

PENTEWAN VALLEY PARISH NEIGHBOURHOOD DEVELOPMENT PLAN 2025 TO 2030



PRE-SUBMISSION CONSULTATION DRAFT, SEPTEMBER 2025



NDP Steering Group for Pentewan Valley Parish Council

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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.

SuDS – Sustainable Urban Drainage Systems.

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FOREWORD

‘Pentewan Valley parish has a long history of change and growth. From agricultural beginnings through industrialisation to the present day, our parish has evolved to grow and to flourish. 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 Pentewan Valley, with the support of the parish council, have developed this Neighbourhood Development Plan.

This plan’s vision looks to the future for Pentewan Valley, 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 Pentewan Valley Parish Council address these challenges, from where new homes and community facilities should be built, to what new buildings should look like, and how the Parish’s environment and heritage should be protected.

This is the ‘pre-submission’ consultation draft of the Pentewan Valley Parish Neighbourhood Development Plan. It sets out the draft policies and proposals that the Steering Group thinks are needed to deal with the issues that have been raised in community engagement and from its analysis of a wide range of evidence. It is published so that the community of Pentewan Valley Parish can consider them and respond with comments and ideas for improvement.

This is your Plan, and this consultation is your chance to make sure it is a balanced and fair representation of what residents would like to see for the future of our parish. We need to hear what you think is good about the Plan, what you feel needs more work and if you think anything is missing. All comments will be reviewed, and this draft will be appropriately updated to ensure it reflects the views of the community and takes proper account of key issues, before it is submitted to Cornwall Council.

Eventually, there will be a local referendum on the Plan when all local residents who are registered to vote can decide whether the Plan is adopted and used to decide planning applications.

Thank you to members of the Neighbourhood Plan Steering Group for your hard work and dedication to bring this plan to life. Thank you to each and every person who has given their expertise, time and opinions to help produce this neighbourhood plan as well – it would not have been possible without you.’

Mike Ward

Chair of the Pentewan Parish Parish Council

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Photo: Entrance to Pentewan Valley Trail at Pentewan.

1. INTRODUCTION

- 1.1 This document is the pre-submission Consultation Draft Neighbourhood Development Plan (NDP) for the Pentewan Valley parish. It presents a Vision for the future of Pentewan Valley 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.
- 1.2 These Policies conform 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.
- 1.3 The NDP has been developed through consultation with the people living in the Pentewan Valley Parish. It provides a grassroots level of detail to be considered alongside the National Planning Policy Framework (NPPF) and the Cornwall Local Plan (Local Plan).
- 1.4 The Planning Policies listed in this NDP have been carefully collated to ensure that any further growth and development for the distinct villages within the Pentewan Valley 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.

- 1.5 The Pentewan Valley NDP area was designated On 16th March 2023. It covers the entire area of the Parish as shown on Map 1.



**MAP 1: Pentewan
NDP Designated Area**

What is a Neighbourhood Development Plan?

- 1.6 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.

Neighbourhood Planning in a Nutshell

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

- 1.7 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?

- 1.8 The NDP is intended to look forward and respond to the views expressed by the community of Pentewan Valley Parish about current issues that need to be tackled and how the Parish should be shaped in the future.
- 1.9 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 villages so special to us today, so that future generations can enjoy them.

Who wrote the Neighbourhood Development Plan?

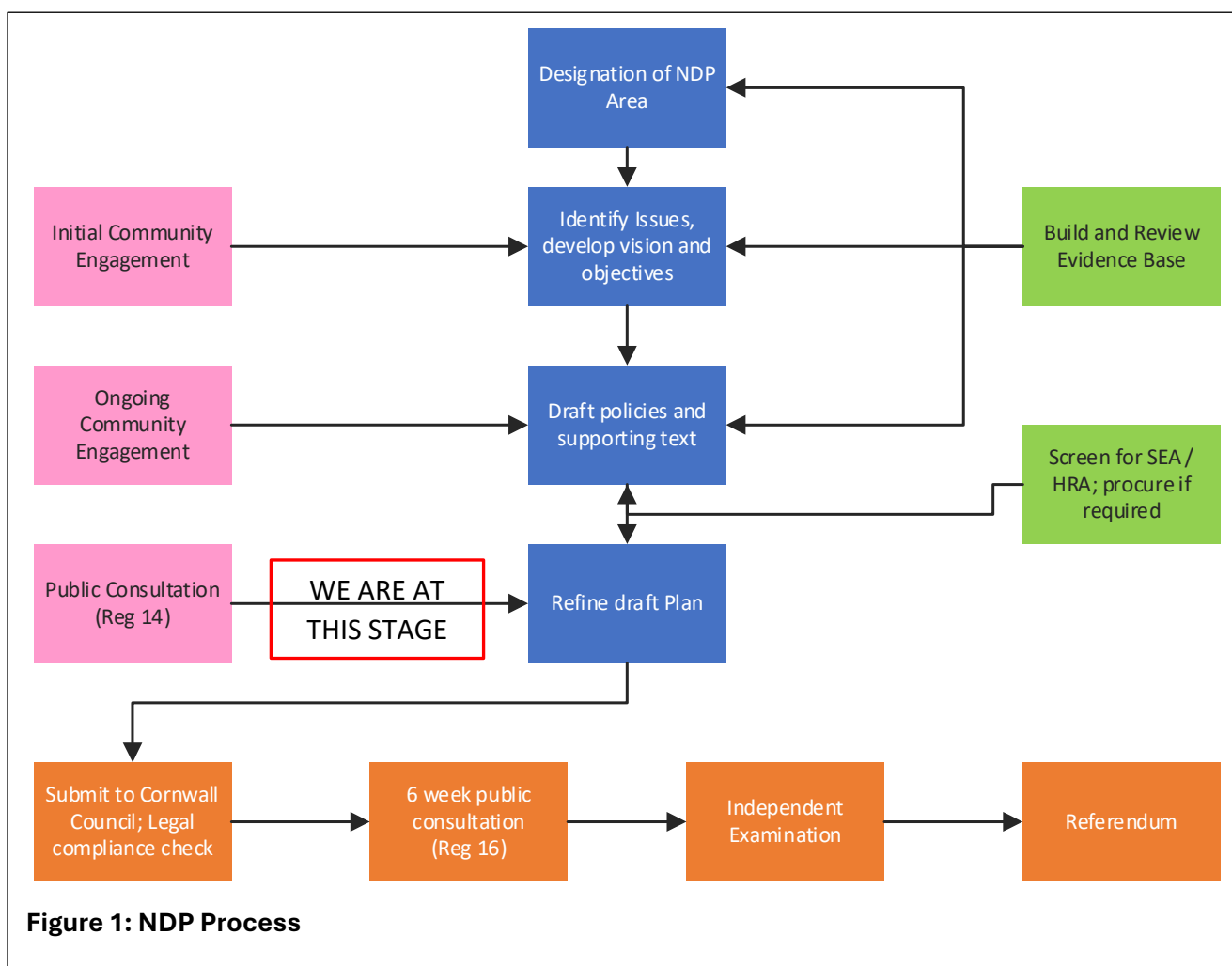
- 1.10 The Pentewan Valley Parish NDP Steering Group has led the preparation of the NDP. This group comprises Parish Council representatives and members of the local community.

1.11 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 are 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?

1.12 The NDP has to follow several stages in its preparation, as required by the law and regulations governing the process. The steps involved in producing an 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’.

1.13 This document is the ‘Consultation Draft’ version of the NDP, intended to set out the proposed planning policies for the area, and invite comment from the local community, organisations and businesses, and statutory bodies.



Why Prepare a Neighbourhood Development Plan for Pentewan Valley Parish?

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

- 1.15 **Creating an NDP is therefore a significant opportunity to develop a shared vision for our area, to shape, direct and help to deliver sustainable development, by influencing local planning decisions.**
- 1.16 Once it has passed through a number of stages required by the Neighbourhood Plan regulations, the Pentewan Valley NDP will become part of the formal Development Plan for Cornwall to be used to guide and inform those proposing development and those who consider and decide upon planning applications within Cornwall Council and also by Planning Inspectors when dealing with Planning Appeals.
- 1.17 The planning system in England is based on legislation, planning policy and guidance. Policies are instructions that inform what development can and can't do. National planning policies are set by the government for the whole of England in the National Planning Policy Framework 2023 and by Local Planning Authorities for their local areas (in our case, Cornwall Council in the Cornwall Local Plan). The Neighbourhood Plan gives local people greater ownership of the plans and policies that affect their area. Through the Pentewan Valley NDP, we can set out what we expect from any new development and, importantly, what we want protected and what is deficient and requires enhancement.
- 1.18 The Levelling Up and Regeneration Act 2023 requires that NDP policies may relate to:
- The amount, type and location of, and timetable for, development in the area;
 - The achievement of objectives that relate to the particular characteristics or circumstances of the area, any part of the area or one or more specific sites;
 - Any infrastructure requirements, or requirements for affordable housing, from planned or supported development
 - The design of development generally or of a particular description, throughout the area, in any part of the area or at one or more specific sites in that area, which should be met for planning permission for the development to be granted.
- 1.19 The Act also requires that neighbourhood plans must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change.

How is the Neighbourhood Development Plan organised?

- 1.20 The NDP comprises two documents supported by online resources. These are the Written Statement [this document] and the Pentewan Valley Design Code.
- 1.21 The supporting online material is the detailed evidence base, which includes reports on Climate Change (including drainage and flood risk), Population and Community, Housing, Economy and Employment, Infrastructure and Community Facilities, Green Infrastructure, Biodiversity and Landscape, Heritage and the Historic Environment, and Accessibility/Connectivity (Transportation)
- 1.22 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:

- Climate Change
- Housing
- Business and Employment
- Heritage, Cornish Distinctiveness and Design
- The Natural Environment
- Community Facilities and Infrastructure

Each theme's policies address the so-called 'cross-cutting issues'. These are things like climate change, health and well-being, and environmental sustainability.

- **Section Five: Local Projects** records local activity which is outside the remit of neighbourhood planning but which contributes to its vision and objectives.
- **Section Six: Jargon Buster** explains what the technical terms unavoidably used in this document actually mean.
- **Section Seven: Acknowledgements.**

THIS IS THE DRAFT NEIGHBOURHOOD PLAN – YOUR FEEDBACK AND INPUT IS NEEDED!

- This is the 'pre-submission' consultation draft of the Pentewan Valley Parish Neighbourhood Development Plan. It sets out the draft policies and proposals that the Steering Group thinks are needed to deal with the issues that have been raised in community engagement and from its analysis of a wide range of evidence. It is published so that the community of Pentewan Valley Parish can consider them and respond with comments and ideas for improvement.
- We need to hear what you think is good about the Plan, what you feel needs more work and if you think anything is missing. All comments will be reviewed, and this draft will be appropriately updated to ensure it reflects the views of the community and takes proper account of key issues, before it is submitted to Cornwall Council.
- **The consultation on this draft Plan will run for a minimum of 6 weeks from 15 September to 26 October.**
- The most straightforward way that you can give us your comments is by using the online form at <https://www.pentewanvalley-pc.gov.uk/community/pentewan-valley-parish-council-7837/neighbourhood-development-plan>
- If you wish to use your handheld device or tablet, then this QR code will help you reach the form:
- You can access the draft Plan and the associated evidence base at the same address.
- A hard copy of the draft Plan is available at the NISA/Co-op store in Pentewan, and the Trethivick and Trays Farm Shop and café in London Apprentice. Hard copies are available on demand by emailing clerkpvpc@gmail.com or by telephone on 01726 823978.
- You can also give us your feedback by
 - Filling in a hard copy of the feedback form available from the Parish Council or the 'drop-in' sessions.
 - Attending a public consultation drop-in session, which will be advertised in the local press and on our website. There is also a [contact form](#) on the [pentewanvalley-pc.gov.uk](https://www.pentewanvalley-pc.gov.uk) website



- This document is supported by a number of other documents and background information, which are referred to throughout. These supporting documents can be accessed on our website: <https://www.pentewanvalley-pc.gov.uk/community/pentewan-valley-parish-council-7837/neighbourhood-development-plan>

2. THE CONTEXT FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

National and Cornwall Strategic Policies

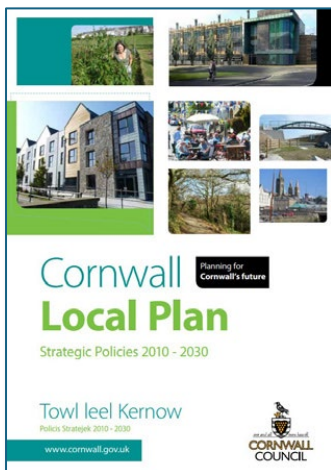
National Planning Policy Framework [NPPF]

- 2.1 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 [CLP]



- 2.2 The strategic policies covering Pentewan Valley 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 Pentewan Valley NDP.

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

- 2.4 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 in Cornwall’s housing targets. On 9 January 2025, Cornwall Council

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.'

- 2.5 NOTE: When the Cornwall Local Plan refresh to 2050 is adopted, this NDP will be reviewed to take its requirements into account.
- 2.6 Pentewan Valley Parish NDP area is part of the Cornwall South (Kemeneth Kernow Soth) Community Area Partnership [CAP]. No CLP planning policies for that area have been defined. The CAPs are developing 'High-level Organisational Partner Priorities' that will be relevant to neighbourhood planning, but currently there are no specific adopted planning policies for the CAPs. However, there are for the former Community Network Areas, and these are still relevant. Pentewan Valley Parish was in the St Austell and Mevagissey Community Network Area (CNA). and the relevant objectives are given in Figure 2 below.

FIGURE 2: CORNWALL LOCAL PLAN OBJECTIVES FOR ST AUSTELL AND MEVAGISSEY COMMUNITY NETWORK AREA.

Objective AU1 – New Development: Identify the locations for new growth to provide a range of housing, employment and other facilities.

Objective AU2 – Affordable Housing: Promote the delivery of affordable housing.

Objective AU3 – Economy: Support the regeneration of the local economy and the town centre.

Objective AU4 – Infrastructure: Enable the delivery of community infrastructure, including new community facilities, and in particular, addressing transport congestion issues and links to the A30.

Objective AU5 – Environment: Conserve the South Coast Area of Outstanding Natural Beauty, the World Heritage Site at Charlestown and other heritage assets, and maintain green corridors between settlements to preserve community identity and biodiversity.

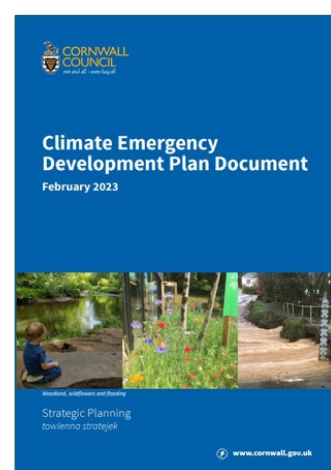
Objective AU6 – Flooding: Consider flooding issues, particularly at Mevagissey, Pentewan Valley and in the Sandy Hill and Holmbush areas of St Austell.

Cornwall Climate Emergency Development Plan Document [CEDPD]

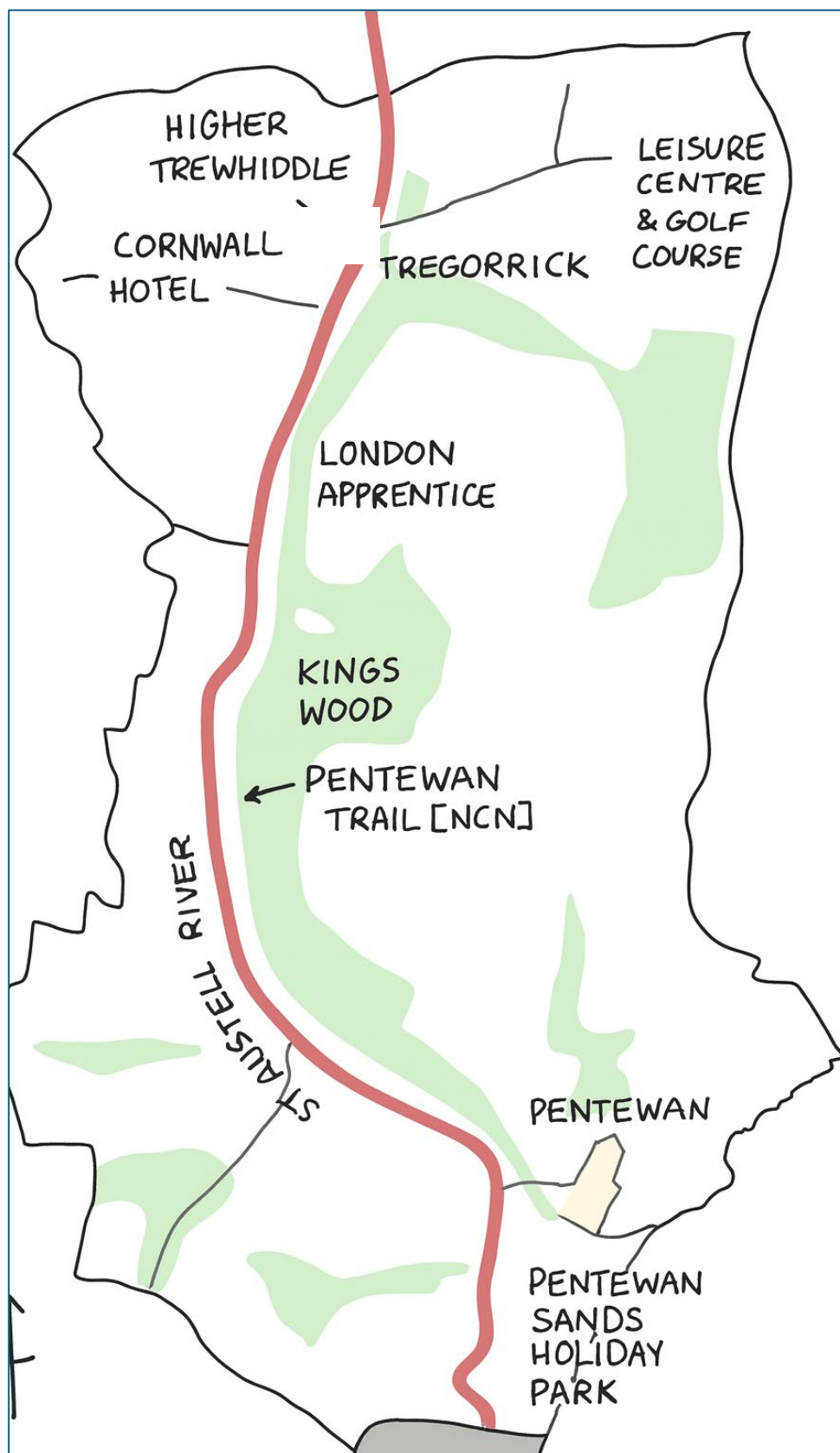
- 2.7 This is an extension to the Local Plan, which has been prepared to bring forward more specifically focused policies dealing with the causes and impacts of the climate crisis. The CEDPD was adopted in February 2023. Its policies include additional strong measures that will help the local community to tackle the causes and effects of climate change.

Our Parish

- 2.8 Pentewan Valley Parish is located in mid Cornwall, lying immediately to the south of the town of St Austell. It covers an area of some 1334 ha² [5.1 mi²] bisected by the St Austell River valley, which meets the sea at Pentewan, about 4 miles by road from St Austell town centre [see Map 2].
- 2.9 Pentewan Valley Parish Council was created in June 2009 and comprises the Wards of Tregorrick and Trehiddle, London Apprentice and Pentewan Village. Historically, the area had no parish council, but with the creation of a unitary authority in Cornwall on 1 April 2009, resulting in the abolition of Restormel



Borough Council, it was felt a parish council was essential in order for there to be a "local" representation for residents.



Map 2: Features of Pentewan Valley NDP Designated Area

Scheduled Ancient Monument at Chapel Well, Towan and part of the Heligan House Registered Park and Garden. In addition, there are over 100 non-designated historic environment assets present, ranging from prehistoric 'barrows' to WW2 gun emplacements. The trackbed of the St Austell and Pentewan

2.10 The Parish is bisected by the valley of the St Austell River or River Vinnick, also known as the White River, so called historically because of discolouration by china clay waste water. Although it is not a Designated Rural Area under the Housing (Right to Buy) (Designated Rural Areas and Designated Regions) (England) Order 1981, the Parish is generally rural in character, with a rolling open agricultural topography above the well wooded and more intimate river valley. Several post-medieval mansions were present, such as at Penrice, the White House at Trehiddle, so that some areas are in a distinctly more parkland and plantation format. To the south, the Heligan Registered Park & Garden projects into the Parish. Most of the Pentewan Valley itself is a National Landscape [formerly Area of Outstanding Natural Beauty]. At the north beyond the National Landscape [AONB], the land use is dominated by the urban fringe of St Austell, including two golf courses, sports clubs, and residential developments. This area is under development pressure related to the expansion of the town.

2.11 The Parish hosts 32 grade II listed buildings, a

Railway - a 19th-century horse-drawn mineral tramway - runs from the outskirts of St Austell all the way down to the coast at Pentewan Village. The route to Pentewan Village is 7 miles (11 km) in length and can be cycled in 53 minutes or walked in about 2 hours and 20 minutes. The Woodland Trust owns the surrounding woodland of Kingswood.

- 2.12 Visitors come from far and wide to enjoy the recreational opportunities presented by this quality landscape and heritage, and today the tourism industry dominates the area, which fortunately is primarily in a form that suits its character.

Pentewan village

- 2.13 Pentewan is a beautiful harbour village situated in a sheltered valley at the mouth of the St Austell (White) River, and has a rich and varied history from medieval times. The earliest recorded harbour was built around 1744, and improvements to rival neighbouring Charlestown were opened in 1826. The harbour was used to export tin and china clay from the surrounding area, and also to receive shipments of coal, which in turn was used in local tin mines.
- 2.14 A horse-drawn tramway was constructed to transport goods between St Austell, London Apprentice and Pentewan in 1829, which was replaced by a narrow gauge railway which operated until 1918. This railway line has now been transformed into a cycle trail and footpath [the 'Pentewan Valley Trail'] which terminates at the village and attracts a large number of visitors each year. From Nansladron, the Coast and Clay Trail branches off to Mevagissey.
- 2.15 During its heyday, the port of Pentewan Village shipped an estimated one-third of all china clay produced in the county. It was a thriving and prosperous harbour village with storehouses, chandlers, smiths, and associated trades. Ship owners and traders made Pentewan Village their home, and many fine houses were built, including the distinctive sea captains' terrace overlooking the village, and the community facilities to support the population emerged, including inns, Bible Christian and Wesleyan Chapels, All Saints Church, Post Office, etc.
- 2.16 The silting up of the harbour from tin and china clay waste was always a problem and a proposed extension of the rail line to Little Treviscoe never materialised, this together with the clay strike of 1913 and the outbreak of the war in 1914 signalled the start of a downward spiral for trade in the village. The final load of china clay was shipped from Pentewan Valley in 1929.
- 2.17 This history is the basis for part of the village now being a designated Conservation Area, and its attractiveness supports the tourism industry, with the large Pentewan Valley Sands Holiday Park very close by. Residents benefit from this popularity, as the village retains 2 cafés, the Ship Inn, two watersports shops, cycle-hire facilities, 'Into the Woods' free-house bar and coffee shop, and the Nisa/Co-op convenience store and Mill Bakery. There are many vibrant activities in the village, including the Sailing Club, Pentewan Valley Old Cornwall Society, the Pentewan Valley Gala, which is held each August, and there is a small but well-equipped village hall.

London Apprentice

- 2.18 London Apprentice, in the middle of Pentewan Valley, was formerly part of the Penrice and Mount Edgcumbe estates, with the land on its eastern side now part of the National Landscape [AONB]. There are various theories about the origins of this unique place name: one that apprentices are said to have learned their trades here; another that a sailor, who on landing at nearby Pentewan Village, was refused a job as he had no skills to offer travelled to London and became apprenticed to a blacksmith, returning as a craftsman to set up business in the area, or indeed that it comes from an ancient inn in the village which is said to have taken its name from a popular ballad "The Valiant London Apprentice" (1595), which stood on the junction of the main St Austell to Mevagissey road on the turning to Polgooth.

- 2.19 The village also had a Methodist Chapel and Sunday School and a Smithy. The Pentewan Valley Railway passed close to the village and served a lime kiln and coal yard on the eastern side of the River Vinnick, opposite the inn. Nearby Taylor's Mine at Great Polgooth, on land which now forms part of St. Austell Golf Course, was Cornwall's third largest producer of tin, but, as in most other areas of the County, tin production dwindled and the mine was finally closed in 1894. With the decline of mining from the mid-1800s, the inn was closed, and by the early 1900s, the lime kiln and coal yard had been replaced by a mica works using material extracted from waste sand in the river washed down the valley from the china clay workings beyond St. Austell. These premises had successive uses and currently cater for the needs of campers and caravanners as the River Valley Holiday Park. Just to the east is Moliney Quarry, which was started in about 1939 and produced road stone for about twenty years. Today, the quarry is still a bustling place, with businesses such as scaffolders, vehicle rentals, window installers and a public transport operator.
- 2.20 As with Pentewan village, London Apprentice benefits from the tourism industry, and hosts the Kingswood Restaurant & Rooms, Trevithick and Trays Farm Shop and Café, and the 'Wing Shed' café.

Tregorrick and Trehwiddle

- 2.21 Tregorrick and Trehwiddle are both located at the head of Pentewan Valley and are much affected by the presence of the large St Austell urban area to their north. They are divided by the White River, running south from the town. On the Eastern side of the valley is Tregorrick, which comprises a mix of traditional cottages, modern properties and outlying farms surrounded by woodland and open farmland. Beyond the village is an area of open countryside leading up to Tregorrick Park, home of St Austell Rugby Club, which caters for a wide range of sports facilities and is well used by many local residents, plus the extensive grounds of Porthpean Golf Club, St Austell Community Hospital, Mount Edgcumbe Hospice, and Little Harbour Children's Hospice are also present in this area, providing a valued service to the community. Much of this land, and that to the north of the village, falls within the broad area around the town of St Austell that is covered by the Cornwall Local Plan Site Allocations DPD, and has been subject to past development pressure.
- 2.22 On the Western side of the valley lies the Cornwall Hotel and Spa, which is currently expanding to occupy much of the land surrounding it. The main building of this complex was known as the White House, built by Coodes, a wealthy local banking family, in the 1800s. Trehwiddle, a little to the south, is famous for a Saxon hoard located in a riverbed in 1774. This important 'find' is now housed in the British Museum. The estate at Trehwiddle has also been converted into a high-quality holiday complex.
- 2.23 Much of this area is also covered by the Cornwall Local Plan Site Allocations DPD, and the Higher Trehwiddle Farm is currently part of a significant residential development extending out of the St Austell built-up area, whilst land to the north of the Cornwall Hotel is a formal site allocation for a mixed-use development including 100 dwellings. Further south and west of Trehwiddle is the St Austell Golf Club course.

Facts and Figures

- 2.24 In 2021, the Parish's usually resident population was 684, split roughly 53.3% female and 46.7% male, living in 327 households. About 9% of the population were aged under 16, and 49.6% were of 'working age' [16 to 64], and those aged 65+ comprised 41.4%. This is a very high percentage of older people compared to Cornwall, where the proportion is 25.4%, probably as a consequence of both natural ageing and in-migration to the area by retirees. This older profile is reflected in the health data for the Parish, some 74.6% saying they were in very good or good health compared to 79.3% across Cornwall. Some 6.7% said they were in bad or very bad health, compared to 6.2% in Cornwall.

- 2.25 Some 25.5% people said they were Disabled under the Equality Act, compared to 21.1% in Cornwall. Of those disabled under the Act, 41% said their day-to-day activities were limited a lot, and 59% said their day-to-day activities were limited a little.
- 2.26 In addition, 13% said that although not disabled under the Equality Act, they suffered a long-term physical or mental health condition. Thus, 242 people, some 35.3% of the Parish population, were recorded as suffering from long-term physical or mental health conditions.
- 2.27 Of the 327 households, 37.7% were one person, compared to England (30.1%) and Cornwall (30.7%) and 58.6% single-family, compared to England (63%) and Cornwall (63.5%). Some 72.5% of properties were Owned or shared ownership (compared to 67.4% in Cornwall and 62.3% in England), 0.9% social rented (compared to 12.8% in Cornwall and 17.1% in England), and 26.5% were private rented or rent free (compared to 19.8% in Cornwall and 20.6% in England). According to Cornwall Council estimates in 2018, up to 14% of properties could be 'second homes', not occupied by usually resident population.
- 2.28 About 47.7% of the Parish population were economically active. Overall, 52.3% of the population was economically inactive, compared to Cornwall [44.2%] and England [39.1%], but many of these will probably be people enjoying a larger than typical retirement income. Of those in employment most jobs (27.2% compared to 34.5% in Cornwall and 19.9% in England) were in distribution, hotels and restaurants, reflecting the importance of tourism to the area, the next most frequent employment being in public administration, education and health, (24%) reflecting the proximity of the Parish to major health and government sites in St Austell and Truro. About 19% of those in employment were managers, directors and senior officials, 17% were in professional occupations, and 14% in skilled trades. Just over 30% worked mainly at or from home. Although no Census 2021 data for the Parish is available on distance travelled to work, the next level of data suggests that about 32% worked 5km or more away from the area, which would include St Austell, Truro, Falmouth and Camborne/Redruth.
- 2.29 The preceding data suggest that Pentewan Valley Parish is relatively 'well off' compared to many Cornish parishes, and in the 2019 Index of Multiple Deprivation, the area was amongst the 50% most deprived in England (i.e. about 'average'). Notably, in the 'barriers to housing and services' measure, much of the Parish was in the 10% most deprived category. This ties in with data from the ONS that local house prices have risen by between 64% to 66% from 2011 to 2022, with the lowest quartile house prices being at £282,500 in December 2022, and the median house prices being £377,500. To afford these properties, incomes of £64,250 and £84,938 would be required. Against this, the local average household income at the time was £37,105, and the lower quartile individual income was £24,861, which means that market housing would be unobtainable to most locals without a substantial deposit. This evidence suggests that the affordable and social rented sector could perform a vital function in Pentewan Valley Parish as the only option for a large segment of those in greatest need. The HomeChoice register for January 2025 notes that local housing need is for 16 affordable dwellings for rent, added to which Neighbourhood Plan studies have identified a further 23 unregistered households.

Consulting the Community

Our engagement process

Consultation

- 2.30 The preparation of the NDP has been led by the Pentewan Valley NDP Steering Group. This group comprises Parish Council representatives and volunteer members of the local community, all of whom have put many hours of work into its production.
- 2.31 The preparation of the NDP has been informed throughout by consultations that have taken place over the last two years and engagement of local residents in developing its contents. These have included:

- A scoping questionnaire circulated by hand and the ‘GoCollaborate’ community engagement platform in August to October 2023.
 - A detailed questionnaire circulated by hand and the ‘GoCollaborate’ community engagement platform in July to August 2024.
 - A contact form on www.pentewanvalley-pc.gov.uk/ website.
- 2.32 A summary of the responses to consultations is available here: [Responses](#). The responses to the various consultations have been used to help shape the vision, objectives and policies of the Pentewan NDP and appear as part of the supporting evidence base.
- 2.33 The Pentewan NDP website www.pentewanvalley-pc.gov.uk/ includes a summary of plan preparation and the consultation undertaken to date. This will be summarised in a formal Consultation Statement to be submitted with the draft NDP as part of the next stage.

What you told us

- 2.34 In the first stage of community engagement, respondents told us that they:
- Value the tranquil nature of the countryside and the sense of community.
 - Are concerned about the provision of suitable and affordable housing for residents and numbers of second homes.
 - Recognise the importance of local heritage.
 - Are concerned about the character and design of new buildings in the parish.
 - Wish to protect local facilities and amenities.
 - Care about the future of tourism and businesses locally from the point of view of residents and business operators/owners.
 - Are concerned about roads and transport.
 - Are concerned about climate change and how it may affect the parish.
- 2.35 A further, more detailed survey, focusing on key issues, was held in the autumn of 2024. Overall, the survey responses indicated a community seeking balanced development that meets local housing needs and job growth, yet respects Pentewan Valley’s heritage, countryside, and coastline through careful planning controls and infrastructure improvements.
- 2.36 In terms of response rate, the survey questions had around 98–102 respondents (some variations by question). The response by them was as follows;

Results of Autumn 2024 Detailed Community Survey

1. Climate Change & Renewable Energy.

1. Support for Different Renewable Energy Types.

- **Solar Photovoltaic Panels:** Most supported (60.8%).
- **Wave / Hydroelectric / Tidal:** All around 50% support.
- **Wind:** Lower at 41.2% support.

2. Community Energy Projects.

- Most popular:
 - **Retrofit Energy Efficiency** in existing homes (61.8%).
 - **Rooftop Solar** on existing homes (60.8%).
- Other notable ideas:

- Grey water schemes (27.5%).
- Heat pumps (26.5%).
- Community-owned renewables (wind/solar farms) had relatively lower support.

2. Housing & Community Facilities.

1. Household Members Moving Out.

- 12.2% of respondents had a household member leave the parish in the last five years.
- Top reasons: finding a first home (50%), living independently (25%), landlord sold property (16.7%).

2. Hidden Housing Need.

- 32.7% said someone in their household would like to live independently in the parish “now” if suitable accommodation were available.
- Indicates potential demand for up to 50 individuals (from those responses).

3. Moving Plans & House Type Preferences.

- 73.5% do not plan to move; 7.1% expect to leave the parish; 19.4% want to move within it.
- Among those seeking to move locally:
 - 34.6% want **affordable homes to buy**, 26.9% social rented, 19.2% open market.
 - 34.6% interested in “lifetime homes” (adaptable for all ages), 23.1% in accessibility-adapted homes.
- **House Type:** 50% want detached, 46.4% semi-detached, 39.3% terraced.
- **House Size:** Two-bedroom (58.1%) and three-bedroom (48.4%) most sought.

4. Key Single Improvement to Quality of Life.

- **Traffic & Speeding:** Frequent concern, especially in London Apprentice, Sawles Road, and Tregorrick.
- **Harbour Condition & Redevelopment:** Desire for improvements or repairs to Pentewan Harbour and associated public realm.
- **Better Public Transport:** Calls for more frequent or more convenient bus services.
- **Environmental Protection:** Preserving local woodland, farmland, green buffers, and wildlife habitats.
- **Other:** Managing holiday homes, improving parking, ensuring more affordable housing for local people.

3. Economy and Employment.

1. Employment Sectors

- Largest single sector: **Hospitality & Food Service** (31.1%).
- Other notable sectors: Health & Social Work (13.3%) and Professional/Scientific/Technical (15.6%).
- Reflects tourism importance and some professional home-based work.

2. Work Patterns.

- 65.5% employed full-time year-round, 24.1% part-time year-round.
- 10.3% in seasonal work, highlighting some reliance on tourism.

3. Home-Based Businesses.

- 32.8% of survey respondents indicated they run a home-based enterprise.

- Future needs for such businesses often revolve around:
 - **Improved Broadband** (81.8% highlighted full-fibre as essential).
 - Shared or co-working spaces, collaboration space, and storage.

4. Business Growth Plans.

- 31.8% of local business owners expect to expand.
- 54.5% foresee no changes.
- Some plan retirement or a shift in business model.

4. Heritage & Landscape.

1. Local List of Heritage Features

- 98% in favour of creating a local heritage list.

2. Conserve & Enhance Historic/Natural Character

- 100% support for ensuring the Neighbourhood Development Plan prioritises conserving/enhancing the parish's historic and natural settings.

3. Protecting Key Views & Vistas

- 84.8% want specific views, vistas, and landscapes (both coastal and inland) protected.
- **Common themes** in open comments:
 - **Pentewan Harbour:** Urgent calls for repair and restoration; many see it as vital to local heritage.
 - **Green Buffer Zones:** Desire to prevent St Austell's urban expansion from encroaching into Pentewan Valley.
 - **Woodlands & Farmland:** Strong emphasis on preserving ancient woodlands and maintaining farmland to protect wildlife and keep rural character.
 - **Trail & Footpaths:** Pentewan Valley Trail especially cherished for recreation; requests for improved maintenance (e.g. weed control, mud mitigation).

5. Overall Conclusions.

- **Strong Environmental Ethos:** Respondents want to protect the natural environment, limit urban sprawl, and maintain local green spaces and farmland.
- **Housing Affordability & Diversity:** Clear need for affordable, social-rented, and "lifetime homes," particularly for younger/new households within the parish.
- **Infrastructure Improvements:**
 - **Traffic & Speeding:** A major recurring concern.
 - **Broadband:** Essential to support home-based businesses and remote work.
 - **Public Transport:** Desired improvements include better routes and smaller buses serving villages directly.
- **Heritage Preservation:** People value both built heritage (harbour, historic features) and scenic/village views, urging conservation and sensitive enhancements.
- **Economic Mix:** Tourism remains important, but many also engage in professional or home-based work. Some seasonal work can create off-season challenges

Key Issues for the NDP

2.37 **Climate Change** - Pentewan Valley parish shares the same broad climate change challenges as the rest of Cornwall but has particular concerns over local flooding and coastal erosion, and must also help

address the causes of climate change. Supporting the Cornwall Climate Emergency Development Plan Document policies is therefore essential.

- 2.38 **Community Facilities and Infrastructure** – Proportionally speaking, the balance of the Parish community is shifting to one which is much older, and consequently there are more in bad health or disability than is typical, and high levels of economic inactivity. Whilst many of these will probably be people enjoying a larger than typical retirement income, and there are residents with well-paid jobs in nearby centers of employment, local earned incomes are relatively low, so whilst Pentewan Valley Parish is relatively ‘well off’ compared to many Cornish parishes it is important to recognize that there will be increasing demand for health and community services and pockets of relative deprivation and pressure on the social fabric of the Parish.
- 2.39 **Housing** - House prices locally are pressured by in-migration and second-home buying, whilst local earned incomes are relatively low, so that market housing would be unobtainable to most local people without a substantial deposit. The affordable and social rented sector could perform a vital function in Pentewan Valley Parish as the only option for a large segment of those in the greatest need. The level of second-homes appears to be growing.
- 2.40 **Economy and Employment** – Local businesses and jobs are mainly focused around the tourism sector, those supplying goods and services to the local community and St Austell, and agriculture. Tourism and farming are vulnerable to broad economic and political change, and both can have significant impacts on local character and environment. Tourism in particular has to be sensitive to the local ‘carrying capacity’ of the natural and historic environments. Many local residents work in nearby centres, but increasing numbers work from home which, whilst aiding sustainability and prosperity, may result in local environmental impacts.
- 2.41 **Heritage, Cornish Distinctiveness and Design** – Although the Parish is new, it’s area has a long history, and holds some significant post-medieval features which are fundamental to the very distinct and locally valued ‘sense of place’ associated with Pentewan Valley and are vital to the economy of the area. Recent developments have led to some unsympathetic designs, whilst climate change and pressures for new development have the potential to seriously harm this character.
- 2.42 **The Natural Environment** - alongside the historic environment, the rural landscape is very attractive and biodiversity rich. Although much of the Parish falls in the Cornwall National Landscape [AONB] area, the northern area is on the **urban** fringe of St Austell and hosts recreational activities linked to the town, but is subject to development pressure which could lead to the loss of the open character and impact on the integrity of the National Landscape [AONB].

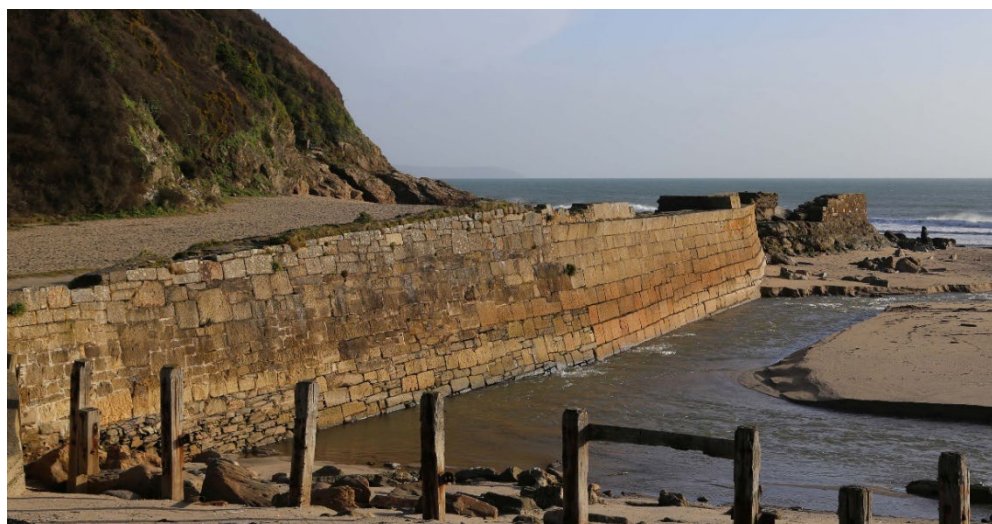


Photo: Harbour Wall at Pentewan.

3. VISION AND OBJECTIVES

Sustainable Growth and Prosperity

3.1 The underlying aim of the Pentewan NDP is to help achieve sustainable growth and prosperity in the Parish. This is the holistic achievement of long-term economic growth, environmental health, community wellbeing and social equity. It encompasses not only the growth of wealth but also the quality of life, focusing on the responsible use of resources to ensure that prosperity benefits current and future generations. The NDP seeks to balance economic growth with environmental stewardship and social inclusion, promoting renewable energy, waste reduction, and fair opportunities for all. This approach fosters resilience and adaptability, ensuring that our communities will thrive while maintaining the natural systems and social structures that support enduring prosperity.

Vision

A thriving and prosperous community, enjoying the advantages of rural living at the heart of the countryside and coast, benefiting from easy access to the amenities of nearby towns, the rich cultural heritage of Cornwall, and the economic value of the tourism industry; which has preserved and improved the much cherished character and qualities of its villages, both physical and social, secured their long term sustainability through carefully planned growth, and contributed to the sustainable growth of St Austell.

Objectives

- A. **Climate Change** - To support local actions to tackle the causes and effects of climate change, encourage new development to incorporate on site provision of renewable energy, low energy and low carbon technologies, and encourage public transport facilities and non-motorised travel with safer walking routes within the villages and parish.
- B. **Housing** – To encourage proportionate housing development which meets local housing needs and is appropriate to the wishes of residents in terms of architectural design, heritage and environmental sustainability.
- C. **Economy and Employment** – To encourage appropriate business and commercial activity, including sectors of traditional importance (notably tourism, local services and agriculture), support for the increasing numbers who wish to work from home, and proportionate additional commercial and retail activity where it can add to both the economy and the social fabric of the Parish.
- D. **Heritage, Cornish Distinctiveness and Design** - To ensure that development is appropriate in scale and character to its setting and to balance local needs with preserving and protecting our unique natural and historic environment and landscape, strongly supporting existing designations.
- E. **The Natural Environment** – To maintain and improve the sustainability, quality and biodiversity of the natural environment and the local landscape.
- F. **Community Facilities and Infrastructure** - To encourage healthy and active lifestyles, and strengthen the social fabric of the community, by developing and improving community facilities, including sport and leisure provision.

Spatial Strategy

3.2 To achieve this vision and its objectives, the NDP will follow this strategy:

- **Accommodate local growth at the three principal villages up to 2030, which is commensurate with their size, local facilities and services.**

- Accommodate the development necessary to meet the growth needs of St Austell up to 2030 by recognizing the site allocations made in the Cornwall Local Plan Site Allocations DPD as the limit of a development boundary for this area.
- Elsewhere only permit countryside appropriate development.
- Ensure that the necessary growth does not harmfully impact on the character of the Parish by adopting a Design Code for identified Character Areas.
- Support the tourism and leisure industry whilst protecting the distinctive character of the area by providing policy guidance on appropriate forms of rural business diversification and rural tourism.
- Strengthen the social fabric of the community and anticipate future community facility requirements by providing policy guidance on the development and improvement of community facilities, including site specific advice where appropriate.
- Protect the open rural character of the northern area of the Parish and respect the integrity of the National Landscape [AONB] by establishing an Area of Local Landscape Importance between the current extent of development and the National Landscape [AONB].
- Focus the housing mix of future development on the identified housing needs of the local community, and introduce a principal residency restriction on new housing development.
- Designate a Coastal Change Management Area for the preparation of a plan setting out how the community will adapt to coastal change.

4. POLICIES

NDP Sustainability Appraisal, Strategic Environmental Assessment and Habitat Regulations Assessment

- 4.1 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 Pentewan Valley NDP Steering Group carried out a Settlement Assessment to ensure that the most appropriate options were chosen. A Sustainability Checklist was also applied to the Pentewan Valley NDP Vision, Objectives and Policies against 19 key sustainability objectives which are drawn from the Cornwall Local Plan,
- 4.2 The Settlement Assessment and Sustainability Checklist provided a valuable opportunity to identify ways to mitigate potential negative impacts and to enhance positive outcomes for Pentewan Valley Parish.
- 4.3 The Plan has also been subject to Strategic Environmental Assessment and Habitat Regulations Assessment Screening, which concluded that neither assessment was needed. The Sustainability Checklist document and details of the SEA/HRA can be found alongside other supporting information in the evidence base.

NOTE: All criteria set out in the following policies shall apply to relevant developments, save where expressly stated exceptions or alternatives apply.

Climate Change

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

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

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

4.6 Pentewan Valley Parish contributes about 14,476 tonnes of carbon dioxide and equivalent gases that contribute to climate change emitted as a result of activities taking place within its boundary [See Figure 3]. Actions through this NDP and changes in people's habits and business management can help reduce this figure.

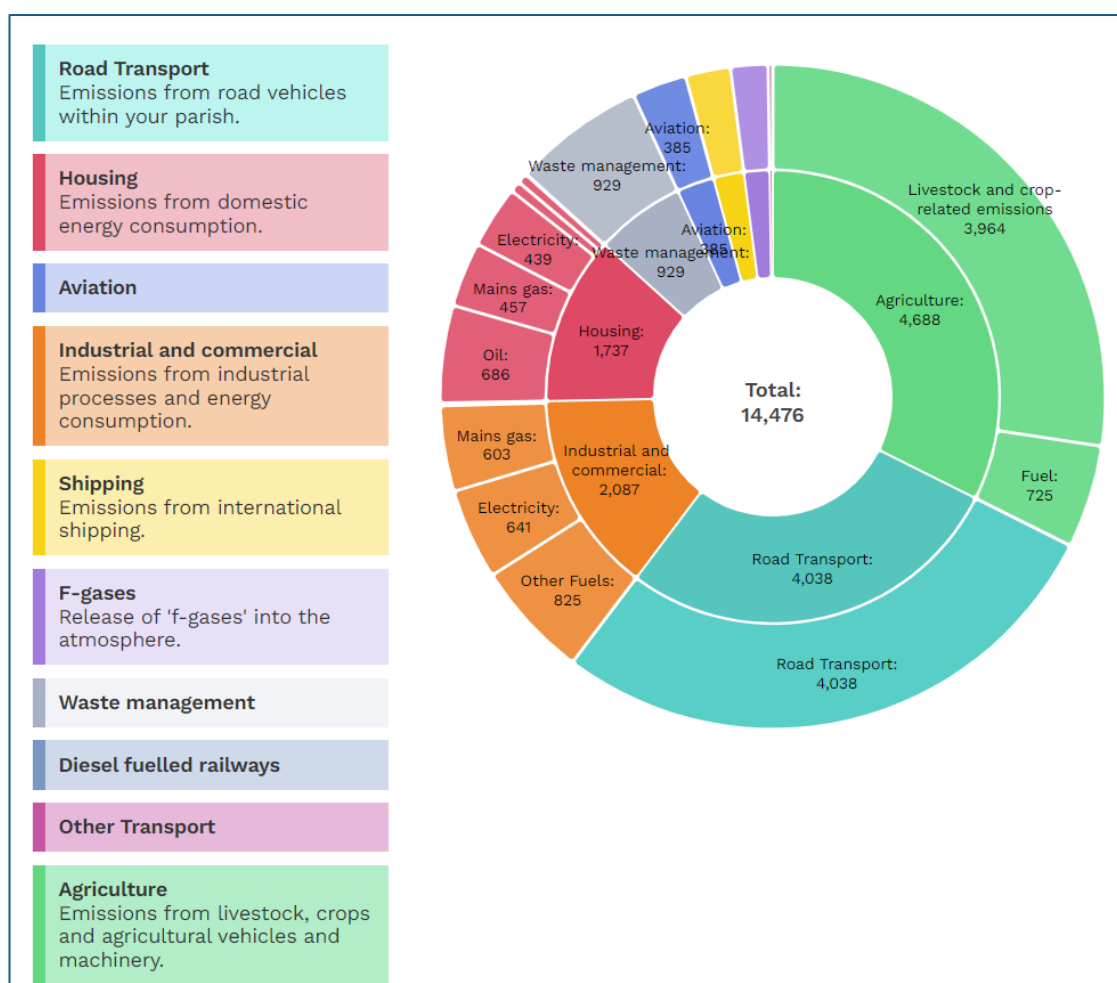


Figure 3: Pentewan Valley Parish carbon emissions. Source: Impact Carbon Calculator.

- 4.7 In May 2019 the Committee on Climate Change recommended net zero carbon emissions by 2050 and Parliament declared a 'climate change emergency'. The UK Government has a commitment to reduce CO2 emissions by 78% on 1990 levels by 2035 and by 100% on 1990 levels by 2050. For the latest Climate Change Risk Assessment search the internet for UK Climate Risk and Climate Change Committee.
- 4.8 Government advice [NPPF 2023, Para 157] requires that *'The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'* The following policies therefore aim to encourage the release of the local sustainable energy potential to help secure Cornwall's zero-carbon targets, and tackle the causes and impacts of climate change, in ways that respect residential amenity, natural habitat and its species, landscape and visual impact, and the historic environment.
- 4.9 The Levelling Up and Regeneration Act 2023 requires that Neighbourhood Development Plans must be designed to ensure that the development and use of land in the neighbourhood area contributes to the mitigation of, and adaptation to, climate change.
- 4.10 On 22nd January 2019 Cornwall Council resolved to declare a 'climate emergency' and to prepare a report 'to establish how Cornwall can sufficiently reduce carbon emissions through energy efficiency, low-carbon fuels and investment in renewable energy and other Council strategies, plans and contracts within a timescale which is consistent with an ambition to restrain Global Heating to 1.5° C'. This resolution was made in the context of Cornwall Council's target for Cornwall to become carbon neutral by 2030. Cornwall Council has now adopted the Cornwall Climate Emergency DPD [CEDPD], and this NDP must be in conformity with it.
- 4.11 The **Local Area Energy Plan** or LAEP will build on the region's track record in renewable energy innovation and ambitions to build new green industries, such as floating offshore wind and deep geothermal energy. As well as examining the type of technologies and fuels needed, the LAEP will propose changes and additions to existing energy infrastructure and make recommendations to help secure affordable energy supplies for the future.

Policy reference:	<i>Policy 1 - Sustainable Design and Low-Carbon Heat</i>
Policy Intention:	To support the Cornwall Climate Emergency DPD Policy SEC1
Justification:	4.12 Pentewan Valley Parish supports Cornwall Council's commitment to tackling the climate emergency and becoming 'net zero' by 2030. A significant contribution can be made to this if all new developments within the Parish aim to achieve high standards of sustainable design in construction and operation as this can: a. Reduce the use of fossil fuels and the consequent release of 'greenhouse' gasses b. Improve the efficiency of use of natural resources, c. Increase the re-use and recycling of resources, d. Increase the production and consumption of renewable energy, e. Reduce fuel poverty, and f. Improve social equality.

	4.13 Sustainable construction is about taking a ‘life cycle’ approach to development. This encompasses location, design, materials, construction management, the life and long-term stewardship of developments. 4.14 Policy SEC 1 of the CEDPD has the ‘energy hierarchy’ as its core principle and provides an excellent basis for ensuring new development is of sustainable design. Its provisions go as far as possible within the bounds of viability for new homes and new commercial premises. Measures proposed require new developments to: • take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption and maximise the use of renewable energy and optimize passive solar gain; • incorporate on-site provision of renewable energy or heat and/or low carbon technologies; • incorporate water reduction, storage and reuse design principles including rainwater harvesting, greywater recycling and efficient use of all water for both internal and external water consumption; • be designed to reduce the risk of summer overheating of properties and increased energy use for building cooling, optimising the use of green infrastructure [such as shelter belt planting in areas exposed to wind] in maintaining healthy indoor and outdoor temperatures; • use high-quality, thermally efficient building materials, locally sourced wherever practicable, and of low embodied energy use; • Include the use of “natural” SuDS (Sustainable Drainage System) features • sensitively retrofit energy efficiency measures in heritage properties/assets and buildings to reduce energy demand, providing that it safeguards the historic characteristics of these heritage assets and development is done with the engagement and permissions of relevant organizations**. Such measures could include: • include measures to reduce heat loss, such as double or secondary glazing with wooden windows that meet the latest relevant British standard; and/or • replacement of fossil fuel burning energy sources with electric power from renewable sources with zero air emissions locally. • achieve BREEAM ‘Excellent’ (or equivalent). 4.15 Additionally, in order to minimise waste and improve the management of resources, sustainably designed homes might incorporate: • Recycling Facilities - Incorporate built-in recycling bins in kitchens and communal areas to encourage proper waste separation and recycling. • Composting Systems - Install composting units in gardens or communal green spaces to manage organic waste and provide nutrient-rich soil for landscaping. • Rainwater Harvesting - Implement rainwater harvesting systems to collect and reuse rainwater for irrigation, flushing toilets, and other non-potable uses.
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	• Energy-Efficient Appliances - Equip homes with energy-efficient appliances and fixtures, such as LED lighting, low-flow faucets, and Energy Star-rated appliances, to reduce resource consumption. • Green Roofs and Walls - Incorporate green roofs and living walls to improve insulation, reduce stormwater runoff, and increase biodiversity. • Water-Efficient Landscaping - Use native and drought-resistant plants in landscaping to reduce water usage and maintenance needs. 4.16 The CEDPD requires a water consumption standard for residential development of no more than 110 litres/person/day through the incorporation of water saving measures where feasible but does not specify a water consumption standard for non-residential development. South West Water advocates the inclusion of a specified standard for water efficiency within NDP policy for non-residential development.
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Policy Text:

All new development proposals will be supported, which:

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

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

Policy reference:	<i>Policy 2 - Local Energy Storage</i>
Policy Intention:	4.17 Policy 1 is intended to encourage the provision of infrastructure to support renewable energy generation and use and set the parameters by which such proposals can be accommodated without harming various planning interests.
Justification:	4.18 Local energy storage is a crucial element in moves to increase the proportion of renewable and low carbon energy. When renewable sources produce insufficient power to meet demand, rather than draw from the grid, power is drawn from batteries and they progressively discharge. When the system produces more electricity than can be used, the batteries can be recharged. Such storage can help improve energy security, alleviate energy poverty, and potentially assist moves to off-grid systems and is expected to be particularly advantageous to farming as it adapts in the face of rapidly changing economic conditions. Storage could, in addition, be part of a new residential or non-residential development site, as an essential element of an energy strategy to decarbonise the new development. Carefully designed and located storage facilities can be accommodated in sensitive locations. However, as an emerging area of technology a cautious approach to their development is appropriate.

Policy Text:

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

- a) Any new buildings are designed to reflect local building vernacular and minimise visual impact on the landscape.**
- b) They would not dominate, or prevent the understanding and appreciation of heritage assets, the layout and use of heritage buildings is informed by a detailed Heritage Impact Assessment.**
- c) Appropriate ecological and tree surveys are undertaken where appropriate and adequate mitigation of any effects is proposed in accordance with NDP Policies 21 to 23.**
- d) They would not adversely affect the amenities of local residents or users of footpaths and cycle routes in terms of noise, vibration, traffic generation, security lighting, fencing, and construction impacts – e.g. noise, vehicle movements, tree removal.**
- e) Wherever possible, the opportunity is taken to re-use existing agricultural or industrial buildings and apply remedies to despoiled ground.**

Policy reference:	<i>Policy 3 - Community Led Renewable Energy</i>
Policy Intention:	4.19 This NDP policy is intended to sit alongside Policy RE1 of the CEDPD by covering community energy schemes.
Justification:	4.20 Communities can have a significant role in renewable energy development and innovation. In 2017 community energy organisations in the UK owned 121 MW of energy capacity, which has generated 265 GWh of energy since 2002, benefitting individual householders, the wider community and local businesses. 4.21 Para 161 of NPPF 2023 encourages NDPs to support community-led initiatives for renewable and low carbon energy. The Government's Energy Security Strategy of April 2022 includes plans to prioritise putting local communities in control by developing local partnerships for supportive communities who wish to host new onshore wind infrastructure in return for benefits. The CEDPD gives significant weight to community led energy schemes where evidence of community support can be demonstrated, with administrative and financial structures in place to deliver/manage the project and any income from it. Encouragement will be given to schemes to provide for a community benefit in terms of direct supplies, profit sharing or proportion of community ownership and delivery of local social and community benefits. 4.22 Policy RE1 is the overarching CEDPD policy covering renewable and low carbon energy and requires that commercial schemes with a capacity of over 5MW should provide an option for communities to own at least 5% of the scheme, subject to viability.

Policy Text:

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

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

Policy reference:	<i>Policy 4 - Wind Energy</i>
Policy Intention:	4.23 To support Policy RE1 of the CEDPD and ensure it covers the safety of highways and public rights of way.
Justification:	4.24 Cornwall has the best wind resources in Europe, and as shown in the evidence base for this NDP, the Parish has average wind speeds that would support viable wind turbine development. All of the area is within 2km of the 33kV and 132kV electricity distribution grid. The CEDPD identifies a 'broad area' that is 'suitable for wind energy' development based on a landscape sensitivity assessment and sets relevant criteria for decision-making in its Policy RE1. The entire Parish is within this area apart from Pentewan beach [see map 3]. 4.25 Policy RE1 of the CEDPD supports renewable energy schemes where: • They contribute to meeting Cornwall's target of 100% renewable electricity supply by 2030; and they balance the wider environmental, social and economic benefits of renewable electricity, heat and/or fuel production and distribution. • Will not result in significant adverse impacts on the local environment that cannot be satisfactorily mitigated. • The current use of the land is agricultural, which allows for the continuation of the site for some form of agriculture. • Commercial-led energy schemes with a capacity over 5MW provide an option to communities to own at least 5% of the scheme, subject to viability, and • There are appropriate plans and a mechanism in place for the removal of the technology on cessation of generation, and restoration of the site to its original use or an acceptable alternative use, and opportunities for co-location of energy producers with energy users, in particular, heat will be supported. 4.26 Policy RE1 places a great emphasis on protecting designated landscapes. With specific regard to National Landscapes [AONB], development should only be permitted in exceptional circumstances and should be at a very small scale. 4.27 Currently there is one turbine in the Parish, at Levalsa Meor Farm, in height approximately 23m to its blade tip.

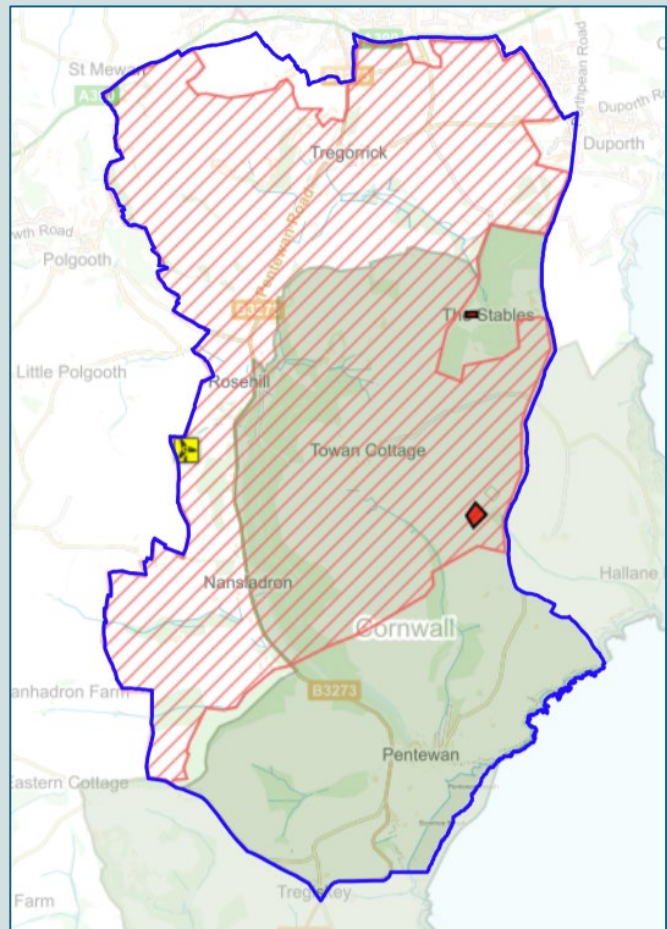
	4.28 Within the wider Gerrans, Vryan and Mevagissey Bay Landscape Area [RLU 33], the CEDPD landscape sensitivity assessment recommends that away from the open coast, including its associated hinterland within the National Landscape [AONB], the undulating agricultural landscape is of medium sensitivity to wind turbine development and could incorporate a small number of single wind turbines up to and including Band C (61-99m high). However, it also recommends that due to the open and highly visible nature of the National Landscape [AONB] designated coastline and hinterland, no further turbines of any banding are located there. It also provides further ‘strategic landscape guidance that says, amongst other things, that turbine development should: • Avoid a scattering of developments across the whole landscape to minimise cumulative effects; instead concentrating new development in locations already affected by development. • Locate any larger turbines in areas of larger post-medieval and modern fields wherever possible; where they would be more easily incorporated into the scale of the landscape. • Avoid siting development in the historic parkland of Heligan. • Avoid, wherever possible, siting turbines within ‘Rough Ground’ (Coastal and Upland) and ‘Ornamental’ parkland • Consider views from local viewpoints and popular routes when considering the siting and design of wind energy development in the landscape. • Ensure wind energy development does not adversely affect Pentewan harbour. 4.29 No definition of the coastal ‘hinterland’ referred to is given, although the OED definition is ‘the district behind that lying along the coast’. Planning guidance often refers to the ‘setting’ of a historic or landscape feature when considering impacts. ‘Setting’ can be described as land outside a particular landscape area which is visible from the area and from which the area can be seen, although development beyond the visual setting may be relevant if it creates noise or traffic. For example, Cornwall Council Planners refer to ‘setting’ of the National Landscape [AONB] as being 1 to 2km as a rule-of-thumb distance. 4.30 In addition to the National Landscape [AONB], its coastal hinterland and Pentewan Village Conservation Area, the Parish features extensive tracts of medieval farmland, ornamental parkland, two popular elements of the National Cycling Network, the SW Coastal Footpath, and part of the Heligan Registered Park & Garden. 4.31 It is therefore considered that, whilst in the wider Gerrans, Vryan and Mevagissey Bay Landscape Area [RLU 33] turbine development up to and including Band C (61-99m) might be appropriate, turbine heights should be restricted to single Band A turbines (approx. 18-25 metres to tip) in the ‘Area of Search’ identified on Map 4 below. 4.32 Small individual turbines up to Band A can help enhance the viability of farming and other small businesses by reducing energy costs and providing a measure
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of independence from the electricity grid, whilst minimizing landscape impact on the special features described in Para 4.27.

4.33 National Planning Practice Guidance, paragraph 007, advises that “Local planning authorities should not rule out otherwise acceptable renewable energy developments through inflexible rules on buffer zones or separation distances. Other than when dealing with set-back distances for safety, distance of itself does not necessarily determine whether the impact of a proposal is unacceptable.” While the Climate Emergency Development Plan Document (CEDPD) Policy RE1 sets broad criteria for renewable energy schemes, it contains no explicit reference to safety offsets. The Parish Council regards public safety, particularly in relation to highways and occupied buildings, as a priority.



Map 3: Cornwall Climate Emergency DPD Area Suitable for Wind Energy



Map 4: Pentewan NDP Area of Search for Wind Energy

Policy Text:

Proposals for new single wind turbines or the replacement of existing wind turbines will be supported within the area shaded with red diagonal lines shown on Map 4 up to a maximum tip height of 25 m [Band A], where:

- a) They meet the requirements of Policy RE1 of the Climate Emergency DPD.
- b) Follow the guidelines set out in the Cornish Renewable Energy Landscape Sensitivity Assessment 2020.

- c) Do not adversely affect highway safety or public rights of way.
- d) The turbine is set back sufficiently from occupied buildings and roads to ensure that there is no risk from structural failure [toppling], detached blades or ice-throw, and that turbine blades do not oversail the highway or a public right-of-way.

Notes. It is important to note that falling within the ‘broad’ area identified by Cornwall Council and refined in the Pentewan Valley Parish NDP as an ‘Areas of Search’ does not mean that proposals will automatically be granted planning permission. These are areas within which Cornwall Council as the Local Planning Authority will consider whether turbines should be granted permission in line with National, Cornwall Local Plan, Cornwall Climate Emergency DPD, and Neighbourhood Development Plan policies which set out a series of technical tests (including distances from homes and heritage assets including Scheduled Monuments and Listed Buildings, potential impact on habitat and species, and demonstration of the acceptability of their visual impact). This sits alongside other policy requirements including those for Landscape and Visual Impact Appraisal, Ecological Impact Assessment, and Statements of Heritage Significance and Heritage Impact Assessments where relevant.

Policy reference:	<i>Policy 5 - Ground Mounted Solar Photovoltaic Panels</i>
Policy Intention:	4.34 To support Policy RE1 of the CEDPD and ensure it covers the safety of highways and public rights of way, and allows for continued agricultural use wherever appropriate.
Justification:	4.35 As with the rest of Cornwall and most of the SW of England, the Parish area shares the highest solar photovoltaic [PV] potential in the UK, at 3.4kWh/m²/day. Local solar PV developments can therefore help to make a meaningful contribution to meeting net zero. However, it is important to ensure that solar PV developments are appropriate and proportionate to their location and have minimal impact on agricultural use. 4.36 There is an existing solar PV development in the Parish comprising 114 Ground mounted solar panels on (10 frames of 9 panels and 4 frames of 6 panels) on approximately 0.05ha [Band A] at Penrice House, and a positive pre-app response exists for a 0.85ha [Band A] development at Watering Lane Nursery, Lobbs Shop. 4.37 Policy RE1 of the CEDPD places a great emphasis on protecting designated landscapes. With specific regard to National Landscapes [AONB], development should only be permitted in exceptional circumstances and should be at a very small scale. RE1 also says that solar PV development should be focused on previously developed land and away from best and most versatile agricultural land unless exceptionally justified. 4.38 The CEDPD landscape sensitivity assessment recommends that within the wider Gerrans, Veyan and Mevagissey Bay Landscape Area there may be opportunities to site solar PV development up to and including the lower end of Band D within areas that are intensively farmed, utilising the screening provided by hedgerows and woodland, within or linked to existing industrial/brownfield land and that minor wooded valleys across the landscape could also provide well-screened locations for Band A (<5ha) and B (>5 to 10ha) solar PV

	developments, although these should be sited within farmland, not semi-natural habitat to retain the valleys' naturalistic characteristics and habitat interest. 4.39 It also provides further 'strategic landscape guidance that says, amongst other things, that solar PV development should: • Avoid the remote and naturalistic coastal edge. • Avoid the steep upper slopes of the stream valleys where solar PV panels would be particularly visible. • Aim to locate solar PV developments on lower slopes and in folds in the landscape where they will have less of an influence on landscape character. • Use existing landscape features, such as high Cornish hedges, trees, plantations and woodland to screen development wherever possible, ensuring that any additional screening provided is in character with the landscape. • Avoid, zones of 'Rough Ground' or 'Ornamental' parkland which would be highly vulnerable. • Consider views from local viewpoints and popular routes (e.g. the South West Coastal Path) when considering the siting and design of solar PV development in the landscape. • Avoid locating solar PV development where it would be directly overlooked at close quarters, particularly side-on. • Ensure solar PV development does not adversely affect.... the Lost Gardens of Heligan and Pentewan harbour. • Protect the factors which contribute to the scenic quality of the Cornwall National Landscape [AONB] (particularly the outlines of early strip field systems are preserved in the current field patterns, the coastal rough ground including scrub and bracken on wild cliff tops) – ensure choice of site and scale of development does not detract from these 4.40 Given the array of special features present in the Parish [see Para 4.29 above] and that most of it falls within classes Grade 3 and Grade 2 agricultural land, it is considered that the maximum range of Solar PV installation should be restricted to Band A (<5ha).
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Policy Text:

Proposals for ground mounted solar arrays up to 5ha [Band A] will be supported where they:

- a) Meet the requirements of Policy RE1 of the Climate Emergency DPD, and**
- b) Follow the guidelines set out in the Cornish Renewable Energy Landscape Sensitivity Assessment 2020; and**
- c) Have no significant negative impact on residential amenity or on highways and Public Rights of Way; and**

d) If on land in agricultural use, should wherever possible enable continued agricultural use underneath the panels.

Notes. (1). Solar panels arrays on agricultural buildings may assist farming businesses to boost income. make energy savings and improve environmental performance. They are usually ‘permitted development’ not requiring specific planning permission if they met important limits and conditions but are subject to ‘prior approval’. This means farm businesses must submit a written description of the proposed installation along with a site plan. Listed Building Consent may be required if a Listed building or its setting is involved.

Policy reference:	<i>Policy 6 - Sustainable Drainage</i>
Policy Intention:	4.41 To ensure that sustainable drainage arrangements are utilized wherever possible.
Justification:	4.42 Where possible, the best practice is to manage water above ground for easier maintenance and to deliver additional environmental and amenity benefits. Soakaways and underground tanks are a last resort solution when other options are not possible. 4.43 Parts of the parish are in a general area that may be susceptible to groundwater flood risk (e.g. from springs). Planning applicants should be aware that there is a potential groundwater flood risk in some areas and site-specific groundwater investigations may be requested by the SuDS Officer in some places. 4.44 Pentewan beach is a designated ‘bathing water’ and most of the Parish is in an area affecting bathing waters. Therefore SuDS design should include features to manage water quality to protect bathing water quality. 4.45 The Policy is also supported by Cornwall Council produced documents as follows: • Cornwall Local Flood Risk Management Strategy: https://www.cornwall.gov.uk/environment/countryside/flood-risk/local-flood-risk-management-strategy/ • Cornwall Council Sustainable Drainage Policy: https://www.cornwall.gov.uk/environment/countryside/flood-risk/sustainable-drainage-systems/

Policy Text:

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

- a) Wherever possible, include one or more of the following Sustainable Drainage Systems (SuDS) design features to reduce and manage the risk of surface water flooding within on-site and elsewhere in the parish and beyond:**
- i. The use of “natural” SuDS features, including infiltration, swales, storage basins, tree planting, street trees, rain gardens, green roofs, ponds and wetlands, which deliver ecological and community benefits**
 - ii. Permeable driveways and parking areas;**

iii. Water efficiency, for example, by incorporating rainwater harvesting and storage technology alongside other SuDS features.

b) Have site arrangements that make provision for simple, straightforward and wildlife-friendly maintenance of SuDS features.

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

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

Notes. [1] There is a Critical Drainage Area in the north of Pentewan Valley parish (see St Austell CDA). Critical Drainage Areas (formerly referred to as Problem Drainage Areas) were introduced by The Town and Country Planning (General Development Procedure) (Amendment) (No. 2) (England) Order 2006 as an area within Flood Zone 1 (any area which is not designated as either Flood Zone 2 or 3) which has inherent critical drainage problems and which has been notified to Cornwall Council by the Environment Agency. Any development within this area must be designed to reduce any harmful downstream impacts and run-off from the site must be less than the greenfield run-off rate (based on soil sample, topography and intensity of rainfall). All development proposals within the Critical Drainage Area will be required to carry out a Flood Risk Assessment regardless of size.

Policy reference:	<i>Policy 7 - Natural Flood Management Solutions</i>
Policy Intention:	4.46 To ensure that natural flood management arrangements are utilized wherever possible.
Justification:	4.47 Given the rural nature of the parish there could be good potential for Natural Flood Management and land management solutions which could provide additional biodiversity and recreational benefits, as well as funding opportunities for landowners. These will help tackle the impacts of climate change, improve biodiversity and aid rural industries that involve land management responsibilities. Some natural flood management [NFM] measures like ponds, wetlands and woody dams may require planning permission. 4.48 This policy also aligns with the following: • NPPF para 172. • Objective D and action C1 in the Cornwall Flood Risk Management Strategy, which is a material consideration for planning and a statutory document. • Cornwall Climate Emergency DPD policies C1 (10), CC3 (5) and CC4 (1,2,3,4). • Cornwall and Isles of Scilly Local Nature Recovery Strategy – esp. priorities 9, 10 and 19. • The ambitions in the White River Vision Plan.

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] There is an NFM/NBS project coordination layer available on the SFRA map, which can be used by planning applicants and communities to identify if any work has or is being carried out in particular catchments to help with coordination, partnership-building and collaboration on new projects.

[3] That part of the Heligan estate which projects into the Parish is linked to the Heligan Beaver enclosure at which two beavers were introduced to an 9 Ha enclosure which is grazed. This is a demonstration project for beavers living alongside sheep and cattle. The site includes ancient woodland. Includes educational activity with schools.

[4] Pentewan Valley Parish NDP Policies 6 and 7 support developments which comply with CEDPD policies CC4 and CC3.

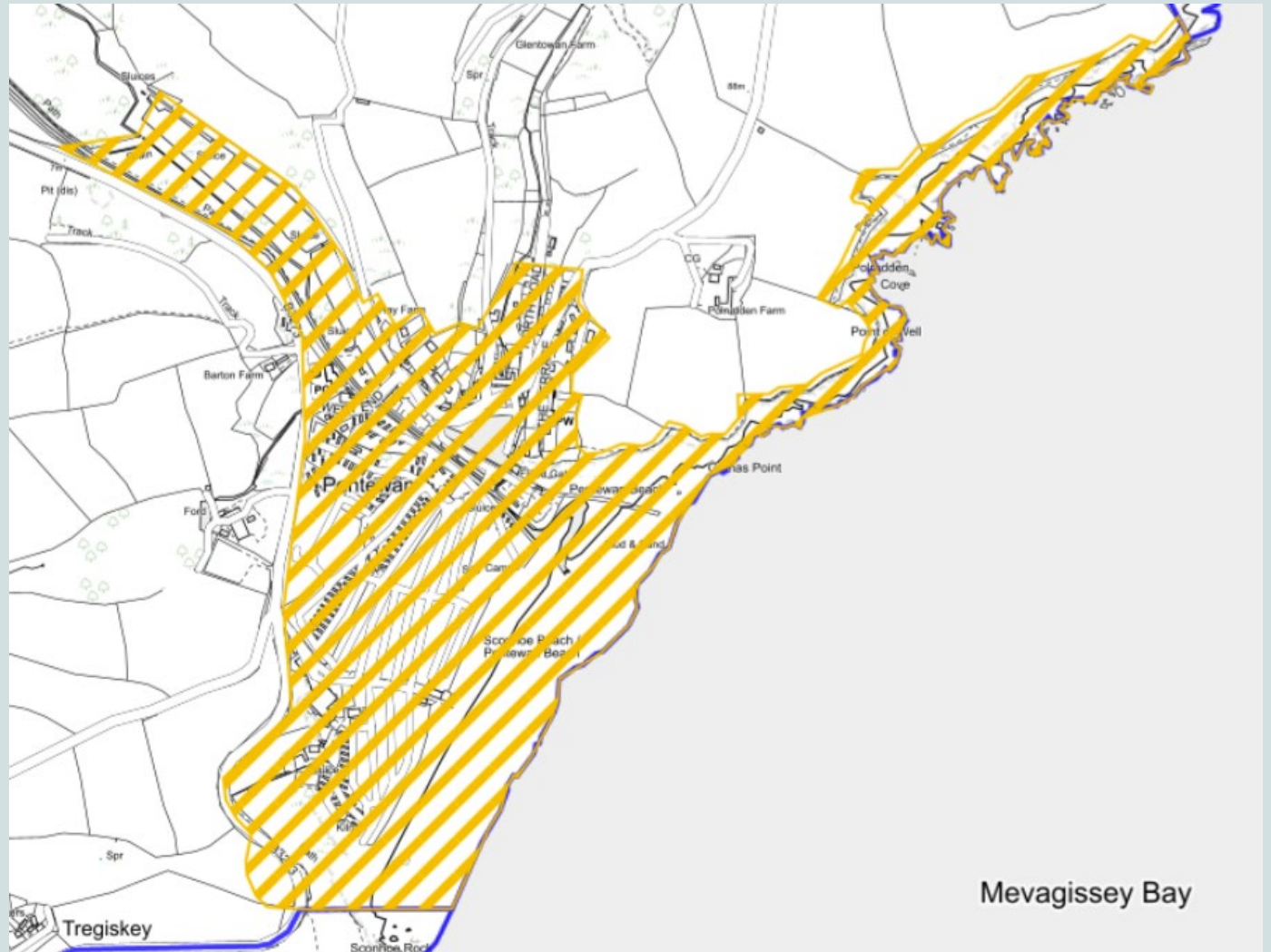
Policy reference:	<i>Policy 8 - Coastal Change Management Area Designation</i>
Policy Intention:	4.49 To provide the town and country planning support for the management of the effects of physical change to the shoreline and riverside.
Justification:	4.50 Physical change through erosion, coastal landslip, permanent inundation, flooding, and pollution can have significant effects on human health and well-being and also have a detrimental impact on the natural environment. New development proposals, existing buildings, roads or other assets become at risk from the effects of climate change. 4.51 Therefore, it is essential to ensure that inappropriate development is not built near the vulnerable coast, ensuring that any development: • Will be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences; • Will not affect the natural balance and stability of the coastline or; • Exacerbate the rate of shoreline change to the extent that changes to the coastline are increased nearby. 4.52 NPPF [2024] Paragraph 184 says, “Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast. They should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, and:

	a) be clear as to what development will be appropriate in such areas and in what circumstances; and b) make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.”
4.53	According to NPPG Para 72, Coastal Change Management Areas [CCMAs] are intended to identify areas where the coastline is expected to change significantly over the next 100 years. They are intended to cover the areas likely to be affected by physical changes to the coast. Such changes include erosion, coastal landslip, permanent inundation or accretion.
4.54	Pentewan lies within a dynamic coastal environment that is increasingly vulnerable to the effects of climate change, including rising sea levels, increased storm frequency, sea surge flooding and coastal erosion. This reflects the situation that Pentewan has a significant sea ‘Flood Risk Frontage’ at the harbour and village, into which two main rivers flow [to the north-west the Pentewan Stream and to the north-east St Austell River], plus three minor local streams. The catchment for the Pentewan and local streams is relatively short, but that of St Austell River stretches several kilometres inland through clay country, towns, villages and steep sided wooded valleys. This configuration has led to significant inundations, for example in 1974, 1997, 2010, and 2014 [see https://pentewanvillage.co.uk/gallery-2/past-floods-and-storms/]. The core of Pentewan Harbour and parts of the Village is within the 100 year medium risk tidal extreme, whilst large areas of the surrounding coast are within an area of planning constraint due to coastal erosion. This area has been identified as a Coastal Vulnerability Zone where restrictive Policy CC1 of the CEDPD applies.
4.55	The Shoreline Management Plan for the area describes the projected coastal change for the area as significant and recommends a strategy of managed realignment in epoch 2 (2025-2055) at Pentewan harbour (PU 8.2) and Pentewan beach (PU 8.3). Although the Climate Emergency DPD does not specifically identify Pentewan as a potential Coastal Change Management Area (CCMA), the Neighbourhood Plan should propose that Pentewan village and its surrounding hinterland be designated as such, in recognition of the risks identified above, to ensure that future development fully takes account of the potential impacts of coastal change. Cornwall Council’s Environmental Resilience and Adaptation (ERA) Team have supported this proposal.
4.56	There is a significant long-term concern for Pentewan, particularly regarding the deteriorating sea defences at Pentewan Harbour. The declining condition of these structures risks losing the small beach and potential flooding of the harbour and many properties in the village.
4.57	In response, a new coastal defence scheme was completed in 2024, featuring a man-made sand dune structure with an impermeable granite core, strategically positioned within the former navigation channel. This flood bund provides protection against a 1-in-30-year flood event and is expected to safeguard the village for at least 30 years. The defence also offers protection

	for up to a 1-in-200-year extreme still water level and a 1-in-40-year overtopping event, reducing risk even during more severe events. 4.58 The project resulted from successful collaboration between Cornwall Council, the Environment Agency, Pentewan Sands Ltd, and the local community, with government funding, local contributions, and significant in-kind support from Pentewan Sands Ltd. 4.59 However, while providing medium-term protection, the defence has a finite lifespan, leaving residual risks for events exceeding its design capacity. As a result, the Shoreline Management Plan (SMP) policy remains "Managed Realignment," underscoring the need to designate a Coastal Change Management Area (CCMA) and identify suitable adaptation land for future relocation or realignment of assets. 4.60 After the CCMA is in place a Coastal Change Management and Adaptation Plan will ultimately be necessary. This would identify any infrastructure at risk from coastal change, including roads and community facilities, and if appropriate, recommend areas for relocation of dwellings and infrastructure at risk from coastal change. Any land that needs to be allocated as adaptation/ roll-back land can be identified in a future review of the NDP. 4.61 In the meantime, proposals for development within these areas will be subject to the precautionary principle and determined in accordance with Policy CC2. 4.62 Pending the production of a CCMAP, the CCMA for Pentewan is proposed to include the CVZ plus the area that is identified as being at risk from flooding from rivers and sea between 2036 and 2069 according to the 2025 Flood Map for Planning. This approach reflects Pentewan's complex and significant risk profile. It also responds to the issue that the prediction of rates of future coastal erosion is particularly difficult. Given the inherent uncertainties in predicting coastal erosion and future climate change impacts, it is considered that adopting a broader and precautionary boundary for the CCMA beyond the immediate CVZ ensures that decisions take appropriate account of emerging risks. 4.63 The extent of the proposed CCMA follows the CVZ with the exception of the intertidal part, since this lies below the mean low water mark, and is thus outside the Designated Area of the NDP and is beyond the limits of formal planning control. On the landward side, adjacent to the village, it extends to cover the area of flooding from rivers and sea between 2036 and 2069 according to the 2025 Flood Map for Planning, with small extensions to enclose the entire curtilage of properties that are only partly within the flooding area since these comprise the likely 'planning unit' for development management purposes.
Policy Text: The entire extent of the coastline in Pentewan Valley and the riverside in the vicinity of Pentewan Village is designated as a Coastal Change Management Area (CCMA) as illustrated on Map 5, to which CEDPD Policies CC1 and CC2 will apply.	

Notes. [1] Policy CC2 of the CEDPD provides that where existing development and infrastructure is at risk or vulnerable and needs to be relocated away from an unsafe area within the Coastal Change Management Area and a Coastal Change Adaptation Plan has not been prepared or adopted, development may be permitted as an exception subject to strict criteria.

[2] The coastline around Pentewan is dynamic, with natural processes such as erosion and sediment deposition continually reshaping the landscape. To address these changes, initiatives like the "Making Space for Sand" project have been introduced, aiming to manage coastal change proactively and sustainably. These efforts focus on ecological restoration and adapting to the impacts of sea-level rise, ensuring the long-term resilience of the coastal environment



Map 5: Proposed Coastal Change Management Area

Housing

Pentewan Valley Parish Housing Requirement

- 4.64 By March 2023, the rural areas of the St Austell Community Network Area, of which Pentewan Parish is part, had already surpassed the Cornwall Local Plan (2010–2030) minimum requirement. 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.
- 4.65 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.'

- 4.66 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.
- 4.67 To establish a local housing provision target in line with NPPF expectations, the following factors were considered:
- a) Affordable housing need.
 - b) The requirement that the NDP must also be responsive to the local housing market.
 - c) Whether additional housing growth could reduce house prices to a level affordable to local people on typical local incomes
 - d) The potential for additional houses (and population) to help sustain and extend local services and facilities;
 - e) The potential for new housing development to support other improvements to infrastructure provision
 - f) The needs of older people.
 - g) The impacts of 2nd Homes.
 - h) The expectation that NDP should also help to tackle the Cornish housing crisis.
 - i) An 'indicative housing requirement' issued by Cornwall Council setting out a minimum number of additional homes that might be expected as a result of the NPPF 2024 changes.
- 4.68 **Affordable Housing Need.** The NDP must plan to meet affordable housing needs, in accordance with the NPPF and CLP. Homechoice is the choice-based system for letting council and housing association homes to rent in Cornwall. By July 2025 the figures had increased to 17 households seeking affordable rented accommodation. Of these 12 [70.6%] were for 1 bed, and 4 [2.5%] were for 2 bedrooms. 1 [5.9%] was for 3 or more bedrooms. 6 households are aged 55 or over requesting 5 x 1 bed and 1 x 2 bed accommodation. 12 households from the total were thought to be suitable for Low Cost Homeownerships such as Shared Ownership or Discount Market Sale.
- 4.69 In addition, the autumn 2024 community survey identified 50 further individuals who may be in need of separate accommodation in the Parish by 2030. At current household size rates, this may be the equivalent to 23 households. **Therefore the current housing need is assessed as being for 40 households.**
- 4.70 **Local Housing Market.** The NDP must be responsive to the housing market according to NPPF guidance. A survey of local estate agent adverts suggests there is an adequate turnover of properties and healthy demand in the entire Parish. Local demand has macroeconomic drivers, the main being commuting to employment hubs. St Austell's role as a major administrative and employment centre, along with Truro's attractions of shopping and health services, already fosters steady demand for family housing. The development of the Cornwall Metro enabling regular and speedier journeys to Newquay, Truro and Falmouth will likely increase this demand. The rural location, close to excellent cost and countryside, continues to attract buyers seeking a lifestyle change, as testified by the shifting local demographic

profile, further contributing to sustained demand [for 2nd homes as well as permanent homes]. As a result, there is a general pressure for housing in the Parish.

- 4.71 However, there is currently a total of 493 homes within the parish that have planning consent but have not yet been built. Whilst some of these homes may not get built in the Plan period, the level of commitments is considered high enough to demonstrate that market requirements are being addressed.
- 4.72 **Potential for Additional Housing to Improve Local Affordability.** There is a well-established theory that increasing housing supply can help reduce house prices and improve affordability. In Pentewan Valley Parish, the estimated median house price is approximately 9.2 times the median local income. To bring housing within reach of typical local households, that ratio would need to fall to around 4.5:1, implying a necessary reduction in median prices of approximately 51%, assuming no change in incomes.
- 4.73 However, achieving such a price drop would require a level of housing delivery far beyond what is practical or appropriate. In high-amenity locations such as Pentewan Valley, close to the coast, within a National Landscape, and popular with tourists and lifestyle migrants, the elasticity of housing supply is low. In these areas, additional supply may attract more demand (e.g. from second-home buyers), offsetting potential downward pressure on prices.
- 4.74 Empirical studies in the UK suggest that in such constrained markets, a 10% increase in supply typically reduces prices by only 1% to 3%. Applying this to the local context, a 51% drop in prices would require increasing the housing stock by between 170% and 511%, effectively more than doubling or even quintupling current provision. This scale of development would be environmentally and socially unsustainable in a rural parish setting.
- 4.75 Therefore, while new housing can help meet identified local needs, its potential to significantly lower market prices in this area is limited. Other mechanisms, such as affordable housing policies, principal residency restrictions, and rural exception schemes are more likely to be effective in addressing local affordability.
- 4.76 **Potential to sustain existing and support new local services and facilities.** There is no doubt that even a few additional homes, which are occupied by new residents (rather than existing) will help support existing local services by generating more custom/demand within their 'walk-in' catchment. Additional housing in appropriate locations could meet the needs of local agricultural and other industries for specialist staff. However, in order to support the introduction of additional local services, a substantial 'critical mass' of new development would be required to provide the custom/demand necessary to support new facilities and could lead to unnecessarily large developments in sensitive areas. For example, while there is no one-size-fits-all figure, evidence from UK rural planning and retail studies by the Plunkett Foundation, ACRE network, and Rural Shops Alliance, points to at least several hundred new homes - often in the 700 to 1,000+ range - being needed to ensure a standalone shop's viability in a competitive environment. Exact feasibility will hinge on local factors such as existing retail options, footfall from tourism, and community ownership models. Such a scale of development would not be proportional to the existing settlements in the Parish and could have significant environmental and infrastructure impacts.
- 4.77 **Potential for new housing development to support other improvements to infrastructure provision.** New development should directly fund the necessary infrastructure required for its implementation. However, using additional development to finance unrelated infrastructure can lead to negative impacts, such as changes to local character, increased pressure on services, and higher traffic levels. If, after mitigation, these impacts remain significant enough to justify refusal of planning permission, they should take precedence over any perceived planning 'gain' benefits.

- 4.78 However it is possible that a mixed use scheme may jointly address various forms of local needs, such as housing, open space, additional parking, flood alleviation, and retail services, and there is always the possibility that a developer of a smaller site may be willing to assist directly with a particular local social or leisure facility where it is possible that the new population occupying a development could lead to extra demands. Similarly, a development could directly tackle a small local infrastructure issue, which may be necessary to allow the development, or may be purely a 'planning gain'. No such initiatives currently exist.
- 4.79 **Needs of older people.** 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.
- 4.80 **The impacts of 2nd Homes.** Generally in Cornwall external market pressure drives up local house prices in the owner-occupier and private rented sectors, creating a situation where local people can no longer afford to live locally. This can be particularly acute in 'high amenity' areas with significant demand for second homes. Pentewan Parish is such a 'high amenity' area in its rural parts at least, which are under significant pressure for second homes. This is particularly the case at Pentewan village, but given the large-scale commitments for new housing existing in the Parish, no additional housing provision is justified.
- 4.81 **The Cornwall Housing Crisis** 'Securing Homes for All: A Plan to Respond to Cornwall's Housing Crisis' was agreed by Cornwall Council in 2022. The Plan recognises that Cornwall is experiencing a housing crisis and sets out objectives and interventions in response.
- 4.82 The Securing Homes for All Plan includes 4 key measures:
1. To work towards ending homelessness and rough sleeping
 2. To improve availability and access to homes for local residents
 3. A step-change in the supply of affordable homes across Cornwall
 4. Enabling the delivery of the housing targets within the Cornwall Local Plan
- 4.83 Each of these actions are proposed to be taken forward with partners, local councils and communities. As the Pentewan Parish NDP is a material consideration in planning applications relating to housing, it can contribute to these measures in various ways at a local scale, for example by supporting a level of housing that meets local needs and demands, assisting in bringing forward rural exception sites by being clear as to where the release of land will be exceptional, by supporting the provision of housing to meet the needs of local elderly and/or disabled people, and expanding Community Housing development
- 4.84 The NDP can also assist by setting locally derived criteria for the mix of tenures and discounts to be provided within the affordable housing element of new development coming forward on exception and previously developed land sites within the Parish, and supporting, subject to criteria, alternative forms of residential accommodation.
- 4.85 **Indicative Housing Requirement.** This is based on the Government approach which uses the number of existing homes in an area and applies a multiplier, adjusted for local affordability, to give a housing requirement. The indicative target is 28 dwellings, from which the 493 existing commitments can be deducted, leaving a requirement of zero.

- 4.86 **Pentewan Valley 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. **Taking into account the data above, the NDP housing strategy should aim to contribute to the delivery of homes for at least 40 local households** in a mix of sizes, format and tenures to match local needs. It is important to note that this is minimum target and actual delivery may vary according to changes in local need, which can be dynamic.

Delivering the Housing Requirement

- 4.87 Assessment of the housing capacity of the rural part of the Parish suggests that 15 additional dwellings could be accommodated. In the north, alongside the urban area of St Austell there are commitments for 493 dwellings. This means that effectively the housing requirement for the Parish up to 2030 is zero.
- 4.88 Despite the December 2024 changes to the National Planning Policy Framework (NPPF), updates, several Local Plan policies retain substantial weight. Policy 2 continues to guide the overall spatial strategy, emphasizing a dispersed development pattern that matches each place's role and function. Parts 3 and 4 of Policy 3 remain relevant for allowing rounding off, infill, and rural exception sites, alongside protecting nationally important landscapes. Policies 6 (Housing Mix), 7 (Housing in the Countryside), 8 (Affordable Housing), and 9 (Rural Exception Schemes) also continue to apply.
- 4.89 Under the new NPPF provisions, the Pentewan Valley Parish Neighbourhood Development Plan (NDP) must embody the presumption in favour of sustainable development by directing new housing to appropriate locations, ensuring growth is well-aligned with local infrastructure, and mitigating and adapting to climate change. Paragraphs 82–84 of the NPPF reinforce the importance of placing new development where it best supports community vitality—meeting local needs without creating isolated dwellings in open countryside.
- 4.90 Although parts 1 and 2 of Local Plan Policy 3 are out of date, chiefly those which restrict growth to specific named settlements, the rounding off, infill, and rural exception site provisions in parts 3 and 4 still align with the NPPF and continue to underpin NDP policy. Cornwall Council's Interim Policy Position Statement further clarifies how housing proposals are to be assessed, ensuring that while higher levels of housing growth may be appropriate, local character and natural environments remain protected. It highlights a more flexible approach across a wider range of settlements, with each place's function, connectivity, and service availability guiding the scale of new housing. Smaller settlements and those in National Landscapes will generally continue to rely on rural exception sites, while larger settlements, offering robust service provisions, may accommodate more substantial housing growth.
- 4.91 Home working provisions, improved transport links, and active travel routes are integral to this strategy, reflecting Cornwall Council's aim to build sustainable, resilient settlements. The overarching goal is to plan housing so it complements and strengthens existing local services, boosts public transport viability, and fosters better walking and cycling links. This approach also sees some rural exception sites being treated under more general housing policies—though in smaller and more remote communities, Policy 9 remains the guiding principle for meeting local housing needs.
- 4.92 Accordingly, the Pentewan Valley Parish NDP, looking to Local Plan Policies 2 and 3 (parts 3 and 4), the Interim Position Statement, and the revised NPPF, will primarily deliver new housing through:
- Continued small-scale housing development accommodating local growth at the three principal villages up to 2030, which is commensurate with their size, local facilities and services to enhance or maintain their vitality so that they grow and thrive in sustainable ways.
 - Targeted interventions (e.g., rural exception sites, community land trusts, affordability covenants) where appropriate.

- Accommodating the development necessary to meet the growth needs of St Austell up to 2030 by recognising the site allocations made in the Cornwall Local Plan Site Allocations DPD and the current high level of commitments.
- Elsewhere allowing for small scale infill that is demonstrated to be in sustainable locations.

4.93 At London Apprentice, Pentewan and Tregorrick development will be supported which is in the form of infill, rounding off, and 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 is to ensure that development takes place in the most appropriate areas, it is in keeping with the local built environment in terms of scale and design and contributes to preserving and enhancing the character and identity of the Parish, whilst supporting their vitality. This Policy takes into consideration evidence of local need for affordable homes during the period of the NDP

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

Policy reference:	<i>Policy 9 - Locations and Scale for New Housing Development</i>
Policy Intention:	4.95 The intention of this Policy is to identify where sustainable development should be directed and thereby enable controlled growth to meet the needs of the Parish and the Community Network Area, whilst preserving the landscape, countryside and open/green spaces and distinctive village identity and the natural and historic environment, and facilitating, where appropriate, the operation of CLP Policy 9 for rural exception housing.
Justification:	4.96 The Cornwall Local Plan in Paragraph 1.68 defines a settlement as having, ‘a form and shape and clearly definable boundaries, not just a low-density straggle of dwellings.’ Neighbourhood plans can indicate where the settlements are in their Parish. 4.97 Community feedback emphasizes protecting the landscape, countryside and open/green spaces and distinctive village identity and the need to facilitate the application of CLP Policy 9 (Rural Exception Sites). 4.98 Settlement Assessment has been carried out in support of this NDP which examines which settlements may be suitable to accommodate further development. It concludes that there are 3 recognised ‘village’ settlements in the Parish are distinguishable as a defined cluster of homes, the remainder of settlements being very small, at most being describable as a hamlet or a ‘low density straggle of buildings. It concluded that London Apprentice, Pentewan and Tregorrick are capable of supporting a small scale of new development proportionate to their size and presence of or proximity to range of facilities. 4.99 The Cornwall Local Plan, in paragraph 1.68, encourages and defines ‘rounding-off’ of settlements as ‘development on land that is substantially enclosed but outside the urban form of a settlement and where its edge is clearly defined by a physical feature’. 4.100 Paragraph 1.65 of the Cornwall Local Plan also defines ‘infilling’ as the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside, whilst paragraph 1.68 states

	that neighbourhood plans can provide detailed definition on which settlements are appropriate for infill and boundaries to which the Policy will operate. NDP Policy 9 identifies the local villages identified as being suitable locations for infill, and the Settlement Assessment Log suggests there is some potential remaining for such infill, but there is a diminishing supply of suitable sites. Given housing imperatives in national planning policy, it is considered important to continue supporting infill whilst ensuring that such developments conform to a minimum acceptable standard. 4.101 Brownfield land, also known as Previously Developed Land [PDL] is defined in the NPPF 2024 as ‘ Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure’. [See box above for details]. NPPF guidance encourages the use of previously developed land over other land where it is sustainably located. The inclusion within a development boundary of PDL located adjacent to settlements is therefore appropriate unless other environmental, social and economic considerations outweigh this 4.102 Policy AL1 of the Climate Emergency DPD sets out an approach to Regenerative Low Impact development in Cornwall. The policy is aimed at small groups and potentially private estates to provide affordable, low impact housing and other buildings necessary to support the proposed activities, tied to the restorative use of land and controlled by conditions regarding measurable carbon sequestration and environmental net gain. It allows for a departure from national and local policy preventing development in the open countryside, so any such proposals must clearly demonstrate a truly low impact approach and undergo rigorous assessment and ongoing monitoring.
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Policy Text:

1. Proposals for small scale residential development at the settlements of London Apprentice, Pentewan and Tregorrick as shown on the Maps 6,7 and 8 will be supported where it:

- a) Is at a level that is commensurate with and will help to support social and community facilities available in the Parish.
- b) Respects the setting, scale, form, character and natural environment of the settlement and the criteria set out in SCPNDP Policies relating to; Heritage, Cornish Distinctiveness and Design, and the Natural Environment and Landscape.
- c) Contributes to the mix of housing types and tenures needed by the community of the Parish.
- d) 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.
- e) Is either:
 - i. 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
 - ii. 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

- iii. **The development of previously developed land within or immediately adjoining the settlement of a scale appropriate to the village, or**
- iv. **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:

- a) **For the replacement or subdivision of dwellings, or**
- b) **The reuse of suitably constructed redundant, disused or historic buildings, or**
- c) **Temporary accommodation for workers to support established and viable rural businesses, or**
- d) **Full time agricultural and forestry and other rural occupation workers where there is an essential need, or**
- e) **‘Regenerative, Low Impact Development’ in accordance with CEDPD Policy AL1, or**
- f) **Small scale infill within established hamlets and small groups of dwellings that complies with NDP Policy 13, or**
- g) **Rural Exception sites for affordable housing in accordance with CLP Policy 9 and NDP Policy 11.**

Notes. (1) The full NPPF 2024 definition of PDL is ‘*Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape*’.

(2) In the ‘open countryside’ beyond the settlement form, 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 NDP and the DPD policies. Within established hamlets and small groups of dwellings small scale infill will continue in accordance with NPPF and CLP Policy.



Photo: New housing at Trewiddle.



← Map 6: London Apprentice Village Settlement Area

↓ Map 7: Pentewan Village Settlement Area





Policy reference:	<i>Policy 10 - Housing Mix</i>
Policy Intention:	4.103 To help ensure that any new build development responds in terms of its size and layout to local needs in the Parish, irrespective of whether it is market led or affordable housing.
Justification:	4.104 NPPF says that planning should ensure that sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed, and provide for a mix of housing catering for different groups, identifying the size, type, and tenure of housing required and where an affordable housing need has been identified, plans should provide for it. The Evidence Base Report notes that housing need from the HomeChoice Register is mainly for smaller dwellings, 4.105 Of those registered with HomeChoice 12 [70.6%] were seeking 1 bedroom accommodation. These numbers reflect the November 2024 position and although they fluctuate during the Plan period, it is likely that there will be a continuing need for affordable housing. 4.106 NDP evidence indicates that local households on average incomes will struggle to access even entry-level purchase homes unless they have the advantage of a very large deposit. The situation with private renting is similar for households on the local average earnings. Only those households with two lower quartile incomes can just afford the average renting cost, so they fall into what is popularly called the ‘can rent, can’t buy’ grouping. 4.107 First Homes is a recent government backed affordable housing product. It offers a discount on the purchase price of a minimum of 30% against the market value, sale prices no higher than £250,000 after the discount is applied in perpetuity, and restriction to first-time buyers with a household with a combined annual income of less than £80,000. 4.108 Where justified by local evidence, a deeper minimum discount of up to 50% may be set. Cornwall Council have examined the local housing market and concluded that households on an average income in Cornwall would also not be

able to afford a 50% share of a First Home if the standard 30% discount was applied. Acquiring a First Home product would only be likely to begin to be affordable for people on an average income if a discount of 50% is applied. This situation is also backed by evidence produced independently for the NDP evidence base. The Cornwall Chief Planning Officers Advice Note relating to first home can be found via this link:
<https://www.cornwall.gov.uk/media/ee1dodd4/chief-planning-officer-note-first-homes-final.pdf>

- 4.109 In order to ensure that such developments are most effectively used to meet local needs it is considered that the established Cornwall local connection criteria should apply to First Homes to ensure that affordable housing is delivered to meet the needs of the Parish and nearby communities. This will mean that the housing should meet local needs before cascading out. [Local eligibility criteria apply to First Homes for a maximum period of three months from the date the home is first marketed, after which the eligibility criteria revert to the national criteria].
- 4.110 The NDP evidence also found that only Shared Ownership schemes of 25% or less share would be affordable on local average household incomes.
- 4.111 The available income data also suggests that buying property and market renting is impossible for single people and households on lower than average incomes. The affordable rented sector therefore performs a vital function in Pentewan Parish as the only option for a large segment of those in the greatest need.
- 4.112 Therefore, to comply with CLP Objective B (which is to meet housing need), affordable housing in Pentewan Valley Parish will need to be a mix of 50% social rented and 50% intermediate housing (including 25% First Homes when there is a requirement for the tenure) with a priority that for any developments of affordable homes the rented portion should maximise the proportion of 1 bedrooomed units in socially rented tenure taking into account the current assessed housing need for the Parish.
- 4.113 The evidence also reports that the population in the Parish is ageing, which is likely to increase the need for smaller, more appropriate housing provision which is suitable for older people, offering ‘downsizing’ opportunities. Providing more smaller dwellings could also help address the decline in the proportion of younger people, many of whom may be leaving to find smaller, more affordable dwellings. The needs of growing young families are also apparent from the data. The recent affordable housing developments in the Parish will have helped to address these issues.
- 4.114 The Parish is within commutable distance of St Austell, and also the city of Truro, which provide most of the employment opportunities, resulting in considerable pressure for housing, so it is appropriate that some market provision to address this sector is also included. Provision to work from home, which has recently emerged as a much more viable choice on the back of technological developments and COVID, is also appropriate.

	4.115 In community engagement, when asked what type of homes people thought the NDP should help to supply, affordable homes for rent or shared ownership was rated as the top priority being mentioned.
Policy Text: 1. Residential developments will be supported in accordance with CLP Policy 6 if they provide a mix of formats, sizes and tenures of dwellings to ensure a range of housing choices are available to meet the identified housing needs in the Parish. These may include: a) A predominant mix of smaller one- and two-bedroom homes for the young and elderly in the form of social/affordable rented and low cost home ownership. b) Homes that provide enhanced opportunities to ‘work from home’. c) Dwellings designed to meet special needs such as fully accessible or extra care units suitable or readily adaptable for disabled or elderly people, on parts of the site with generally level access and close to community facilities. (Further information as to standards required may be found in the Cornwall Council Housing Supplementary Planning Document October 2019). d) Self-build opportunities in accordance with NDP Policy 12. 2. When applications for housing are being considered developers should assess current demographic and market information to determine the proportional balance of specialist housing required and demonstrate how their proposals meet the local requirements identified in the assessment. Provision should include an appropriate element of M4(2) Accessible and Adaptable Homes and M4(3) Wheelchair Accessible homes. 3. The affordable housing portion of development proposals, secured through developer contributions as required by Policies 8 and 9 of the Cornwall Local Plan, should comprise 50% social rented and 50% intermediate housing (including 25% First Homes when there is a requirement for the tenure). 4. To enable affordability within Pentewan Valley Parish’s housing market: a) All First Homes provision should be offered at a discount of 50% of market value in perpetuity. b) Shared ownership homes provision should be offered at a viable price point and discount that is affordable at average local salaries. 5. To meet the needs of the community on or below local average households, the rented portion should maximise the proportion of 1 and 2 bedroomed units in socially rented tenure taking into account the current assessed housing need for the Parish.	
Notes. [1] The inclusion of 1.5 bed 2 person dwelling types will be welcomed. This will enable accommodation that provides a small ancillary room for a carer or for homeworking, that is not considered a bedroom for rental charging purposes. Such dwellings should have a Gross Internal Area of 50m² as a minimum, but should also be less than 61m², with the second bedroom being smaller than 7.5m².	

Policy reference:	<i>Policy 10A - Principal Residency</i>
Policy Intention:	4.116 To help address local housing needs and reduce the impact of second home ownership.
Justification:	4.117 Second homes and holiday lets have a complex presence in Pentewan Valley, bringing both advantages and drawbacks to the local community. While tourism is recognized as an essential economic driver, especially in Cornwall, many residents fear that a concentration of second homes above 20% of total dwellings can exacerbate social and environmental pressures. The most significant of these is house price inflation, which is widely seen as directly linked to the growing demand for second homes. Indeed, local house prices in Pentewan Valley have soared by 546%—well above the national figure of 383%—contributing to an increasingly problematic affordability gap given the area’s relatively lower incomes. 4.118 Though many in Pentewan Valley appreciate tourism’s role in supporting local businesses, there is markedly less enthusiasm for the development of further tourist accommodation. Local measures suggest that up to 20% of dwellings could be second homes, yet Council Tax returns do not always give an accurate picture. Instead, comparing the 2011 and 2021 Census counts of unoccupied dwellings provides a better indication of second-home occupancy levels. These unoccupied homes represent a “missing quotient” of around 90 individuals who would otherwise contribute to the vitality of schools, shops, and local services. 4.119 While concerns sometimes arise about potential “unintended consequences” of a principal residency policy (a planning restriction requiring properties be used as someone’s main home), evidence suggests these fears may be unfounded. Nonetheless, effective enforcement can be challenging unless backed by a formal Section 106 agreement. In addition, the possible effect on local school rolls remains unclear but may be tied to the overall trend of missing full-time residents. In balancing economic development with community cohesion, Pentewan Valley continues to grapple with the best approach to managing second homes while safeguarding housing affordability and local services.
Policy Text: 1. Within Pentewan Village and the London Apprentice settlement areas, proposals for new open-market housing (excluding replacement dwellings) will only be supported where occupancy is restricted to use as a Principal Residence. Such restriction must be secured by planning condition or legal agreement. 2. Proposals for new unrestricted second homes will not be supported under any circumstances. 3. For the purposes of this policy, a Principal Residence is defined as the dwelling occupied as the sole or main residence of the household, where the residents spend the majority of their time when not working away.	

4. All new open-market homes subject to this policy will be required, through planning condition or obligation, to be occupied only as a Principal Residence by those persons entitled to occupy them.
5. Occupiers of dwellings subject to a Principal Residence condition or obligation will be required to maintain and, on request, provide to the Local Planning Authority evidence demonstrating compliance. Acceptable evidence may include (but is not limited to):
 - a) registration on the local electoral roll, and
 - b) registration for and attendance at local services, such as healthcare or schools.

Policy reference:	<i>Policy 11 - Rural Exception Sites for Affordable Housing</i>
Policy Intention:	4.120 To set effective criteria for consideration of planning applications for exceptional developments, to ensure that this ‘unplanned’ development occurs in an acceptable format.
Justification:	4.121 Rural exception sites are small sites located outside of but adjacent to the existing built up area of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs. They must be clearly affordable housing led and well related to the physical form of the settlement and appropriate in scale, character and appearance. (NPPF 2021 Glossary and CLP Policy 9). Such sites could supply up to 100% affordable housing, with open market housing only allowed as cross-subsidy to pay for essential delivery costs identified in a detailed financial viability assessment. 4.122 By their nature exception sites cannot be identified in advance and rely upon landowner/developer willingness to bring them forward in response to local need. Thus, it is essential to set effective criteria for consideration of planning applications for exceptional developments to ensure that they are appropriate for the scale and form of the settlements alongside which they are likely to occur, and to guide their development away from the most sensitive areas. CLP Policy 9 does this in general, but the Pentewan Valley Parish NDP may include additional criteria to reflect local circumstances, including the housing mix needed to meet projected needs. 4.123 The inclusion of a small extra room in very small dwellings can help accommodate occasional visits by relatives or carers and help the elderly or infirm to remain at home rather than requiring special accommodation outside the Parish. 4.124 Self-build can be provided on ‘exception’ sites in the form of low cost serviced plots offered to self-builders in local housing need to be occupied by that individual, discounted serviced plots, watertight shell units or built units (in the case of self-finish proposals) or off-site financial contribution in lieu of on-site or part on-site provision. Whilst self-build can allow for greater expression of individual tastes in design, it is important that the resultant dwellings share broad characteristics of form, scale and materials to ensure that they are well related to each other and to neighbouring development and landscape.

Policy 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 village settlement areas, and:

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

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

Policy reference:	<i>Policy 12 - Community Led, Self and Custom Build Housing</i>
Policy Intention:	4.125 To support local housing initiatives that help address affordable housing needs.
Justification:	4.126 NPPF 2023 encourages several routes to the delivery of sufficient affordable housing to meet local needs including what it describes as ‘Other affordable routes to home ownership’. This refers to housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale, rent to buy and housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Another route is via a local Community Land Trust [CLT], which are democratic non-profit organisations that own and develop land for the benefit of the community. These can be set up by the local community, or a landowner, developer or Council. Paragraph 72 of NPPF 2023 says that the development of exception sites for community-led development on sites that would not otherwise be suitable as rural exception sites should be supported on land which is not already allocated for housing, located adjacent to existing settlements, proportionate in size to them, not be larger than one hectare in size or exceed 5% of the size of the existing settlement, not compromise the protection given to areas or assets of particular importance, and comply with any local design policies and standards. 4.127 Self and custom-build (self-build) housing is defined in the NPPF as housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Policy 6 of the Cornwall Local Plan says that self-build housing can be affordable, market housing or starter homes. Self-build can be more affordable than purchasing a home in the local market, especially where there is an element of ‘sweat equity’ (personal labour) which can provide the equivalent of a further 10% discount on the open market value of a property, so it may provide an “other affordable routes to home ownership”

	(NPPF definition) solution for those people whose needs may not be met by the market and who are unable to find a suitable affordable home in their area. This will help people to stay local and support their communities. 4.128 Self build can be difficult to finance as an affordable housing product and will often result in less affordable, detached dwellings. Such sites need to be appropriately restricted so that they continue to provide local affordable housing in the long term. 4.129 Self build can be provided on ‘exception’ sites in the form of low cost serviced plots offered to self-builders in local housing need to be occupied by that individual, discounted serviced plots, watertight shell units or built units (in the case of self-finish proposals. Whilst self-build can allow for greater expression of individual tastes in design, it is important that the resultant dwellings share broad characteristics of form, scale and materials to ensure that they are well related to each other and to neighbouring development and landscape. 4.130 An accompanying Design Code for the whole self-build element of larger schemes may be produced in agreement between the landowner and the Council. This will help to provide a flexible planning permission and clarify and guide what forms of development are acceptable on a site, giving greater certainty to all parties. It is good practice for plot providers to seek to provide a mix of serviced plot sizes to meet the range of demand and affordability.
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Policy Text:

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

- a) Are located at London Apprentice, Pentewan and Tregorrick or sustainable rural locations in accordance with NDP Policies 1 and 13.**
- b) Can demonstrate a direct benefit to the local community by using different innovative routes to affordable housing such as self-build, in accordance with the NPPF definition of other affordable routes to home ownership, to provide affordable housing in perpetuity, and**
- c) They are secured as locally restricted affordable dwellings on all future resales through a planning obligation; and**
- d) The number of bedrooms/unit size to be provided reflects the need identified in a current housing needs assessment, and is no larger than the relevant Nationally Described Space Standard (NDSS) for the property type +10%; and**
- e) In the case of small estates, an appropriately detailed Design Code for the whole of any self-build element is agreed with the Local Planning Authority, and**
- f) Are delivered through small-scale residential development and infill, including, where appropriate, as part of the affordable housing mix on rural exception sites.**

2. In addition, community-led housing development on sites that would not otherwise be suitable as rural exception sites will be supported, provided it complies with NPPF 2024 guidance and criteria a) to e) above.

Notes. [1] See guidance here: <https://www.cornwall.gov.uk/media/ns0ah40r/chief-planning-officer-note-self-and-custom-home-building.pdf>

Policy reference:	<i>Policy 13 - Infill Within Hamlets and Small Groups of Dwellings.</i>
Policy Intention:	4.131 To ensure that residential development in the countryside and hamlets and groups of dwellings is sustainable and of a scale and form suitable for their location.
Justification:	4.132 In the ‘open countryside’ housing development is strictly controlled by CLP Policies 3 and 7 and is limited to dwellings for rural workers, replacement dwellings, house extensions and, within established hamlets and small groups of dwellings, small-scale infill. Hamlets and small groups of dwellings which lack local facilities and have limited or no access to public transport. These are considered to be suitable only for a very small scale of development [whether market, affordable exception or brownfield development] in order to avoid creating additional rural isolation and creating financial pressure on new residents to find ways to access facilities elsewhere. Para 1.68 of the CLPs supporting text explains that ‘in smaller villages and hamlets in which ‘infill’ sites of one to two housing units are allowed, the settlement should have a form and shape and clearly definable boundaries, not just a low density straggle of dwellings. The settlement should be part of a network of settlements and/or be in reasonable proximity to a larger village or town with more significant community facilities, such as a primary school. This highlights the importance of proximity, accessibility, and functional relationships to other settlements, services, employment, and facilities in achieving a sustainable and balanced distribution of development. 4.133 Cornwall Local Plan Paragraph 1.67 notes that the significant gaps between the urban edge of a settlement and other isolated dwellings are not appropriate locations for infill development. 4.134 Regenerative Low Impact developments are proposals that seek to enable off-grid lifestyles that minimise the ecological footprint of the inhabitants to sustainable levels. It is broadly self-sufficient in terms of energy, water and waste, whilst also providing a significant proportion of food and income directly from the land. It can achieve very low impact and high sustainability in ways that respect, conserve and enhance the landscape and cultural heritage of a site and its surroundings, whilst improving and increasing biodiversity, carbon sequestration, air, water and soil quality and other relevant environmental enhancements. Policy AL1 of the Climate Emergency DPD sets out an approach to Regenerative low-impact development in Cornwall. It allows for a departure from national and local policy preventing development in the open countryside, so any such proposals must clearly demonstrate a truly low-impact approach and undergo rigorous assessment and ongoing monitoring.

Policy Text:**1. Small-scale infill developments of 1 or 2 dwellings within rural hamlets and small groups of dwellings will be supported where:**

- a) The hamlet/group of dwellings has a form and shape with clearly definable boundaries.
- b) The development would fill a gap in an otherwise continuous frontage [which will normally be a road frontage].
- c) The design of the development is in accordance with NDP Policy 10.
- d) The development will not diminish open land that is considered important to the character of the hamlet / small group of dwellings or setting of a nearby settlement or historic environment asset.

2. In order to ensure that such developments are sustainable and that rural isolation is not increased, account should be taken of:

- a) The proximity, accessibility and relationship of the hamlet / small group of dwellings to facilities, employment and services required for day to day living.
- b) Whether opportunities exist to minimise the number or length of car trips including.
- c) The availability of superfast broadband for home working.
- d) Access to bus links to nearby settlements and towns for employment and services.
- e) The ability to make short journeys on foot or bicycle.

Policy reference:	<i>Policy 14 - Protection of Pentewan Valley's Existing Housing Stock</i>
Policy Intention:	4.135 To ensure that the existing stock of housing is protected from loss to other land uses and that policies to manage its change enable it to best meet the needs of our community.
Justification:	4.136 Pentewan Valley Parish's existing range of homes is the foundation for our community's quality of life and opportunities for lifetime living in the community. It provides market housing to buy and rent, affordable rented housing and supported living choices for older and disabled residents. Whilst this goes part of the way to meeting current needs, the Homechoice register has established that there is an existing shortage of smaller and affordable one, bedroom homes to buy or rent. 4.137 Large extensions or re-building of dwellings, or the amalgamation of two smaller properties into one, results in significantly higher value that takes them out of the local housing market and makes them both unavailable to local people and unsuitable to meet their needs, and reduces the stock of smaller dwellings, thus increasing the clear mismatch between household size and dwelling size. Losses of this stock may increase pressure for additional dwellings to replace the lost stock. It is considered that to meet the current and forecast housing needs of young people, families and the elderly, the existing stock of small dwellings should be protected.

	4.138 The amalgamation of dwellings is considered to represent a material change of use amounting to development requiring planning permission. This view is taken having regard to the NPPF and CLP objectives of increasing housing supply and meeting housing needs, the evidence of future local housing need, the small supply of appropriate housing available in the Parish, and the limited environmental and infrastructure capacity of the area to accept additional dwellings. 4.139 Extensions on Affordable dwellings would be subject to the same restrictions in the Section 106 agreement that apply to the existing property. This includes the discount percentage for re-sale of the affordable home. 4.140 There is also a concern that large extensions and rebuilds adversely change the character, appearance, bulk and setting of the original, resulting in disproportionate dwellings that do not reflect the locally distinctive building format and are more intrusive in the landscape. 4.141 To support flood resilience replacement dwellings should guard against a reduction in the size of gardens and gardens being replaced with hard surfacing for parking.
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Policy Text:

1. Proposals for the extension of dwellings that require planning permission will be supported provided it is demonstrated that they:

- a) Are proportionate to the original dwelling.
- b) Are of an appropriate design guided by and do not have an unacceptable impact on the site, local character and surrounding landscape and neighbouring properties.

2. Proposals for the replacement of dwellings will be supported provided it is demonstrated that they:

- a) Are proportionate to the original dwelling.
- b) Are of an appropriate design guided by NDP Policies 25 and 26 and do not have an unacceptable impact on the site, local character and surrounding landscape and neighbouring properties.
- c) Respect the existing relationship with adjacent buildings.

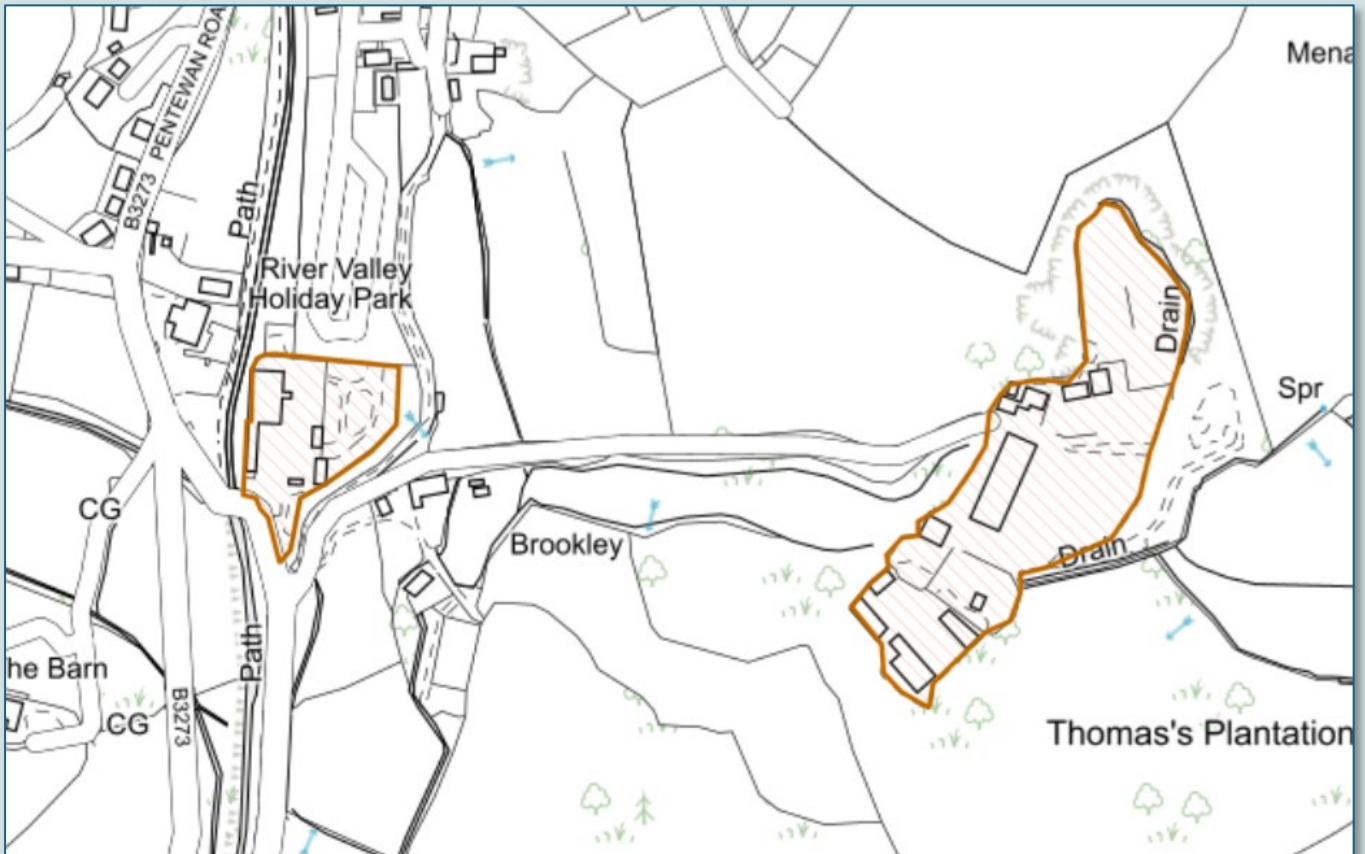
3. In assessing proposals for the extension or replacement of dwellings, account will be taken of the relative increase in floorspace together with the form, bulk and height of the proposal in comparison to the existing dwelling.

4. Where planning permission is required, proposals for the amalgamation of adjoining small dwellings into one unit will not be supported.

5. Development proposals that would result in the overall loss of existing housing will not be supported.

Economy and Employment

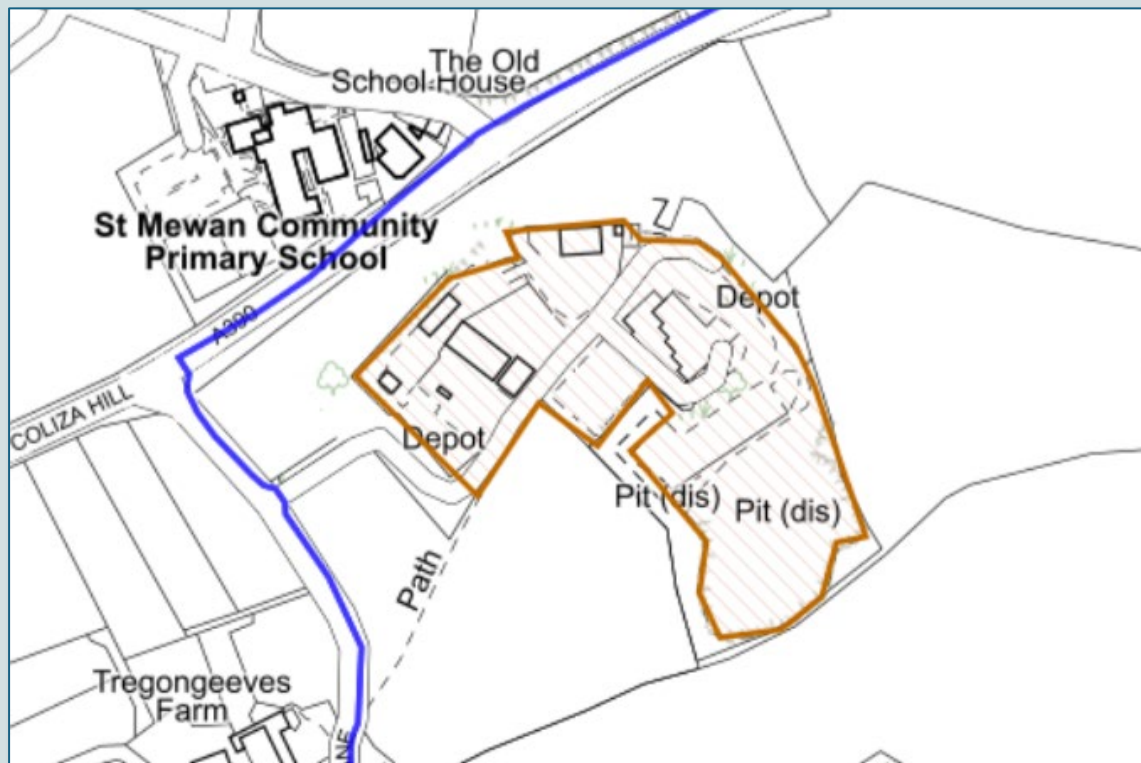
Policy reference:	<i>Policy 15 - Safeguarding and Enhancement of Locally Significant Employment Land</i>
Policy Intention:	4.142 To identify the key local existing employment sites that should be safeguarded from loss under CLP Policy 5.4 and to encourage and enable upgrading and improvement of employment sites to a standard more appropriate to modern needs, subject to criteria protecting the local environment and encouraging improved sustainable transport options.
Justification:	4.143 The 2023 questionnaire confirmed that local residents care about the future of tourism and businesses locally from the point of view of residents and business operators/owners. 4.144 Cornwall Local Plan Policy 5 says that Neighbourhood Development Plans should safeguard appropriate existing land, necessary for the delivery of the economic strategies for Cornwall. There are many workplaces in the Parish supporting a variety of jobs providing goods and services locally and to the wider Cornish and national economy. There are two larger sites that host businesses or their portfolio of functions that are important to the local economy, which are at Molingey Quarry and Tregongeeves Quarry.
Policy Text: 1. The existing employment sites identified in Figure 4 below and shown on Maps 9,10, and 11 are safeguarded in accordance with CLP Policy 5. 2. Sites will only be released if: a) It can be demonstrated that the use of the premises for the existing or another commercial usage is no longer viable. b) The proposed alternative use would provide equal or greater benefits for the local economy and community than its current use. 3. Where any of these sites is no longer required, the mechanism for release in Policy 5 of the Cornwall Local Plan will apply. 4. The redevelopment and/or enhancement of employment uses on existing sites to provide upgraded premises and improved environment will be supported subject to there being no significant detrimental impact on the amenities of adjoining residential areas. Proposals should seek to improve pedestrian/cycle links to adjoining residential areas and village centres, pedestrian links to public transport routes, and enhance the usability and safety of existing routes.	
Figure 4: Locally Significant Employment Land a) Kingswood Business Park. b) Molingey Quarry. c) Watering Lane Nursery. d) Tregongeeves Quarry.	



Map 9: Locally Significant Employment Land – Kingswood Business Park and Molingey Quarry.



Map 10: Locally Significant Employment Land - Watering Lane Nursery.



Map 11: Locally Significant Employment Land - Tregongeeves Quarry.

Policy reference:	<i>Policy 16 - New Business Development</i>
Policy Intention:	4.145 To help ensure any new business and commercial development required for new or expanding existing firms is appropriate for our environment and assists the sustainability of business activity. This policy will also support extension of an existing business where re-location is not viable and community schemes for the provision of critical services.
Justification:	4.146 The Cornwall and IoS Local Economic Partnership's 'Cornwall and Isles of Scilly Strategic Economic Plan 2017-2030' says particular support should be given to developments which build cultural identity and excellence, support environment-based growth, promote healthy and diverse communities, and encourage innovation in industry, including marine energy-tech and digital connectivity. This is built upon by the recently adopted 'Cornwall and the Isles of Scilly Industrial Strategy'. The need to support rural areas, which are often remote from job markets and have declining local opportunities, is specifically recognised as needing attention. This NDP Policy should therefore support new business development particularly where it aligns with the aims of the Cornwall Strategic Economic Plan. To help tackle deprivation, new business development should aim to deliver higher value jobs by including attractive and adaptable spaces suitable for a wide range of modern manufacturing, innovation and evolutionary processes. 4.147 CLP Policy 5 supports new business development where it is well integrated with villages or in areas well served by public transport, or in the case of smaller rural settlements and the countryside, of a scale appropriate to its location. However, NPPF 2023 Paragraph 88 says that planning policies should enable

	the sustainable growth and expansion of all types of business in rural areas through conversion of existing buildings and well-designed, beautiful new buildings, and the development and diversification of agricultural and other land-based rural businesses. Para 89 goes on to recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances they should be sensitive to surroundings, not have an unacceptable impact on local roads and exploit opportunities to make a location more sustainable. The use of previously developed land is also encouraged. 4.148 CLP Policy 21 gives encouragement to sustainably located proposals that use previously developed land and buildings. However, given the emphasis in the NPPF on housing provision, it would be inappropriate to support business conversions which involve the loss of a dwelling. 4.149 CLP Policy 2(h) supports the provision to work from home through of live/ work units. These are buildings or groups of buildings that offer the opportunity to live and work in the same location. The residential use must be subservient to the work use. They may be new build or converted from existing buildings. There will be circumstances where a development would not normally be appropriately located for a standalone residential development but will be appropriate for live/work proposals in line with Policy 2(h). 4.150 In order to maintain and enhance Cornish Distinctiveness it is important that new developments, conversions and improvements to existing buildings, particularly in sensitive rural and historic environments, are well designed. Where appropriate reference should be made to Cornwall Council's 'Using Distinctiveness' guidance, the associated Farmsteads Guidance, and the Sustainable Building Guide to retrofitting existing buildings and Improving Energy Efficiency in Historic Buildings. [Hyperlinks]
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Policy Text:

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

- a) They deliver attractive and adaptable spaces suitable for a wide range of modern manufacturing, innovation and evolutionary processes, and other commercial enterprises.**
- b) They are physically well-related to existing settlements, or, if not, they exploit opportunities to make the location more sustainable by improving the scope for access on foot, by cycling or by public transport.**
- c) The proposed use will not have a materially adverse impact on the environment and the amenity of adjoining residential properties in terms of noise, effluent or fumes it would emit, and the traffic it would generate.**
- d) The scale, form, bulk and general design is appropriate to its location.**

- e) It includes on-site and/or nearby on-street parking that is adequate to meet the needs of the business and does not create road hazards that are considered unacceptable by the Highway Authority.
- f) If a conversion:
 - i. The building is capable of change or conversion without the need for major extension or rebuilding.
 - ii. A water supply, sewerage and sewage treatment and waste disposal can be provided.
 - iii. If extension is required the scale, design and use of materials retain the existing character of the building and relate to its surroundings.
 - iv. There is no loss of residential dwellings.
 - v. If a conversion or change of use of a listed building, the proposal is in accordance with CLP strategic policy 24 [Historic Environment] will apply.

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

- a) Criteria a) to f) in part 1 above apply.
- b) The residential use is subservient to the business use with at least 60% of the built infrastructure for employment use.
- c) In rural locations, the need for a live-work unit in the location can be justified, and evidence is provided to demonstrate the long-term business viability.
- d) The residential space is only to be occupied by a person working full-time in the business and their immediate family.
- e) The development is restricted by planning conditions and/or legal agreement to live-work use and change of use or conversion to fully residential use is excluded.

Notes. (1) In order to maintain and enhance Cornish Distinctiveness it is important that new developments, conversions and improvements to existing buildings, particularly in sensitive rural and historic environments, are well designed. Where appropriate reference should be made to Cornwall Council's 'Using Distinctiveness' guidance, the associated Farmsteads Guidance, and the Sustainable Building Guide to retrofitting existing buildings and Improving Energy Efficiency in Historic Buildings.
[<https://letstalk.cornwall.gov.uk/cornish-distinctiveness>].

Policy reference:	<i>Policy 17 - Working from Home and Home-Based Businesses</i>
Policy Intention:	4.151 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:	4.152 Home based businesses are those that undertake most or all of their activity in the residential home and others that operate from the home but a large proportion of their activity is conducted either at the client's premises or at outdoor sites. 4.153 According to DBIS figures (2014) 1 in 10 domestic properties are home to at least 1 business and around 59% of businesses are home based, whilst other

	research suggests that this will continue to grow. According to Office for National Statistics data, the proportion of working adults who did any work from home was 27% in 2019. This increased to 37% during the COVID pandemic. Evidently the experience of home working brought work-life balance benefits, improved productivity and cost savings such that Post-COVID some 24% of businesses said they intended to use increased home working in the future, whilst 85% of working adults currently homeworking said they wanted to use a ‘hybrid’ approach to both home and office working in the future. If the benefits of home working continue to be attractive, there may be considerable further growth on working from home (WFH). 4.154 These trends have the potential to make local shops and other services more viable and by reducing travel to work have a positive impact on climate change, although the impact on supporting services in business districts may be harmful. 4.155 They also place a greater focus on the <i>ability</i> of people to work from home and highlight the requirement for appropriate home office or work process space and sufficient broadband speeds. People may not have a suitable space within their home from which to run a business or ‘WFH’, or they may wish to distinctly and deliberately separate their work and living space. There could also be the need, on occasion, for ancillary workers such as managers, book-keepers or accountants to visit home workers. Also the ability to work from home can help improve economic independence and well-being for people who have limited mobility. Thus, to maximise the opportunity for home run enterprises to be created and supported in the long term there is a need to support the construction of extensions, the conversion of outbuildings, and the development of new free-standing buildings in gardens from which businesses and home workers can operate.
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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:

- a) Other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling.**
- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour, or other nuisance associated with the work activity.**
- c) The activities involved are not likely to generate a significant level of additional traffic (e.g., off-site staff visits, deliveries, collections) or result in parking congestion around the site or on approach roads, or harm road safety.**
- d) Any extension or free-standing building 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. (1) 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 16 above.

Policy reference:	<i>Policy 18 - Rural Business Diversification</i>
Policy Intention:	4.156 To ensure that sustainable initiatives which allow farmers to diversify can be supported through the planning system without having an adverse effect on the local community and environment.
Justification:	4.157 Pentewan Valley Parish is generally rural in character, with a rolling open agricultural topography on which are located small farms that form the backdrop to and an essential part of the brand image for the successful tourism businesses that have gathered in the area. Farmers are important stewards of the local landscape, biodiversity, heritage and recreational resources that benefit the Parish residents and visitors. Therefore the business viability of the agricultural sector locally needs to be supported. 4.158 A proven successful approach to the development of the rural economy in accordance with NPPF para 83 is to support the diversification of agricultural and other land-based rural businesses. The average income from farming enterprises is low in comparison to other industries and also unpredictable, being easily affected by currency exchange rates, supply and demand factors, and climate change impacts. The uncertainty over the future of farming after Brexit means there is a need to sustain existing businesses by providing more predictable revenue streams. Diversification of agricultural product and extended processing or into other land-based activity and local retailing can be of great assistance. However, diversification generally requires significant investment and commitment to a long payback period. It can also have negative environmental and amenity impacts. Given the distinctive historic environment and landscape identified in the NDP Evidence Base, it is therefore necessary to support the diversification of agricultural and land based rural businesses in ways that protect and enhance the special qualities of the area. This can support specialisation according to local strengths, for example in small scale ‘added value’ food processing by farm producers, traditional crafts, and advanced ‘digital businesses’ and also encourage the formation of new businesses. 4.159 A significant number of agricultural holdings utilise private water sources, like boreholes, for their primary water resource with a secondary source from the public water supply system. Water efficiency and sustainable drainage systems [SuDS] within agricultural development and diversification can assist sustainable agricultural practices; both in terms of reducing pressures on groundwater sources and on potential pressures on the public water

	distribution network during periods of water stress. The use of rainwater harvesting and SuDS for managing surface water run-off could provide sustainable storage for slow attenuation and/or reuse within agricultural irrigation systems.
Policy Text: Farm business diversification proposals 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 sustain the long-term operation of the farm business. c) Do not compromise the working of the farm business and its land management. d) Are located within or well related to existing building groups. e) The activities and structures are of an appropriate scale to their setting and do not have an adverse effect on the environment, tranquility, wildlife and landscape, or place an unacceptable burden on local infrastructure. f) Include water efficiency and sustainable drainage measures, where practicable. g) Demonstrate how they take account of NDP policies having regard to Design. Notes. (1) 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. Pentewan Valley Parish NDP Policies 17, 18, and 19 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.	

Policy reference:	<i>Policy 19 - Rural and Sustainable Tourism</i>
Policy Intention:	4.160 To support tourism development that makes best use of the area's assets whilst providing care for them and maximising accessibility for residents whilst offering protection to the special landscape and heritage character of the area.
Justification:	4.161 Visitors come from far and wide to enjoy the recreational opportunities presented by the attractive local landscape and heritage present in Pentewan Valley Parish. Today the tourism industry dominates the area and is a significant employer. Most of this tourism is fortunately in a form that suits its character. 4.162 Further tourism growth is expected and can benefit the community by bringing employment and additional spending in the local economy, helping to maintain the fabric of many important buildings and providing facilities which can also be used by local residents. Tourism can also be a useful form of farm diversification that has limited environmental impacts and may also extend the holiday season and thereby add to local prosperity. 4.163 However, excessive levels of tourism can damage the special local heritage, biodiversity and landscape qualities that visitors and tourists come to the area to experience, add to traffic congestion and pollution, create competition for resources and cause harm to the amenity of nearby residential properties.

	4.164 CLP Policy 5 (Business and Tourism) encourages the development of new or enhancement of existing high-quality sustainable tourism facilities, attractions and accommodation appropriate in scale to their location and accessibility, to provide a balanced mix of economic, social and environmental benefits. 4.165 Therefore, it is appropriate to support tourism development that makes best use of the areas assets whilst providing care for them; maximises accessibility for residents to those facilities and features in the Parish that attract visitors, whilst offering protection to the special landscape and heritage character of the area. Tourism of this form may also extend the holiday season and thereby add to local prosperity. New businesses serving touring caravans, ‘glamping’ and farm tourism huts/cabins can be considered on their merit and must have regard to the impact such a development may have on the character of the area. 4.166 Tourism accommodation permitted in areas where it would not be sustainable for permanent residential use, or where the accommodation is unsuitable for permanent residential occupation will normally be subject to a holiday occupancy planning condition in order to make the development acceptable. However, where the location and design are suitable for permanent residential accommodation, such development may, if the local holiday market changes over time, be a means of helping to address local housing needs, in which case holiday occupancy conditions will not be applied, and existing conditions may be relaxed [depending on assessment of local circumstances]. See chief officers note on holiday occupancy conditions Chief Planning Officer Note: Lifting Holiday Occupancy Conditions (cornwall.gov.uk).
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Policy Text:

1. New and extended high-quality tourism facilities and accommodation will be supported where they are for tourism that capitalises on the peace and tranquility of their rural locations, the Parish’s important industrial heritage, its distinctive rural settlements, and encourages cycling, walking and public transport, and:

- a) **Are on a scale appropriate to the settlement and do not expand inappropriately into open countryside or dominate nearby villages and settlements.**
- b) **If in the open countryside and associated with a farm diversification scheme or an existing employment site, is of a scale and design proportionate to its surroundings, reflecting the design and scale of existing buildings and respecting landscape features.**
- c) **No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, traffic generation, odour or other nuisance associated with tourism activity.**
- d) **The traffic impact is assessed as being acceptable within the local road network conditions.**
- e) **It is demonstrated how they effectively take account of NDP policies having regard to Landscape, Design and CEDPD policy on Biodiversity Net Gain.**

- f) Where possible, facilities should be accessible to those with reduced mobility and other impairments and should be available to all tourists and the local community.
- g) Achieves improvements to sustainability, for example by recycling waste, using renewable energy and sourcing produce and materials locally.
- h) Do not increase the vulnerability of visitors to local flood and coastal erosion risks.

2. New tourism accommodation which is provided in a location or with a design that is unsuitable for full-time permanent occupation, shall be subject a planning obligation to guarantee holiday use.

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

Policy reference:	<i>Policy 19A - Peer to Peer (P2P) Accommodation</i>
Policy Intention:	4.167 To be ensure that changes in intensity of use of Peer to Peer accommodation does not harm residential amenity.
Justification:	4.168 Research has shown that in Pentewan parish about 28 properties are available through peer-to-peer (P2P) channels, with around 61% of them in the Pentewan village area. Some of these will probably be second homes let when not required by their owners. 4.169 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. 4.170 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. 4.171 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

	behaviour, 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. 4.172 Additional complications include the commercialisation of P2P platforms by professional, sometimes offshore-based operators; subletting 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 specific 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. 4.173 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 Pentewan Valley must carefully balance. 4.174 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.	

The Natural Environment

Policy reference:	<i>Policy 20 - Area of Local Landscape Value</i>
Policy Intention:	4.175 To ensure that any development that takes place in the sensitive landscape between the National Landscape [former AONB] and the urban edge of St Austell preserves the openness and character that is locally valued.
Justification:	4.176 The open landscape to the north-east of the Parish is mainly in the form of medieval farmland, some small areas of plantation and prehistoric rough ground, and other than some modern farmland incursions, is characteristic of that morphology. It is identical in its characteristics to much of the National Landscape to the south. 4.177 It is bounded to the north by St Austell town, to the west by the river valley and its woodland lining, and to the east by the urban development of St Austell Bay. Laying alongside the urban area of St Austell, this landscape is inevitably under development pressure, and hosts some recreational and institutional uses, such as golf course and hospital, that stem from that proximity. Its role as a buffer to the National Landscape [AONB] is therefore of value. It also acts in part as a gateway into the National Landscape [AONB] and the tourism facilities located there. 4.178 Although not covered by the 'National Landscape [AONB]' it is still a relevant issue as its development could affect the natural beauty and special qualities of that special landscape, individually or cumulatively through visual or traffic generation and noise impacts. In most cases the further away a development is from the National Landscape [AONB] boundary the more the impact is likely to be reduced: however a very large or high development may have an impact even if some considerable distance from the National Landscape boundary. In Pentewan Valley Parish these concerns are clearly a consideration for tourism development 4.179 As well as being an important factor in the attractiveness of the area for tourism, it is familiar to local people as part of their 'place', contributing to their sense of distinctiveness, and even the sense of belonging to Pentewan Valley Parish and its community. In this sense, the locally familiar landscapes and views are locally cherished. They are the setting for people's everyday existence within their community and family life, valued as the place where their life experiences occur. This is a 'sense of place' or an 'attachment to the ordinary landscape'. These can affect psychological and social well-being and are part of the sustainable development concept. Paragraph 180 of the NPPF [2023] requires planning decisions to contribute to 'protecting and enhancing valued landscapes.' Further, policy 23 of the Cornwall Local Plan explains through paragraph 2.146 that 'All landscapes matter, not just those with national designations which is why attention to distinctiveness and character of the whole of Cornwall is so important.

	4.180 Although not benefitting from a formal landscape designation in a national or county-wide context the area is important to the setting and character of St Austell in that it provides a most attractive view of the settlement, and an attractive area of countryside which can be viewed from within the settlement 4.181 This landscape has a role in helping to prevent coalescence and maintain a separate identity and sense of place for residents of the settlements surrounding it. Such areas of land also provide access and recreational benefits to local people and contribute to well-being. It also provides a large area of valuable biodiversity and supports the green infrastructure corridor formed by the river valley, as well as forming part of the historic setting for the China Clay industry that helps with our understanding of the landscape and the evolution of the settlements concerned.
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Policy Text:

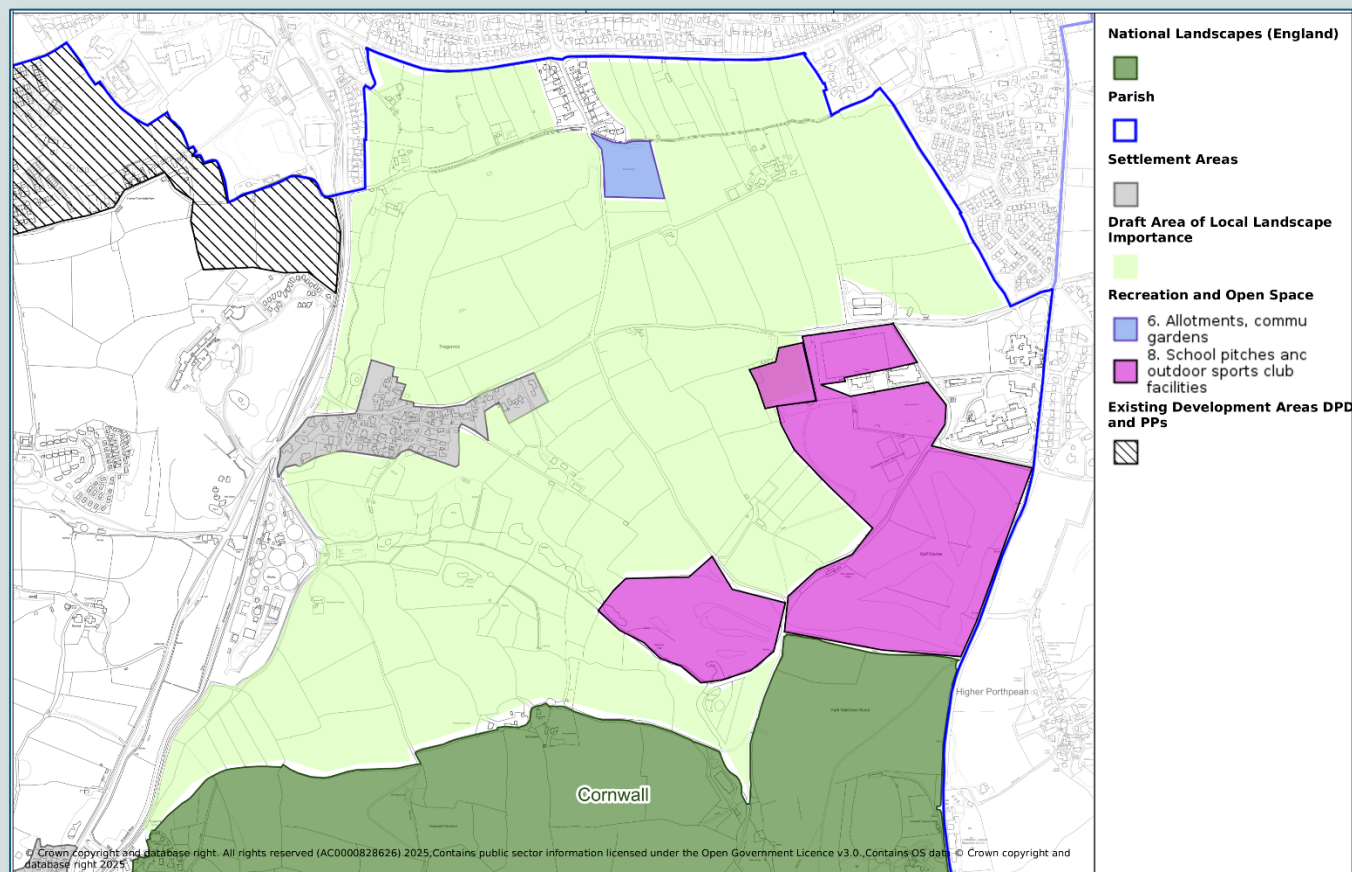
1. An Area of Local Landscape Value is designated as shown on Map 12.

2. Development in the Area of Local Landscape Value shown on Map 12 will only be supported if they demonstrate, using a method proportionate to the scale of development, that they are located and designed to maintain the visual separation of established development, openness and landscape character through:

- a) Locating structures where they will be viewed against existing built form, effectively screening or blending into the shape and colour of the landscape, so as to reduce their visibility from adjoining areas and neighbouring parishes.
- b) Retaining the proportion and scale of existing built structures and the space between them.
- c) Referencing the built vernacular of the neighbourhood area.
- d) Incorporating, conserving, and restoring with shrubs and trees of proven Cornish provenance the field pattern of traditional Cornish Hedge and hedgerows, following established and historic boundary lines, taking into account local character and vegetation, minimising damage to field trees, bushes, ponds, springs, streams and rivers and historic features and gateposts within them.
- e) Incorporating public rights of way, parish paths and quiet byways in ways that minimise deviation.
- f) Using appropriate plant species in a comprehensive landscape scheme with appropriate boundary treatments to integrate with the rural character (incorporating, wherever appropriate, enhancements to the landscape character).
- g) Avoiding interference with obvious wildlife corridors and incorporating additional links.
- h) Respecting the character or setting of heritage assets and historic routes located between settlements.
- i) Taking account of and mitigating any harmful impacts they may have on the natural beauty and special qualities of the National Landscape [AONB] to the south.

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

3. Proposals to create greater recreational linkages in the form of permissive paths connecting to the existing network of paths and bridleways, signage and interpretive material will be supported.



Map 12: Proposed Area of Local Landscape Value

Notes. (1) Applications may be supported by a Landscape and Visual Impact Assessment or Appraisal as appropriate to the scale of the development*, in line with the current Landscape Institute and Historic England guidelines to be set out in the Design and Access Statement or Environmental Statement accompanying a planning application. A Cornish Distinctiveness Assessment statement using the approach recommended in the Cornish Distinctiveness Assessment Framework should also be considered.

*For all proposals which qualify as 'Major Development' i.e. for housing, development where 10 or more homes will be provided or the site has an area of 0.5 hectares or more. For non-residential development it means additional floor space of 1,000m² or more, or a site of 1 hectare or more or are within the setting of the nearby National Landscape [AONB] and which may be likely to have a substantial impact on the surrounding landscape. In these cases it is expected that a landscape and visual assessment of a level of detail proportionate to the development will have been carried out by a suitably qualified professional. The findings of this will be incorporated in the final proposals in a manner which demonstrates that the landscape asset has been assessed and understood using best practice methods.

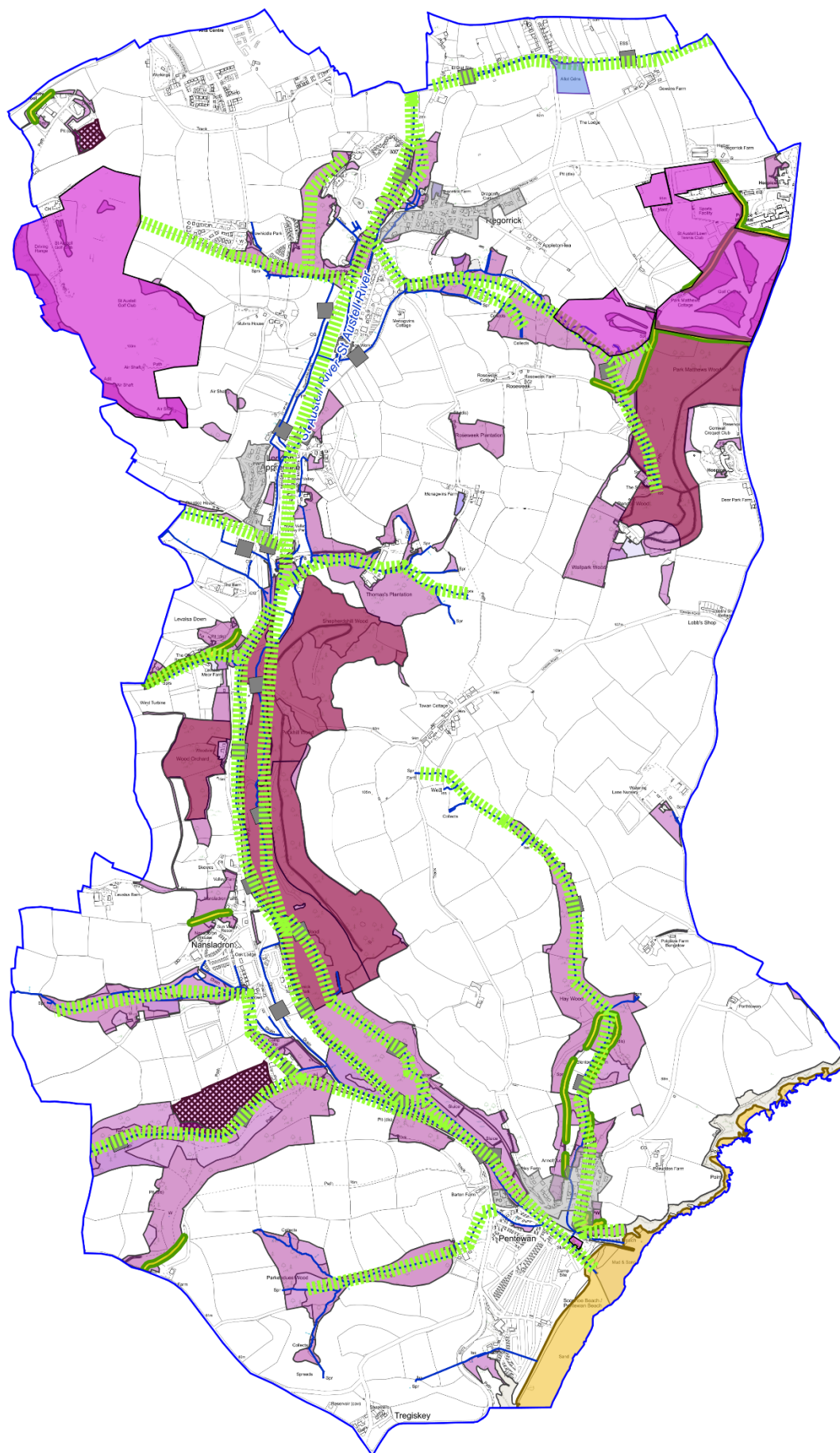
Policy reference:	Policy 21 - Green Infrastructure
Policy Intention:	4.182 Some of the 'green infrastructure network' is protected by landscape, biodiversity, and recreation designations and policies. However, it is essential that other natural assets, which are not so protected, should be

	recognised and supported, and that the entire system is perceived as a functioning network.
Justification:	4.183 The Parish is generally rural in character, with a rolling open agricultural topography above the well wooded and more intimate and tranquil river valley that winds its way through the centre of the parish. The underlying geology and geomorphology result in attractive and ecologically rich valley system with linear woodlands, many ancient, and large areas of medieval farmland with traditional and in many cases potentially ancient field boundaries. There are also heritage assets which have importance as habitat and landscape features, such as bat roosts and bird nesting in heritage structures. Such areas are fragile and vulnerable to the processes of development and change. Around these features are settlements, industrial areas, footpaths, road verges, open spaces and recreation fields. Together these make up the 'green infrastructure' that supports habitat and wildlife and form the stepping-stones of a countywide biodiversity network of wildlife corridors. They are also part of the Nature Recovery Network that offers natural environment recovery and enhancement opportunities which support Cornwall Council's Environmental Growth Strategy. 4.184 In response to the impact on the Parish's wildlife and natural spaces caused by new development it is desirable to take steps to maintain and enhance the green infrastructure network. Developments of all scales should include enhancements to promote wildlife and developments at site scale should also apply measures to link surrounding habitats. 4.185 Policy G4 of the Climate emergency DPD requires that where applications are sited within or adjacent to an adopted Local Nature Recovery Network they should demonstrate how they will maintain and enhance the integrity and connectivity of the network and support the principles of the Local Nature Recovery Strategy.
Policy Text: 1. The Pentewan Valley Parish NDP identifies a network of 'green infrastructure' within the Parish as shown on Map 13. 2. Development proposals on land that lies within or adjoining the network of green infrastructure will be supported where it: a) Does not compromise the integrity of the network of green infrastructure and its assets, by avoiding adverse impacts, or providing effective mitigation where impacts are unavoidable. b) Ensures through landscaping schemes, layouts, access and public open space provision, that it contributes to the connectivity, maintenance and improvement of the Network. c) Contributes to a biodiversity net gain as required under Cornwall Climate Emergency DPD Policy G2 and NDP Policy 22.	
Notes. [1]. <u>Local Nature Recovery Network</u>. 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 through the restoration and creation of strategically placed opportunity habitats, thereby creating one larger network.

A map showing the NRN zones in Pentewan Valley Parish can be found at the LAGAS Natural Capital Information and Management Hub. [<https://lagas.co.uk/>].

[2]. Species Reintroduction Feasibility Study. One way to restore nature is to reintroduce lost wildlife 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.



- Traditional Orchards HAP (Provisional)**
- Good
 - Poor
- Open Mosaic Habitat (Draft)**
-
- Ancient Woodland**
-
- Woodlands**
- Accessible
 - Non Accessible
- Woodland Corridors**
-
- Special Protection Areas**
-
- Parish**
-
- Water Network - Watercourses**
- Less than 14pc gradien
 - Greater than 20pc grad
 - Less than 14pc gradien
 - Greater than 20pc grad
 - Less than 14pc gradien
 - Greater than 20pc grad
 - Less than 14pc gradien
 - Greater than 20pc grad
 - BothPerm
 - BothPerm
- Settlement Areas**
-
- Green Infrastructure Network 2 Lines**
-
- Recreation and Open Space**
- 6. Allotments, communit gardens
 - 8. School pitches and outdoor sports club facilities

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Map 13: Pentewan Valley Parish Green Infrastructure Network.

Policy reference:	<i>Policy 22 - Net Biodiversity Gain</i>
Policy Intention:	4.186 To ensure that new developments leave the natural environment in a better state than before by creating a measurable positive impact on biodiversity through conservation, restoration, and sustainable practices that contribute to long-term ecological health and resilience.
Justification:	4.187 The protection and enhancement of biodiversity opportunities is a key principle of the NPPF. Pentewan Valley Parish has few special areas so that which it has are locally most precious. 4.188 Net Biodiversity Gain [NBG] is a new approach to development which aims to leave the natural environment in a measurably better state than before it was involved in development. A mandatory requirement to achieve a 10% net gain for biodiversity has been introduced in the Environment Act 2021. Based on this Cornwall Council have introduced a 10% net gain in biodiversity requirement in the Cornwall Climate Emergency DPD. 4.189 For NBG to be effective Proposals must retain as much of the existing onsite habitat as possible and demonstrate how they have followed an approved mitigation strategy. DEFRA have published a 'Biodiversity Metric' to provide a way of measuring and accounting for biodiversity losses and gains resulting from development or land management change. 4.190 Examples of appropriate methods to address NBG might include: • purpose designed boxes and bricks for bats, birds (including owls in remoter areas), bees and other invertebrates, within the structure of the building, or the site boundaries on non-built features if this is not possible; • hedgehog access points in fences, • planting new native trees and hedges and flower-rich habitats, • the intentional use of SuDS, and drainage ponding, as habitat, • 're-wilding' of areas to support drainage and create habitat, • measures to protect the integrity of any affected wildlife corridors, mitigate any harmful impact and incorporate linkages to provide new connections between corridors.
Policy Text: 1. New development will be supported where it is planned and designed to protect and enhance local wildlife species and habitats, demonstrating how it will deliver a net gain in biodiversity, in accordance with Policy G2 of the Cornwall Climate Emergency DPD. 2. The receptor site for any local offsite biodiversity gains should have regard to the Local Nature Recovery Network.	
Notes. (1) Cornwall Council has drafted a Local Nature Recovery Strategy under the terms of the Environment Act 2021. It includes a map of the most valuable areas for wildlife presently [Zone 1], opportunities to improve nature in the future [Zone 2], and short-term priorities. The aim is to use the high-	

quality existing habitats as core wildlife hubs and connect them together through the restoration and creation of strategically placed opportunity habitats, thereby creating one larger network.

Policy G4 of the Cornwall Climate Emergency DPD requires that where applications are sited within or adjacent to an adopted Local Nature Recovery Network, they should demonstrate how they will maintain and enhance the integrity and connectivity of the network and support the principles of the Local Nature Recovery Strategy.

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

Policy reference:	<i>Policy 23 - Trees, Cornish Hedges and Hedgerows</i>
Policy Intention:	4.191 To protect existing trees, Cornish hedges and hedgerows in support of landscape and biodiversity, and support the approach set out in the Cornwall Design Guide, which stresses the importance of retaining trees as part of good design and suggests that existing trees need to be carefully designed into the development.
Justification:	4.192 Pentewan Valley Parish is generally well wooded, and are of biodiversity significance within the green infrastructure network. Trees, Cornish hedges and hedgerows also help to screen development and can help create well-defined spaces for development. They are also an important character forming aspect of the local landscape and an important part of local distinctiveness. Trees absorb carbon dioxide in the atmosphere, add to resilience to climate change by intercepting and slowing storm water, filtering air pollution, providing shade canopies and cooling the urban environment during periods of excess heat. Cornish hedges can act as sponges absorbing run-off and can also be used to convey water to where it can be stored by restoring or building a ditch on the upslope side of the hedge and directing water to a silt trap or detention basin. Captured silt and water can then be recovered for use on the farm.
Policy Text: 1. Trees, Cornish Hedges and hedgerows contribute significantly to the landscape character and biodiversity of the Neighbourhood Plan Area and contribute to climate change resilience, and should be retained and extended wherever possible: All development proposals should seek to retain and sympathetically incorporate trees and Cornish Hedges or hedgerows of good arboricultural and amenity value into the overall design of the scheme and include measures to ensure their protection during the course of development and their continued survival in the long term. 2. Major development proposals should: a) Be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan in accordance with the latest version of British Standard BS 5837 ‘Trees in relation to demolition, design and development’ to demonstrate how they will be so maintained. b) Be accompanied by a detailed landscaping scheme which:	

i. Provides for canopy coverage in compliance with Cornwall Climate Emergency DPD Policy G3. ii. Includes replacement planting of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat. (See Cornwall Council Guidance). iii. Includes a scheme depicting the method by which retained trees and hedges will be protected for the duration of development. c) Provide an adequate buffer between residential or commercial development and edge of canopy of any adjoining woodland in accordance with the appropriate tree survey recommendations, to minimise any long-term impact on the woodland. 3. Adverse impacts on ancient woodland and veteran trees, European and UK protected species and Biodiversity Action Plan habitats and species must be avoided wherever possible, unless the need for and benefits of the development clearly outweigh the loss. 4. Where appropriate when proposals involve Cornish Hedges, the local stone facing patterns and stone type should be retained and/or replicated. 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.

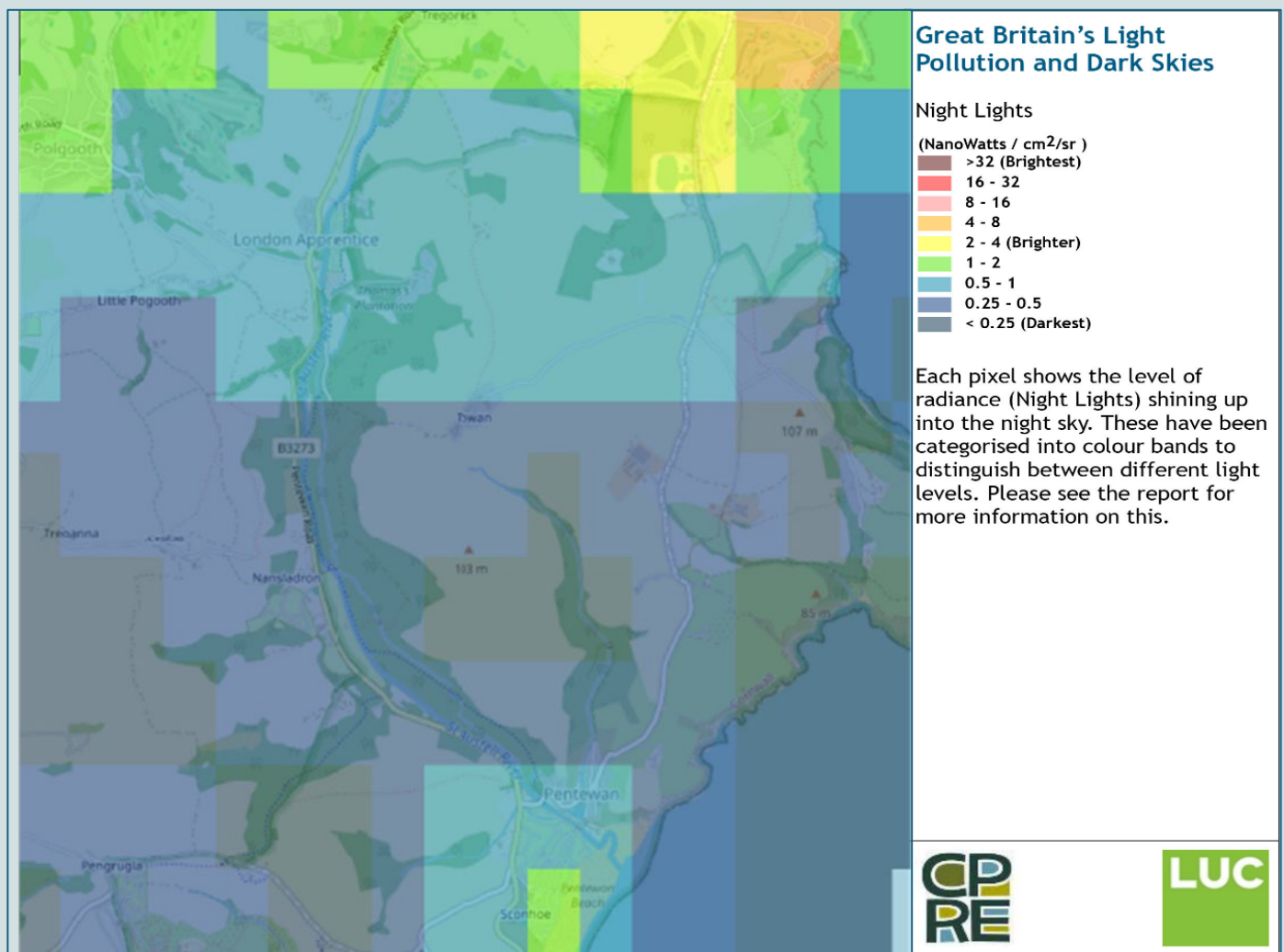
Policy reference:	<i>Policy 24 - Dark Skies</i>
Policy Intention:	4.193 To protect and enhance the quality of dark skies in the area, helping to maintain the rural character of the Parish, safeguard local wildlife habitats, and preserve residents' enjoyment of clear night skies.
Justification:	4.194 The dark nighttime sky is a natural asset which is enjoyed and appreciated by the community of the Parish and visitors such as tourists, as part of the experience of living in the area and its quality of life. It can also bring several other benefits such as enhanced conditions for astronomy, acting as an educational resource, providing creative inspiration etc. 4.195 However, lighting is often installed which is overly bright, needlessly spills upwards, is poorly aimed and creates shadows – making it harder to see as well as being wasteful and harmful to the night sky. This can cause a sky glow and a significant light ‘bloom’ on misty nights. [See Map 14 below that also includes St Austell and surrounding Parishes]. In Pentewan Valley Parish light spills over from the urban area of St Austell, but travelling south the nighttime sky rapidly deepens, and the wooded valley of the White River provides further shielding, such that the rural area has parts with a particularly dark sky. Fortunately the many camping and caravanning sites are not excessively lit. 4.196 Taking steps to encourage development to protect the night sky can preserve its benefits, and add to them, including energy saving by avoiding unnecessary or excessive lighting, promoting improved sleep patterns and reducing stress and providing a more natural environment for both nocturnal and diurnal animals. More information on tackling light pollution can be found at:

Policy Text:

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

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

Notes. (1) All Cornwall Council-run streetlights in Cornwall are in the process of being replaced with energy saving LEDs as part of a programme to cut carbon emissions and reduce electricity consumption. The new LED streetlights will be remotely controlled so they can be adapted to the needs of local areas. Cornwall Council is rolling out a programme of turning off or dimming some of its streetlights when most residents are asleep between the hours of midnight and 5am.



Map 14: CPRE Dark Skies Map.

Heritage, Cornish Distinctiveness and Design

The Cornish Distinctiveness Initiative.

4.197 As part of the Cornwall Devolution Deal the 'Cornwall Historic Environment Cultural Distinctiveness and Significance Project' was commissioned to make sure that Cornwall's historic environment is recognised when designing change and making planning decisions. The project has developed documents which include some prompts, suggestions, ambitions and hopes. 'Distinctively Cornish: Valuing What Makes Cornwall Cornish' says that 'All places within Cornwall, while different or distinct from each other, and whether ancient or modern, are distinctively Cornish. They have been made so in the past, and they can be made so (and kept so) in the future'.



4.198 It identifies five themes to sum up what is distinctive about Cornwall:

One: Linguistic - A Celtic language, and a Cornish way with the English language: both still spoken and both visible every day in the names of places, from tre to splat, chy to row and in dialect, from loustering to scheming.

Two: Economic - A uniquely diverse rural, industrial, urban and marine economy, much of it characterised by a particularly Cornish resourcefulness and innovation, adapting to conditions and taking opportunities.

Three: Topographical - Distinctively Cornish ways of living in and working with a beautiful, rugged and exciting natural topography.

Four: Natural - Equally distinctively Cornish ways of adapting a natural environment that reflects that diverse topography, especially its flora and fauna. Cornish ways of adapting to that natural environment, living closely and respectfully with nature and also introducing a distinctively Cornish suite of non-native plants and animals.

Five: Spirit - The distinctive Cornish identity and spirit, Onen hag Oll, One and All. The ways we have of relating to place, to each other, to our culture and that of others. From maintaining customs to gathering for ceremonies, festivals, feastings and pleasures, partaking in rituals and religious practices, engaging in raucous and more disciplined sports, composing and retelling stories, creating art and literature, making music and dancing wildly; all these contribute tangibly and intelligibly to what it is that makes Cornwall distinctive.

4.199 Caring for this distinctiveness when making decisions that will affect Cornwall in the future will help the economy, society and individual people in many ways:

- It will reduce or halt the gradual diminishment of Cornwall's distinctiveness, which to many is its principal asset, the basis of its brand, a major contributor to the beauty and the interest of its places
- It will ensure that Cornwall's landscape, towns and sites continue to be a major part of Cornwall's draw for visitors, contributing greatly to the tourism that is worth nearly £2 billion a year to Cornwall's economy, supporting jobs and giving pleasure to people from all over the world
- It will help make Cornwall a better place to be, a more attractive place in which to work, live, relax and play. This will increase people's sense of well-being and encourage them to be more active and healthier

- It will inspire people to learn about and engage more actively with the places they know and love, and get more involved in deciding their future

4.200 This will contribute to Cornwall's sustainability and resilience and ensure that future generations can continue to draw on the cultural and heritage capital that distinctiveness contributes to. Additionally, it will encourage younger people's involvement in maintaining, celebrating and understanding Cornwall.

4.201 'Distinctively Cornish: Valuing What Makes Cornwall Cornish' identifies two forms of distinctiveness:

The Typical: The first form of distinctiveness depends on the many aspects of our historic environment that are 'Typical of Cornwall' or more usually typical of areas within it. Typical aspects of the historic environment may be found through all or large parts of Cornwall or they may be restricted to areas as small as a corner of a parish.

The Particular: The second form of distinctiveness recognises that there are some aspects of our historic environment that are Particular to Cornwall, either not found elsewhere or much less frequently such as particular forms of historic structures or archaeological sites, china clay and china stone workings, tin mines, miners' smallholdings, and terraces and rows of industrial workers' housing.

4.202 The companion Document 'Using Cornish Cultural Distinctiveness' contains an advice note as to how NDPs can help to care for, value and enhance Cornish distinctiveness through the application of a 'distinctiveness assessment framework' in the NDP formulation process which will help to understand and describe how the historic landscape, buildings and places in the NDP area contribute to its sense of place and cultural distinctiveness and develop policies that will care for and reinforce that distinctiveness. This NDP's Local Greenspace Report and Design Note together represent the NDP's Cornish Distinctiveness Assessment, which is reflected in the policies of this NDP.

Listed Buildings and Scheduled Ancient Monuments

4.203 Listed Buildings and other structures are those that have been listed by the Secretary of State (for Digital, Culture, Media and Sport) as being of special architectural or historic interest. On listing, buildings are graded as I, II* or II. The grading is a general indication of the level of importance of the building. The effect of listing is that Listed Building Consent will be required for demolition or alteration or extension works that affect the character of the building as a building of special architectural or historic interest. Consent is sought from the local planning authority and procedurally is handled much like a planning application. Anyone carrying out works without proper consent may be required to reverse them and/or face prosecution. Scheduled Ancient Monuments have similar protection.



4.204 In Pentewan Parish there are many heritage features including prehistoric and medieval settlement and field patterns. It hosts 32 grade II listed buildings, a Scheduled Ancient Monument at Chapel Well, Towan and part of the Heligan House Registered Park and Garden. In addition there are over 100 non-designated historic environment assets present ranging from prehistoric Barrows to WW2 gun emplacements.

Photo. London Apprentice Primitive Methodist Chapel

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

4.205 The names of places, such as farms, small settlements and hamlets, can be an important indicator of historic evidence. For example, prefixes "Pen-", "Tre-", "Pol-", and "Nans-". "Pen" means a headland, and "Tewan" or "Towan" means a sandhill/ hillock. 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 the historic setting and significance of a site is fully understood.

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

Policy reference:	Policy 25 - Design Principles
Policy Intention:	4.207 To ensure a high standard of design, based on the principles of the Cornwall Design Guide and Pentewan Design Code, whilst addressing local concerns and conditions.
Justification:	4.1 NPPF [2024] Para 131 says that the <i>'creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'</i> In Para 135 it says, amongst other things, that planning policies should ensure that developments will function well and add to the overall quality of the area, are visually attractive, sympathetic to local character, establish or maintain a strong 'sense of place', create attractive, welcoming and distinctive places to live, work and visit, that are safe, inclusive, accessible and support quality of life and well-being. Planning policies should therefore address the connection between people and places and how any new residential development will respond to and integrate successfully into the natural, built and historic environment. 4.208 The design of buildings has in the past been influenced by factors such as the local availability of construction materials, the technology of the times, social conditions, needs and functional roles, and the traditional skills (and ability) of the builders. This has imparted the locally distinctive architectural style and the pattern and layout of development that is now highly valued. It is therefore important that full account is taken of the local context in the design of new development so that it responds to and enhances our local "sense of place" and meets the expectations of people already living in the area. New development must also be functionally sound, and provide 'liveable' spaces that allow everyday needs to be met. 4.209 It is important to note however that the Parish also welcomes diversity in design, and that it is possible through careful design to respond to the scale, density and character of settlements without limiting originality and innovation. Carefully designed development proposals can be locally distinctive and to complement rather than detract from the village and urban form, by being informed by and consistent with the scale and character of the existing sense of

	place and reflecting its historic street-lines and established/traditional building line practice. There should still be scope for different areas of a development to establish their own distinctive character and identity, derived from the environmental and historic character and context of the settlements, interpreted in a contemporary manner, appropriate to the 21st century. This is what is referred to as design lineage. 4.210 There is increasing interest in Modern Methods of Construction [MMC] using factory-built modules or rapid techniques, through innovative working processes to speed-up delivery, reduce labour costs, eliminate unnecessary waste and improve quality. MMC has been seen as a way to help solve the UK's housing crisis it has the potential for a 30% improvement in the speed of construction of new houses, a potential 25% reduction in costs, and potential for advances in improving quality and energy efficiency. However, there is concern that MMC may lead to increased standardisation in the appearance of dwellings, potentially causing harm to local character and distinctiveness. 4.211 Although Cornwall Local Plan Policy 13: 'Design', Policy 14: 'Development Standards' and the Cornwall Design Guide 2021 provide policy and process requirements on design related matters, there are specific design aspects of any development proposals in the Parish, both within villages and the countryside, that should be taken fully into account in development. Therefore as part of the preparation of the Neighbourhood Development Plan, Pentewan Valley Parish Design Codes and Guidelines have been prepared to provide guidance as to how new development in the Parish could best be designed to fit into local character. More information on this is given in the box following this policy.
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Policy Text:

1. New sustainable development will be supported where:

- a) It is demonstrated that the design has been informed by the principles and processes set out in the Cornwall Design Guide 2021; and by making reference to and incorporating the guidance set out in the 'Pentewan Valley Parish Design Codes and Guidelines' 2024.**
- b) It incorporates design features that minimise the fear of crime; minimise opportunities for crime and anti-social behaviour; and support personal and property security by application of 'Secure by Design' standards.**
- c) It demonstrates a positive relationship with the public realm, maintaining and improving the permeability and safety of pedestrian routes.**
- d) It uses materials that are resilient to Cornwall's humid climate and climate change.**
- e) If using MMC, it incorporates elements that reflect local character and distinctiveness.**
- f) There is adequate road width to the frontage of the development to ensure that footways, pavements, entrances and driveways do not get blocked or obstructed by parked vehicles and that delivery and emergency vehicles may pass.**
- g) The privacy and daylighting of adjoining residential properties is not compromised.**

- h) It is not located on visually exposed plateaus, ridges or skylines or on steep sided valley sides or other visually exposed sites unless it can avoid material adverse visual impacts through an appropriate design and landscape mitigation.
- i) If residential, development will be supported where:
- The proposal is of a similar plot-size to and integrating with adjacent existing properties in proximity to the proposal site.
 - The relationship between the building size and plot size and orientation is such that provision of garden space is appropriate to the size of the dwelling proposed, and able to encourage recreation and physical activity for all ages, or is well related to other communal green space that provides a cohesive and useable space which is suited to a range of activities and space for nature.
 - The proposal incorporates sufficient car parking to realistically meet demand (including residents, visitors, delivery and work vans) without impacting on the appearance and safety of the development in locations where users are likely to feel confident that their own security and that of their vehicles will not be compromised.
 - The proposal demonstrates that there is sufficient room within the site for vehicle maneuvering without impinging on the ability of adjoining properties to access garages and parking spaces.

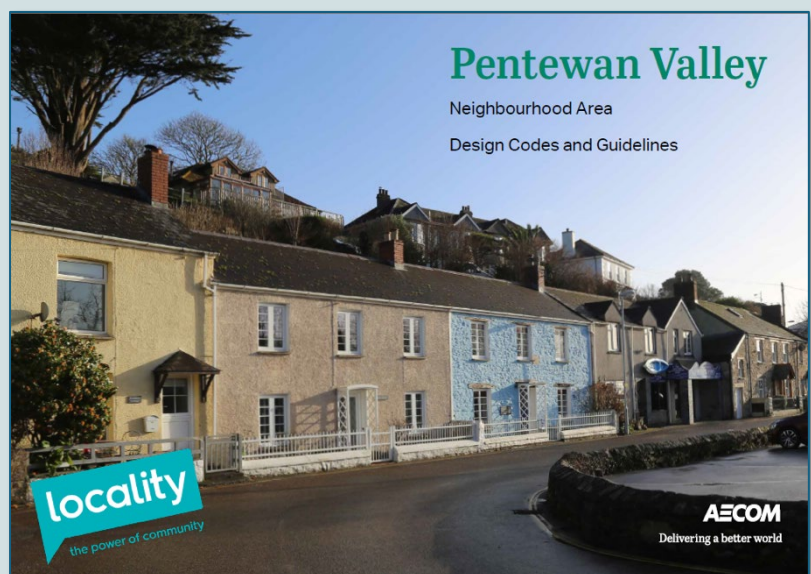
2. Proposals must also comply with NDP Policy 26.

For levels of appropriate parking please reference the Cornwall Council Travel Plan and Parking Standards Guidance.

Notes. (1) **Pentewan Valley Parish Design Codes and Guidelines.** This document has been produced to inform new residential (only) development proposed in the Pentewan Valley NDP area. It presents a summary of the key characteristics which make this a special place to live and visit and this information is used to inform specific Design Codes and Guidelines which promote sustainable development and guide best practice.

The document firstly describes and articulates what is special and distinctive about the Parish generally and particularly its four distinct 'Character Areas' of urban design/ architectural character identified at Pentewan, London Apprentice, Tregorrick and Higher Trewiddle. It identifies recognisable patterns of elements or characteristics that make each place different, covering the issues of Pattern and layout of building; Green & blue infrastructure; Architecture; and Materiality.

Under these headings the Design Codes and Guidelines provide area wide design principles and Character Area specific codes that should be followed in new development to ensure that the design lineage that makes the Parish's special 'Sense of Place' is maintained and extended.



The Pentewan Valley Parish Design Codes and Guidelines can be accessed through this link:
<https://www.pentewanvalley-pc.gov.uk/community/pentewan-valley-parish-council-7837/design-codes-and-guidelines/>

Policy reference:	<i>Policy 26 - Heritage, Design & Cornish Distinctiveness</i>
Policy Intention:	4.212 To ensure that new proposals draw their design inspiration from the local historic context and thereby fit well within existing character and form, ensure that the impact of development on the heritage and archaeological assets of Pentewan Parish is effectively mitigated and encourage opportunities to reverse previous harm to local character.
Justification:	4.213 Whilst the most important sites are formally protected as Listed Buildings or Scheduled Monuments, there are many non-designated buildings within the Parish which are of local historic significance, architectural significance and/or make an important contribution to the local distinctiveness and the character of the area. 4.214 The National Design Guide says that it should not be forgotten that today's new developments extend the history of their context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century. It says that when designing a new development, it is important to understand how the place in which the site is located has evolved as the local 'sense of place' and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and broader landscape. 4.215 In so doing, it can help reverse previous losses to local character. It is appropriate to try to ensure that new proposals draw their design inspiration from the local historic context and thereby fit well within existing character and form, and ensure that the impact of development on the heritage and archaeological assets of the Parish is effectively mitigated and opportunities to reverse previous harm to local character are encouraged. 4.216 There may also be situations where a contrast to prevailing characteristics can actually enhance appreciation of those characteristics rather than detract from them, but such developments need to be very carefully designed to ensure that they are a positive rather than a negative feature and do not appear incongruous. 4.217 When considering development likely to impact on the historic environment, the specific value of the historic assets likely to be affected should be taken into consideration and given appropriate weight alongside all other relevant issues. Understanding the particular character and importance of the historic assets will help guide decision-making and will also be invaluable when determining appropriate mitigation measures to be applied (by conditions) if adverse impact is likely to occur. 4.218 The Cornwall Local Plan also recognises that available information will often be an inadequate basis for informed planning decisions and recommends that proportionate historic environment assessments and evaluations such as

	heritage impact assessments, desk-based appraisals, field evaluations and historic building reports should support all development proposals. These should identify the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects which are likely to ensue from development. They should also demonstrate how any harm will be (in order of preference) avoided, minimised or mitigated. 4.219 It is therefore appropriate to ensure that new proposals draw their design inspiration from the local historic context and thereby fit well within existing character and form, ensuring that the impact of development on the heritage and archaeological assets of Pentewan Valley Parish is effectively mitigated and encourages opportunities to reverse previous harm to local character. 4.220 The Pentewan Valley Parish Design Codes and Guidelines are therefore particularly important in the context of Cornish Distinctiveness. 4.221 The Pentewan Conservation Area and the historic core of London Apprentice contain a rich concentration of both designated and non-designated heritage assets, contributing to their distinctive and attractive character. New development within these areas must therefore be designed with particular sensitivity to their historic context, demonstrating an enhanced standard of design quality that respects and reinforces their special character.
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Policy Text:

1. New development proposals that demonstrate reference to and incorporation of the guidance outlined in the Cornwall Design Guide 2021, and the Pentewan Valley Parish Design Guidelines and Code 2024, will be supported where, as appropriate to their nature and location:

- a) It is demonstrated that their format, scale, massing, density, articulation and use of materials and other external finishes, orientation and location within the site are drawn from and influenced by the distinctive design lineage established through the historic architectural, design, craftsmanship and cultural traditions of the surrounding character area.**
- b) Exceptionally, a deliberate contrast to the prevailing locally distinctive characteristics may be acceptable, but only where this would provide a demonstrably greater contribution to local distinctiveness and design quality than following those local characteristics.**
- c) If proposals involve or would have an impact on Designated or Non-Designated heritage assets, they comply with Cornwall Local Plan Policy 24 and seek to preserve the building or its setting or any features of special architectural or historic interest which it possesses. Such proposals must be accompanied by a heritage impact assessment which demonstrates that any harmful impact of the development on the significance of the asset and its contribution to the historic character of its setting is adequately mitigated or that an enhancement results [1].**

2. New development proposals within the Pentewan Conservation Area and the historic core area of London Apprentice, as defined on Maps 15 and 16, should be particularly sensitive to their surroundings, and will be supported where the design:

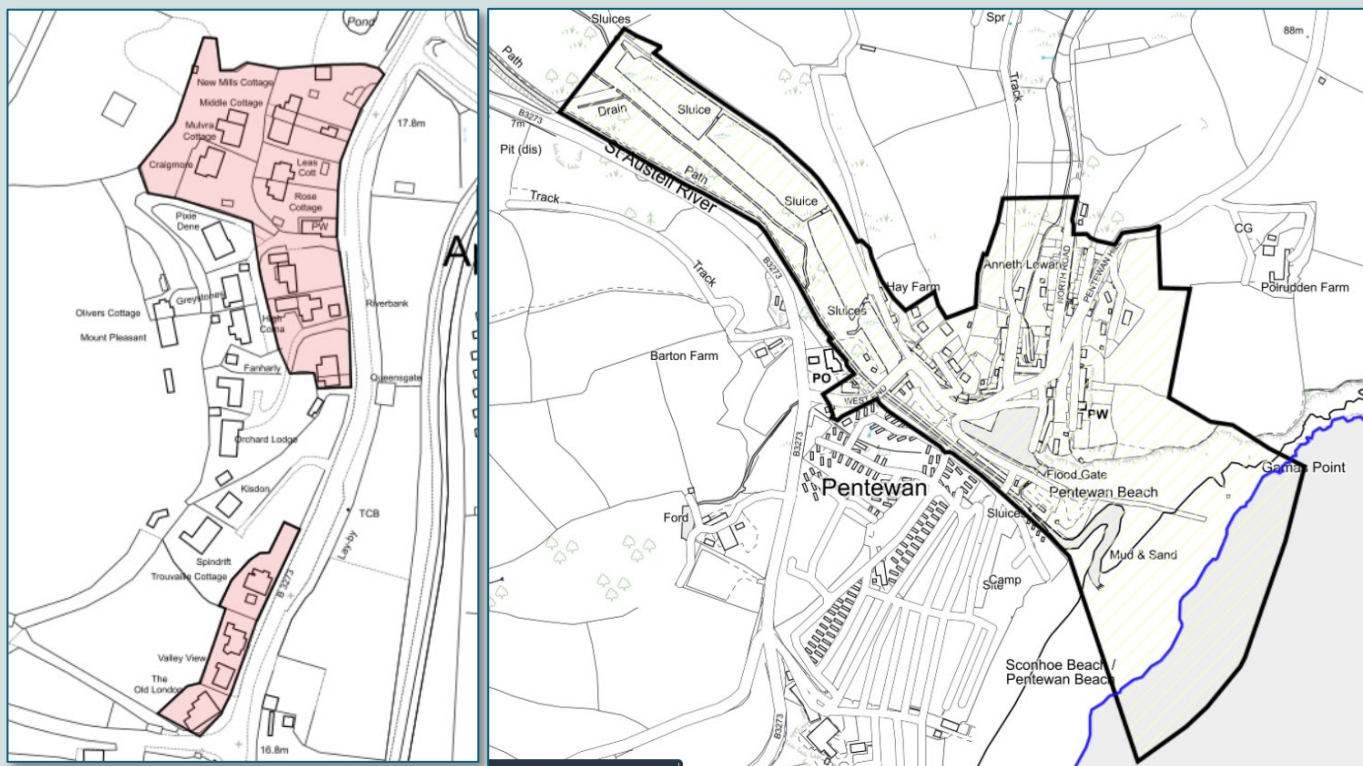
- a) Is locally distinctive, informed by and consistent with the context of the site and its surroundings, interpreted in a contemporary manner appropriate to the 21st century, in terms of:**
 - i. The historic topography, landscape features and boundary treatments.**
 - ii. Orientation and location within the site.**
 - iii. The scale and shape of buildings, including height, massing, silhouettes and roofscapes.**
 - iv. Vertical and horizontal rhythms, for example, created by window arrangements and architectural composition.**
 - v. Materials [using locally sourced materials where possible] and colours.**
- b) Avoids any overwhelming impact on buildings nearby or on the streetscape.**
- c) Reflects the historic streetlines and established/traditional building line practice.**
- d) Demonstrates a positive relationship with the public realm, maintaining and improving the permeability of pedestrian routes.**
- e) Is sensitive to its potential impact upon the setting of the settlements and public views into, across and out of the settlement.**
- f) Where appropriate and feasible, helps to address any negative features and take up enhancement opportunities.**
- g) In view of the 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 [3].**

Notes. [1] A list of non-designated heritage assets is included in the Pentewan Valley NDP Historic Environment Evidence Base Report derived from the gazetteers compiled by the CISI survey of Pentewan and its Conservation Area Appraisal, and from local surveys and assessments carried out as part of the process of compiling the NDP. This is not an 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 any development proposals.

[2] For mitigation, consideration should be given to the provision of material/resources to Kresen Kernow (County Records Office).

[3] In applying this policy, users should be aware of and carefully take into account the needs of groups with special characteristics as set out in the Equality Act 2010.

[4] Detailed assessment of the historic setting and significance of the harbour and village is given in the [Pentewan Conservation Area Character Appraisal & Management Proposals \[Hyperlink\] 2010](#) and the [Cornwall Industrial Settlements Initiative Report \[Hyperlink\] 2002](#).



Map 15: Historic Core, London Apprentice. Map 16: Pentewan Conservation Area

Community Facilities and Infrastructure



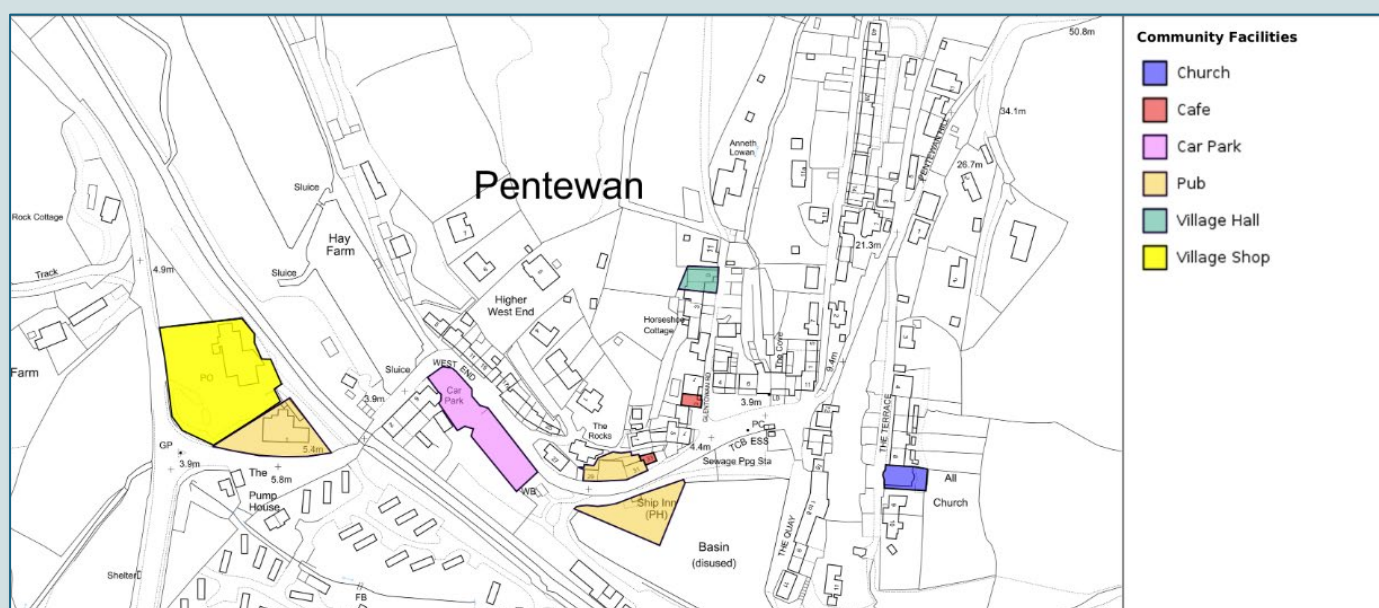
Photo: The Nisa Stores/Mill Garage Site

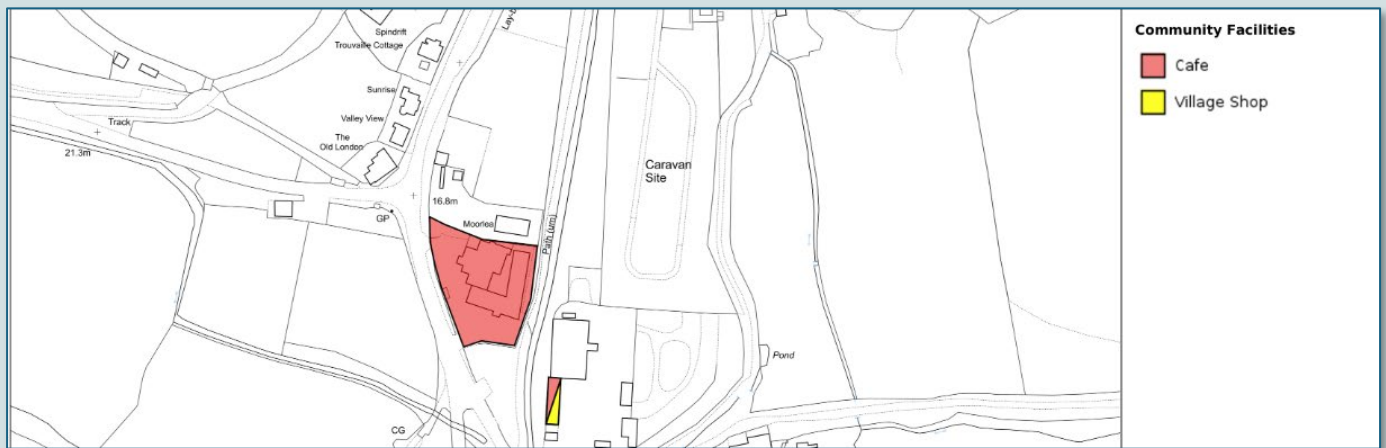
Policy reference:	<i>Policy 27 - Protection and Enhancement of Community Facilities</i>
Policy Intention:	4.222 To ensure that existing facilities are retained and enhanced to support the existing community and meet the needs of the community in the future.
Justification:	4.223 Community facilities are vital to maintaining a happy, cohesive and socially inclusive community and crucial to its social and physical well-being. 4.224 Within Pentewan Valley Parish, there are two village shops [a NISA/Co-op store in Pentewan, which includes a Post Office counter, and the Trethivick and Trays Farm Shop and café in London Apprentice]. There is also a small supermarket on the Pentewan Sands holiday park, which is only open during the holiday season. 4.225 The only community facility in the Parish is Pentewan village hall, which is fully accessible. The one church in the Parish is All Saints Church, Pentewan. 4.226 Both public houses in the Parish are in Pentewan. The Ship Inn, owned by St Austell Brewery, while Into the Woods is a Freehouse establishment. As an area with many campsites, holiday homes and holiday lets, there is a large selection of places to eat throughout the Parish, including two cafes at Pentewan, various eating establishments on the Pentewan Sands Holiday Park that are open to non-residents, The Kingswood Bar and Restaurant in London Apprentice [currently being rebuilt following a fire] and the Cornwall Spa and Hotel. 4.227 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. 5 and shown on Maps 17 and 18 are recognised as being of significant importance to the local community, and proposals for loss or change of use will need to meet the requirements of CLP policy 4.4. 2. Well-designed development proposals which diversify and improve the range of services and local community facilities will be supported where any increase in use will not harm the amenity of neighbouring properties. Developers are encouraged to: a) Encourage the use of active travel or public transport. b) Improve the viability of established community uses of buildings and facilities. c) Provide a well-designed public realm. d) Increase the range of everyday facilities and services within reasonable walking distance of residential areas.	

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

Figure 5: Community Facilities identified under NDP Policy 27

1. NISA / Co-op store and Post Office in Pentewan
2. The Cove Café, Pentewan
3. Little Bay Café, Pentewan
4. Hubbox Restaurant, Pentewan
5. Trethivick and Trays Farm Shop and café in London, Apprentice
6. The Ship Inn, Pentewan
7. Into the Woods, Pentewan
8. The Kingswood Bar and Restaurant, London Apprentice
9. All Saints Church, Pentewan.
10. Pentewan village hall
11. Public Conveniences, Pentewan





Map 17 and 18: Community Facilities at Pentewan and London Apprentice

Policy reference:	Policy 27A – Nisa Stores/Mill Garage Site
Policy Intention:	4.228 To anticipate any redevelopment of the Nisa/Mill Garage site, ensuring it is of a high standard and brings economic and social benefits to the community.
Justification:	4.229 The Nisa Stores / Mill Garage site provides essential local services to the community of Pentewan in the form of food retailing and a Post Office counter. and takeaway hot food, which benefits both residents and visitors 4.230 Its site was originally a 19th-century bone mill, later extended and used as a petrol filling station (most recently under Texaco) until 2018. It sits near several essential heritage assets, including three listed buildings and a number of non-designated features, at a key point on the Pentewan Valley Trail. Although the building itself is well-maintained, the site’s overall appearance is out of keeping with the broader area’s environmental quality. Given the age, design and appearance of the site and its buildings, it is anticipated that it may come forward for redevelopment, possibly during the NDP period, as ‘Previously Developed Land’. 4.231 NPPF [2024], para 125c states that planning policies should ‘give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land’. It also broadens the definition of PDL to explicitly include ‘large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed’. 4.232 As noted above, the site currently provides valuable local services. Should a redevelopment come forward, it could improve and extend these services, in line with the aims of NDP Policy 27.2 and CLP Policy 21 (“Best Use of Land and Existing Buildings”). It would be preferable to developing a greenfield site.

	4.233 However, parts of the site fall within Flood Zones 2 and 3, so any redevelopment must not increase flood risk on-site or elsewhere, in accordance with paragraphs 170 to 182 of the NPPF [2024]. Since the site was formerly a petrol filling station, there are likely to be underground tanks and potential ground contamination. Under paragraphs 196 to 198 of the NPPF [2024], any contamination must be remediated to ensure the land is safe for its intended use. The site is also within the proposed Coastal Change Management Area [NDP Policy 8]. 4.234 Looking ahead, a sensitively designed redevelopment could provide sustainability benefits to the broader community by enhancing and expanding the site's current offer of services, reducing flood and contamination risk, and delivering environmental improvements. Including an element of residential accommodation may be necessary to support the scheme's viability, but would introduce a more flood-vulnerable use. Redevelopment may offer the scope to steer more vulnerable elements to lower-risk areas within the site, so layout is critical. 4.235 NDP Policy 27a is therefore not put forward as a specific or formal land allocation, but to guide any new proposals for the site in the context of local community aspirations.
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Policy Text

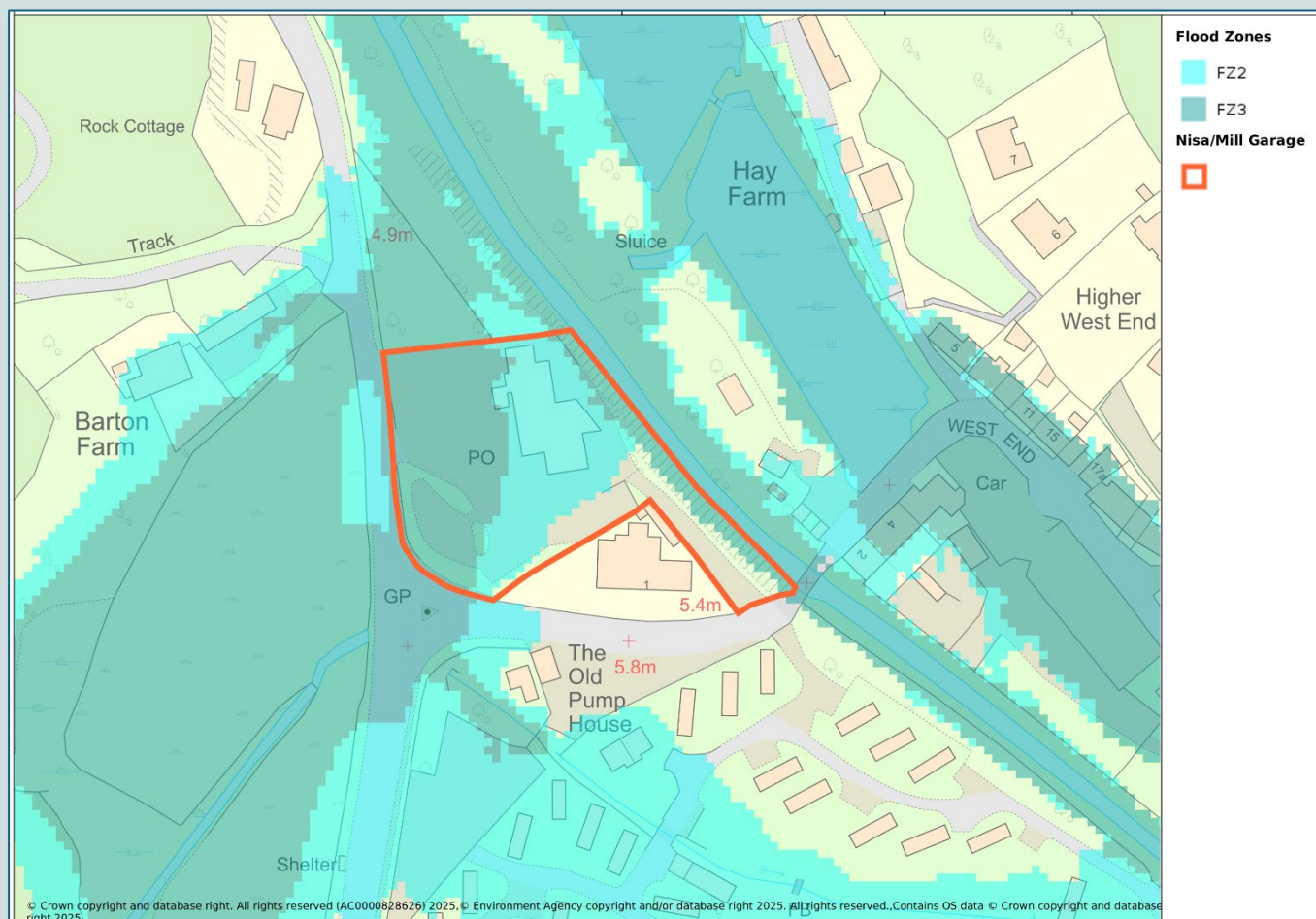
1. Proposals for the redevelopment of the Nisa Stores / Mill Garage site in Pentewan, as shown on Map 19, will be supported where they deliver regeneration that complies with Policy 27.2 and demonstrably maximises economic and social benefits for the local community. Support will be subject to compliance with the detailed requirements set out in this policy.

2. A master plan should be prepared for the overall development of the site, which incorporates the following:

- a) A well-designed mix of retail provision, amenity space and green infrastructure, and new homes if required for viability ;**
- b) Principal vehicular access via a junction on the B3273;**
- c) Good footpath and cycle connectivity to Pentewan and the Pentewan Trail;**
- d) Layouts, design solutions, densities, scale and massing, etc., which respond to and are informed by the historic and landscape character of the site and its broader context;**
- e) The results of a Sequential Test and, depending on the vulnerability classification of the proposed mix of uses, an Exception Test.**
- f) A site-specific flood-risk assessment demonstrating that:**
 - i. Flood risk is understood and mitigated.**
 - ii. The development will be safe and resilient, with appropriate design measures (e.g. raised floor levels, safe access/egress).**
 - iii. There will be no increase in flood risk elsewhere.**

3. Evidence of appropriate decommissioning of tanks, removal of residual contamination, and remediation of the site will be required prior to the commencement of any new use.

Notes.



Map 19: Nisa Stores / Mill Garage site in Pentewan.

Policy reference:	<i>Policy 28 - Protection and Enhancement of Open Space and Recreation</i>
Policy Intention:	4.236 To help 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:	4.237 The UK Active: Turning the Tide of Inactivity Report (2014) found that one in four people in England fail to achieve more than 30 minutes of moderate-intensity physical activity per week over 28 days. Nationally, inactivity contributes to one in six deaths each year—equating to around 800 deaths in Cornwall and the Isles of Scilly. The Joint Strategic Needs Assessment for Cornwall shows that in the Pentewan Valley NDP area, approximately 30.2% of the population is inactive, and 14.9% is obese, compared to 11.8% in Cornwall overall.

	4.238 Physical activity is a key way to address these health challenges. It can help prevent and treat a range of conditions while improving mental health, well-being, and overall quality of life. It can also enhance educational attainment among children, reduce anti-social behaviour, build self-esteem across the life course, support urban regeneration, and boost work productivity and employment. In line with this, the NPPF (2024) requires planning policies to promote healthy, inclusive, and safe places that enable and support healthy lifestyles (Paragraph 96), and to support delivery of local strategies to improve health (Paragraph 98b). The Physical Activity Strategy for Cornwall aims to transform activity levels across the county to generate significant improvements in physical, mental, social, and economic health. 4.239 Attractive, safe, and accessible parks, open spaces, play areas, and playing fields close to where people live have been shown to increase satisfaction with the local area, improve mental health and wellbeing through exercise and relaxation, and bolster educational attainment among children. They can also reduce anti-social behaviour, build self-esteem, contribute to urban regeneration, and boost productivity and employment. Beyond these social and economic benefits, such spaces serve as habitats and corridors for wildlife, offer flood protection by aiding water drainage, and accommodate large trees that provide shade, shelter, and climate regulation. They help purify air and water, enhance landscape quality and aesthetics, and preserve key views. They promote a sense of well-being, community interaction, and higher property values, and can serve as venues for social gatherings, public art, and community events. They also function as outdoor classrooms for children to explore the natural world, offer land for community food growing and horticultural activities, protect heritage areas and structures, and capture carbon to help mitigate climate change. 4.240 In addition to formal, publicly accessible open spaces, open areas and woodland on the edges of settlements, especially where they link to green spaces in the urban area, are also important for local recreation, as well as the setting and character of the settlement. 4.241 Cornwall Council has devised a process to assess the adequacy of provision in each locality, identifying eight types of open space and evaluating local supply against an adopted standard covering quantity, accessibility, and quality. These include: 1. Parks and gardens; Amenity green space; Civic spaces 2. Natural and semi-natural green spaces, beaches, green corridors, and accessible non-productive countryside in urban fringe areas 3. Public access sports facilities (outdoor): available for community games 4. Children’s play area – equipped 5. Provision for teenagers – equipped facilities 6. Allotments, community gardens, and city (urban) farms 7. Cemeteries and churchyards
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	8. School pitches and outdoor sports club facilities (No or limited public access). 4.242 This approach has been used as a framework for a basic open space assessment. This shows that: • The Parish is generally lacking in parks and gardens which are publicly accessible, and civic space is restricted to The Square at Pentewan village. • Being a rural area, the Parish is well provided for natural and semi-natural space, with a green corridor existing along the Pentewan Valley Trail through extensive woodlands. The beach at Pentewan, though privately owned, is open and accessible to the community. • Public access sports facilities are minimal, but see below. • No equipped play provision is available to the general public, nor is there a provision for teenagers. Access to the facilities of St Austell is significantly reduced due to the barrier formed by the busy A390 Truro Road. However, the major residential development at Trehiddle will deliver an equipped playspace and MUGA. • Private allotments exist at Sawles Road. A new allotment site is to be delivered at Trehiddle. • There are no cemeteries. • There are no schools in the Parish, and so no school fields. • However the Parish is well supplied with outdoor sports club facilities in the north, including the playing fields and clubhouses of St Austell Golf Club, Porthpean Golf Club (both of which offer pay-as-you-play for non-members), St Austell Rugby Club, St Austell Tennis Club (which provides pay-as-you-play for non-members), and the Tregorrick Park Youth Football Club. • There are also excellent indoor facilities at the Tregorrick Leisure Centre. • Private facilities include tennis courts, swimming pools, and play equipment within several hotel, chalet and campsite locations across the Parish. 4.243 Overall, the north of the Parish is or soon will be well supplied with facilities associated with the urban area of St Austell. South of that, however, there is a dearth of facilities. Steps to improve provision in this area are needed.
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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), 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 Maps 20 and 21.

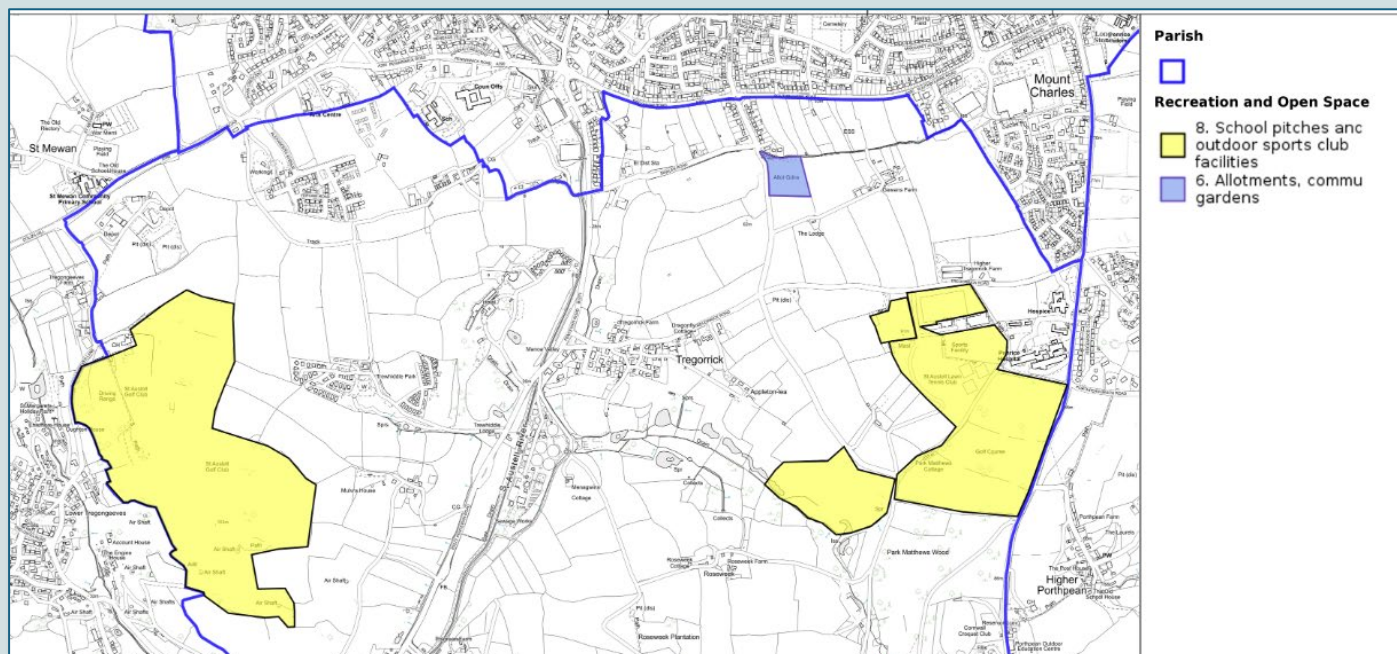
2. The provision of new play spaces for children (Type 4) and teenagers (Type 5) and more allotment (Type 6) provision in the south of the Parish will be supported.

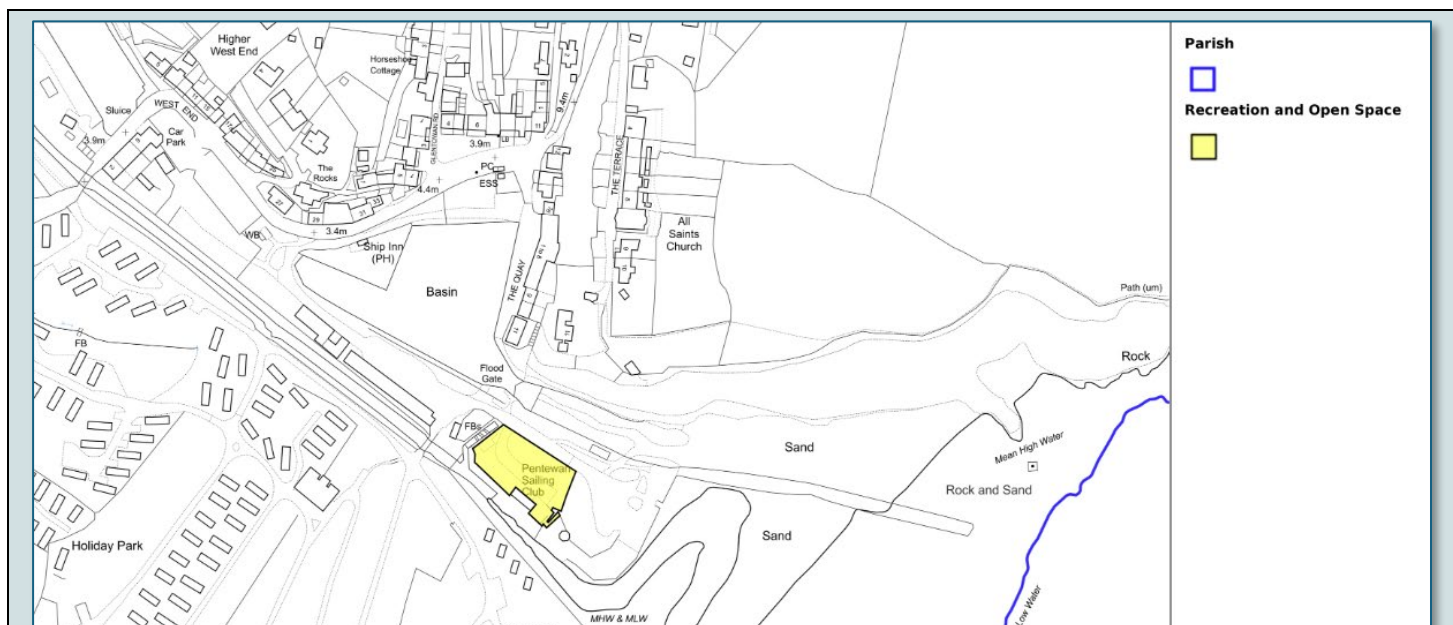
3. Developments will be required to contribute to the creation of open space to a standard set by Cornwall Council at the time of application. Contributions to the maintenance of the open space will be required through a Planning Obligation agreement. Where a new provision is not viable or practicable within the site boundary, contributions towards the enhancement of existing off-site facilities will be required to mitigate the impact from the additional population. These should include:

- a) 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.
- b) 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.
- c) Enhancement, extension and repair of existing play space so that it can continue to meet local needs.

4. 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 regard to biodiversity, connectivity and hydrology, and respect residential amenity.

Notes:





Maps 20 and 21: Recreation and Open Space

Policy reference:	<i>Policy 29 - Transport, Highways and Communications</i>
Policy Intention:	4.244 To assist in delivering the Cornwall Transport Plan to 2030 and the South West Rural Mobility Strategy in ways that suit local conditions in the parish of Pentewan Valley and sit alongside and work with CEDPD Policy T1.
Justification:	4.245 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 on 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. 4.246 However, bus service frequencies in the Parish create a reliance on cars and vans for most journeys to work and services, so to address sustainability, it is essential to take a balanced approach which promotes active travel and access to public transport but also recognises that car use will continue. 4.247 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 the necessary modal shift that will reduce climate impacts. Its modal hierarchy favours development being located close to workplaces and services. Whilst this may work well in the north of the Parish, the reality of rural locations where workplaces and services are distant is that travel minimisation and modal shift are much harder to achieve. Therefore it is appropriate to 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.
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Policy Text:

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

- a) It is within a safe walking distance of public transport, maximises opportunities for safe walking and cycling to services and facilities, and includes the appropriate provision of new paths to link with the existing network and to local facilities, to a standard which allows for wheelchair access wherever practicable and appropriate, and**
- b) Supports a layout which provides and facilitates interconnected streets and avoids the use of cul-de-sacs; and**
- c) Is supported, dependent upon the size and scale of the proposals, by a Transport Assessment or Travel Plan which demonstrates how the impact of any additional traffic will be managed to minimise the impact on the local road network; and**
- d) Is designed to take into account the needs of groups with protected characteristics, particularly those with age-related infirmity, disability and/or poor health; and**
- e) Are designed with a speed-reducing layout which prioritises active travel, social interaction and play, with the following hierarchy of transport in mind: pedestrian, cyclist, public transport, service vehicles, other motor vehicles; and where the scale is appropriate, includes bus bays and shelters located where they will encourage public transport provision and use; and**
- f) Demonstrates that singularly or cumulatively the development will not cause increased risk to human health from air pollution or exceed adopted national standards and includes appropriate mitigation under CLP policy 16.**

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

- a) Staff and visitor car and cycle parking [1].**
- b) Commercial vehicle loading, unloading, and parking.**
- c) External storage/transfer space for materials and products.**
- d) Does not adversely affect traffic and parking in the local area.**

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

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

5. The provision of appropriate traffic calming measures within, alongside, or off-site on roads approaching development sites is encouraged [2].

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

Notes. [1] Cornwall Council Travel Plan and Parking Standards Guidance

[2] [Traffic Calming and Speed Cameras - Cornwall Council](#)

[3] The Cornwall Design Guide includes a section on 'Movement' which gives practical guidance, and the policy above should be used with reference to this, taking into account the local concerns noted above.

[4] Developments should also have regard to NDP Policy 25 – Design Principles.

Policy reference:	<i>Policy 30 - Footways, Pedestrian Links, Public Rights of Way</i>
Policy Intention:	4.248 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.
Justification:	4.249 Footpaths, bridleways and cycle paths can make an essential contribution to sustainable connectivity, the reduction in greenhouse gas emissions, and to healthy activity and leisure. Such routes may also be wildlife corridors through fields and built-up areas. Such routes are only useful if they are available and perceived to be safe, reasonably pleasant and take a reasonably direct route from where people start (usually their home) to where people want to be. 4.250 In the north of the Parish, there are useful pedestrian links from the recent and planned development areas to the services and employment available in St Austell, whilst the east of the Parish benefits from the Pentewan Valley Trail, which terminates at the village and the Coast and Clay Trail, which branches off to Mevagissey. 4.251 These provide essential opportunities for residents to use for their exercise, well-being and enjoyment of their surrounding environment. It is therefore vital that they are not adversely impacted by development, and that, where possible, new development is well related to the network. 4.252 The implication of the Equality Act 2010 is that rights of way provision for disabled people has to be considered equally with that of other users. Applying the principle of 'Least Restrictive Access', which requires that all structures erected on rights of way must meet the highest possible standards and will benefit all users, not only those with restricted mobility.
Policy Text: 1. Development (except for agricultural need dwellings) will be supported where there are existing safe walking routes to public transport, services and facilities or this can be achieved through the provision of new paths to link with the existing network to a standard which is accessible to all including people with disabilities, applying the principle of 'Least Restrictive Access'; 2. Development proposals which are likely to affect public footways, pedestrian links, and Public Rights of Way should protect the existing network and its ambience and respect heritage features such as stiles and hedges	

3. Where public footways, pedestrian links, and Public Rights of Way are routed or realigned through new development, they should be incorporated into the development as a through route, which is:

- a) Not diverted to an unreasonable degree,**
- b) Designed as part of a landscaped wildlife corridor rather than being routed along estate road pavements as part of the highway network; and**
- c) Accessible to all, including people with disabilities, applying the principle of ‘Least Restrictive Access’.**

Notes. [1] Unfortunately, the NDP does not include maintenance and repair in its legal remit of powers. However, it can ensure that new developments are appropriately related to the public footpath network.

Policy reference:	<i>Policy 31 - Broadband and Mobile Communications</i>
Policy Intention:	4.253 To encourage the enhancement of digital communication links, reducing the need to travel and associated environmental issues, avoiding harm to the landscape and village character, and enabling business to take a whole part in the modern economy
Justification:	4.254 There is ‘Superfast Broadband’ throughout the main settlements in the Parish, but speeds can vary, whilst more rural parts have poor broadband access. The signal for mobile phones (voice and data) is widely variable according to location and provider, but is poor in Pentewan village and along the river valley. 4.255 New developments should have the capability to connect to the internet and mobile phone network with the best available speed and with realistic future proof upgrade capability, subject to NPPF 2023 Para 58 on viability and deliverability. This will help to ensure that all current and future members of the community are not digitally disadvantaged, and that inward investment is not restricted by any local inadequacy in digital communications. Enhanced digital communication links will enable business to take a full part in the modern economy. 4.256 Mobile phone masts need to be located where they can provide a good signal. This means that they are often sited where they are visually prominent. Whilst accepting that mobile phone masts are a necessity, this NDP seeks to ensure that new mobile phone masts are located so as to keep visual impact to a minimum. 4.257 An updated Code of Best Practice for Mobile Phone Network Development was published in 2016. Mobile phone operators are expected to follow the guidelines in the current version (and any future versions) in relation to public consultation and sound design for the mast location and appearance. 4.258 Whether or not a planning application is required, operators must undertake appropriate public consultation in line with the relevant Code of Practice. Where a new ground-based mast is proposed, operators applying for planning permission must provide evidence that sharing an existing mast is not possible.

	4.259 There are many examples of mobile phone mast designs that help to minimise visual impact - for example, designs that appear to be trees or streetlights. This NDP wishes to encourage designs such as these in Pentewan Valley Parish.
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Policy Text:

- 1. Development will be supported where it makes provision for the connection of high-speed broadband.**
- 2. The provision of ducting, available for community-owned local access network or fibre optic cable deployment, in its supporting infrastructure will be encouraged.**
- 3. Proposals for mobile phone masts will be supported where:**
 - a) The siting of the mobile phone masts seeks to minimise their visual impact, both within the Parish and on views from outside the Parish; and**
 - b) The design of the mobile phone mast and associated equipment seeks to minimise visual impact and blend in with the background; or**
 - c) The new mast is to be grouped with existing masts; and**
 - d) If it involves sharing of a mast, the visual impact of the proposed changes does not result in unacceptable harm to the character of the area.**

5. LOCAL PROJECTS

5.1 Local Projects are complementary initiatives that sit alongside the formal NDP. They do not create or amend planning policy, but they tackle many of the same objectives through partnership-building, advocacy, practical management and service-delivery. By working “off-policy” on organisation, coordination, lobbying and facility management, these projects can bring tangible benefits to the community without requiring changes to land-use regulations. Some of the following projects have been completed and are in a maintenance phase, others are in hand, and others are waiting to start.

- **Strategic and place-shaping projects**
 - White River Project, catchment-wide vision and delivery, multi-parish collaboration to improve flood risk management, river ecology, access and heritage, regularly reported in PVPC agendas and minutes.
 - Pentewan Village Hall Accessibility Project, wheelchair lift and access improvements via Cornwall’s Community Levelling Up, enabling the hall to host public meetings and wider activities.
 - Pentewan Square stewardship, licence in place, bench repairs and planting maintenance, small public realm upgrades.
 - Weighbridge Office, heritage micro-museum and access link, community partners exploring reuse as a small museum or information point and improving harbour access, currently paused pending funding.
- **Green infrastructure, climate and biodiversity**
 - Climate, Ecology and Environment Group programme, ongoing tree planting and maintenance days, volunteer tasks and small-site enhancements across the parish.

- Menagwins car park planting and tidy-ups, recurring works to establish planting and protect it, considered as a small green-infrastructure hub.
 - Hedgehog Highways project, free plaques for residents to open hedgehog routes between gardens and new development encouragement.
 - Riverbanks care and local flood resilience, standing agenda item that complements the White River vision and the published Pentewan Flood Plan for at-risk streets.
- **Movement, parking and everyday infrastructure**
 - West End car park, management and tariff reviews, PVPC Off-Street Parking Orders and upgrades, plus resident parking permits for Pentewan village, and proposal for installing EV charging points in Pentewan village,
 - Public toilets, Pentewan village, ongoing operation and cleaning contracts, part of place vitality and visitor management.
 - Footpaths and South West Coast Path maintenance, joint working with Cornwall Council on rights of way and access.
 - Defibrillators programme, replacement unit in Pentewan and planned installations at Trehiddle and London Apprentice.
 - Seasonal grass-cutting and Local Maintenance Partnership items, including the A390 agreement, useful as delivery evidence for small-scale public-realm policies.

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 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 policies 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 a 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 homeowner.

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-makers, 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 National Landscape [former 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 neighbourhood planning are defined within the Neighbourhood Planning (General) Regulations.

Steering Group

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

Strategic Environmental Assessment

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

‘Social Capital’

This refers to the network that exists between people, voluntary organisations, clubs and societies who have shared 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 substantial 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 set out the detailed rules for Neighbourhood Planning.

Use Classes Order

The legal definition of planning land use classes is 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 undertaken chiefly 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 for 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 primary 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 an 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 square metres, 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 the Alkali, etc. Works Regulation Act 1906,
- (i) as a hostel,
- (j) as a waste disposal installation for the incineration, chemical treatment or landfill of hazardous waste,
- (k) as a retail warehouse club being a retail club where goods are sold, or displayed for sale, only to persons who are members of that club,
- (l) as a night-club,
- (m) as a casino,
- (n) as a betting office,
- (o) as a payday 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 undertaken chiefly 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

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