

# **Pentewan Valley Parish Draft Neighbourhood Development Plan Consultation Autumn 2025**

## **WELCOME TO THE CONSULTATION**

The Draft plan has now been published for consultation until **26 October 2025**  
This consultation is your chance to shape the final plan document.

The Steering group have worked to draw up a draft Neighbourhood development plan based on the community feedback that has been gathered through different public events as well as community surveys.. This consultation is the final document before the plan is submitted to Cornwall Council.

## **YOUR VOICE MATTERS**

Please take this opportunity to comment on the Draft Plan. With your help, we can ensure it reflects the priorities and values of our diverse and vibrant community — and secures a strong future for Pentewan Valley Parish.

## **OBJECTIVES OF THE PENTEWAN VALLEY PARISH NEIGHBOURHOOD PLAN**

### **A. Climate Change**

Support local action to reduce emissions, promote renewable energy, low carbon design, and encourage walking, cycling and public transport.

### **B. Housing**

Enable small-scale housing that meets local needs, respects village character and supports sustainability.

### **C. Business and Employment**

Encourage appropriate business and tourism growth, home-based work, and traditional rural enterprises that strengthen the local economy.

### **D. Heritage, Design and Identity**

Ensure that development enhances local distinctiveness, respects historic settings, and aligns with local design guidance.

### **E. Natural Environment**

Protect and enhance biodiversity, landscapes, and environmental quality across the Parish.

### **F. Community Facilities**

Promote health, wellbeing and social cohesion by protecting and improving local amenities and open spaces.

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## INTRODUCTION

The survey consists of 7 questions in total. Please read this introduction before proceeding to the 'Questions' section. In the 'Questions' section we are asking you 'Yes' or 'No' questions about the policy topics, but there is also an opportunity to expand your response. Summary information for the draft policies is available to view below the questions.

## CONSULTATION QUESTIONS

Climate Change	
<b>Q1 Do you support the draft Climate Change policies?</b>	
<b>A) YES</b>	
<b>B) No</b>	
<b>Comments:</b>	
<b>SUMMARY OF NEIGHBOURHOOD DEVELOPMENT PLAN - CLIMATE CHANGE</b>	
<p>✓ Sustainable Design – New developments must follow high standards of design and sustainability, including low carbon heating, water efficiency, and resource management (Policy 1).</p> <p>✓ Low Carbon &amp; Renewable Energy – Proposals for solar, wind, and energy storage are supported if they protect local landscapes, heritage, ecology, and residential amenity (Policies 2, 4, 5).</p> <p>✓ Community-Led Energy – Renewable energy schemes that are owned by, or directly benefit, the local community are strongly supported (Policy 3).</p> <p>✓ Surface Water &amp; Drainage – New development should include Sustainable Drainage Systems (SuDS), such as swales, rain gardens, green roofs and tree planting, to manage surface water and support biodiversity (Policy 6).</p> <p>✓ Flood Management – Proposals to reduce flood risk will be supported where they include biodiversity or recreational benefits (Policy 7).</p> <p>✓ Adapting to Coastal Change – The whole Pentewan Valley coastline and riverside is designated as a Coastal Change Management Area. Development here must follow special policies to manage erosion and long-term risks (Policy 8).</p>	

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## Housing

### Q2 Do you support the draft Housing policies?

**A) YES**

**B) No**

**Comments:**

#### SUMMARY OF NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES - HOUSING

- ✓ Small-scale housing in key settlements – Modest new housing will be supported in London Apprentice, Pentewan and Tregorrick if it fits with the local character, contributes to housing mix, and is well connected to village facilities (Policy 9).
- ✓ A range of homes to meet local needs – New developments should offer a mix of house types and tenures, especially smaller homes, affordable homes, lifetime and accessible homes, and opportunities to work from home (Policy 10).
- ✓ Principal residence rule – All new open market housing in Pentewan and London Apprentice must be used as a principal residence. Second homes will not be supported (Policy 10a).
- ✓ Affordable housing-led schemes – ‘Rural exception sites’ for affordable housing will be supported outside of settlement boundaries where they meet local needs and are well designed (Policy 11).
- ✓ Support for self-build and community-led housing – Locally affordable, selfbuild and community-led homes are supported where they meet identified local needs and follow high standards of design and space (Policy 12).
- ✓ Infill housing in hamlets – One or two new dwellings may be allowed in small rural hamlets where they respect the character of the area and are well-located in relation to facilities, bus routes or broadband (Policy 13).
- ✓ Extensions and replacements – Home extensions and replacements are supported where they are modest, well-designed, and do not harm neighbours or the surrounding landscape. Combining small homes into larger ones will not be supported (Policy 14).

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## Natural Environment

**Q3 Do you support the draft Natural Environment policies?**

**A) YES**

**B) No**

**Comments:**

### SUMMARY OF NEIGHBOURHOOD DEVELOPMENT PLAN - NATURAL ENVIRONMENT

- ✓ Protecting special landscapes – Defines a new Area of Local Landscape Value in the north of the Parish where development must maintain openness, visual separation between settlements, and respect rural and historic character. Strong landscape, design and biodiversity standards apply (Policy 20).
- ✓ Green infrastructure matters – Pentewan’s green infrastructure network must be protected and enhanced. New development should maintain habitat connectivity and contribute to biodiversity net gain (Policy 21).
- ✓ Biodiversity net gain is essential – All new development must protect wildlife and habitats, and show how it will deliver net biodiversity gain. Off-site mitigation should link to the Local Nature Recovery Network (Policy 22).
- ✓ Protecting trees, Cornish hedges & hedgerows – Proposals must retain and integrate valuable trees and hedgerows, especially those with landscape or ecological value. Major schemes must include surveys, landscaping, and longterm protection plans (Policy 23).
- ✓ Respecting dark skies – External lighting must be carefully designed to reduce light pollution. Shielding, warm colour lighting (under 3000K), and minimal visual intrusion are required (Policy 24).

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## Heritage, Design and Identity

### Q4 Do you support the draft policies?

**A) YES**

**B) No**

**Comments:**

#### SUMMARY OF NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES HERITAGE, CORNISH DISTINCTIVENESS AND DESIGN.

- ✓ High-quality, sustainable design – New development must follow the Cornwall Design Guide (2021) and the Pentewan Parish Design Guidelines & Codes (2024). It should be climate-resilient, safe, accessible, and well-related to surrounding buildings and streets (Policy 25).
- ✓ Respecting local character – Building size, layout, materials and open space should reflect local character. Poorly designed, overly dense, or visually intrusive development will not be supported (Policy 25).
- ✓ Sensitive design in heritage areas – New buildings in the Pentewan Conservation Area and the historic core of London Apprentice must reflect traditional patterns and materials, and preserve important views, historic boundaries and topography (Policy 26).
- ✓ Heritage protection – Development affecting heritage assets must include a Heritage Impact Assessment and show how the impact will be avoided or mitigated. Positive enhancement of heritage sites is encouraged (Policy 26).
- ✓ Modern methods, traditional values – Contemporary design approaches may be supported if they contribute meaningfully to local distinctiveness and respond to the Parish’s historic and architectural traditions (Policy 26).

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## Business and Employment

### Q5 Do you support the Business and Employment draft policies?

A) YES

B) No

Comments:

#### SUMMARY OF NEIGHBOURHOOD DEVELOPMENT PLAN - BUSINESS AND EMPLOYMENT.

- ✓ Safeguarding local employment sites – Existing business sites at Kingswood, Molingey, Tregongeeves and Watering Lane will be protected unless it's clearly shown that continued commercial use is no longer viable (Policy 15).
- ✓ New business space – New commercial premises and business expansions will be supported if well designed, environmentally responsible, and in sustainable locations. Live/work units are encouraged where the business is the main use and long-term viability can be shown (Policy 16).
- ✓ Home-based businesses – Using part of a home for small-scale business activity is supported where it won't disturb neighbours or create traffic or safety problems (Policy 17).
- ✓ Farm diversification – Farm-based projects that help sustain local farming and reuse existing buildings are supported where they respect the landscape, reduce environmental impact, and include water-saving and sustainable drainage measures (Policy 18).
- ✓ Tourism development – New and expanded tourism facilities will be supported where they promote low-impact, year-round tourism that respects local heritage, landscape and tranquillity, avoids harm to neighbours, and improves sustainability (Policy 19).
- ✓ Limits on holiday lets – Whole houses or flats that switch from residential to short-term/holiday lets will not be supported if they result in a loss of permanent homes in the Parish (Policy 19a).

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## Community Facilities and Infrastructure

**Q6 Do you support the draft Community Facilities and Infrastructure policies?**

**A) YES**

**B) No**

**Comments:**

SUMMARY OF NEIGHBOURHOOD DEVELOPMENT PLAN - COMMUNITY FACILITIES AND INFRASTRUCTURE.

- ✓ Protect local services – Key community facilities in Pentewan and London Apprentice are safeguarded. Proposals that help them thrive or introduce new, well-designed local services are supported, provided they don't harm residential amenity (Policy 27).
- ✓ Support for site regeneration – Redevelopment of the NISA / Co-op and Post Office site in Pentewan is supported if it brings forward new homes, retail, green infrastructure and community benefits, subject to flood risk, design and access considerations (Policy 28).
- ✓ Protecting open space – Parks, sports fields, play areas, allotments and green spaces must not be lost unless replaced with better facilities. New open space and accessible play areas, especially in the south of the parish, are supported (Policy 29).
- ✓ Promote active travel – New development should encourage walking, cycling and public transport use. Streets should be designed to be safe, connected, and accessible for all, with layouts that reduce traffic speeds and create social, walkable environments (Policy 29).
- ✓ Protect and enhance footpaths – Existing public rights of way, footpaths and pedestrian links must be protected, enhanced, and incorporated into new development as accessible, attractive routes, preferably through green corridors rather than along road edges (Policy 30).

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✓ Improve digital infrastructure – All development should provide for highspeed broadband and allow future-proofing for fibre and local networks. New mobile masts are supported if sensitively designed and sited to minimise visual impact (Policy 31)

## Neighbourhood development Plan

**Q7 Do you have any other comments about the whole draft Plan?**

**Comments:**

## About You

**What is your age?**

- a) 16-25
- b) 26-36
- c) 36-45
- d) 46-55
- e) 56-65
- f) 66+

**What is your gender?**

- a) Female
- b) Male
- c) Non-Binary
- d) Prefer not to say

**Do you live or work in Pentewan Valley Parish**

- a) Yes

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**b) No**

Thank you for completing this survey