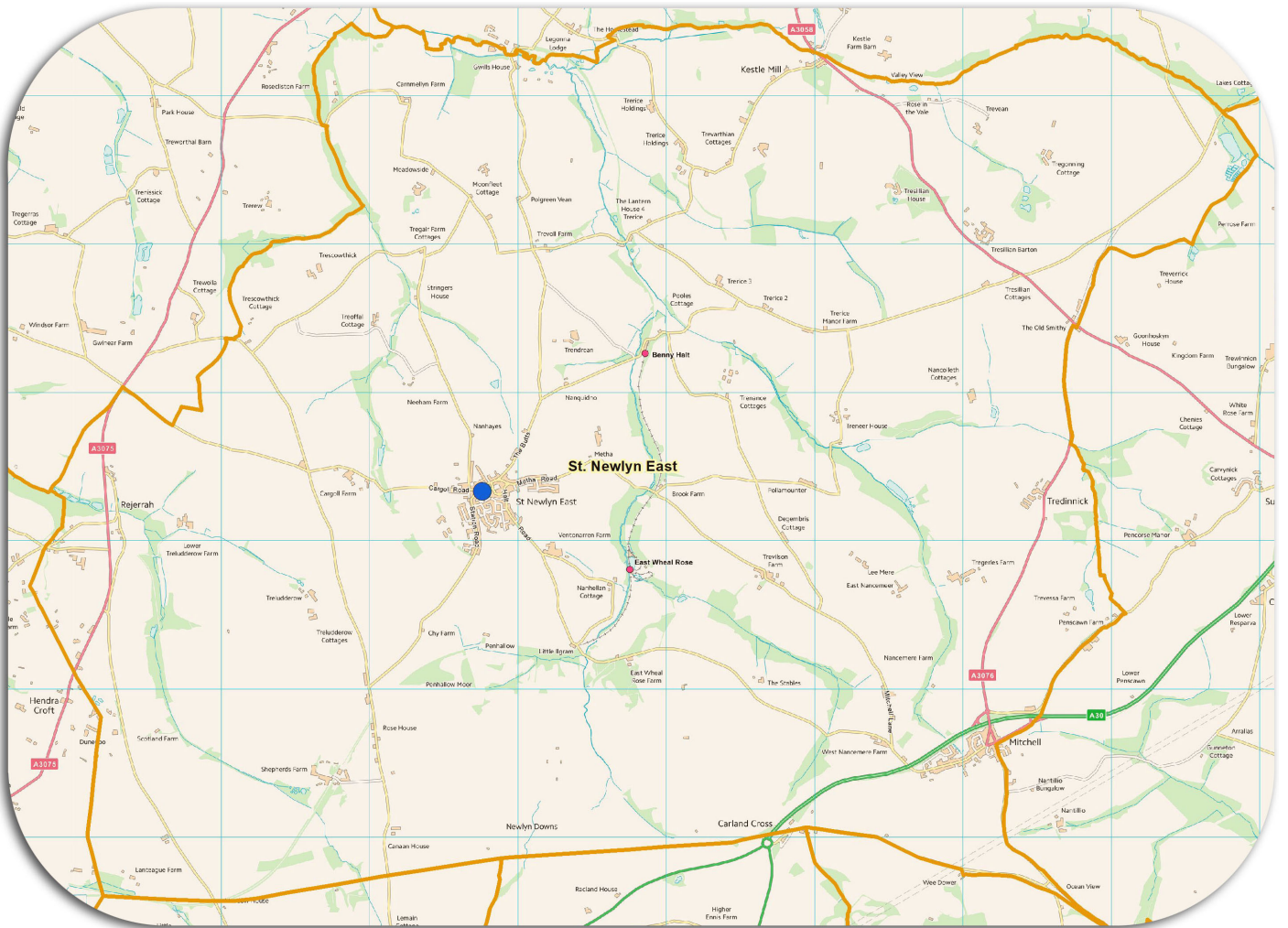


# St Newlyn East and Mitchell Neighbourhood Plan 2018 - 2030



Referendum Version

Version 4.3  
January 2024



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	Initial draft	October 2021
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# St Newlyn East and Mitchell Neighbourhood Plan

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## Foreword

Welcome to the Referendum Version of the St Newlyn East and Mitchell Neighbourhood Plan.

The Neighbourhood Plan has been prepared by a Steering Group of volunteers on behalf of St Newlyn East Parish Council. It is the product of much research, surveys, and several community consultations.

The Neighbourhood Plan represents a shared vision for the area. Its purpose is to help realise that vision by shaping local development and growth in a sustainable manner. It aims to ensure that we get the right type of development in the right place at the right time.

We must adhere to national planning policy and conform to the strategic policies of the Cornwall Local Plan. Beyond that, we have been able to set the local land use policies that we feel are right for the area and our communities.

Preparing the Neighbourhood Plan has been a community effort and involved communities from across the Parish. The Plan reflects a positive attitude to development and change, which should ensure the Parish continues to offer a high quality and sustainable way of living in an attractive rural environment as it has done so for so many years. Once 'approved', the St Newlyn East and Mitchell Neighbourhood Plan will sit alongside the Cornwall Local Plan to provide local policy guidance on future planning and development in the Parish.

I would like to record the Parish Council's gratitude to everybody who has given up their time to be a member of the Steering Group over the years; to thank all the members of our community that have participated in the various consultation events, your encouragement and generally positive response has helped keep us going; and to record our appreciation to the officers of Cornwall Council for their advice, and their helpful assistance whenever it was asked for.

Graham Bone  
Chair, Neighbourhood Plan Steering Group

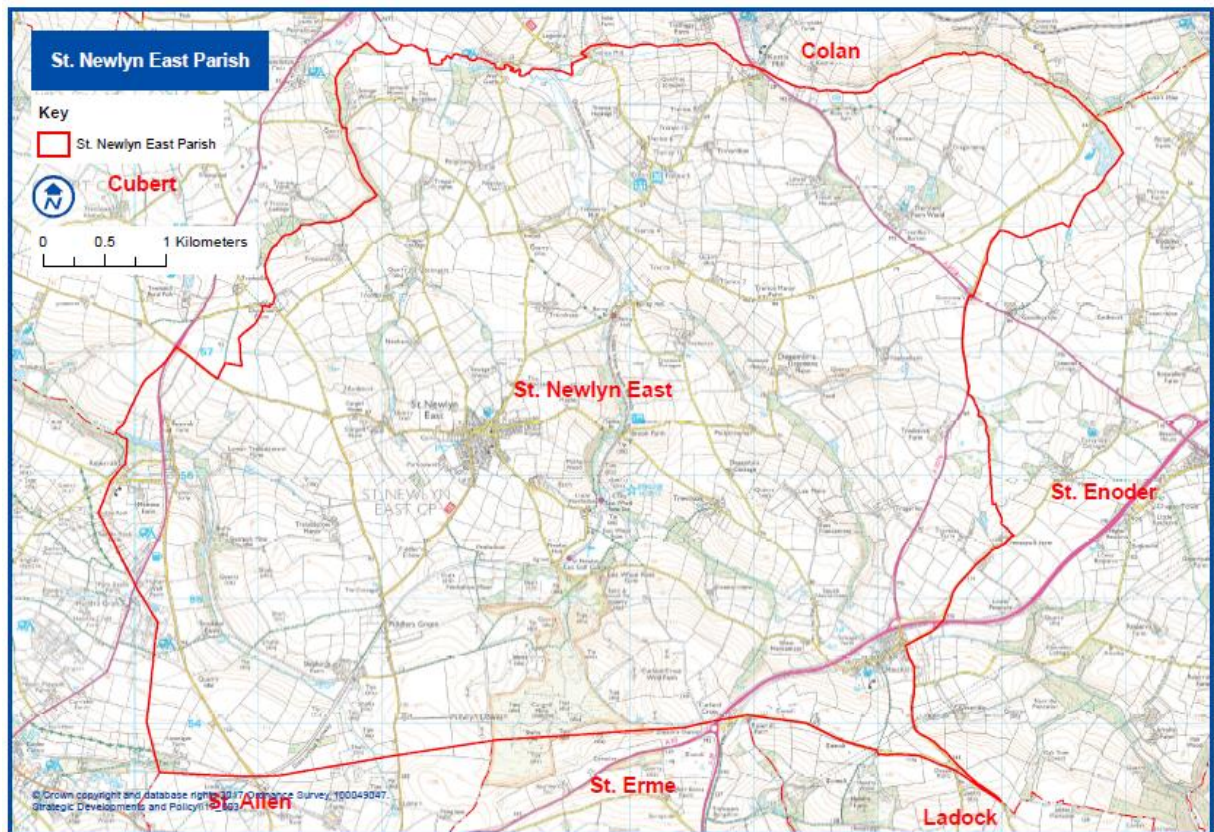
For background information, visit:  
<https://stnewlyneastmitchellnp.co.uk/>

# 1. Introduction

## The Plan Area

- 1.1 The St Newlyn East and Mitchell Neighbourhood Plan applies to the parished area that is under the jurisdiction of St Newlyn East Parish Council. The plan area, designated as a neighbourhood area by Cornwall Council on the 7<sup>th</sup> February 2017, is shown on Map A below (delineated by the red boundary).

*Map A Designated Neighbourhood Area*





## 2. About St Newlyn East Parish

### Our Parish

- 2.1 The Parish of St. Newlyn East lies in the north of Cornwall, approximately 3 miles south of Newquay. The Parish includes the villages of St. Newlyn East and Mitchell and the hamlets of Degembris, Fiddlers Green, Kestle Mill, Rejerrah and Trevilson.
- 2.2 The parish is named after Newlyna, the patron saint of the Church, who was believed to have been martyred by her father. In the 19th century the area was a thriving mining community whose history was marred by a major disaster in 1846 at the East Wheal Rose mine. An unusually heavy thunderstorm on 9<sup>th</sup> July, flooded the mine and thirty-nine of the miners – many were inhabitants of the St Newlyn East village and its immediate vicinity, were drowned. The miners dug a 'Pit' in the village as a memorial and as a gesture of thanksgiving. This is still in use today as an outdoor community arena. The mine, which employed over 1,000 men, women, and children, was closed in 1881.
- 2.3 Very few new houses were built in Newlyn East after this time. However from then and into the 20th century, the village of St Newlyn East transformed into a rural service centre for the surrounding area, with a strong commercial heart to the village and with several more public buildings, including an enlarged chapel and a police station. In the late 19<sup>th</sup> century the arrival of the railway in Newquay led to the beginnings of a tourist industry in the area (and enabled some in the village to work in Newquay and other larger towns but stay living in Newlyn East). Many of the villagers who had erstwhile provided lodgings for miners adapted their homes into bed and breakfast accommodation to take advantage of the increasing numbers of visitors.
- 2.4 The end of the Second World War marked the beginning of a further transformation. A more mobile society resulted in an increased appeal of the village to those who wish to commute to work. Even despite the closure of many of the shops and services, several areas of new house have been built, and many of the historic buildings in the village have been given new uses. The village's role as a holiday destination may have waned, but the Lappa Valley Steam Railway (opened in 1974 on the site of the old mineral line and east Wheal Rose) has ensured the area retains an appeal to tourists.
- 2.5 In population terms St Newlyn East has been on a long decline. during the boom years of the mine over 2,000 people lived in the village, often in very cramped conditions. By 1991 the population figure was 1,377. In 2021 the village of St Newlyn East comprises around 1,200 people. The Parish is estimated to have a population of 2,000 people.
- 2.6 The ancient Borough of Mitchell lies partly in the Parish and partly in St Enoder. The village of Mitchell (sometimes known as Michael or St Michael's) is wholly within the Parish and the neighbourhood area that is the subject of the Neighbourhood Plan. The first recorded mention of the village was in a court case in 1234 establishing the legal status of an annual market on St Francis's Day. Mitchell straddles the old course of the A30 road, but a dual carriageway bypass now carries the traffic north of the village. A 16th-century coaching inn called the Plume of Feathers stands in the main street. Due to its central mid-Cornwall location, Mitchell is seen by many as the 'go to' location of Cornish cycling.

- 2.7 The Parish is much more than two villages. It is an extensive tract of high-quality pastoral and arable farmland punctuated by several small historic hamlets. The area is predominantly part of the Newlyn Downs Landscape Character Area (LCA)<sup>1</sup>, which is described as an open and exposed gently undulating plateau landscape with extensive views out to sea from the higher ground. Qualities that have recently proven to be attractive to developers of wind farms.
- 2.8 Throughout the centuries and despite changing fortunes and prospects, the community of the St Newlyn East area has remained strong and cohesive. Social and community facilities and activities have always been well supported.
- 2.9 The Parish Plan<sup>2</sup>, published in 2009, is symbolic of the community spirit and purpose that prevails to this day. In so many ways it presages the Neighbourhood Plan by recognising the relationship between community wellbeing and the natural and physical environment. Key issues and opportunities were identified, and an implementation plan (of actions to be taken by the community) was set out, along with a commitment to engage with the community on a regular basis. The opportunity to prepare our own land use plan, which will be a part of the area's statutory development plan, is a significant and welcome progression. It has provided an opportunity to build on the great work that was done by the Parish Plan Group and put in place a document that will help realise the community's vision and aspirations.
- 2.10 The engagement of the community in the preparation of the Neighbourhood Plan has shown that the community's interest in the future shape and prosperity of the neighbourhood area remains keen.

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<sup>1</sup> <https://www.cornwall.gov.uk/environment/cornish-landscape/>

<sup>2</sup> <https://web-cdn.org/s/1221/file/neighbourhood-plan/St.-Newlyn-East-Parish-Plan.pdf>

### 3. The Strategic Context

3.1 In preparing the Neighbourhood Plan we are obliged, by law, to:

- have regard to national policies and advice in guidance issued by the Secretary of State
- ensure the Plan is in general conformity with the strategic policies of the Local Plan

#### National Planning Policy Framework

3.2 In preparing the Neighbourhood Plan we have been cognisant of the current national planning framework. The National Planning Policy Framework (NPPF) sets out the Government’s planning policy to which all plans and proposals for development should comply. The NPPF includes, at its heart, a “*presumption in favour of sustainable development*” (NPPF para. 11). It states that “*neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies*”. The NPPF goes on to say that “*strategic policies [in the Local Plan] should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans.*” Outside of strategic policies therefore, we are encouraged to shape and direct sustainable development in our area through our Neighbourhood Plan. “*Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan*” (NPPF para. 29).

#### Cornwall Local Plan

- 3.3 The Cornwall Local Plan was formally adopted on the 22<sup>nd</sup> November 2016. It includes a set of strategic policies that provide the planning policy framework for Cornwall for the period up to 2030. The Neighbourhood Plan is required to be in general conformity with the strategic policies of the development plan for the area i.e. the Cornwall Local Plan. In preparing the Neighbourhood Plan we have been mindful of the strategic policies and their implications for the St Newlyn East area. The Local Plan, it is stated “*takes an approach to growth that encourages jobs and homes, where they best deliver our strategic priorities and allows for more organic development where it supports or enables the provision of appropriate services and facilities locally.*”
- 3.4 The Local Plan Strategic Policies<sup>3</sup> document confirms that Cornwall Council “*is committed to supporting the development of Neighbourhood Plans to ensure delivery of the spatial strategy and key targets*”. However, it does make the point that “*should these plans not reach submission stage within two years of the adoption of this Plan, the Council will undertake the necessary site allocations documents to support the delivery of the targets set out in the Local Plan*”.
- 3.5 The area specific strategy for the St Agnes and Perranporth Community Network Area (PP7) focusses growth on St Agnes and Perranporth, “*but the CNA contains several thriving communities with opportunity for better self-containment. The main objective is to meet local need and build on strong relationships with nearby urban areas based on good public transport links*”. The local planning authority is committed to co-ordinating plans with parishes within the CNA to ensure that housing needs are met. Cornwall

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<sup>3</sup> <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/>



Council supports the preparation of neighbourhood plans as a way of planning for the needs of these areas.

- 3.6 The Neighbourhood Plan must accept and conform with the strategic policies of the Local Plan. There are no strategic development sites in or near to the neighbourhood area. The Local Plan has set minimum housebuilding and employment land targets for each 'community network area' and the main towns of the county to achieve. This figure was disaggregated by the local planning authority for each CNA and for sub-areas within the CNA. For housing, the target across the rural parts of the St Agnes & Perranporth CNA was 1,100 new dwellings between 2010 and 2031.
- 3.7 This target was met by 2020. In October 2021 Cornwall Council confirmed that "*St Newlyn East does not need to deliver any further housing in order to be in conformity with the minimum housing figure from the Cornwall Local Plan*"<sup>4</sup>.

#### Climate Emergency DPD

- 3.8 The Climate Emergency Development Plan Document was formally adopted on 21 February 2023. It adds to the Cornwall Local Plan's Strategic Policies "*as part of a positive and flexible planning policy framework*" for Cornwall up to 2030, with policies that will help act on climate change. The DPD is intended to act as an umbrella document to help in the development of neighbourhood plans, creating a link between the Local Plan and the climate emergency. Neighbourhood plans are expected to follow the policies and guidance set out in the DPD.
- 3.9 In the course of preparation of the Neighbourhood Plan, the Steering Group has taken advice from Cornwall Council on how to ensure the policies in the Neighbourhood Plan are consistent with the Climate Emergency Development Plan Document. Where relevant the DPD is referred to and linked to neighbourhood plan policies.

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<sup>4</sup> Email correspondence received from Neighbourhood Planning Officer, Cornwall Council, 4<sup>th</sup> October 2021  
St Newlyn East and Mitchell Neighbourhood Plan – Referendum Version

## 4. Purpose of the Neighbourhood Plan

- 4.1 Neighbourhood planning is intended to give communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of the local area. The PPG<sup>5</sup> says that, in accordance with the Localism Act 2011, the Parish Council, as a qualifying body can “*choose where it wants new homes, shops and offices to be built, have our say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings it wants to see go ahead*”.

### The Neighbourhood Planning Process

- 4.2 We approached the task with an open mind as to what the St Newlyn East and Mitchell Neighbourhood Plan would cover and what its themes and purposes would be. We understood from the outset that it would have to meet the basic conditions:
- have regard to national policies and advice contained in guidance issued by the Secretary of State
  - contribute to the achievement of sustainable development
  - be in general conformity with the strategic policies contained in the development plan for the area – the Cornwall Local Plan
  - not breach, and is otherwise compatible with, EU obligations
- 4.3 With these conditions in mind, we have consulted widely and engaged with the local community to understand what is needed and what it is possible to influence and effect via a set of neighbourhood planning policies. We have carefully considered the policies of the Local Plan and assessed, based on a set of agreed planning objectives for St Newlyn East Parish, whether a more localised or detailed neighbourhood plan policy is required. In several instances, we have concluded that the Local Plan policy is adequate. We have only introduced a neighbourhood plan policy where it will help ensure the area develops in the way we wish it to.
- 4.4 The resultant St Newlyn East and Mitchell Neighbourhood Plan sets out how we would like to see the area developed over the next 10 years and, through its policies, shape and direct sustainable development that will benefit those who live, work, or visit in the area.
- 4.5 The development and preparation of the St Newlyn East and Mitchell Neighbourhood Plan has been undertaken by a Steering Group comprised of local people and parish councillors, under the auspices of the Parish Council.
- 4.6 It was understood from the outset that for the Plan to be truly representative of the planning issues of relevance in the area and to be *the community’s plan*, we needed to carry out a thorough and on-going consultation process with those who live and work in the area and those that visit here on a regular basis. We also recognised that the Plan could not be properly developed without the input of organisations and agencies with a district, county, sub-regional or national remit and an interest in the area.

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<sup>5</sup> PPG = Planning Practice Guidance <https://www.gov.uk/government/collections/planning-practice-guidance>  
St Newlyn East and Mitchell Neighbourhood Plan – Referendum Version

- 4.7 The process and the types of consultation exercise and discussion that we have gone through is documented in detail in a **Consultation Statement** which accompanies the Submission Version of the Neighbourhood Plan. The key methods we have used have included:
- Public exhibitions, meetings, and events
  - Pages on parish website
  - Noticeboards and established poster sites
  - Focus groups and workshops
  - Surveys and discussions with local businesses and community groups
  - Correspondence with wider-than-local organisations and agencies (strategic stakeholders) which have an interest in our planning issues
  - Two consultations during which comments have been invited on draft documents
- 4.8 The development of the St Newlyn East and Mitchell Neighbourhood Plan was based on a desire to be open and to welcome comments and contributions from all quarters. Our intent has been to encourage and foster discussion and debate within the community about the issues and opportunities that face us and strive to achieve a community consensus. This Plan represents the product of this process.

#### The Plan's Status

- 4.9 The Neighbourhood Plan, once made, will be part of the statutory development plan. That means that its policies will have significant influence when it comes to being used by the local planning authority to help determine proposals for development submitted through planning applications. It will form the local tier of planning policy in the Parish of St Newlyn East. It sits with the county-wide Local Plan and the Site Allocations DPD, produced by Cornwall Council (also statutory development plans) and underneath the umbrella of national planning policy in the Government's National Planning Policy Framework (NPPF), as the main planning policy documents relevant to the St Newlyn East parish area. Other important planning documents which govern specific issues are the Minerals and Waste Plans produced at the county-wide level.
- 4.10 The Neighbourhood Plan's policies cannot guarantee that a development proposal will be refused nor be granted permission, but the policies will carry significant weight, alongside policies of the NPPF and the Cornwall Local Plan when weighing up the appropriateness of the development proposal in question.

## 5. The Structure of Our Plan

- 5.1 The Plan includes neighbourhood planning aims and objectives for the neighbourhood area, which have been developed following a dialogue with the community and shaped by existing planning policies, plans and contributions of key organisations and agencies.
- 5.2 Having explained the rationale for these, the Plan sets out local planning policies on a topic-by-topic basis. The brief introduction to each topic is based on the findings of the research, surveys and consultations that have taken place as part of the neighbourhood planning process. More detail of these activities can be found on the Neighbourhood Plan website<sup>6</sup>.
- 5.3 Under each topic heading we summarise the local characteristics of that topic and the key issues and opportunities that have been identified that should be addressed over the next 10 years.
- 5.4 It should be noted that we have given due consideration to the policies of the adopted Cornwall Local Plan. We have introduced a neighbourhood plan policy only where we feel it strengthens or brings local specificity to the Local Plan.
- 5.5 For each neighbourhood plan policy, we set out the policy statement and an explanation of and justification for the policy, including reference to the other planning policies in national and district planning documents which relate to that policy.
- 5.6 It is important to note that, while we have set out policies under topic headings, when development proposals are being assessed, the whole plan (i.e. all policies) should be considered, as policies in one topic may apply to proposals which naturally fit under another.
- 5.7 The Plan finishes with an explanation of how we will monitor and review the Plan, and a glossary which seeks to demystify some of the planning terminology used in the Plan.

### Companion Documents

- 5.8 Several documents accompany the Neighbourhood Plan. We are obliged to produce a **Consultation Statement** and a **Basic Conditions Statement**.
- 5.9 The St Newlyn East and Mitchell Neighbourhood Plan is subject to testing to help determine its positive or negative impact on the social, environmental, and economic character of the neighbourhood area. If significant environmental effects are identified an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004. As the Plan allocates specific sites for development, it requires a **Strategic Environmental Assessment** (SEA), which may influence the content of policies in the Plan.
- 5.10 A 'screening opinion' on the environmental effects of the Neighbourhood Plan and its policies was sought from the local planning authority, Cornwall Council, to determine the scope of the required SEA and whether it should also be subject to a Habitat Regulations Assessment (HRA).

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<sup>6</sup> <https://www.stnewlyneast-pc.org.uk/neighbourhood-plan>

- 5.11 It was the opinion of the Local Planning Authority<sup>7</sup> that both a SEA and HRA should be carried out because, *“based on the scale of development proposed and the sensitive nature of the environment in the Neighbourhood Plan area..... St Newlyn East and Mitchell Parish Neighbourhood Plan could have a significant impact on the environment and therefore, Strategic Environmental Assessment (SEA) is required. With regard to European Sites, we are unable to conclude that the Plan will not impact upon Newlyn Downs SAC, Penhale Dunes SAC and the Fal and Helford SAC and as such Appropriate Assessment (HRA) will also be required under the Habitats Regulations Directive. This view is confirmed by the consultation bodies”*.
- 5.12 The HRA was required because of the location of the Newlyn Downs SAC within the neighbourhood area and the relatively proximity (less than 10km) of a further seven European designated sites (SAC’s and SPA’s). An HRA<sup>8</sup> undertaken on the pre-submission version of the St Newlyn East and Mitchell Neighbourhood Plan found the Plan’s development policies not to affect the integrity of European sites *“due to the overarching provisions of Policy 22 within the Cornwall Local Plan and the Supplementary Planning Documents (SPD) for terrestrial, marine and estuarine sites”*. On the recommendation of the HRA, reference is made in association with policy NEM1 to the need for adherence to Policy 22 of the Local Plan.
- 5.13 The SEA<sup>9</sup> has evaluated the likely significant environmental effects as a result of the community’s preferred strategy, of controlled growth, alongside other reasonable alternative development strategies. The SEA has made clear that the community’s preferred growth strategy, will have environmental impacts both positive and negative. Notably, the strategy will have a likely significant negative effect because of the loss of good quality agricultural land.
- 5.14 The SEA has shown that *“reasonable alternative spatial strategy options”* would similarly impact both positive and negative on the environment and a focus on alternative greenfield sites for development would not reduce the likely negative environmental impacts.
- 5.15 The conclusion reached from the SEA is that the community’s preferred development strategy, as set out in the Neighbourhood Plan, is a suitable development option if the community is prepared to accept the loss of up to 6ha of greenfield land to provide more dwellings and grow the village population.
- 5.16 The opinion of the LPA was sought following revisions made for the Submission Version of the St Newlyn East and Mitchell Neighbourhood Plan. It confirmed<sup>10</sup> that a further SEA was not required.

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<sup>7</sup> Email from Planning Officer, Cornwall Council 19 July 2022

<sup>8</sup> <https://web-cdn.org/s/1221/file/neighbourhood-plan/HRA-Report-January-2023.pdf>

<sup>9</sup> <https://web-cdn.org/s/1221/file/neighbourhood-plan/SEA-Report-Jan-2023.pdf>

<sup>10</sup> Email from Planning Officer, Cornwall Council 5 May 2023



## 6. Vision, Aims and Objectives

### Establishing a Neighbourhood Plan Framework

6.1 The framework for the St Newlyn East and Mitchell Neighbourhood Plan comprises:

- a **vision** - for the long-term future of St Newlyn East Parish;
- the **aims** - that it is hoped the Plan can help achieve; and
- the **objectives** - that we expect the Plan to attain by the application of appropriate neighbourhood planning policies.

### Our Vision

6.2 A neighbourhood plan should set out a vision for the future of its neighbourhood. The vision should reflect a desired end state that is consistent with the values and overall priorities of the community. The vision statement (below) reflects the community's regard for the future of the area and purpose in preparing a neighbourhood plan to guide future development.

*A distinctive and attractive place to live, work and visit, with a community aware and engaged in achieving a more sustainable way of living.*

### The Aims and Objectives of the Neighbourhood Plan



6.3 A set of aims and objectives was agreed following consultation with the community. A draft set of aims and objectives based on the evidence including feedback from previous consultations, was the focus of a community consultation event in the Parish during August 2019<sup>11</sup>. The response received was generally positive and encouraging. As a result of the reaction and comments received from the community a few revisions were made to the aims and objectives. We believe the final set, overleaf, reflects the community's neighbourhood planning and development agenda. It is this agenda that underpins the policies in the St Newlyn East and Mitchell Neighbourhood Plan.

<sup>11</sup> <https://web-cdn.org/s/1221/file/neighbourhood-plan/St-Newlyn-East-Parish-NP-Aims-and-Objectives-Consultation-Re.pdf>

<b>Natural Environment and Countryside</b>	
<b>Aims</b>	<b>Objectives</b>
<b>Safeguard the character of local countryside</b>	<i>N1. Respect sensitive wildlife areas</i>
	<i>N2. Protect Cornish hedges, hedgerows, and woodlands</i>
	<i>N3. Limit acceptable development in the countryside</i>
	<i>N4. Negotiate renewable energy development</i>
<b>Support local agriculture</b>	<i>N5. Protect higher grade agricultural land</i>
	<i>N6. Encourage responsible farming practices</i>
	<i>N7. Facilitate acceptable forms of farm diversification</i>
<b>Encourage responsible public use of the countryside</b>	<i>N8. Protect and enhance existing public rights of way</i>
	<i>N9. Enable &amp; identify public access to the countryside</i>
	<i>N10. Support sustainable recreation and tourism activity</i>

<b>Built Environment</b>	
<b>Aims</b>	<b>Objectives</b>
<b>Strengthen the distinct character of the two main settlements</b>	<i>B1. Improve and enhance village centre environments</i>
	<i>B2. Support pedestrian priority measures</i>
	<i>B3. Reinforce role of the village centre of St Newlyn East</i>
<b>Safeguard heritage assets and the historic environment</b>	<i>B4. Respect local heritage assets</i>
	<i>B5. Ensure development enhances local character</i>
	<i>B6. Protect important local green spaces</i>
<b>Ensure development complements and enhances the existing built environment</b>	<i>B7. Prioritise brownfield sites and re-use of redundant buildings</i>
	<i>B8. Establish design standards, preferences &amp; sustainability</i>
	<i>B9. Promote use of natural boundaries</i>
<b>Facilitate sustainable growth in appropriate locations</b>	<i>B10. Restrict major development to appropriate locations</i>
	<i>B11. Identify preferred development sites</i>
	<i>B12. Ensure proper &amp; future proofing of access to new development</i>
<b>Promote sustainable development and sustainable living</b>	<i>B13. Encourage recycling and renewable energy use</i>
	<i>B14. Prioritise walking and cycling</i>
	<i>B15. Ensure flood risk is addressed properly</i>

<b>Housing</b>	
<b>Aims</b>	<b>Objectives</b>
<b>Enable agreed housing development strategy</b>	<i>H1. Set realistic housing targets</i>
	<i>H2. Influence the scale and type of housing development</i>
	<i>H3. Prioritise local housing needs</i>
	<i>H4. Maintain an appropriate housing mix</i>
<b>Promote high quality living environment</b>	<i>H5. Influence layout and access arrangements</i>
	<i>H6. Establish required standards of design and sustainability</i>
	<i>H7. Encourage a pedestrian-friendly environment</i>
	<i>H8. Ensure adequate provision for parking and servicing</i>

<b>Local Economy</b>	
<b>Aims</b>	<b>Objectives</b>
<b>Retain and support local employment activity</b>	<i>E1. Protect existing business premises</i>
	<i>E2. Support new business practices in specific areas</i>
	<i>E3. Assist homeworking</i>
	<i>E4. Encourage re-use of redundant buildings</i>
<b>Promote small-scale business development in suitable locations</b>	<i>E5. Promote local employment opportunities</i>
	<i>E6. Control impact of industrial/commercial activity</i>
	<i>E7. Ensure adequate access and servicing arrangements</i>

<b>Transport and Travel</b>	
<b>Aims</b>	<b>Objectives</b>
<b>Encourage sustainable transport use</b>	<i>T1. Support cycle routes for both villages</i>
	<i>T2. Facilitate electric vehicle charging point sites</i>
	<i>T3. Support improved public transport provision</i>
<b>Improve the transport network and local accessibility</b>	<i>T4. Prioritise walking and cycling</i>
	<i>T5. Support the provision of off-road parking</i>
	<i>T6. Address road safety issues</i>
	<i>T7. Improve the local road network and access</i>
	<i>T8. Reduce impact of the car in St Newlyn East village centre</i>

<b>Community Services and Facilities</b>	
<b>Aims</b>	<b>Objectives</b>
<b>Ensure amenities and infrastructure are adequate to meet the needs and demands of a growing and changing population</b>	<i>C1. Support the delivery of local services</i>
	<i>C2. Support provision of first-class electronic communication</i>
	<i>C3. Promote development of community facilities for Mitchell</i>
<b>Protect and enhance existing community facilities</b>	<i>C4. Identify key community facilities to be protected</i>
	<i>C5. Facilitate necessary improvements to existing facilities</i>
<b>Support local renewable energy initiatives</b>	<i>C6. Identify community owned renewable energy potential</i>

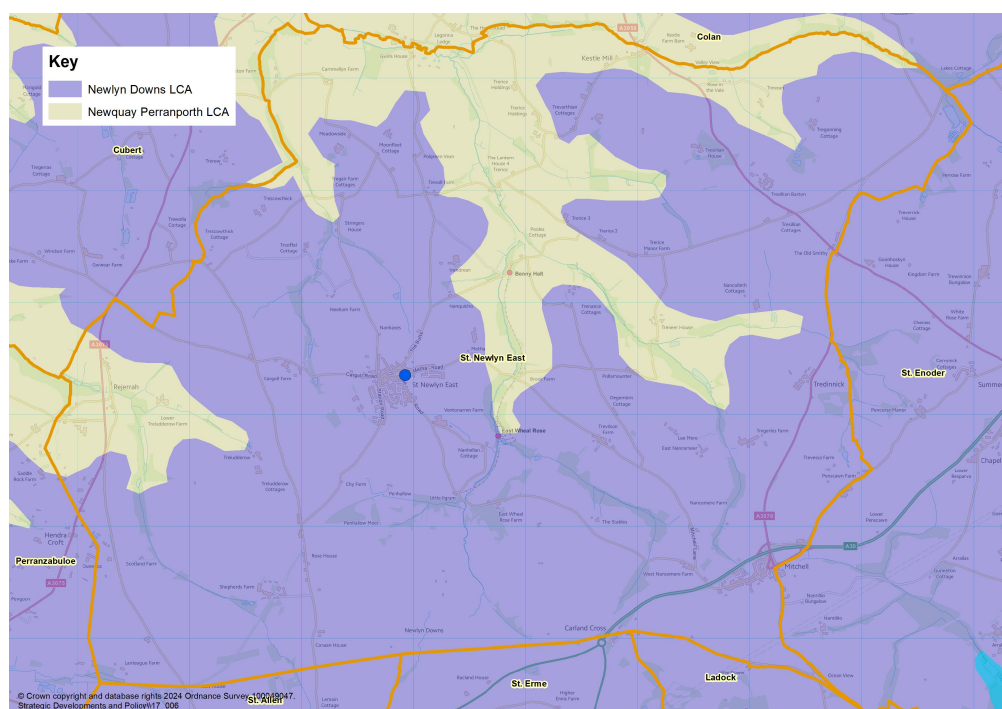
<b>Recreation and Sport</b>	
<b>Aims</b>	<b>Objectives</b>
<b>Protect and enhance local recreation provision</b>	<i>R1. Safeguard existing play and sports facilities</i>
	<i>R2. Ensure each settlement has adequate play space</i>
	<i>R3. Support new and improved outdoor facilities to meet changing demands</i>
	<i>R4. Facilitate provision of play areas for Mitchell</i>

## 7. Natural Environment and Countryside

### Overview

- 7.1 The countryside of the Parish has much worth for agriculture and great value as a habitat for the wide diversity of species that inhabit it. It is worthy of protection. It has been made clear through community consultations that we must safeguard the character of local countryside, support local agriculture, and encourage responsible public access and use of the countryside.
- 7.2 The neighbourhood area comprises two distinct character areas (see Map B). Much of the area is part of the Newlyn Downs Landscape Character Area (LCA). This is characterised as follows:
- Open, gently undulating plateau with shallow valleys, incised with minor river valleys
  - Medium to large scale broadly rectilinear fields of pasture or arable.
  - Low Cornish hedges and hedgerows
  - Significant area of Lowland Heathland
  - Woodland cover more prevalent in valleys, mainly broadleaved with Wet Woodland with limited mixed plantations
  - Dispersed settlement clusters with estate farms. Some nucleated settlements around enlarged medieval churchtowns
  - Prominent barrows on higher ground, numerous late prehistoric defended /enclosed farmsteads (rounds) and mining remains
  - A30 along the higher ground with associated development (roadside settlements)
  - Windfarms along the ridge line
  - Long views to the north and the coast
- 7.3 This area has an intrinsic, quiet rural character where the landscape is generally uncluttered. The core planning principles of the NPPF state that the planning system should recognise the intrinsic character and beauty of the countryside.

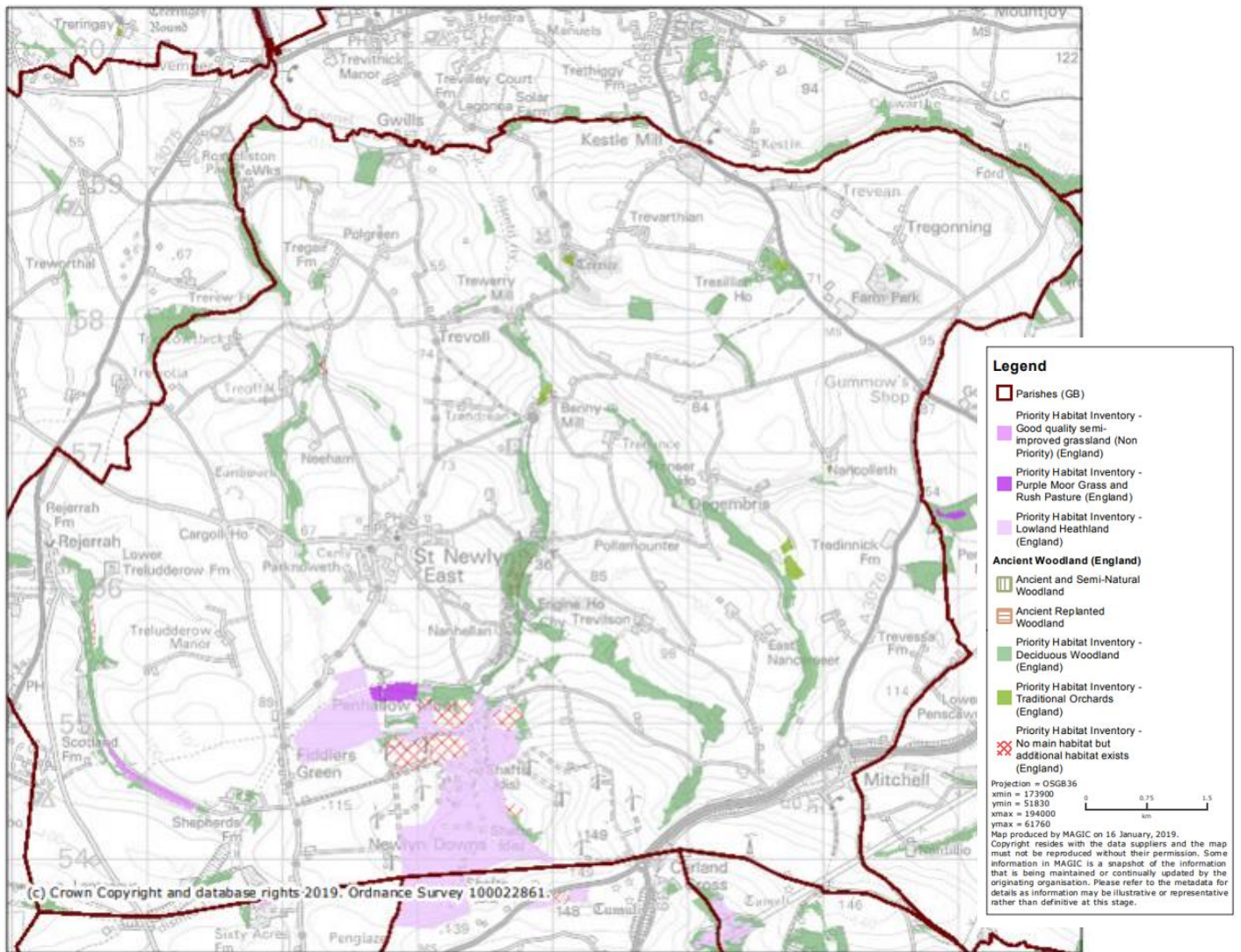
*Map B Landscape Character Areas*



- 7.4 The maritime influence on the Parish is reflected by the north part of the Parish being categorised as part of Newquay and Perranporth Coast LCA, mainly because of its narrow valleys and streams flowing seawards. The key landscape characteristics of this LCA area that extends to the sea are summarised as:
- Gently undulating north-west facing coastal shelf dissected by small streams with narrow valleys to the sea
  - Open and exposed landscape with little tree cover
  - Extensive areas of rough ground, scrub, and sand dune systems
  - Small to medium scale field pattern
  - Large settlements based on tourism and other clustered settlements with small or estate farms
  - Caravan and campsites scattered across the coast and hinterland
  - Tourist signage and other features on roads
- 7.5 The area offers a range of wildlife habitats. Much of the river valleys that dissect the Parish are recognised as county wildlife sites, which need to be afforded protection from development (see Map C). These are the most significant areas of semi-natural habitat in Cornwall outside statutory protected sites such as Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs).
- 7.6 An extensive area of 115ha. south of the village of St Newlyn East is a designated SSSI and SAC. Comprising 90% heath and scrubland, Newlyn Downs has the largest area in Cornwall of heath that is rich in Dorset heath *Erica ciliaris*. The area needs protecting and demands regular maintenance because of invasive scrub, grazing, hydrological issues, and public access resulting in disturbance, fly tipping and occasional uncontrolled fires.
- 7.7 Most of the agricultural land is rated no higher than Grade 3, good to moderate quality for agriculture. The highest rated agricultural land in the Parish just happens to be on the periphery of the two villages, where development pressure is highest. Both St Newlyn East and Mitchell are surrounded by Grade 2 land, which is regarded as being very good quality agricultural land, *“land with minor limitations that affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown”*.
- 7.8 Flood risk in the area is relatively low at present. Flood zone three, the higher risk areas, is restricted to the Lappa Valley. The other stream courses of the area are generally regarded as being of low flood risk.
- 7.9 Wind farm development has been a recent phenomenon, taking advantage of the higher exposed countryside in the area. Whilst there has been relatively little opposition to date, in the interests of furthering renewable energy use, the community has expressed the opinion that the landscape has probably been impaired enough by the array of large wind turbines at Carland Cross.
- 7.10 The recently adopted Cornwall Climate Change Emergency DPD includes a policies map identifying broad areas that may be suitable for wind energy. Policy RE1 of the DPD recognises that the Neighbourhood Plan could allocate land for wind energy development. However community consultations in association with the Neighbourhood Plan have demonstrated that there seems little appetite for further large-scale developments without a major community and environmental payback. For this reason no specific areas of land are identified in the Neighbourhood Plan as being acceptable for wind farm development.



Map C Wildlife Habitats



**Policy No. NEM1      Protecting the Natural Environment**

**Development proposals should have no significant adverse effect on the integrity or continuity of landscape features and habitats of importance for wild flora and fauna. Development must contribute to and enhance the natural environment by providing a minimum of 10% biodiversity net gain, in line with the Local Plan and national policy. The mitigation hierarchy must be followed. Where mitigating measures are unavoidably required for development to be acceptable within its landscape setting, appropriate landscaping should be employed to mitigate the impact of the development. Such measures must include the use of appropriate planting which can enrich the biodiversity of the area such as trees and other plants native to the local area.**

**All development within the neighbourhood area must adhere to Policy 22 of the Local Plan and provide contributions per dwelling with regards to the mitigation of recreational pressure on Penhale Dunes SAC and Fal & Helford SAC, in line with the European Sites Mitigation SPD (2021) or any subsequent document.**

- 7.11 The Neighbourhood Plan is about future land use planning. Most of its policies are aimed at encouraging and facilitating good sustainable development. However, it is vital to balance the needs of development with maintaining a resilient natural environment for both wildlife and people, particularly in a rural parish such as St Newlyn East, where most parishioners live very close to the countryside, with its many and varied habitats.
- 7.12 New development has the potential to impact for bad and good on the natural environment. New development that is done properly can benefit wildlife, typically by creating new habitats or providing resources to manage previously neglected wildlife sites. However, when done badly, development can have a significant negative effect on important habitats and species.
- 7.13 Parts of the countryside are protected by Local Plan Policy 23 ‘Natural Environment’, which says that “*development likely to adversely affect locally designated sites.... will only be permitted where the need and benefits of the development clearly outweigh the loss and the coherence of the local ecological network is maintained*”. Map C indicates however that whilst much of the Parish is not covered by either statutory or non-statutory wildlife designations, it still has significant wildlife value that should also be protected.
- 7.14 We are not opposed to development per se in the countryside. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, which should include “*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*” (NPPF para. 185). Policy NEM1 is supportive of development as long as it conforms generally with the policies in the Local Plan relating to development in the countryside and it is shown that the development proposed will not cause significant and unacceptable harm to key landscape features and characteristics, but rather provide net gains for biodiversity, including helping establish coherent ecological networks and corridors. The recently adopted Cornwall Climate Change Emergency DPD requires all development proposals (with few exemptions) to provide a minimum of 10% biodiversity net gain.

**Whenever possible, development proposals must retain and incorporate trees, woodland, hedgerows, and Cornish hedges which contribute to the character of the landscape, settlements, nature conservation, local amenity, or environmental character of their surroundings.**

**Wherever possible and appropriate, development proposals should include provision for additional planting of trees and hedges to enhance the landscape character of the immediate area and wider parish.**

- 7.15 Policy NEM2 places protection on trees, woodlands and hedgerows that are regarded as key features in the landscape, an essential part of the rural character of area and/or very important wildlife habitats.
- 7.16 Cornish hedgerows prevail, but mature trees are few on higher ground due to exposure and the close flailing of hedges. There is some woodland, mostly wet woodland, in the valleys with small areas of wetlands with Fens. Together they make a significant contribution to the landscape character of the area.
- 7.17 Cornish hedges are protected by the law. Similarly, hedgerows are protected, by the Hedgerow Regulations 1997, which allow the local planning authority to offer protection to hedgerows that are considered valuable because of their historical, cultural, ecological and landscape characteristic.
- 7.18 Policy NEM2 regards all hedgerows and trees whether in the countryside or the settlements, as having environmental value. Development proposals should avoid damage or loss of existing hedgerows and trees and incorporate them in the new development. Where development results in the unavoidable loss of trees or hedgerows, proposals must provide for appropriate replacement planting on the site, or as close as possible to it, together with a management plan for the ongoing care and maintenance of that planting.
- 7.19 The LCA management guidelines for the wooded areas are to encourage woodland management, in particular the wet woodland in the valleys, as well as further planting to extend the tree cover. The loss of woodlands would not just harm the character of the area. Many are important wildlife habitats, and, as Map C shows, several of the wooded valleys are regarded by Natural England as 'priority habitats'. The NPPF (paras. 185 and 186) says we should be promoting the preservation, restoration, and re-creation of priority habitats; and development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are wholly exceptional reasons.
- 7.20 The NPPF para. 136 highlights that trees not only make an important contribution to the character and quality of urban environments, but they can also help mitigate and adapt to climate change. In accordance with policy NEM2, new roads should be tree-lined (unless there are compelling reasons why this would be inappropriate), and opportunities should be taken to incorporate trees elsewhere in developments (such as parks and community orchards). Advice on what are the right trees and the right places to plant them should be taken from the local planning authority and the highways authority.

Where planning permission is required, the conversion of existing agricultural buildings for business or business-related purposes will be supported where it supports the continued viability of the farming business and where the proposal can demonstrate that there would be:

- a) no harmful impact upon the surrounding rural landscape;
- b) no unacceptable conflicts with agriculture and other land-based activities;
- c) no harmful impact on the local road network;
- d) no harmful impact on the amenities of neighbouring residents or businesses; and
- e) no significant requirement for rebuilding or extending the building; and
- f) where the building remains an ancillary part of the existing agricultural business.

- 7.21 Agriculture is still important to the Parish. We wish to ensure that farming continues to prosper, not least because it will help to maintain the historic landscape we cherish. The NPPF (para. 88) says *“planning policies and decisions should enable the development and diversification of agricultural and other land-based rural businesses”*.
- 7.22 Whilst we will continue to resist major development in the countryside, we are prepared to facilitate small-scale change in the interests of ensuring that farming remains viable, and the use of farmland and buildings is compatible with the local landscape.
- 7.23 Policy NEM3 facilitates the conversion of existing agricultural buildings for business or business-related purposes where diversification is in the interest of ensuring the continued viability of a farming business. Such conversions should not lead to the permanent change of use of agricultural buildings to dwellings or uses that are not compatible with their farm setting.



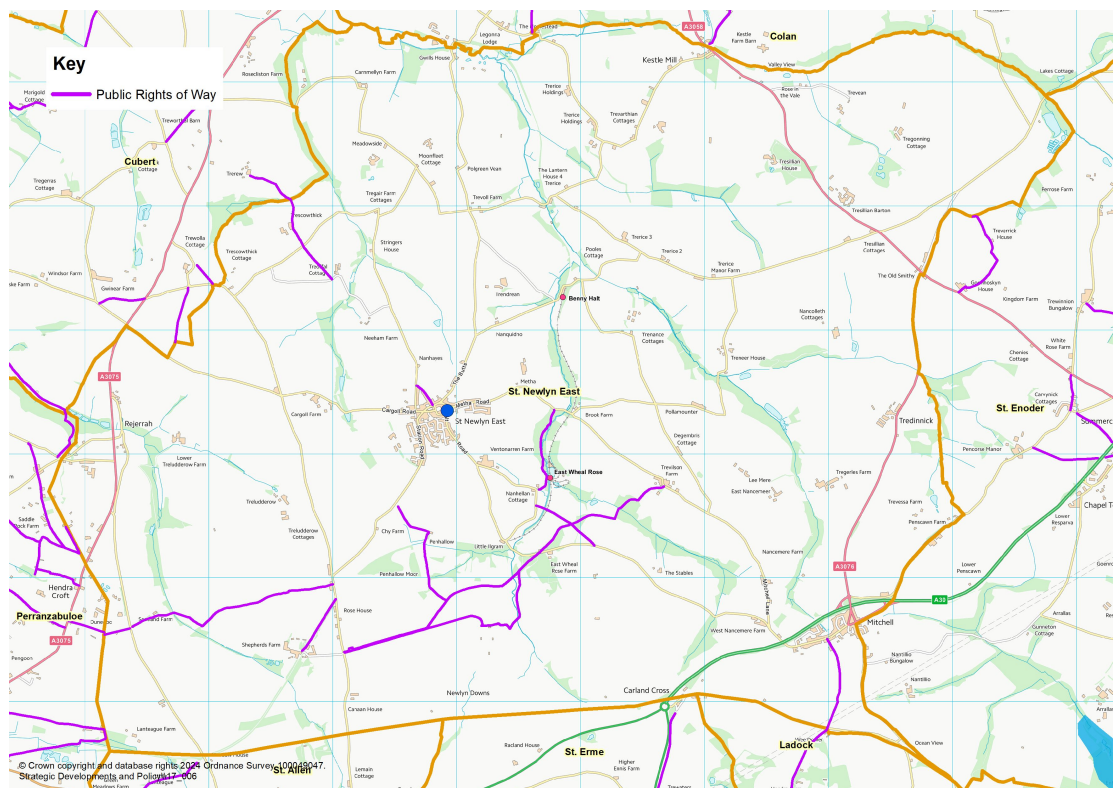
**Public rights of way, shown on Map D, should be protected from development.**

**Where a planning proposal affects an existing public right of way, public access must be maintained. Any changes to the route must be agreed and approved as part of the planning approval process. Any replacement route must offer the same or better access than the previous route.**

**The improvement and enhancement of the existing rights of way network will be supported where the proposal will protect and enhance existing wildlife corridors and historic features.**

- 7.24 The Parish has a limited network of public rights of way (see Map D).
- 7.25 The NPPF (para. 104) says “*planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users*”. Community Consultation has confirmed that there are opportunities for improvements to be made to public rights of way in the interests of accessibility, but it has also reminded us that many of the routes are significant wildlife corridors. The process of maintaining public access should be managed carefully.
- 7.26 Policy NEM4 is generally supportive of improvements and enhancements to the network. It is important however that any changes should be done in a way that cause least harm to local ecology and includes measures that will help enhance biodiversity.

Map D Public Rights of Way





**Proposals to facilitate and enhance informal recreational activities and access to the countryside or to create safe walking and cycling routes will be supported provided they demonstrate, through an ecological and landscape assessment and/or Planning Statement that they:**

- a) do not harm recognised local ecological and geological features and habitats;**
- b) will have no adverse impact on landscape character or such impacts can be satisfactorily mitigated; and**
- c) they would not have a significant adverse impact on other land uses in the vicinity; or**
- d) an acceptable mitigation proposal is agreed and approved through the planning process.**

- 7.27 Given the paucity of statutory footpaths in the Parish, providing ways to provide additional access to the countryside for informal leisure and recreation purposes is a priority. However this should not be done at a cost to precious wildlife habitats and corridors.
- 7.28 Policy NEM5 is supportive of the development of footpaths and/or cycle routes in the countryside and the creation of public rest and viewing areas and picnic sites as long as they can be integrated into the landscape in a way that has minimum impact on its setting and the character of the area.
- 7.29 We expect any new incursions into the countryside to avoid the most sensitive areas and there should be a net gain in biodiversity as a result of any such development. Guidance on how to achieve a net gain is available from Cornwall Council in its Biodiversity Guide SPD<sup>12</sup>.

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<sup>12</sup> <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/cornwall-planning-for-biodiversity-guide/>

**Proposals for the development and expansion of tourism-related businesses will be supported providing that:**

- a) the scale of development is generally small and proportionate to existing activity and the immediate locality;**
- b) the potential impact on nearby residential properties is acceptable having regard to potential noise and disturbance;**
- c) they do not have a significant adverse impact on landscape character, but where such impacts are unavoidable, they will satisfactorily be mitigated through appropriate design, landscaping, planting, and visual screening; and**
- d) traffic, access, and highway issues are satisfactorily addressed.**

- 7.30 We reside in a part of the county that has substantial tourist appeal, and the Parish is very handily placed close to the A30 and not far from the coast and the resort areas of Newquay and Perranporth.
- 7.31 We are resistant to the development of large tourism facilities within the Parish, which would undoubtedly impact adversely on the inherent rural character of the area. Moreover, the Parish does not have the infrastructure necessary to accommodate additional large tourism developments. We are however content to support the development of small-scale tourism accommodation and facilities to meet the demand from visitors who wish to enjoy the countryside and natural environment of the area. This is consistent with the approach advocated in the NPPF (para. 88) of enabling sustainable rural tourism that respects the character of the countryside.
- 7.32 Sustainable tourism is a commitment to having a low impact on the surrounding environment and community by acting responsibly while generating income and employment for the local economy and aiding social cohesion. Rather than a type of product, sustainable tourism is an ethos that should underpin all tourism activities and be reflected in all aspects of tourism development and management, and not just an add-on. This means it should be small in scale, sympathetic to the rural character of the area and non-intrusive. Uses which require extensive tracts of land and the construction of many buildings and/or other structures, are not considered appropriate.
- 7.33 Policy NEM6 supports small-scale development for tourism-related businesses that enable visitors to enjoy the tranquillity of life in rural Cornwall, much as it has been for many years and which this Plan strives to safeguard.

## 8. Built Environment

### Overview

- 8.1 The settlements of the Parish are predominantly buildings constructed before 1945. Both villages have a designated Conservation Area at its heart. There are 55 buildings and other structures at Mitchell that are 'listed' by Historic England; and 76 at St Newlyn East, including four that are grade I and two grade II\*. There are other listed structures scattered throughout the neighbourhood area.
- 8.2 Both villages have a rich history. Mitchell was a medieval village that once straddled the main road through the county. It has always been a small linear settlement but does have the distinction of being the smallest 'rotten borough' in England, which from 1547 until 1832, elected two members of Parliament. The village of St Newlyn East was first recorded in 1311. It grew up around the Norman Church of St Newlyna. The settlement grew gradually as a local market centre until mining became the predominant part of the economy in the 19<sup>th</sup> century. The village of St Newlyn East is a recognisable type of Cornish industrial settlement but unusual for Cornwall, its transformation from rural churchtown occurred in a very short period (1840-1870) and is associated with lead and silver.
- 8.3 The historic environment is a major contributor to the character of the area and its heritage assets should be recognised and protected. The area's mining history should be celebrated. The Neighbourhood Plan includes policies that safeguard heritage assets and the historic character of the built-up area, including its spaces.
- 8.4 Consultation with the community has confirmed that a planned approach to growth is supported, as long as it satisfies a local need, safeguards the character of the built and natural environment, and contributes significantly to the sustainability of the area. New development should:
- strengthen the distinct character of the two main settlements
  - protect heritage assets and the historic environment
  - complement and enhance the existing built environment
  - occur in appropriate locations
  - promotes sustainable living
- 8.5 The general community consensus is that the village of St Newlyn East should be the focus of most new development. Any further development at Mitchell should be limited to that which is needed, is appropriate to the location and will not exacerbate the infrastructure issues. Development at the other small settlement areas of the area should be treated as development in the countryside and suitably restricted.
- 8.6 The local planning authority is responsible for determining the role the Parish should play in the socio-economic life of this part of the county, and the contribution it should make to meeting strategic development targets. It was confirmed by Cornwall Council in 2021 that the Local Plan targets for residential and employment-related development for the area between 2010-2030 had been achieved. Therefore, there is no obligation on the Neighbourhood Plan to 'accommodate' further 'strategic' development. However, it is accepted that developers will continue to have an interest in the area and there are local needs which may best be met by new development. It is also recognised that a certain level of growth through new development could help meet the need for improved infrastructure and help improve the long-term sustainability of the area.

- 8.7 For these reasons the Neighbourhood Plan has allocated several sites for development. These sites have been identified following a thorough site assessment process carried out for us by independent consultants<sup>13</sup> and subsequent consultation with the community, landowners, and the local authority. This approach is consistent with the Local Plan. The CNA Section of the Local Plan states that *“the [Cornwall] Council will support the preparation of Neighbourhood Plans as a way of planning for the needs of these areas”*.

## Our Neighbourhood Plan Policies and their Explanation/Justification

### Policy No. NEM7

### Local Heritage Assets

**Development proposals affecting designated and non-designated heritage should be accompanied by an appropriate assessment which sets out the significance of the asset (including its setting) and the impact of the proposal upon its significance. Applications will be determined strictly in accordance with national policy and guidance and the development plan.**

**The development of any of the sites identified in Policy NEM11 must carefully and comprehensively consider any heritage assets on the site and within the setting of the site in line with the NPPF and policy 24 of the Cornwall Local Plan: Strategic Policies.**

**Development proposals for sites identified in Policy NEM11 should be accompanied by proportionate historic environment heritage impact assessments including the archaeological potential of the sites, identifying the significance of heritage assets that would be affected by the proposals (including their settings) along with any potential archaeological remains, and the nature and degree of those effects, demonstrating how any harm would be avoided, minimised, or mitigated. Where appropriate, development should take opportunities within the setting of any heritage assets to better reveal their significance.**

- 8.8 The NPPF (paras. 195 and 196) says we should recognise that heritage assets are *“an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”*. We should *“set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats”*.
- 8.9 The ‘listed’ buildings and structures in the Parish are afforded statutory protection by way of listed building consent, which is required for all works of demolition, alteration or extension to a listed building that affect its character as a building of special architectural or historic interest. They are also subject to Local Plan Policy 24, which gives great weight to the conservation of Cornwall’s heritage assets. It states: *“any harm to the significance of a designated or non-designated heritage asset must be justified”*.

<sup>13</sup> <https://web-cdn.org/s/1221/file/neighbourhood-plan/Site-Analysis-Report-Feb-2020.pdf>

- 8.10 Policy 24 of the Local Plan does recognise the significance of designated and non-designated assets. The historic cores of both villages are designated as conservation areas (see Maps E and F), recognising their special architectural and historic interest, and provides them with a significant degree of protection.
- 8.11 Policy NEM7 is intended to ensure that the full range of local heritage assets throughout the Parish are recognised and provided with some protection from inappropriate development. On the advice of Historic England and Cornwall Council<sup>14</sup> it requires development proposals relating to land allocated in the Neighbourhood Plan for development to consider the potential impact of the development on local heritage assets and include safeguarding measures in accordance with NPPF paras. 200-203.
- 8.12 The List of statutory-protected buildings and structures is maintained by Historic England. There are other buildings and structures in the Parish, beyond those that are statutory listed, that have a local heritage value and are highly regarded. There are still several dwellings surviving from the pre-industrial era, examples of the Cornish Row<sup>15</sup>, miners' cottages, and other features associated with a 19<sup>th</sup> century industrial settlement.
- 8.13 As a community, we wish to ensure that these are recognised and afforded an appropriate level of protection. The Parish Council will establish a Schedule of Local Heritage Value that provides names and details of heritage assets regarded by the community as having significant heritage value, despite not being statutorily listed. This was recommended by the Cornwall Industrial Settlements Report in 2004<sup>16</sup> as a way of strengthening *“Local Plan commitments to prevent proposals that would harm the historic heritage of the village and guide development and promote change that will preserve and enhance the character of the village”*. The entries on the Schedule of Local Heritage Value should be subject to policy NEM7.
- 8.14 The Schedule of Local Heritage Value will be regularly updated, and its entries submitted to Cornwall's Historic Environment Record (HER).

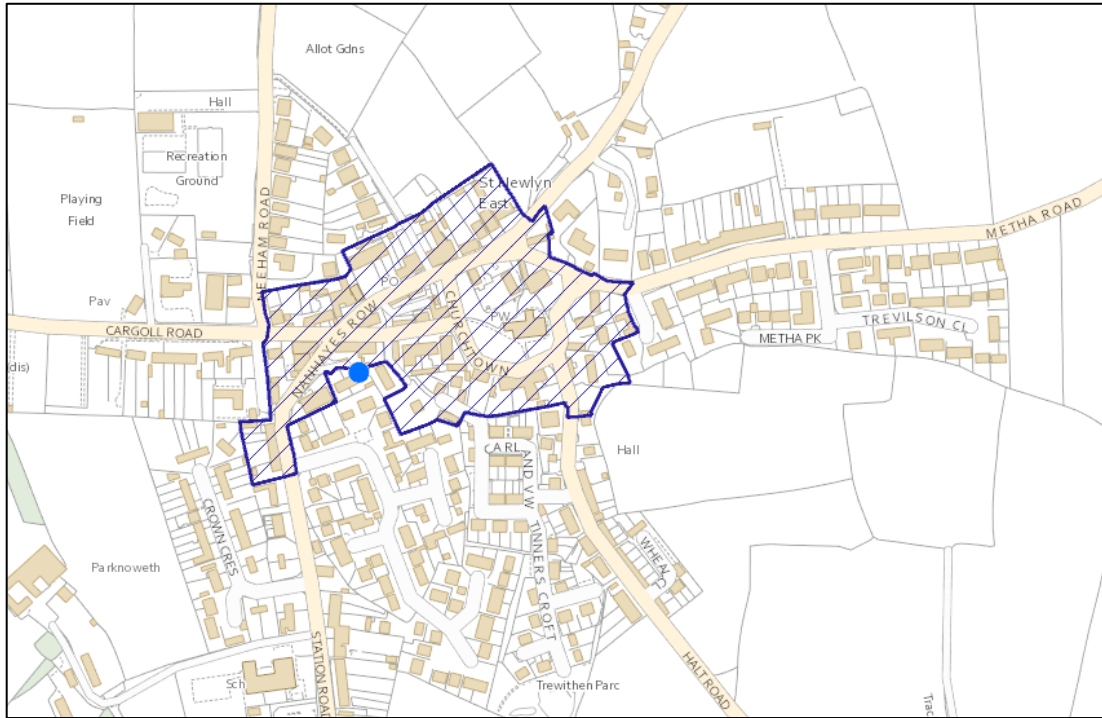
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<sup>14</sup> <https://web-cdn.org/s/1221/file/neighbourhood-plan/St-Newlyn-Heritage-Statement-Site-Allocations.pdf>

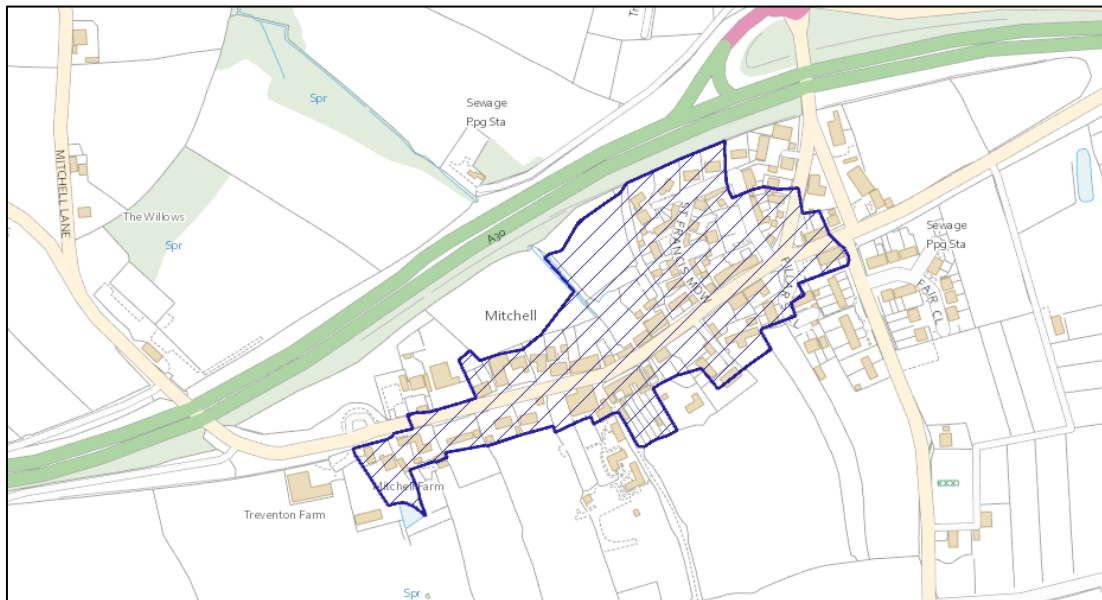
<sup>15</sup> *“The ubiquitous Cornish row is different in character to a proper terrace, by and large a 20th century phenomenon in Cornwall, in that it is made up of individual cottages looking superficially similar in size and detail, but often with widely varied date and details in the use of material, width, accommodation, window shape and so on.”*  
Conservation Area Partnership, Cornwall Industrial Settlements Initiative, Newlyn East, Bridget Gillard, Historic Environment Service and the Cahill Partnership, 2004

<sup>16</sup> Conservation Area Partnership, Cornwall Industrial Settlements Initiative, Newlyn East, Bridget Gillard, Historic Environment Service and the Cahill Partnership, 2004

Map E St Newlyn East Conservation Area



Map F Mitchell Conservation Area

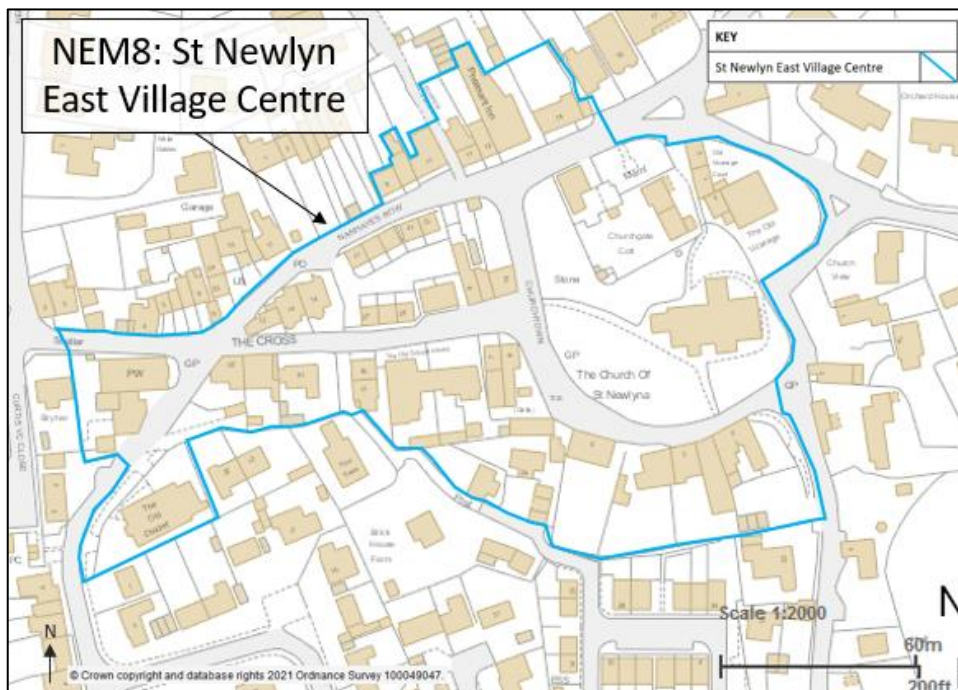




**Proposals within St Newlyn East village centre, as defined on Map G, that enhance the public realm or diversify and enhance the range of local shops, services and community facilities and create jobs, strengthening the role, function and vitality of the village centre will generally be supported.**

- 8.15 The church of St Newlyna stands tall, marking the centre of St Newlyn East village, encircled by an historic road network along which, in bygone days, shops and businesses were lined. There is little evidence now of the strong nineteenth century commercial character of St Newlyn East village. This is partly due to the demolition of the shops that were located on the corner of Churchtown and Halt Road but mainly reflects the transitory nature of the local businesses. Most of the village shops were in the front rooms of houses and cottages, and the majority of these have seamlessly converted back to domestic use. A commercial heart to the village remains with presence of a butcher, general store, the Pheasant Inn, and a post office service (based at the Wesley Hall), all in relatively close vicinity to each other.
- 8.16 The NPPF (para.97) encourages us to “*plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments*”.
- 8.17 It is the purpose of policy NEM8 to protect and, if possible, enhance the role of the central area of the village of St Newlyn East as the beating heart of the community. A sustainable community needs local facilities and services. A sustainable community needs places to congregate and socialise. The Parish Plan (2009) provides evidence that the community has long had hopes for a regular farmers’ market, a mobile or part-time health facility and a café.
- 8.18 The area defined on Map G is recognised as the ‘centre’ of the village of St Newlyn East. Within or adjoining this area, we would welcome proposals for the provision of community facilities on permanent or temporary basis, through change of use or shared spaces, if the historic character of the village centre is unharmed.

*Map G St Newlyn East Village Centre*



**Development should be well designed to fit in with the local area and contribute to creating a strong sense of Place.**

**New development will be required to demonstrate a high quality of design, use of materials and detail which respect the heritage and character of its setting and have regard to the prevailing scale, massing, and density in the locality.**

**Extensions and alterations to buildings will be supported so long as they complement and enhance the main building and its setting.**

**Replacement of any building will only be supported if the proposed development makes a positive contribution to the character of the area.**

**Boundary treatments for new and amended curtilages should reflect that prevailing in the surrounding area.**

**All development proposals should consider the need to design out crime, and disorder to ensure ongoing community safety and cohesion.**

- 8.19 The NPPF places great emphasis on well-designed places. NPPF (para. 135) states *“planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; .... are sympathetic to local character and history, including the surrounding built environment and landscape setting”*.
- 8.20 The overall character of both our villages is special and must be safeguarded. At St Newlyn East there are still many remnants of the village’s pre-industrial years, including cottages built from cob; and the miners’ cottage row is still a major housing type. At Mitchell, the 16<sup>th</sup> century coaching inn remains, as do several of the 18<sup>th</sup> century cottages. Developments in the 20<sup>th</sup> century added to the diversity of types and styles that we see today.
- 8.21 Community consultation in 2018 focussed on design, character, quality, and place. Interest was high. It was made clear by the community that care needs to be taken to ensure that new development made a positive contribution to the character and appearance of the area. The call was not for uniformity but for a variety of designs, sizes, and style of houses reflecting existing diversity of built forms in the villages. One of the defining characteristics of St Newlyn East is its enclosed streets because buildings are sited adjacent to the highway. This strong sense of enclosure is a positive attribute that should be taken account in planning for new development of the nature proposed.
- 8.22 In 2004 a study of the character of St Newlyn East<sup>17</sup> recommended that to protect the essential character of the village we should:
- Recognise back-land areas and rear lanes as an important aspect of character
  - Prepare site-specific design guidance for the village
  - Undertake a full survey of existing trees and ornamental landscapes with appropriate protection measures
  - Promote restoration/enhancement schemes to enhance some of Newlyn East’s important focal points
  - Provide interpretation of the villages, and other promotional initiatives

<sup>17</sup> Conservation Area Partnership, Cornwall Industrial Settlements Initiative, Newlyn East, Bridget Gillard, Historic Environment Service and The Cahill Partnership, 2004

- 8.23 The purpose of policy NEM9 is to ensure that the suitability and quality of design, construction and finish are recognised as important facets of sustainable development. *“Well-designed places and buildings are influenced positively by the history and heritage of the site, its surroundings, and the wider area, including cultural influences..... Today’s new developments extend the history of the context. The best of them will become valued as tomorrow’s heritage, representing the architecture and placemaking of the early 21st century.”*<sup>18</sup> (National Design Guide, 2021)
- 8.24 To provide maximum clarity about design expectations at an early stage, Cornwall Council is publishing design guides or codes that are consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Developers will be expected to demonstrate how they have taken into account the guidance from the local planning authority and applied it to the local situation in St Newlyn East Parish.

Policy No. NEM10	Local Green Spaces
<b>The areas listed below, and shown on Maps H and I, are designated ‘Local Green Spaces’:</b>	
<ol style="list-style-type: none"> <li>1. Preaching Pit</li> <li>2. Allotments, Neeham Road</li> <li>3. War Memorial</li> <li>4. St Newlyna Churchyard</li> <li>5. Play Area, Mitchell</li> <li>6. Play Area, St. Francis Meadow</li> </ol>	
<b>Inappropriate development* on any of the areas listed above will not be supported except in very special circumstances.</b>	
<b>* Ref paragraphs 107 and 152 of the NPPF 2023</b>	

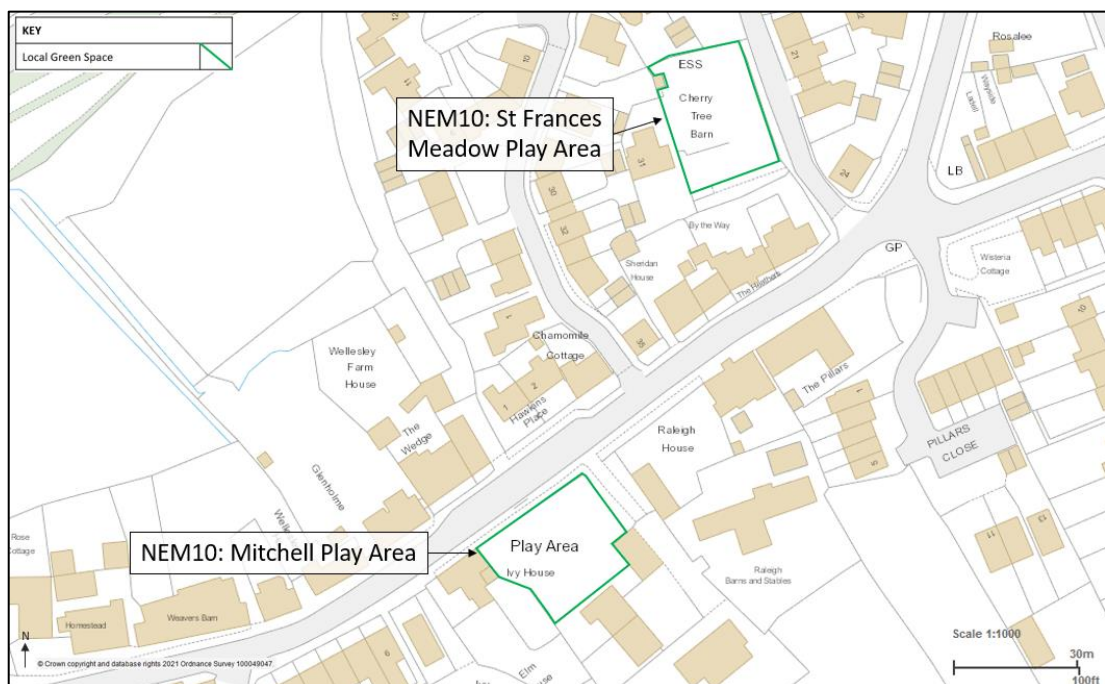
- 8.25 The NPPF (para. 105) gives us the right to designate amenity and recreation areas that are highly regarded, as ‘local green spaces’ and give them protection for current and future generations via policies in the Neighbourhood Plan.
- 8.26 Several locations (see Map H and I) have been assessed as meeting the required criteria (of para. 106 of the NPPF). They have been designated as ‘Local Green Space’ in recognition of their importance to the amenity and vitality of the neighbourhood and to protect them for the enjoyment and appreciation by local people and visitors (see the Local Green Space Assessment Report<sup>19</sup>).
- 8.27 Five sites are designated as Local Green Space and subject to policy NEM10. Development on sites designated as local green space should be limited to that which is deemed appropriate by being ancillary to its existing recreation or amenity use or in exceptional circumstances. Such circumstances will not exist unless the potential harm to the designated space by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations such as where the public benefit would clearly outweigh the loss. In these instances, the area of local green space to be lost should be replaced by alternative green space that will benefit the community and the area.

<sup>18</sup> National Design Guide, MHCLG, 2021 <https://www.gov.uk/government/publications/national-design-guide>

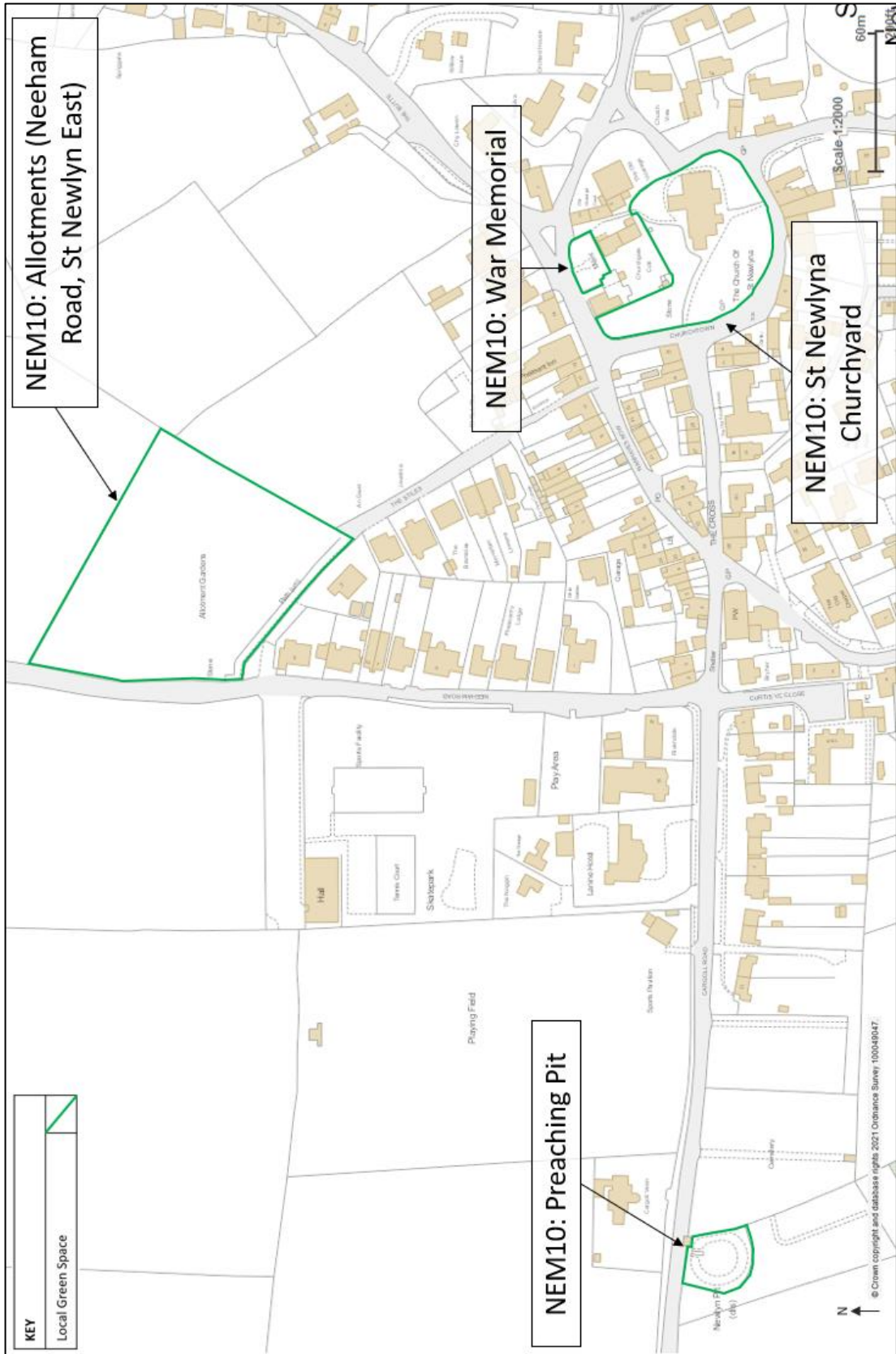
<sup>19</sup> <https://web-cdn.org/s/1221/file/neighbourhood-plan/Local-Green-Space-Assessment-Report.pdf>

- 8.28 **The Preaching Pit** on Cargoll Road is a place of cultural and historical interest to the Parish. It is a grade II listed feature whose origins go back to the 18<sup>th</sup> century. The Parish Council has taken over the lease, and it is now run by a Management Committee. With seven tiers of seating and a capacity of up to 2,000 people, the Pit is available for concerts, shows, plays etc.
- 8.29 **The Allotments** situated on Neeham Road in St Newlyn East are managed by the St. Newlyn East Allotment Society. The 0.9ha. site with some 30 plots, is currently leased up until 2035 by the Parish Council. There is waiting list for plots.
- 8.30 The **War Memorial** on the Butts, St Newlyn East is a freestanding stone in a garden setting. It is dedicated to the fallen in the 1<sup>st</sup> World War with an additional plinth listing those who died during the 2<sup>nd</sup> World War. It is the focus of an annual service of commemoration. The site is well-tended and contributes significantly to the visual amenity of this part of the village centre.
- 8.31 **St Newlyna Churchyard** is now laid out as a parkland surrounding the Parish Church of St Newlyna, a grade II\* listed building dating back to the 12<sup>th</sup> century. The green space provides a suitable setting for the Church and a place for quiet contemplation at the heart of the village.
- 8.32 **Mitchell Play Area** is situated in the heart of the village. It is one of the few outdoor places in the village where families with young people can meet and play. It has been refurbished by the Parish Council in the last five years.
- 8.33 **Play Area, St. Francis Meadow, Mitchell** has recently been transferred to the Parish Council. This is a neighbourhood area of open space, with a table tennis and a small piece of play equipment on it. There are plans to install a further piece of multi-use of play equipment on the site.

Map H Local Green Space, Mitchell







**The following sites, as shown on the Proposals Maps J and K, are allocated for development:**

**For residential purposes:**

- Land off Halt Road, St Newlyn East
- Land at Chapel Terrace, Mitchell

**For community purposes**

- Land at Four Winds, Mitchell

**Support for development proposals on each of the allocated sites will be subject to them satisfying the criteria set out in their respective Neighbourhood Plan policy, conforming to other policies in the Neighbourhood Plan and demonstrating how they have applied the principles and policy requirements of the Cornwall Climate Emergency DPD<sup>20</sup>.**

- 8.34 The Parish Plan recognised the need for a long-term plan for the development of the built environment in the Parish, and for the preservation of its rural community. It saw great benefit in pro-actively identifying areas within the Parish for further development to address demand for housing, community facilities, and commercial/industrial development. To support the long-term sustainability of our community, it was accepted that the next generation will need places to live, work, and play in the Parish. The Parish Plan called for a longer-term plan for the development of our built environment. Priority for development should be those brownfield sites within the existing settlement areas. However it was recognised that the process of identifying development sites would need to be extended to include greenfield sites that in the long term may be appropriate to develop. In doing so the Parish Plan made plain that the infrastructure implications including walking routes to essential services would need to be taken fully into account.
- 8.35 The Neighbourhood Plan has provided the opportunity to deliver on the objectives and actions of the Parish Plan. Over several consultations the community has confirmed that moderate growth is acceptable at the right locations, as long as it increases sustainability by delivering significant community benefits.
- 8.36 We have been encouraged by the NPPF (para. 71) to *“give particular consideration to the opportunities for allocating small and medium-sized sites suitable for housing in their area”*. In 2019 a call for sites was made and a comprehensive assessment was made of available land in the Parish to consider the developability of sites (for housing and other uses) and their likely impact on sustainability. Included in the assessment were several sites that the community had already indicated may be appropriate development locations.
- 8.37 The Site Assessment Study<sup>21</sup> confirmed that the community’s preferred long-term sustainable development strategy was achievable. The allocation of sites for development within the plan period will increase housing options by widening the mix of dwellings; provide more local job opportunities; and enable the first stage of a road to take vehicular traffic away from village centre.
- 8.38 As a result of the site assessment work and our growth strategy, the sites named in policy NEM11 are allocated for development within the plan-period subject to satisfying the conditions and criteria set out in site-specific policies in this Neighbourhood Plan. Policy 3

<sup>20</sup> <https://www.cornwall.gov.uk/media/uxgjk4jn/climate-emergency-dpd.pdf>

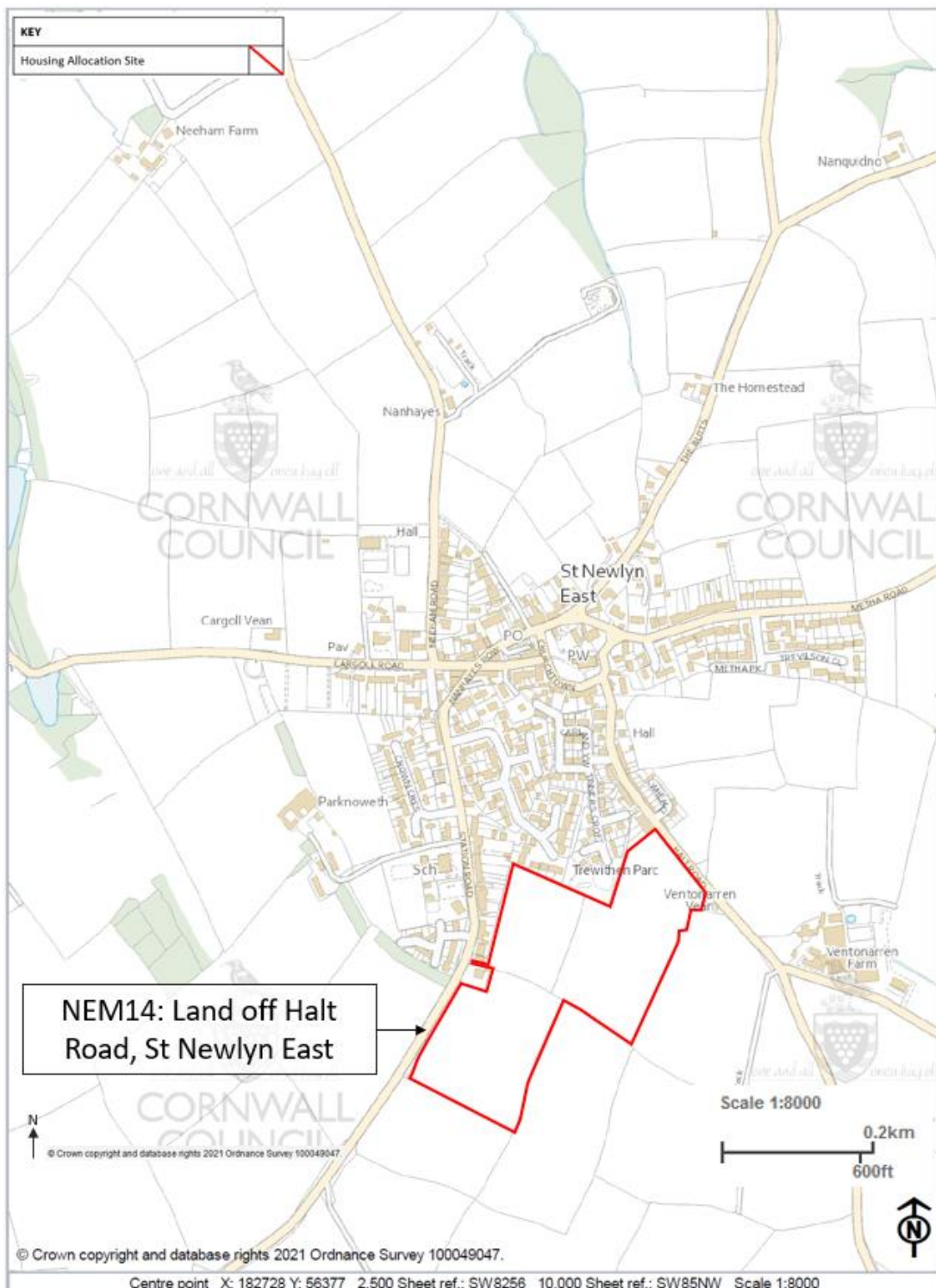
<sup>21</sup> <https://web-cdn.org/s/1221/file/neighbourhood-plan/Site-Analysis-Report-Feb-2020.pdf>



of the Local Plan confirms that housing and employment growth can be delivered through the identification of sites where required through Neighbourhood Plans.

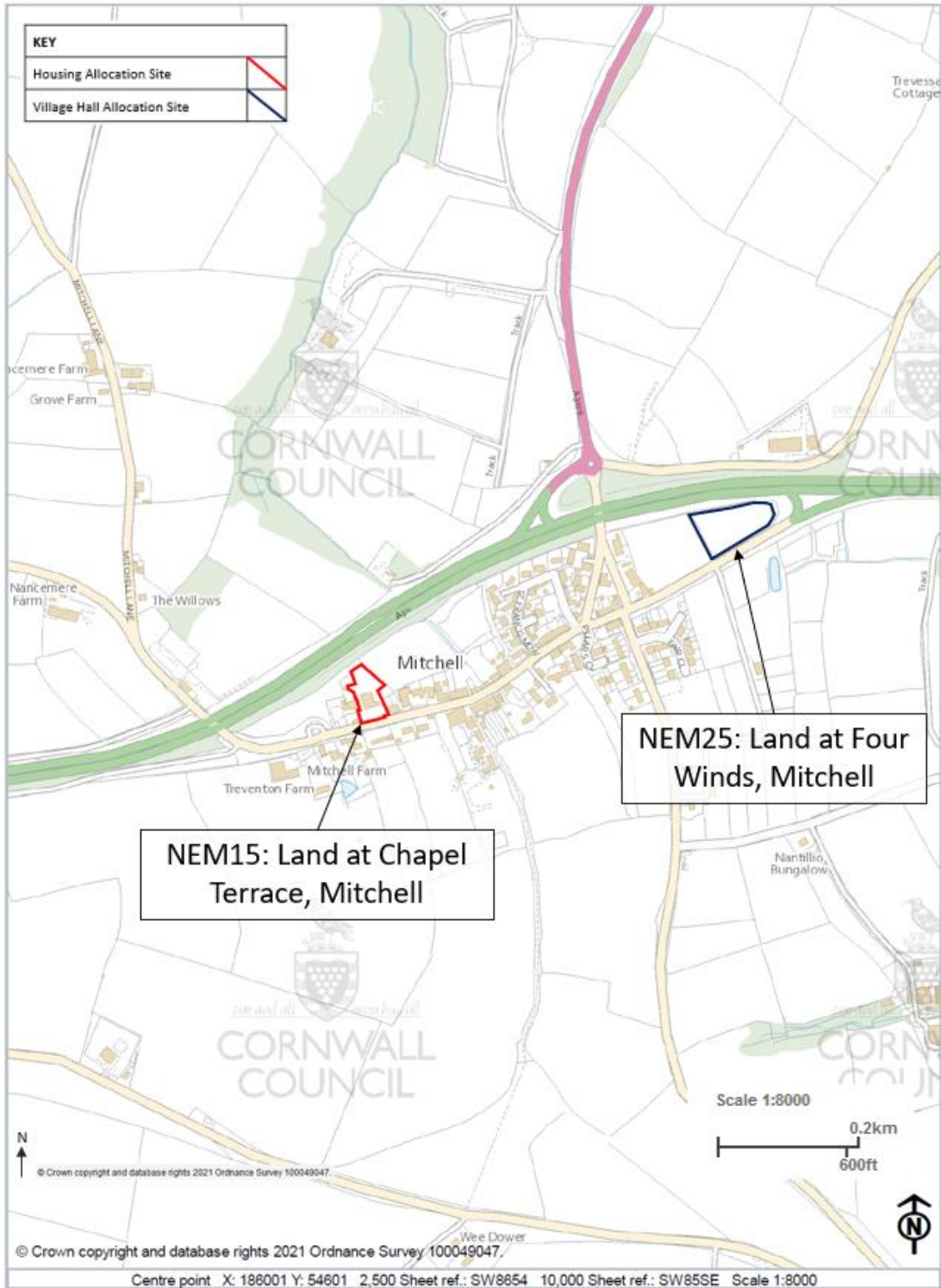
- 8.39 The Cornwall Climate Emergency DPD<sup>22</sup> is now a significant aspect of the development plan. It has influenced the preparation of policies in the Neighbourhood Plan. It should exert as much influence, and more, on the preparation of development proposals in the Parish of St Newlyn East. This influence should be satisfactorily demonstrated by land owners and developers in their development proposals.

Map J Allocated Development Sites, St Newlyn East



<sup>22</sup> <https://www.cornwall.gov.uk/media/uxgik4jn/climate-emergency-dpd.pdf>

Map K Allocated Development Sites, Mitchell



**Development proposals on small unallocated sites within the existing settlement areas of St Newlyn East and Mitchell will be supported where:**

- a) the location is a sustainable site for development;
- b) there is a demonstrable need for the development;
- c) they are of a suitable scale, relative to the site's location and its setting;
- d) they are considered to be infill or rounding off development, in accordance with Policy 3 of the Cornwall Local Plan;
- e) the location, scale, density, and pattern of the development is appropriate to the existing character of the location;
- f) the development will not result in the loss of existing amenity or public open space unless it is replaced by open space of a similar or improved area and quality;
- g) they demonstrate high standards of quality and design, access (including by walking, cycling and public transport), parking, and amenity space; and,
- h) the development would not have an unacceptable adverse impact on the transport network.

**Development proposals for affordable housing-led schemes will be supported where they meet the requirements of Local Plan Policy 9 for rural exception sites.**

- 8.40 The development of unallocated sites within or adjoining the settlements of St Newlyn East and Mitchell can take place as long as it is small-scale and in other ways deemed appropriate, meets a local need and the proposals accord with the policies in the development plan. Sites that are defined as major development by the NPPF<sup>23</sup> are considered as unlikely to satisfy the criteria of policy NEM12.
- 8.41 Policy NEM12 does not sanction unfettered incremental growth of either village. Its purpose is to enable the development of previously developed land within or immediately adjacent to the settlements where it is sustainably located. Such development should normally conform to the definition of either rounding-off or infill as set out in guidance<sup>24</sup> published in 2017 by Cornwall Council and the policy requirements of the Cornwall Climate Emergency DPD.
- 8.42 Infill development is that which fills a gap in an otherwise continuous frontage which will normally be a road frontage. Rounding-off proposals must be adjacent to existing development and be contained within long standing and enclosing boundary features and surrounded on at least two sides by existing built development. Rounding off development should not visually extend development into the open countryside. Development resulting in the creation of a further site for rounding off is unlikely to be considered rounding off.
- 8.43 Policy 3 of the Local Plan confirms that housing and employment growth “*will be delivered through: rounding off of settlements and development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role; and infill schemes and rural exception sites*” (under Local Plan Policy 9).

<sup>23</sup> Major development: 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 floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

<sup>24</sup> <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/planning-policy-guidance/>

- 8.44 The other settlements in the Parish are all small hamlets<sup>25</sup>, which are regarded as being part of the countryside. Development in the countryside is strictly limited by the Local Plan. Policy 7 of the Local Plan, for instance, restricts the development of new homes to where there are “*special circumstances*”.
- 8.45 Rural Exceptions and Entry Level Exceptions Sites to provide affordable homes are not covered by policy NEM12. They would not normally meet the definition of infill or rounding off or necessarily be on previously developed land. Such developments are covered by Policy 9 of the Local Plan.

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<sup>25</sup> Degembris, Fiddlers Green, Kestle Mill, Rejerrah and Trevilson

## 9. Housing

### Overview

9.1 The Parish of St Newlyn East is a popular area to live. Its rural setting, proximity to the coast, and distance to the county transport network all contribute to average house prices being over £300,000. Approximately one third of the dwellings of the area are detached. There are similar proportions of semi-detached, and terraced properties. According to housing market intelligence (from 'Right Move'), local sold prices in April 2022 vary as follows:

Location	Detached	Semi-Det.	Terraced
St Newlyn East	£332,750	£345,000	£210,000
Mitchell	£323,000	£279,000	£237,500

9.2 Three-quarters of the housing stock is owner-occupied. Half of the remainder are social rented. Ocean Housing has provided some shared ownership dwellings over the past few years. (A 45% share in a 3-bedroom semi-detached house valued at £310,000 was recently sold for £139,500 and a monthly rent of £286.13)

9.3 There is little doubt that the full cost of a home in the Parish is well beyond the means of most first-time buyers with a local connection. The latest information from the Affordable Housing Team at Cornwall Council, based on the Homechoice register, local housing need in the Parish, in July 2022, was 44 households. A breakdown of recent data is set out below:

Local Connection Band <sup>26</sup>	Beds:	1	2	3	4	5	Grand Total
St Newlyn East	A	1	1				2
St Newlyn East	B	1					1
St Newlyn East	C	2	4	1	4		11
St Newlyn East	D		1				2
St Newlyn East	E	15	10	3	1		29
	Total	19	16	4	5		44

9.4 A comparison with data from the same source in 2018 and the spring of 2021 shows the total number of those with a connection to the Parish registered as having a housing need generally remains between 40 and 50 in total. A high proportion have registered a need for local housing for employment-related reasons. The preference for most households continues to be for smaller, one or two bed, dwellings.

9.5 The housing policies in the Neighbourhood Plan acknowledge this local need and seek to meet much of it through the allocation of sites for mixed tenure housing development. This approach is aimed at ensuring that new homes provision responds to community aspirations, which can be summarised as:

- new housing is acceptable if it meets identified local needs and facilitates the construction of a new link road for the St Newlyn East
- the focus of new housing development should be St Newlyn East
- residential development should be varied in style, type and size and sympathetic to local character
- affordable homes for rent should be a priority
- self-build housing should be encouraged

<sup>26</sup> Cornwall Housing Bands can be summarised as follows: A = Emergency Housing, B = High Housing Need, C = Medium Housing Need, D = Low Housing Need, E = No Housing need (see <https://www.cornwall.gov.uk/housing/banding-details/>)



**Policy No. NEM13**

**New Housing Provision**

**Development proposals for major housing schemes should provide a mix of housing sizes, types and tenures that satisfy identified local needs and meet local demand, based on an up-to-date local housing needs assessment.**

- a) **On sites of more than 10 dwellings, with a maximum combined gross floor space of more than 1,000 square metres, developers will normally be required to meet a target of 30% or more affordable housing provision.**
- b) **For developments of between 6 and 10 dwellings, in such areas a financial contribution in lieu of on-site provision of affordable housing will be sought per unit of affordable housing that would have been provided.**
- c) **Although a full range of affordable housing will be needed, the intermediate housing provision should include a proportion of Discount Market Sale dwellings, in line with current guidance from Cornwall Council.**
- d) **Mixed affordable and open market housing developments should be tenure blind, such that market and affordable homes are indistinguishable in design, materials used and form (should market dwellings be provided).**

**The height of dwellings and the density of the residential development should respect its setting and reflect the existing pattern of housing in the area.**

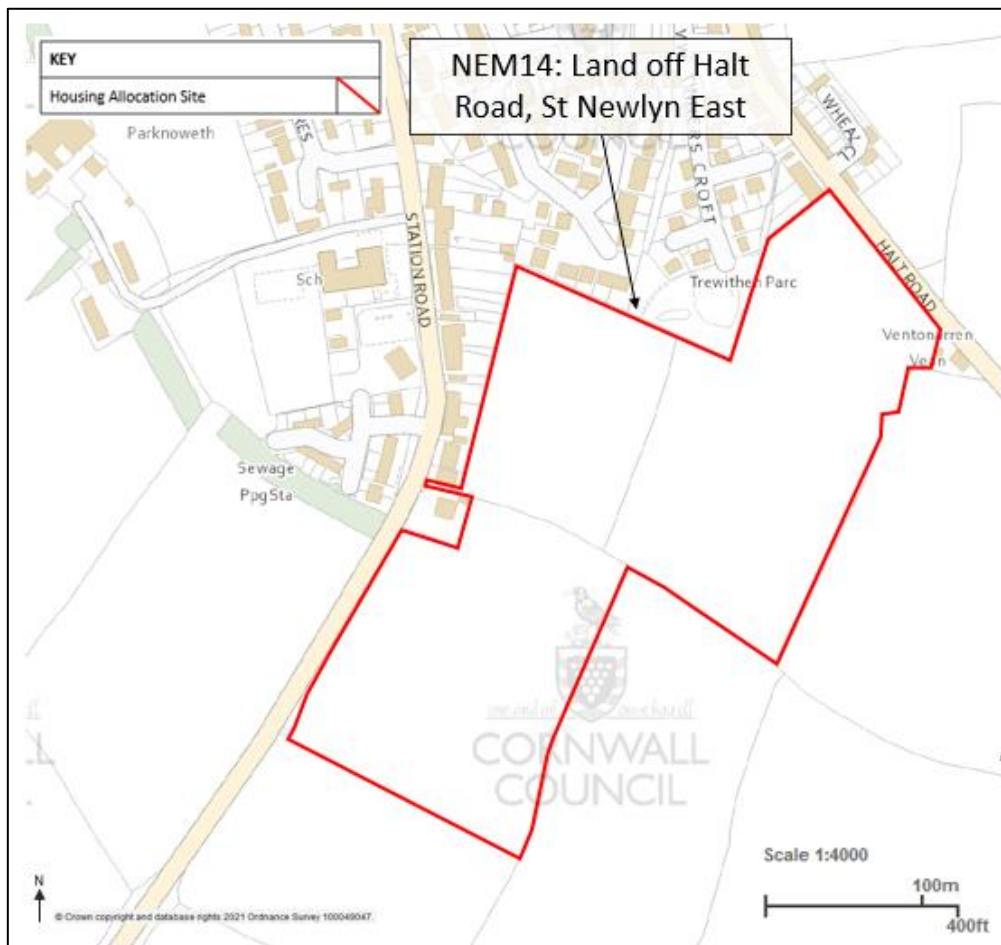
- 9.6 The Parish Plan stated that it was important in planning for new housing that there was a clear set of principles for the development of market value homes, starter homes and affordable housing within the Parish, to ensure that any further development addresses the need to contribute to an integrated and sustainable community. To achieve this the Parish Council needed:
- to be in possession of information regarding those on the Housing Needs Register: i.e. those members of our community with a proven local connection who require housing
  - undertake a more detailed consultation to understand the nature of the accommodation needed now and with reasonable forecasting, in the future
  - agree and set out a set of principles that describe the type of accommodation, location, materials, and design that would be acceptable
  - promote the use of sustainable design and construction techniques, and energy- and natural resource-efficient solutions
  - consult with the community to gain a consensus on the principles
- 9.7 In preparing the Neighbourhood Plan, the Steering Group, on behalf of the Parish Council, has taken the necessary advice and consulted widely. We have also been mindful of the priorities and guidance of the Government, which is reflected in the guidance from Cornwall Council. In Designated Rural Areas such as St Newlyn East Parish, primary support is presently for Discount Market Sale dwellings, which provide a discount from the open market value and secures local connection criteria in perpetuity.
- 9.8 Local Plan Policy 8 provides a target level of affordable housing of 30% for the Parish. According to the Local Plan policy, *“the mix of affordable housing products will vary through negotiation [with Cornwall Council] and shall be provided taking into account the Council’s evidence of housing need and any viability constraints identified, reflecting the different markets in different value zones”*. Local housing need for the area can be assessed by reference to the Cornwall Council’s Housing Needs Register (HNR), which is



updated very regularly, and through discussion with the Affordable Housing Team. Consultation with St Newlyn East Parish Council on current needs would also be advisable.

- 9.9 Policy NEM13 requires ‘major’ residential schemes i.e. those developments of 10 or more dwellings or on a site with an area of 0.5 hectares or more, to contribute significantly to meeting local identified housing needs and to ensure the mix of dwellings contributes to sustaining mixed, balanced, and inclusive local communities.
- 9.10 As regards what may be an appropriate mix of affordable homes on a local site, the Affordable Housing Team recently advised (2018) that a mix of 70% affordable rent and 30% shared ownership was best for the affordable housing element of a scheme being built at Mitchell, and the affordable dwellings should be owned and let by a registered provider of affordable housing. A development mixture of 1-, 2- and 3-bedroom houses was considered acceptable, although the smaller dwelling units are preferred. Cornwall Council are prepared to offer up-to-date site-specific advice to developers.
- 9.11 In accordance with Cornwall Council’s requirements, development proposals for major housing schemes should be delivered as a ‘tenure-blind/neutral development’<sup>27</sup>. Different housing tenures on the same development should be integrated and relatively indistinguishable from each other. In this way we will achieve more balanced communities.

*Map L Land off Halt Road, St Newlyn East*



<sup>27</sup> See Glossary and The MHCLG National Design Guide, Oct 2019  
<https://www.gov.uk/government/publications/national-design-guide>

Land off Halt Road, St Newlyn East is allocated for residential development of approximately 120 dwellings.

1. Development proposals will be supported where the development conforms with other relevant policies in the Neighbourhood Plan and a comprehensive proposal addressing all of the following criteria:

- a) provision of landscaping, including tree-lined roads and pathways, to minimise any visual impact on the setting of the village and local landscape character;
- b) use of sustainable construction techniques and energy conservation measures;
- c) provision of appropriate safe vehicular and pedestrian access, including a pedestrian connection from the development to the village via Tinnens Croft;
- d) provision of adequate drainage, promoting the use of Sustainable Drainage Systems (SuDS) and ensure there will be no net increase in flood risk;
- e) adequately take account of local infrastructure needs and capacity;
- f) provision of a play area, public amenity space and allotments as required to satisfy the LPA's standards of provision; and
- g) provision of a new road designed and constructed in accordance with 'streets for people' design code principles, which will serve as a safe vehicular, cycle and pedestrian link between Halt Road and Station Road, as well as the main access road to the new residential development. This new route must be constructed to Part 1 Works<sup>28</sup> and open to the public before occupation exceeds 40% of the total houses on the site.

2. The design and layout of roads should comply with the standards of Cornwall Council and provide adequately for the safety of all road users as well as the amenity of residents.

3. A comprehensive masterplan shall be submitted to the Local Planning Authority for approval, which demonstrates a fully integrated and co-ordinated development.

4. To protect the historic environment, proposals must ensure that any impact upon designated or non-designated heritage assets (including assets of archaeological importance) and their settings have been assessed in accordance with national policy and guidance and will only be supported where they meet the relevant requirements of the NPPF and Development Plan.

9.12 The area of land defined on Map L has been identified in successive neighbourhood plan community consultation exercises as the preferred residential development site. It is situated to the south of the village of St Newlyn East, which is the location and direction for other recent housing developments. The site adjoins Tinnens Croft, a housing scheme of 17 dwellings, which includes five affordable homes.

9.13 The site assessment process carried out on behalf of the Parish Council has shown the site has *“good potential for development given its proximity to services and facilities in St Newlyn East, and opportunities for delivering homes of a range of types and tenures”*.

9.14 The land in question is rated grade 2 (very good) agricultural land, as is much of the land immediately surrounding St Newlyn East village. The Site Assessment pointed out that the development constraints included the loss of productive agricultural land, as well as impacts on the open landscape (the site is relatively open in character and there are long views to the south across the landscape), the visibility of the site from surrounding properties, and potential access issues. *“Development at the site would need to address potential access issues and be of high-quality design and layout which supports the*

<sup>28</sup> Works listed in Part 1 of the Schedule attached to the Section 38 legal agreement

*existing character of the village and limits adverse impacts on landscape character. There may also be opportunities for the delivery of new community infrastructure alongside new development such as allotments to reflect the productivity of the land.”<sup>29</sup>*

- 9.15 Having assessed all the sites that were put forward in 2019 and consulted with the community on the options, it is concluded that, if greenfield land is required for residential development over the plan period, then land off Halt Road, in the vicinity of Tinnars Close, should be the location.
- 9.16 The site allocated by Policy NEM14 (see Map L) is large enough for a development of approximately 120 dwellings. This many dwellings should make a significant contribution to local housing needs over the plan-period being met and allow a much-needed link road to be provided. Policy NEM14 sets out the criteria that should be met and adequately demonstrated in a masterplan for the site. The criteria reflect the community’s desire to ensure that the development is suitable, sustainable, and beneficial for neighbourhood area, as well as satisfying the requirements of NPPF para. 135, which states that developments should:
- function well and add to the overall quality of the area
  - be visually attractive as a result of good architecture, layout and landscaping
  - be sympathetic to local character and history, including the surrounding built environment and landscape setting
  - establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials
  - optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space in accordance with Cornwall Council’s open space standards) and support local facilities and transport networks; and
  - create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users
- The detailed design guidance being proffered by the Cornwall Council in its recently adopted Design Guide<sup>30</sup> should be taken fully into account.
- 9.17 The community’s support for the development of housing on land off Halt Road is conditional on the development enabling the provision of a vital link between Halt Road and Station Road, which will reduce the need for traffic and pedestrians to traverse the village centre of St Newlyn East when travelling locally.
- 9.18 Proposals for this key route should prioritise the safety of pedestrians and cyclists and safeguard the amenity of residents in proximity to the road, and adjoining uses, by means of distance and landscaping. The route should be designed in accordance with Cornwall Council’s ‘Streets for People’<sup>31</sup> design code that prioritises healthy lifestyles, safety, and sustainability. The alignment and design of the road should take account of its purpose, status and the longer-term possibility of the link route being extended to connect with Cargoll Road. Development should not take place until the provision of a new access road has been agreed and committed to by way of a legal agreement. The road should be open for public use before 40% of the dwellings have been occupied.
- 9.19 With regard to Sustainable Drainage Systems (SuDS), the advice of Cornwall Council as the Lead Local Flood Authority should be followed.

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<sup>29</sup> <https://web-cdn.org/s/1221/file/neighbourhood-plan/Site-Analysis-Report-Feb-2020.pdf>

<sup>30</sup> [https://www.cornwall.gov.uk/media/vzkd4iaj/cornwall\\_design\\_guide\\_v2-0.pdf](https://www.cornwall.gov.uk/media/vzkd4iaj/cornwall_design_guide_v2-0.pdf)

<sup>31</sup> <https://www.cornwall.gov.uk/media/b5dbunvp/streets-for-people-design-guide.pdf>

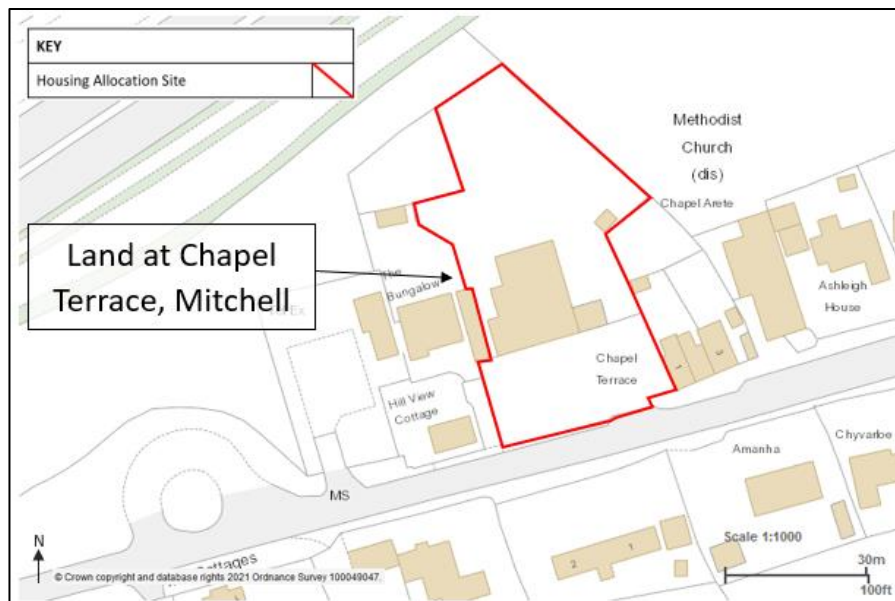
1. Proposals for the redevelopment of land at Chapel Terrace, Mitchell for housing will be supported provided:

- a) they preserve or enhance the character and setting of the Conservation Area;
- b) the design is of high quality and incorporates energy conservation measures;
- c) appropriate safe vehicular and pedestrian, and cycle access is provided; and
- d) adequate drainage provision, incorporating Sustainable Drainage Systems (SuDS) technologies, will ensure there will be no net increase in flood risk.

2. To protect the historic environment, proposals must ensure that any impact upon designated or non-designated heritage assets (including assets of archaeological importance) and their settings have been assessed in accordance with national policy and guidance and will only be supported where they meet the relevant requirements of the NPPF and Development Plan.

- 9.20 The commercial site adjacent to Chapel Terrace in Mitchell (see Map M) has long been identified as being a suitable redevelopment opportunity to provide homes within the confines of the village.
- 9.21 Current uses on the site are considered detrimental to the setting of the Conservation Area. The site is in a very sensitive location in relation to the historic environment of the village. Its eastern and southern site boundaries are adjacent to the Mitchell Conservation Area. Redevelopment of the site to provide a high-quality residential development with sensitive and appropriate design has the potential to deliver enhancements to the setting of the historic environment and deliver homes in an accessible location. Design guidance can be found in the Cornwall Design Guide, 2021<sup>32</sup>.
- 9.22 The loss of employment uses in this location is considered acceptable given the allocation of land nearby off the A3076, see policy NEM18. In the event of redevelopment proposals coming forward, existing users should be assisted in relocating to elsewhere in the Parish.
- 9.23 With regard to Sustainable Drainage Systems (SuDS), the advice of Cornwall Council as the Lead Local Flood Authority should be followed.

*Map M Land at Chapel Terrace*



<sup>32</sup> [https://www.cornwall.gov.uk/media/vzkd4iaj/cornwall\\_design\\_guide\\_v2-0.pdf](https://www.cornwall.gov.uk/media/vzkd4iaj/cornwall_design_guide_v2-0.pdf)

## 10. Local Economy

### Overview

- 10.1 St Newlyn East has long been a centre of industry and commerce. Present day economic activity is markedly different from the days when mining activity predominated. In 1910 the St Newlyn East Trade directory showed the village offered the service of carpenters, blacksmiths, wheelwrights, shoemakers, and a range of shopkeepers and post office all serving the town and the farming population that occupied its rural hinterland.
- 10.2 The farming community remains, but it employs fewer people (less than 10% of the economically active population are employed in the elementary occupations), and it is less dependent on the village of St Newlyn East for services. The community still has the good fortune to be served locally by a pub, a general store, a butcher, and a post office service. Mitchell too has its pub.
- 10.3 The number of jobs of any kind available in the Parish has declined considerably. Most of the businesses functioning in 2021 are small/medium. Some operate from specific business premises employing a small number of people. Many others are single- or two-person home-based micro-enterprises. There are few businesses employing significant numbers of people. Businesses with premises dealing with the public are predominantly near to Mitchell and the A30 and include a grounds maintenance company with around 30 employees. The garage business at Mitchell includes a breakdown contractor and employs approximately 10 people permanently based in the village. Most residents who commute to work, travel either to Newquay, or to Truro.
- 10.4 We are an enterprising community and will continue to be so. Our purpose is to facilitate business development that is appropriate to its location and will not harm the quality of life of those that inhabit the Parish, with a focus on the growth sectors.
- 10.5 Consultation with the community through the neighbourhood planning process has shown a consistency of belief that the sustainable growth and expansion of business activity in the Parish would be a good thing. More and better job opportunities would be beneficial for the local community and would help reduce our carbon footprint as far as travel to work is concerned. The community has said that:
- most people use a car to get to work and this should reduce
  - existing employment sites should be protected
  - further business/commercial development is acceptable
  - employment development should take advantage of redundant buildings or on brownfield sites
- 10.6 The Neighbourhood Plan also responds to the positive assessment of local sites submitted during the call for sites in 2019. Land on the periphery of both St Newlyn East and Mitchell were found to be suitable location for business development. At Mitchell the land in question is in proximity to the A30 and has the potential to serve a regional role.
- 10.7 The value of being able to work from home was very evident during the Covid crisis. It is expected that homeworking will continue to be favoured by many, at least for part of the working week. With this in mind, the Neighbourhood Plan includes a specific policy relating to homeworking, and other policies in the Plan support the provision and improvement of the support facilities and infrastructure that homeworkers need, and which will facilitate flexi-working schemes.



<b>Policy No. NEM16</b>	<b>Businesses Development</b>
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**Where planning permission is required, proposals for the change of use of existing business premises away from employment activity will not be supported unless it can be demonstrated that the existing use is no longer economically viable, and all reasonable steps have been taken to let or sell the site or building for employment purposes for a period of at least 9 months.**

**Proposals for the improvement, modernisation or upgrading of current employment sites will be welcomed and supported, where there are no adverse impacts on the amenity of neighbours.**

**The redevelopment of brownfield sites and/or re-use of existing buildings for employment purposes will be supported where the proposed development respects local character and residential amenity, and the residual cumulative impact on highway safety and the transport network is assessed as acceptable.**

- 10.8 The number of business premises in the Parish may have reduced considerably over the years; but we do still have a local economy that, in part, provides services to the community, but is now realising the opportunity to serve regional, national, even international markets. This has been made possible by improvements to the older forms of communication, the A30 and the Airport, and major improvements to the newer forms of communication i.e. internet speeds and faster mobile phone links.
- 10.9 In accordance with our local economic development strategy, policy NEM16 seeks to protect existing business premises in the Parish unless they can no longer serve a viable business purpose. The policy generally supports improvements to these premises to ensure they can help sustain local enterprise.
- 10.10 Policy NEM16 also supports the creation of new business sites and premises through the re-use of a brownfield site or an existing building, provided the proposed use is not detrimental to the character of the area or the amenity of residential areas and the impact on the transport network is acceptable.



**Development proposals that provide additional employment opportunities on land adjacent to the A30 north of Mitchell for B2 or B8 or E use classes, will be supported provided a comprehensive masterplan is submitted that:**

- a) delivers a good quality of design and layout of buildings and spaces;**
- b) will not have a detrimental impact on residential amenity;**
- c) ensures safe and satisfactory access/egress for pedestrians, cyclists, and public transport;**
- d) provides suitable vehicular access and the necessary level of locally available car parking, or includes proposals to increase car parking provision;**
- e) accommodates delivery vehicles or other forms of logistical support without adversely impacting upon traffic circulation;**
- f) includes adequate landscaping or screening; and**
- g) generally conforms with other policies in the Development Plan.**

**The masterplan should demonstrate:**

- i. through an appropriate assessment of traffic impacts, that any infrastructure or highways improvements necessary to mitigate the impact on the A30 and local highway network have been identified and shall be delivered as part of the scheme.**
- ii. that any impact upon designated or non-designated heritage assets (including assets of archaeological importance) and their settings have been assessed in accordance with national policy and guidance and they preserve or enhance the character and setting of the Conservation Area.**

10.11 The community supports the provision of more local employment opportunities in suitable locations. The Site Assessment Report confirms the suitability of land at Mitchell off the A3076, in proximity to the A30 (see Map N), for employment purposes. It states that the land in question “*offers significant opportunities for employment development given its ready access to the strategic road network, its relative lack of on-site constraints and its potential viability. The site also offers opportunities for the provision of land for the relocation of existing employment uses in Mitchell away from more sensitive locations within the village centre with access issues*”.

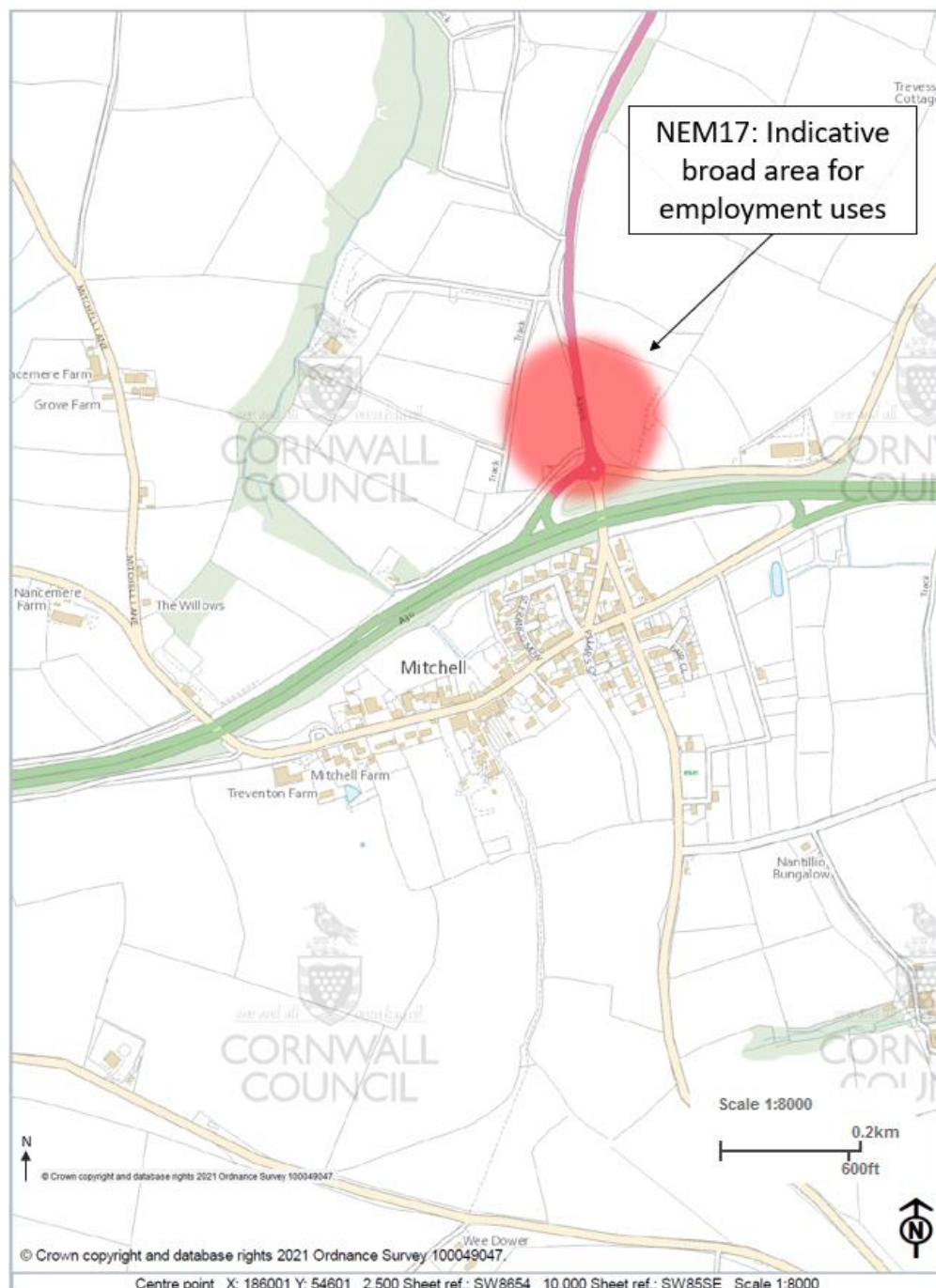
10.12 Local Plan Policy 5 acknowledges that neighbourhood plans should identify new land, and safeguard appropriate existing land, necessary for the delivery of the economic strategies for Cornwall. It states that proposals for new employment land and uses should be:

- a) well integrated with our city, towns, and villages; or
- b) within areas that are well served by public transport and communications infrastructure; or
- c) in the countryside and smaller rural settlements be of a scale appropriate to its location.

10.13 The land off the A3076 indicated on Map N is situated close to, but separate from, the village of Mitchell. It has easy access to the county’s main transport artery, the A30 trunk road and will help meet a local demand for jobs nearer to home. Accordingly, and in accordance with Policy 5 of the Local Plan, the land is regarded potentially as a ‘Locally Significant Employment Site’, which could make a significant contribution in terms of space or job provision within a Neighbourhood Plan area.

- 10.14 Policy NEM17 supports the development of land off the A3076 at Mitchell for employment purposes, provided any scheme is subject to a masterplan that accords with the guidance<sup>33</sup> of Cornwall Council.
- 10.15 Development of land off the A3076, Mitchell for employment purposes will clearly have an impact on the highway network. Its design, layout and development timetable will require considerable discussion and agreements with key stakeholders including Cornwall Council, National Highways, and local landowners. An appropriate assessment of traffic impacts and the identification of any infrastructure or highways improvements necessary to mitigate the impact on the highway network (in accordance with the NPPF and DfT Circular 02/2013 or its successor and adopted Local Plan policies) is a prerequisite.

*Map N Land off the A3076, Mitchell*



<sup>33</sup> <https://www.cornwall.gov.uk/media/tffp2gkm/preparing-concept-plans-and-masterplans-chief-planning-officer-s-advice-note.pdf>

**Where planning permission is required, development proposals for home working will be supported where the amenity and privacy of neighbouring residents is not significantly adversely affected.**

**Proposals for new development that combines living and small-scale employment space will be supported, provided there is no adverse impact on the character and amenity of nearby residential areas.**

**Development proposals for the provision of workshops to support small local businesses will be supported where they have no adverse impact on:**

- a) the character of the built environment (including but not limited to the setting of**
- b) listed buildings and the Conservation Area);**
- c) the character and setting of the natural environment;**
- d) residential amenity; traffic generation; noise; and light pollution.**

- 10.16 There is a growing interest in homeworking, which will likely be made even more appealing and easier as electronic communications in the Parish become speedier and more reliable. We are happy to help continue this trend in homeworking. It is good for the local economy, and it helps reduce travel to work traffic and stresses. IT and other technological advancements, such as 3D printing, may well lead to a growing preference for smaller working spaces that can be appropriately provided by sustainable live/work arrangements.
- 10.17 Policy NEM18 recognises the interest and value of home-based enterprise. The NPPF (para. 86) encourages us to “*allow for new and flexible working practices, such as live-work accommodation*”. Our policy is generally supportive of small-scale development within the curtilage of a dwelling, for appropriate business purposes by the dwelling’s occupants, if it will not result in any unacceptable impact on neighbours or the environment. The provision of a proportion of live-work units within new residential development and existing residential areas is encouraged.
- 10.18 Policy NEM18 provides support too for the development of small workshop-type units, which could nurture micro-scale businesses and provide employment and enterprise development opportunities for local people.

**The development of a super-fast communication infrastructure to serve the area will be supported where it is sensitively sited and sympathetically designed.**

**All new residential, educational, and business premises development is required to make provision for highspeed broadband and other communication networks.**

- 10.19 The NPPF (para. 118) wants to see plans “*support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections*”.
- 10.20 We want the whole of the Parish, including outlying rural premises, to be as well connected as it can possibly be and be able to take full advantage of future improved technology. We want businesses, schools, and households to have access to the latest and best communication technology. We want to remove as many barriers to this as we can. We endorse the Government’s expressed view that access to superfast broadband should be a right, absolutely fundamental to life in 21st century Britain, and regarded as an essential service just like gas, electricity and water to all.
- 10.21 Policy NEM19 supports development proposals that ensure we are as well served as any other part of the UK. We think that this can be done and should be done without causing damage to the landscape character of the area.

## 11. Transport and Travel

### Overview

- 11.1 Discussion on transport and travel matters in the Parish very often starts with the A30, the main trunk road through Cornwall. Only a small part of it traverses the Parish, across the southeast corner, but it has a disproportionate impact on the local transport network. The neighbourhood area is too often used as a rat-run when traffic on the A30 is congested – a regular occurrence. The proximity of the Parish to the A30 should be beneficial to local residents and businesses who need to travel up or down the county. But its congestion is too often a frustration and when traffic is running well, getting on and off the trunk road can be hazardous. The environmental and health issues associated with the road as they affect Mitchell are also significant.
- 11.2 It is recognised that most traffic matters fall outside of the scope of planning. For example, changes to traffic management on existing transport networks, especially national trunk roads, are a matter for the highways authorities to deal with.
- 11.3 The focus of the Neighbourhood Plan is those traffic issues and transport opportunities that can be addressed at the neighbourhood planning level. The policies that follow are aimed at facilitating change in the interests of road safety and helping reduce carbon emissions. They should encourage local people to choose to travel by car less often, although safe and reliable alternative transport networks and services will be needed.
- 11.4 Community consultation has made clear that there is widespread concern about safety on the local road network. Too many road surfaces are in poor condition, pavements in the settlement areas are inadequate; footpaths and safe cycle routes in the countryside are too few; and for motorists some of the junctions are hazardous.
- 11.5 There is a concern that new development will place additional pressures on the transport network. The selection of sites for new development (policy NEM11) has taken this into account and the site-specific policies in the Neighbourhood Plan have made plain that any major new development should satisfy criteria relating to access, road safety, parking, and the capacity of transport network. Getting it right is important for safety reasons and for the appearance of a new development. It should not be dominated by the private car.
- 11.6 Major new development does offer the rare opportunity to effect changes to the road network in the interests of safety and environmental improvements. Development in accordance with policy NEM14 could provide for the first phase of a much-needed link road that would avoid divert traffic away from a more pedestrian-friendly village centre.
- 11.7 It is recognised that transport is not just about functional journeys, but also about recreation and opportunities for physical activities, such as walking and cycling and the general health and wellbeing of the population. The Neighbourhood Plan's transport policies start with a safe walking and cycling policy, which includes the endorsement of long-distance routes. A safe dedicated pedestrian and cycling route between St Newlyn East and Mitchell is a long-held ambition. The community was keen to endorse recent draft proposals for a St Newlyn East to Carland Cross cycle route, which could have led to a safe cycle link from Carland Cross to Mitchell. It is hoped that such a scheme will eventually be realised.



**Policy No. NEM20 Safe Walking and Cycling**

**The provision of safe walking and cycling routes will be supported.**

**Major development proposals should provide for appropriate and practical pedestrian and cycling routes that link to existing footpaths, roadways and/or the village centre. These should benefit from natural surveillance of public spaces as well as satisfactory lighting where appropriate, in accordance with national and local planning guidance.**

**Proposals to further the provision of a dedicated cycle link between Mitchell and St Newlyn East are encouraged.**

- 11.8 We want people to get around much more often without using the motor car, and to feel safe when they do so. In the villages measures to provide wider pavements and identifiable cycleways are supported.
- 11.9 On new major developments, good quality pedestrian and cycle routes should provide easy and appealing links to village facilities and services.
- 11.10 The NPPF (paras. 108 and 110) encourages us to promote walking and cycling provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking. Likewise Local Plan Policy 16 states that we should maximise the opportunity for physical activity by enhancing active travel networks that support and encourage walking, riding, and cycling.
- 11.11 Outside of the villages, walking or cycling is not particularly safe because of the need to make use of the roads and lanes, which are shared with a variety of, often very large, commercial, and agricultural vehicles. Proposals to provide safe multi-purpose routes between settlements that are segregated from motor vehicles are welcomed.
- 11.12 New cycling schemes should adhere wherever possible to the design standards set out recently in national guidance<sup>34</sup> by the Department of Transport.

**Policy No. NEM21 Pedestrian Safety in Village Centres**

**Improvements to the village centres to provide a better and safer environment for pedestrians will be supported.**

**Proposals that increase the level of provision and/or improve the functionality of off-street parking to serve the village centres will be supported.**

- 11.13 The Parish Plan highlighted the community's concern about road safety for pedestrians in the built-up areas "*caused by a combination of a lack of pavements, car parking on the roads, and speeding traffic*". Making the village centres a safer and more appealing environment is a key objective in our aim to increase the role and usage of the village centres.
- 11.14 The NPPF (para. 116) emphasises the need to "*create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards*".

<sup>34</sup> Cycle infrastructure Design, Local Transport Note 1/20, Dept of Transport, July 2020

<https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120>

- 11.15 The Policy NEM21 supports measures taken, as part of an overall improvement plan for the village centre of St Newlyn East, to make it more pedestrian-friendly and to minimise the impact of motor vehicles on the environment.
- 11.16 Measures taken in the interests of improving road safety and increasing priority for pedestrians in the village of Mitchell will be supported.
- 11.17 The guidance in Cornwall Council’s Design Guide<sup>35</sup> and DPD policy, regarding carefully designed parking spaces, integrated green infrastructure should be adhered to.

**Policy No. NEM22                      Off-Road Parking Provision**

**Development proposals should include provision for adequate off-road vehicle parking spaces commensurate with the level and intensity of the proposed use, to facilitate unimpeded road access for other road users, including motor vehicles and pedestrians. Development proposals to provide additional off-road parking spaces, including the provision of a public car park serving village facilities at St Newlyn East, will be supported where they do not have an adverse impact on:**

- a) the character of the local built environment;**
- b) the quality of the surrounding natural environment;**
- c) the visual amenity of the area; and,**
- d) flood risk (including local surface water flooding).**

**Wherever practical, facilities for charging plugin and other ultralow emission vehicles should be incorporated into the proposal.**

- 11.18 On-road parking is a cause of occasional congestion and regular concern about the safety of pedestrians. Many of the roads in the villages were laid out before the advent of the motor vehicle and are not wide enough for vehicles to park on both sides. The scale of today’s car-ownership was not envisaged by those that provided the residential areas of the 20<sup>th</sup> century. The result, in both villages, is a characterful built environment that is marred by the preponderance of cars and other motor vehicles, quite often very large.
- 11.19 The NPPF (para. 116) makes plain that we should “*create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards*”.
- 11.20 Policy NEM22 requires development proposals to ensure that there is sufficient off-road parking space for the occupiers and visitors, so as not to add to the prevailing problems experienced by road-users nearby. Major development schemes should also allow adequately for access by service and emergency vehicles, and the efficient delivery of goods without jeopardising the safety of road users and residents. In accordance with the Climate Emergency DPD<sup>36</sup>, developers are encouraged to provide for residential parking in well-designed off-plot parking areas with adequate electric vehicle charging points.
- 11.21 To serve the occupants and users of existing properties, policy NEM22 is supportive in principle of the provision of off-road parking space that does not cause nuisance to adjoining and other nearby uses and will not have a negative impact on the character of

<sup>35</sup> <https://www.cornwall.gov.uk/planning-and-building-control/design/>

<sup>36</sup> <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/climate-emergency-development-plan-document/>

the area. Parking standards for new development are set out in the travel plan guidance for developers available on Cornwall Council's website<sup>37</sup>. Further guidance on off-road parking is also available in the Cornwall Design Guide<sup>38</sup>.

- 11.22 Off-road parking provision should also be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible, and convenient locations.
- 11.23 The provision of additional public car parking is consistent with the objective of reinforcing the role of the village centre of St Newlyn East and reducing the impact of parked cars on the character and safety of the centre. Should a suitable site come forward, parking provision across the site should conform with the prevailing DPD policy regarding the number of disabled parking spaces and the provision of charging points for electric vehicles<sup>39</sup>; and include the infrastructure necessary to enable the installation of further charging points (eventually to every parking bay). Any new car park should also make provision for motorcycles and bicycles, including electric bicycles.

Policy No. NEM23	Electric Vehicle Charging Points
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<b>Development proposals to provide public electric vehicle charging outlets at suitable locations will be supported.</b>	
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- 11.24 The Government has announced a ban on the sale of new diesel and petrol cars by 2030, as part of its efforts to tackle air pollution. The ownership of electric vehicles in the Parish is expected to grow substantially by the end of the plan-period, as technology enables them to travel greater distances on a full charge. We are expecting that more and more of Cornwall's visitors' cars will be electric in the years ahead.
- 11.25 Electric-charging points should be considered an essential and integral part of all new developments. Cornwall Council's Climate Change DPD<sup>40</sup> recognises this. It includes criteria within Policy T2 Parking that set a minimum standard of provision for residential and non-residential parking areas and facilitate the future installation of charging points in every parking bay.
- 11.26 In accordance with the NPPF (para. 111), and the DPD, policy NEM23 supports the provision of electric vehicle charging outlets in suitable locations in the Parish, which can be accessed by visitors and residents alike, without causing nuisance to adjoining uses and adding to any existing traffic/parking problem in the locality.
- 11.27 The community has expressed preference for the siting of a permanent public electric-charging area at the St Newlyn East Village Hall, Neeham Road. As demand grows there may be a need for several community sites within the Parish. Policy NEM23 is an enabling policy that supports the provision of suitably located charging facilities.

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<sup>37</sup> <https://www.cornwall.gov.uk/transport-parking-and-streets/sustainable-transport/travel-plans/>

<sup>38</sup> <https://www.cornwall.gov.uk/planning-and-building-control/design/>

<sup>39</sup> Cornwall Council Climate Emergency DPD requirement: new non-residential development with 10 car parking bays or more - at least one charging point per 10 spaces.

<sup>40</sup> <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/climate-emergency-development-plan-document/>

## 12. Community Services and Facilities

### Overview

12.1 The NPPF (paras. 96 and 97) states that we should “*aim to achieve healthy, inclusive and safe places which:*

- *promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other; .... and*
- *enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.”*

We are encouraged “*to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- a. plan positively for the provision and use of shared spaces, community facilities..... and other local services to enhance the sustainability of communities and residential environments;*
- b. take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
- c. guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*
- d. ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
- e. ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.*

12.2 The NPPF echoes exactly what the community has said during consultations. We are proud of the facilities available at St Newlyn East. The School, the Church of St Newlyn, the Village Hall, the Wesley Hall together provide a wide range of flexible spaces that meet most of the social and community engagement needs of the community.

12.3 The Village Hall on Neeham Road, St Newlyn East is run on a charitable basis by a committee of volunteers. It has a full programme of activity throughout the year. There are several rooms for hire with all the necessary equipment, for weddings and other family celebrations including children’s parties; theatre productions, society and club meetings, band and choir practice, conferences and banquets, education and fitness classes, baby groups and much more. Outside the Village Hall are the village’s sports and play areas.

12.4 Wesley Hall is the former Methodist Chapel at the Cross in St Newlyn East that has recently been purchased by the Parish Council with the help of European funding. It continues to provide for regular worship but now incorporates the post office, as well as providing an office base and meeting rooms for the Parish Council. Its function as a vital community hub is still being developed. It hosts a weekly coffee morning and a monthly craft fayre.

12.5 Mitchell is less well served, but this has been recognised by the Parish Council and every effort is being made to provide a new village hall on land that is being purchased from Cornwall Council.

12.6 Community consultation has indicated a local need for more leisure opportunities for teenagers. This is addressed by policies in the Neighbourhood Plan that support the provision of facilities specifically to meet the needs of young people.

Policy No. NEM24	Existing Community Facilities
	<p><b>Development proposals which seek to improve or extend existing local community facilities and assets, or provide for appropriate shared use, will be supported where:</b></p> <ul style="list-style-type: none"><li><b>a) there is a demonstrable local need for them; and</b></li><li><b>b) there will be no significant adverse impact upon nearby residents and uses.</b></li></ul> <p><b>Proposals for the redevelopment or change of use of community facilities will only be supported where:</b></p> <ul style="list-style-type: none"><li><b>c) there is no reasonable prospect of viable continued use of the existing building or facility which will benefit the local community;</b></li><li><b>d) they have been subject to consultation with the local community; and,</b></li><li><b>e) it will provide an alternative use that serves community needs.</b></li></ul> <p><b>Or proposals will provide equivalent facilities at an improved standard at a suitable and accessible nearby location.</b></p>

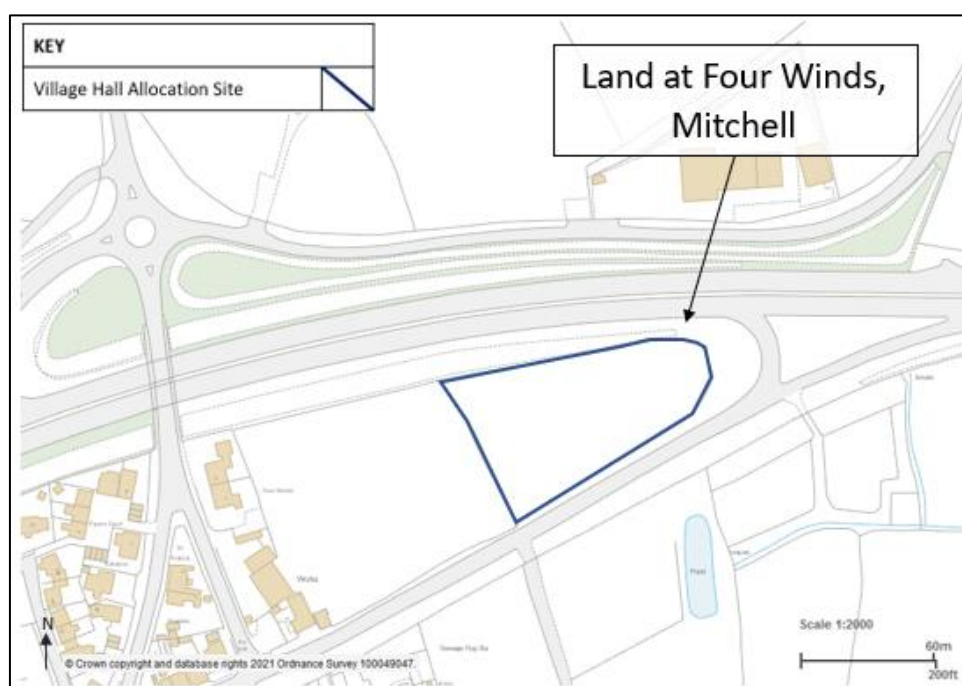
- 12.7 The community facilities we have, play an important part in sustaining community life and cohesion. Facilities such as the primary school, the Church of St Newlyna, the Village Hall, and the Wesley Hall (all at St Newlyn East) along with the shops and pubs are all appreciated by the community.
- 12.8 All the above community venues are regarded as vital community facilities. Their continued availability and suitability are important if we are to remain a vibrant and sustainable community. We do recognise however that some facilities may need improvement adaptation or extension to continue to serve the needs of the community.
- 12.9 Our sustainability as a community would be much enhanced by the delivery of more services locally, not least because it would reduce the need to travel distances by motor vehicle. At present parishioners must travel to Perranporth or Newquay for most health services, for instance.
- 12.10 The NPPF (para. 97) encourages us to plan positively for the provision and use of shared space, community facilities. Policy 4 of the Local Plan states that *“community facilities and village shops should, wherever possible, be retained and new ones supported”*.
- 12.11 Policy NEM24 is supportive of improvements and adaptations to existing community facilities in the interests of better accessibility and broadening their use for community purposes, to ensure that they can continue to provide for the community activities and services we want.
- 12.12 Policy NEM24 also guards against the loss of any community facility unless it is clearly no longer viable, or it is being replaced by something as good or better in terms of serving community needs and demands. The NPPF (para. 97) encourage us to *“guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs and ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community”*. We include local shops and public houses on our list of valued facilities and services that we wish to see retained and whose loss, in accordance with policy NEM24, will be resisted.



Land at Four Winds, Mitchell, as shown on Map O, is allocated for community purposes. The provision of additional leisure and community uses and/or community facilities that meet identified needs of Mitchell will be supported if there is suitable access, including safe pedestrian access to the site from Mitchell, servicing and parking provision, and the amenity of residents is adequately safeguarded.

- 12.13 To secure a dedicated community venue for events and activities for the residents of Mitchell and surrounding area has been a long-held ambition. It was the first stated objective in the Community Services and Facilities section of the Parish Plan<sup>41</sup>. The NPPF (para. 97) is supportive of the provision of *“the social, recreational and cultural facilities and services the community needs”*.
- 12.14 In 2021 plans for the Mitchell Village Hall are taking shape. The preferred site, owned by Cornwall Council, is shown on Map O. The Parish Council has been in negotiations and agreed a price to purchase the land for community purposes. Pre-application advice has been sought from the local planning authority to establish the basis on which development of this much needed facility can proceed, with safe site access being a major consideration.
- 12.15 The site in question is near the A30 trunk road and a slip road. National Highways has stipulated that *“it will be necessary to ensure that any access arrangements do not interfere with the safe and efficient operation of the A30 on and off-slips in close proximity to the east of the proposed site, and that drainage, noise and boundary treatments are all adequately addressed to ensure there is no adverse impact on the A30 highways asset or soft estate”*. Satisfying the requirements of National Highways should be addressed as part of any planning application for the site.
- 12.16 The provision of a village hall for Mitchell has been conceived as a community project. Local people are encouraged to get involved with its planning and construction, as well as its management.

Map O Land at Four Winds



<sup>41</sup> <https://web-cdn.org/s/1221/file/neighbourhood-plan/St.-Newlyn-East-Parish-Plan.pdf>

Development proposals for individual and community-scale energy from wind turbines, solar photovoltaic panels, local biomass facilities, anaerobic digestion, and wood fuel products, that require planning permission, will be supported subject where they are in conformity with the requirements of the Cornwall Climate Emergency DPD<sup>42</sup> and subject to all the following criteria:

- a) the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape;
- b) the proposed development does not create an unacceptable impact on the amenities of residents in terms of noise, vibration, or electromagnetic interference; and
- c) where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme or equivalent standard.

Planning permission should be subject to a requirement that the energy generating infrastructure is removed at the end of its useful life.

- 12.17 In accordance with the NPPF paras. 163-164, policy NEM26 supports renewable energy initiatives on a local and community scale.
- 12.18 Residents and local businesses are encouraged to take every opportunity to make their property more energy efficient and to find ways to use renewable energy for their appliances and as their main energy source for heating and lighting. Where planning permission is required, we support small-scale installations that do not harm the natural or historic environment, or residential amenity.
- 12.19 For several years Cornwall Council has advocated a local energy economy in Cornwall, which can deliver significant long-term benefits to the community, including reduced energy bills, increased energy sustainability and security, and a shift of ownership to local people. Cornwall Council believes that this model of renewable energy deployment should receive support when considering the merits of renewable energy development at the planning decision stage.
- 12.20 Policy 14 of the Local Plan recognises the importance of enabling communities and residents to take a greater share in the benefits of our transition to a low carbon energy system and states that *“support will be given to renewable and low carbon energy generation developments that are led by or meet the needs of local communities”*.
- 12.21 The model which Cornwall Council believes most closely meets the definition of ‘led by’ or ‘meet the needs’ of local communities is full community ownership and control of a renewable energy project. Such a community enterprise may seem distant to us at present but, with support and encouragement and other community partners in the vicinity, we do not rule it out.

<sup>42</sup> <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/climate-emergency-development-plan-document/>

## 13. Recreation and Sport

### Overview

- 13.1 St Newlyn East village is relatively well provided with outdoor recreation and sports space. Much of it is situated in proximity to the Village Hall on Neeham Road. The village has the following:
- St Newlyn East Cricket Ground
  - St Newlyn East Football Field
  - St Newlyn East Recreation Ground
- 13.2 The Recreation Ground at St Newlyn East, or playing fields, is well equipped with a play area for children with a wide range of equipment, picnic benches, tennis court, football pitch, skatepark and a MUGA<sup>43</sup>, which can be hired by sports teams looking for an all-weather pitch to train on.
- 13.3 There is a play area in the heart of Mitchell, which provides play equipment for younger children. There is no other outdoor recreation or sports area at Mitchell.
- 13.4 Community consultation has highlighted how important our outdoor recreation areas are to the health and wellbeing of the community and the quality of life. It is important that we protect and take good care of what we already have.
- 13.5 Part of that duty of care is to ensure the spaces continue to satisfy demand which will increase as the population grows. We also recognise that interests and preferences do alter over time, as the popularity of sports and recreation activities change, and new activities emerges.
- 13.6 It is also important that we provide sufficient recreation space and opportunities for all age groups. Cornwall Council published a set of open space standards for the larger towns of the county, including Newquay. There is no reason why we should not aspire to achieve the same standards or better for the Parish of St Newlyn East, including ensuring there is an adequate amount of informal play and amenity space provided in new developments. Cornwall Council has acknowledged that *“for these unmapped areas the methodology set out for the 16 Cornish towns can be applied. The intention is that it is used for informing neighbourhood planning. Eventually being rolled out to all of Cornwall”*<sup>44</sup>.

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<sup>43</sup> MUGA = multi use games area

<sup>44</sup> <https://www.cornwall.gov.uk/parks-leisure-and-culture/parks-and-open-spaces/open-space-strategy-and-standards/#standards>

**Policy No. NEM27                      Recreation and Sports Facilities**

**Development proposals that would result in the loss of an existing recreation or sports facility to a non-recreation use will not be supported unless:**

- a) the applicant satisfactorily demonstrates that there is no continuing demand for the facility, and it is not possible to use the facility for other sports; or**
- b) alternative provision of at least an equivalent quality, size, suitability, and convenience within the Neighbourhood Plan Area is made.**

**The provision of new or improved recreation and sports facilities within or on the edge of villages will be supported provided:**

- c) the scale of the facility is related to the needs of the area;**
- d) there is safe and convenient access for potential users; and**
- e) residential amenity has been adequately safeguarded.**

**The provision of an outdoor area for recreation at Mitchell will be particularly supported should the opportunity arise, especially where this incorporates a children’s play area and a space for casual sports, and its design has been the subject of consultation with the local community.**

- 13.7 The area around the St Newlyn East Village Hall is the focus of outdoor recreation and sport for the village and the surrounding area. Alongside the playing field, with its tennis court and MUGA, is the football pitch, and the cricket ground. This sporting complex is the home to St Newlyn East AFC and St Newlyn East CC. Both clubs provide opportunities for adults and young people to participate.
- 13.8 The NPPF (para. 103) makes it plain that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless they are proven to be surplus to requirements, or they are being replaced by something bigger and/or better.
- 13.9 Policy NEM27 puts protection in place for the recognised recreation and sports grounds in the Parish. Not only are we intent on protecting them from loss of area or facilities as a result of development, but we are also supportive of improvements and the provision of additional facilities that help meet needs, address accessibility problems and encourage increased participation.
- 13.10 Policy NEM27 is also supportive of the provision of additional outdoor spaces for sport and recreation if it meets a local demand. The lack of convenient, close-by outdoor recreation space at Mitchell is a particular matter that needs addressing and is supported by the policy.

**Provision for children's play in the villages of St Newlyn East and Mitchell should meet or exceed the approved standards of the local planning authority.**

**On major new developments, play areas for children should be provided in accordance with the guidelines in force at the time; or a financial contribution to off-site open space and play areas should be provided.**

**Development proposals to provide improved youth facilities will be supported where it is demonstrated that:**

- a) the proposal is based on an up-to-date understanding of needs and demand for the proposed facility from young people; and,**
- b) there would be no adverse impact on the amenity of nearby residential areas.**

- 13.11 The NPPF (para. 102) states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, Ensuring the young people of the Parish have plenty of opportunities locally to enjoy a healthy lifestyle and feel part of the community are important tenets.
- 13.12 Policy NEM28 responds to the call from the community through successive consultation exercises to provide better facilities for young people and to do so in consultation with them.
- 13.13 There is an identified need for additional play and recreation space for young people in Mitchell. There is a long-held desire to provide a permanent youth club-type facility at St Newlyn East. Policy NEM28 is designed to facilitate these and any other facility that is needed and has the expressed support of the end-users.



## **14. Monitoring the Neighbourhood Plan**

- 14.1 There is no statutory requirement for the impact of the Neighbourhood Plan and its policies to be monitored.
- 14.2 St Newlyn East Parish Council will monitor the impact of policies on change in the neighbourhood area by considering the effectiveness of the policies in the planning application decision-making process. This will be done by referring to this Plan when reviewing planning applications. We will keep a record of the application, any applicable policies, and comment from the Parish Council together with the eventual outcome of the application.
- 14.3 A full or partial review of this Plan may be triggered by changes to legislation, changes to national or county-wide planning policies, decisions on major infrastructure projects, or other significant planning issues being raised by the local community which cannot be dealt with effectively by a combination of national, county and/or existing neighbourhood plan policies. Five years from the date the Plan is made, we will consider the need and value of undertaking some form of Review.

## 15. Glossary

The following terms may be used in the St Newlyn East Parish Neighbourhood Plan:

**Affordable Housing** - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

**Ancient Woodland** – a woodland which has existed since the year 1600 or earlier.

**Bridleways** - are footpaths, but additionally users are permitted to ride or lead a horse or ride bicycles. Horse drawn vehicles are not allowed. Cyclists must give way to pedestrians and horse-riders.

Motorcycling is not allowed.

**Biodiversity** - is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

**Cornish Hedges** - Stone-clad hedges with an earth core.

**County Geological Site** - sometimes also called a Regionally Important Geological Site (RIGS) County Geological Site. The geological or geomorphological equivalent of a CWS. They are non-statutory and identified by a group of experts.

**County Wildlife Site (CWS)** - an area of significance for its wildlife in at least a county context i.e. it may be of county, regional or even national importance.

**Curtilage** - The area normally within the boundaries of a property surrounding the main building and used in connection with it.

**Design Code** - Rules and requirements for the physical development of a site or area. The graphic and written components are detailed and precise, and usually build on an overall design vision or masterplan for a site or area.

**Design Guide** - A document providing guidance on how development can be carried out in accordance with good design practice often produced by a local authority with a view to retaining local distinctiveness.

**Development Plan Documents (DPD)** - Development Plan Documents are prepared by local planning authorities and outline the key development goals of the local development framework. Development Plan Documents include the core strategy neighbourhood plans and, where needed, action plans.

**Economically Active** - Persons in work or actively seeking work.

**Farm Diversification** - activities undertaken on surplus land to support farming incomes, including, for example, forestry, leisure, and tourism.

**First Homes** - are discounted market sale units which:

- a) must be discounted by a minimum of 30% against the market value;
- b) are sold to a person or persons meeting the First Homes eligibility criteria;
- c) on their first sale, will have a restriction to ensure the discount and other restrictions are passed on at each subsequent title transfer; and,
- d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (2021)

**Flood Risk Assessment** - An assessment of the likelihood of flooding in a particular area so that development needs, and mitigation measures can be carefully considered.

**Flood Zones** - have been created by the Environment Agency to be used within the planning process as a starting point in determining how likely somewhere is to flood. A flood zone is predominantly a planning tool and doesn't necessarily mean somewhere will or will not flood.

**General Permitted Development Order (GPDO)** - The Town and Country Planning GPDO 1995 provides permitted development rights for a specified range of development, meaning that those activities do not require an application for planning permission. However, agricultural buildings and certain telecommunications equipment covered by permitted development rights are also subject to a prior approval procedure.

**Habitats Regulations Assessment (HRA)** - A HRA tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects.

**Intermediate Housing** - Intermediate housing refers to homes for sale and rent, provided at a cost above social rent but below market levels subject to the affordable housing definition.

**Landscape Character Area (LCA)** - Single unique areas that are the discrete geographical area of a specific landscape type.

**Listed Buildings** - Buildings which have been recognised by Historic England (formerly English Heritage) as having special architectural or historic interest.

**Local Green Space** - Green areas of particular importance to local communities, which meet the criteria of the NPPF (para. 106), designated as 'local green space' to provide special protection against development.

**Local Plan** - A portfolio or folder of documents (Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), setting out the planning strategy for a local planning authority area.

**Local Planning Authority** - The public body whose duty it is to carry out specific planning functions for a specific area. All references to local planning authority apply in this Plan to Cornwall Council

**NPPF** - The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate, and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of communities.

**Neighbourhood Plan** - A plan prepared by a town or parish council or a neighbourhood forum for a specific neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**PPG** - The Planning Practice Guidance is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

**Permissive Paths** - It is possible for landowners to allow access over their land without dedicating a right of way. These accesses are called permissive paths. To the user, they are often indistinguishable from normal highways, but there are some important differences:

- A permissive path must have some sign or similar indication that it is not intended to be a right of way
- The landowner can close off or divert the path if they wish to do so, without any legal process being involved.
- The landowner can make restrictions which would not normally apply to highways, for example to allow horse riding but not cycling, or the other way around.

**Public Open Space (POS)** - land provided in urban or rural areas for public recreation, though not necessarily publicly owned.

**Public Right of Way** - is a highway over which the public have a right of access along the route.

**Qualifying Body** - Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.

**Recycling** - the recovery of reusable materials from waste.

**Special Area of Conservation (SAC)** - Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

**Section 106** - The section of the Town and Country Planning Act 1990 that provided for the creation of planning obligations, now replaced by Section 46 of the 2004 Act. Section 106 agreements allow local authorities to ensure that developers provide the infrastructure needed to support new developments. Often referred to as "planning gain".

**Sites of Special Scientific Interest (SSSI)** - Sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. These sites are also used to underpin other national and international nature conservation designations.

**Special Area of Conservation (SAC)** - Protected sites designated under the EC Habitats Directive. Article 3 of the Habitats Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended).

**Special Protection Area (SPA)** - Sites providing statutory protection for a range of rare, threatened, or vulnerable bird species and also for regularly occurring migratory species.

**Statutory** - required by law (statute), usually through an Act of Parliament.

**Strategic Environmental Assessment (SEA)** - A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**SUDS** - A solution which manages surface and groundwater sustainably by mimicking natural drainage regimes and avoiding the direct channelling of surface water through networks of pipes and sewers to

nearby watercourses. SUDS aim to reduce surface water flooding, improve water quality, and enhance the amenity and biodiversity value of the environment.

**Supplementary Planning Document (SPD)** - Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable Development** - environmentally responsible development, commonly defined as development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Tourism Related Business** – a business that offers sustainable accommodation or recreation space to visitors to the area, for example those who wish to enjoy the countryside and natural environment of the locality.

**Transport Hub** - a place where passengers and cargo can switch between vehicles or between modes of transport.

**Use Classes** - The Town and Country Planning (Use Classes) Order 1987 put uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

**Village Design Statement** – is a document that identifies and defines the distinctive characteristics of a locality and provides design guidance to influence its future development and improve the physical qualities of the area.

**Wildlife Corridor** - a continuous area facilitating the movement of wildlife through rural or urban environments