (Policy SEC1)? |  |
| 7 | Are energy-efficient materials and methods used? |  |
| 8 | Are details like windows and roofs carefully planned for local micro-climate weather conditions? |  |
| **H** | **Parking and utilities** |  |
| 1 | Is there enough parking for cars and bicycles? |  |
| 2 | Does parking blend well with the overall design? |  |
| 3 | Is there storage for mobility vehicles? |  |
| 4 | Does the development provide good internet and home working spaces? |  |
| 5 | Are bins easily accessible, convenient, and designed for recycling? |  |
| 6 | Are bin storage locations convenient for collection? |  |
| 7 | Are bin storage areas well-designed and attractive? |  |
| 8 | Is there suitable access for maintaining utilities? |  |
| 9 | Is renewable energy technology included and well-integrated? |  |
| 10 | Does the lighting match the local area's strategy for public and private spaces? |  |

### Appendix 2: Checklist for Permission in Principle [PiP] Applications

PiP only considers the *principle* of development, not the detailed design. The main considerations at PiP stage are usually:

* Location
* Land use
* Amount of development

**Additional local criteria can help guide assessment** and signal expectations for the subsequent *Technical Details Consent (TDC)* stage.

| **PiP Design Checklist** | | |
| --- | --- | --- |
| **Item** | **Consideration** | **Yes or No? [Tick or Cross]** |
| **A** | **Sustainability of Location** |  |
| 1 | Is the site located within or adjacent to a defined settlement area? |  |
| 2 | Is it well-related to existing built development in terms of scale and pattern? |  |
| 3 | Is it within a safe walking distance to essential services (e.g. shop, school, bus stop)? |  |
| 4 | Does it avoid development in areas of known flood risk, coastal change, or land instability? |  |
| B | **Suitability of Proposed Use and Quantum** |  |
| 1 | Is the proposed land use (e.g. housing-led, mixed use) compatible with the surrounding uses? |  |
| 2 | Is the proposed scale (e.g. number of dwellings) appropriate for the size and character of the settlement? |  |
| 3 | Would the development support community vitality or infrastructure without overloading it? |  |
| **C** | **Environmental and Landscape Impact** |  |
| 1 | Is the site visually contained within the landscape (i.e. avoids ridgelines, exposed slopes)? |  |
| 2 | Would development preserve the character of the local landscape or settlement area? |  |
| 3 | Would it avoid significant harm to designated landscapes, heritage assets, or biodiversity features? |  |
| **D** | **Access and Connectivity** |  |
| 1 | Is safe and suitable access achievable from the existing highway network? |  |
| 2 | Are there opportunities for footpath or cycleway connections to village centres or services? |  |
| 3 | Would development reinforce or fragment the existing settlement structure? |  |
| **E** | **Deliverability and Constraints** |  |
| 1 | Is the site free from known contamination, ownership issues, or constraints that would prevent delivery? |  |
| 2 | Can the site connect to existing utilities (e.g. water, electricity, drainage) without major infrastructure works? |  |
| 3 | Is there clear potential to meet net gain in biodiversity or support local climate adaptation policies? |  |
| **F** | **Additional Local Criteria** |  |
| 1 | Is the site suitable for delivering a proportion of affordable housing? |  |
| 2 | Would the proposal support delivery of specific local housing needs (e.g. 1–2 bedroom, accessible units)? |  |
| 3 | Could the development layout feasibly include features like SuDS, EV charging, or renewable energy? |  |

1. St Mawgan in Pydar Parish includes the villages of St Mawgan, Mawgan Porth, Trenance, Trevarrian and part of Tregurrian – see Map 1 in section 1.5 below. [↑](#footnote-ref-1)