

BREAGE PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

2017 - 2030



REFERENDUM EDITION

AUGUST 2022

Table of Contents

Chapter 1: Introduction.....	page 3
Chapter 2: Location and Neighbourhood Area.....	page 4
Chapter 3: History of the Parish.....	page 6
Chapter 4: Overview of Neighbourhood Area.....	page 10
Chapter 5: Plan Preparation Process.....	page 13
Chapter 6: Vision and Strategic Objectives.....	page 19
Chapter 7: Spatial Strategy.....	page 21
Chapter 8: Housing.....	page 30
Chapter 9: Community Facilities.....	page 41
Chapter 10: Open Space.....	page 51
Chapter 11: Environment.....	page 60
Chapter 12: Employment.....	page 84
Chapter 13: Transport.....	page 88
Chapter 14: Implementation, Monitoring and Review.....	page 93

1. INTRODUCTION

1.1 This document is the **Referendum Edition** of the Breage Parish Neighbourhood Development Plan (NDP). It presents a vision and strategic objectives for the conservation, development and growth of the Parish and sets out planning policies and proposals which seek to enable the delivery of the vision and the strategic objectives. The NDP should be read in conjunction with the following supporting documents:

- Breage Parish Neighbourhood Development Plan Evidence Base Report (April 2019)
- Breage Parish Neighbourhood Development Plan Basic Conditions Statement (March 2021)
- Breage Parish Neighbourhood Development Plan Consultation Statement (March 2021)
- Report on the Independent Examination of the Breage Parish Neighbourhood Development Plan (July 2022)

1.2 The above documents and other supporting documents and information relevant to the NDP can be accessed on the NDP website – [www.https://:breageparishndp.org.uk](https://breageparishndp.org.uk).

1.3 The NDP builds on the revised National Planning Policy Framework (NPPF) published by the Ministry of Housing, Communities and Local Government (MHCLG) in 2021 and the Cornwall Local Plan: Strategic Policies 2010 - 2030 (CLP) adopted by Cornwall Council (CC) in 2016 in order to provide an additional and nuanced level of planning policy guidance at the Parish level. It has been prepared in order to ensure that the future conservation, development and growth of the Parish are reflective of the views of the local community and that planning decisions are guided by these. Specific planning advice on the development and safeguarding of minerals is set out in Policies 17 (Minerals general principles) and 18 (Minerals safeguarding) of the CLP and the more detailed Minerals Safeguarding Development Plan Document (DPD) adopted by CC in 2018.

1.4 The NDP runs in parallel with the CLP which covers the period up to 2030. The base or start date of the NDP is 2017. This is the date at which Breage Parish Council (BPC) decided to support the preparation of an NDP for the Parish. The end date of the NDP is 2030, although BPC may elect to review and update the NDP at an earlier date if it considers that circumstances warrant this.

1.5 It is BPC as the Qualifying Body (QB) that retains the statutory responsibility for the preparation of the NDP and its approval for both the purposes of public consultation and stakeholder engagement and for its formal submission to CC for the purpose of legal review, statutory consultation, independent inspection and ultimately a referendum of the electorate of the Parish.

1.6 The NDP has been prepared by the Breage Parish Neighbourhood Development Plan Steering Group (SG). The SG was convened by, and operates as, a subcommittee of BPC with the expressed aim of undertaking community engagement and from this preparing an NDP for the Parish. The operating relationship between BPC and the SG is governed by an agreed Terms of Reference (TOR). BPC considered and approved the NDP for the purpose of statutory submission to CC for the purpose of referendum under the Neighbourhood Planning Regulations 2012 (as amended) at its meeting of 2 August 2022.

2. LOCATION AND NEIGHBOURHOOD AREA

2.1 Breage is a Civil Parish located towards the south west of Cornwall in the South West of England. The Parish lies within the Helston and South Kerrier Community Network Area (CNA) as defined by CC. Section PP3 of the Cornwall Local Plan Strategic Policies 2010 – 2030: Community Network Sections published by CC in 2016 explores and sets out policy ambitions for the CNA. Map 2.1 below shows the location of the Parish.

Map 2.1: Location of Breage Parish



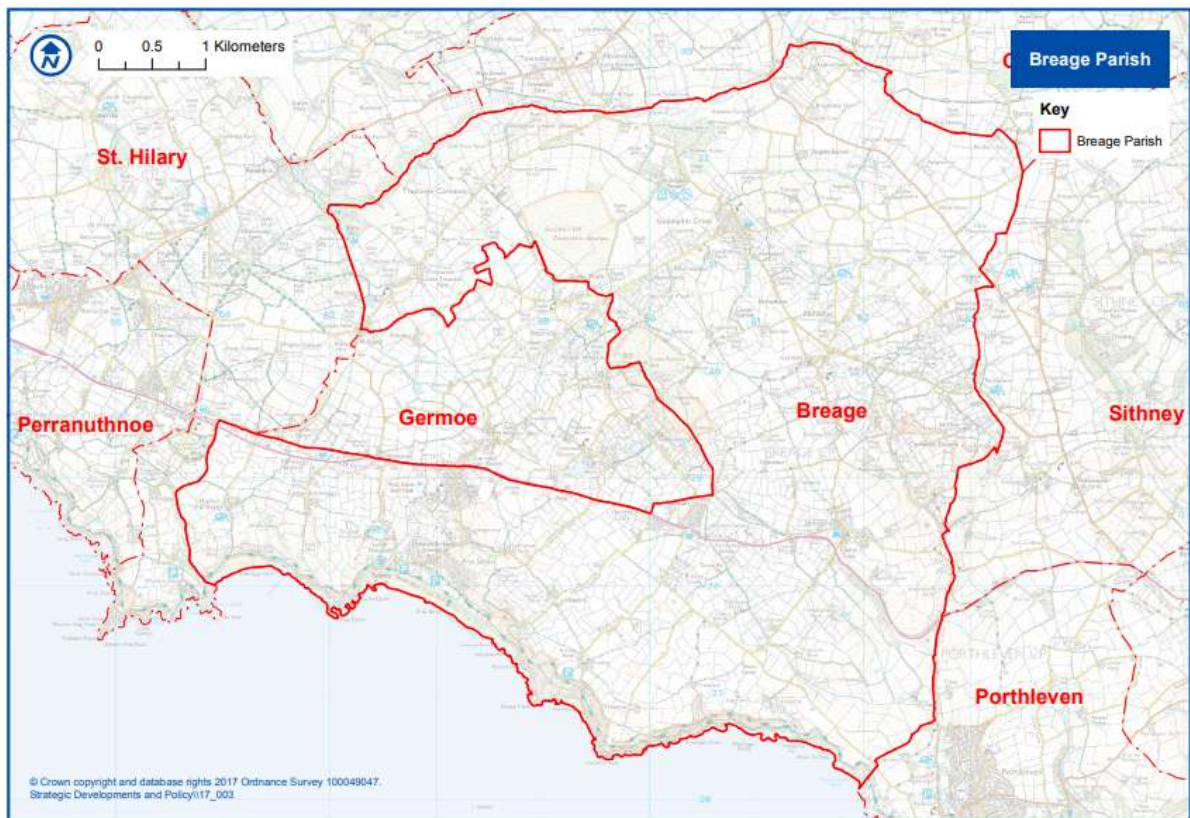
2.2 The Parish adjoins the surrounding parishes of Crowan, Germoe, Porthleven, St Erth, St Hilary and Sithney. It spans the A394 which runs between Helston (three miles away) and Penzance (10 miles away), and is bounded by open countryside to the east, north and west, and the Cornish coastline to the south.

2.3 It is named after St Breaca, a 5th Century missionary nun from Ireland, to whom the 15th Century church in the village of Breage is dedicated.

2.4 Breage Parish includes the main villages of Ashton, Breage, Carleen, Godolphin Cross and Praa Sands including Germoe Cross Roads to the north and, amongst others, the much smaller hamlets of Hendra, Herland, Kenneggy, Poldown, Polladras, Rinsey, Tregunna, Trenwheal, Trescove, Trevurvas and Trew. The resident population of the Parish at the time of the 2011 Census of Population was just under 3,200.

2.5 The whole of the Parish constitutes the Neighbourhood Area of the NDP. Map 2.2 overleaf shows the boundary and geographic extent of the Parish and its relationship to the surrounding parishes.

Map 2.2: Boundary of Breage Parish and Neighbourhood Area



3. HISTORY OF THE PARISH

3.1 This section provides a brief overview of the history of the Parish.

The Bronze Age to Mediaeval Period

3.2 The large granite Tregonning and Godolphin Hills dominate the landscape of the Parish. The lower land around them is drained to the north and the south by small valleys which are cut into the softer adjacent slate, creating the dramatic hilly topography of the Parish.

3.3 It was the prominence and defensive advantages of these sites which attracted the early Bronze and Iron Age settlers to Tregonning Hill. It has been suggested that the summit enclosure on the top of Tregonning Hill may be of ritual, ceremonial and defensive importance, and that any permanent agricultural settlement would have been on lower more sheltered ground.

3.4 Certainly, in the 4th to 2nd Millennia BC, the climate would generally have been warmer and drier, so the soils, being granite based and gravelly, may have been easier to work and there is evidence of Early to Middle Bronze Age field systems around Godolphin Hill, indicating several farms, working to a common plan.

3.5 However, the wealth of the countryside in the Parish was below it. The underlying mineral wealth of the area promoted mining related settlement from the Bronze Age onwards. From the 4th Century BC tin was extracted, firstly, by the more easily extracted streaming of alluvial deposits in the valley flood plains and then, from shallow shafts dug into the mineral zone surrounding the granite of Tregonning and Godolphin Hills, and this tin was widely traded.

3.6 Ancient route ways linked the Parish to the nearby coastal ports and then the surrounding mediaeval towns (Marazion, Helston, Redruth and Penryn). A Roman road maintenance stone from near Breage, from the time of Postumus (258-268), demonstrates the importance of the position of the village, situated on this main thoroughfare between Penryn and Marazion. Hoards of Roman coins of the mid to late 3rd Century found at Godolphin and Castle Pencaire, on Tregonning Hill, indicate some local economic activity which may have been related to local tin mining or streaming.

3.7 It seems that St Breaca settled first in the 5th Century on the slopes of Tregonning Hill. The present church in the village of Breage was probably built in the early 12th Century and was dedicated to St Breaca in 1170. It was considerably enlarged with north and south aisles and chapels and transepts from the mid-15th to the mid-16th Centuries. The oval plan of the church yard is typical of early Christianity in Cornwall.

3.8 By the 6th Century many of the prehistoric rounds on the granite hills of Cornwall appear to have been abandoned, possibly due to a deterioration of the climate, and small, rural hamlets and settlements were established on the lower land with open, undefended settlements, often comprising several households, sharing communal pastures, wells, lanes, etc.

3.9 In 1086, at the time of the Domesday Book, Breage was part of the large royal manor of Winnianton which had a strong association with Brittany. The Domesday manor centre was situated at Trescowe on the west side of Tregonning Hill. The settlement of Godolphin (then

known as Godolghan) first appears in surviving records in 1166, with the occupants exercising increasing local authority as they grew wealthy on their tin mining. Wealth and influence began to be concentrated in a place which was agriculturally marginal, but rich in metal ores.

3.10 By 1290 Godolghan had superseded Trescove as the economic centre, and a large defended house – ditched and, perhaps, even moated – was built within a precinct at Godolphin, testament to the troubled and dangerous times. By 1543, due to increasing mining income, the house had been rebuilt, with a deer park, warren and ambitious gardens laid out.

3.11 Mining villages such as Ashton, Breage and Carleen grew up on the junctions where the ancient thoroughfares between mediaeval centres of population were crossed by the later roads to post-mediaeval towns and ports (Camborne, Hayle, Falmouth and Porthleven). Until the 19th Century the main traffic route passed along Higher Road, through the centre of Breage village, although the A394 has now been rerouted to the south.

3.12 The hamlet of Pengersick, now within the village of Praa Sands, gave its name to the family who represented the area in Parliament in the 14th Century, and there is documentary evidence for a house on the site of Pengersick Castle from the 13th Century, but the current fortified manor house dates from c.1510, with earlier remains.

Mining

3.13 Mining developed rapidly in the late mediaeval period, resulting in Helston's designation as a stannary town in 1305, and a coinage town (to which tin was brought for the purposes of taxation) in 1492. The industrialisation of the Parish was an inevitable consequence of these mining developments, with engine houses, blowing houses and stamping mills to process the ores, as well as the associated spoil heaps, and all the necessary ancillary trades (blacksmiths, carpenters etc.) and the road network to link them to their markets.

3.14 By the end of the mediaeval period mining of alluvial tin and the exposed tin lodes had become common, and by the mid-15th Century there was an open-cast tin mine at Breage. Shaft and level mining developed later, with leather buckets used to remove water, and tallow candles used for light.

3.15 By 1538 the Godolphin Estate included the greatest tinworks in all Cornwall, paying more than seven times as much tax as anyone else in the Parish. Developments in the 17th Century, such as a waterwheel powered water pump (1674) and the use of gun powder from the 1680s to blast rock, were introduced at either Great Work or Wheal Vor, and greatly increased the efficiency and profitability of the workings, as did the erection, in 1715, of Cornwall's first steam engine again at either Great Work or Wheal Vor.

3.16 At the turn of the 17th Century, Sir Francis Godolphin commanded the largest regiment in Cornwall, comprising some 1,200 men, a power base founded on the mineral wealth built up over the preceding centuries and based on an industry that was at that time employing about 300 men in the estates' mines.

3.17 Another nearby tin mine in the Parish, Great Wheal Vor, became the most productive in not only Cornwall, but the world, producing a significant proportion of the world's tin, employing over 1,000 people and 16 engine houses at its peak in the 1830s.

3.18 The associated mining of copper was also extremely important in the Parish. Before the mid-16th Century copper was frequently discarded from the tin mining process, until the miners recognised its value and, in due course, copper mining transformed Cornwall in the 18th Century, with copper being mined in the Parish at Godolphin, Great Work and Wheal Fortune, among others.

3.19 On the south coast of the Parish, Wheal Trewavas, with copper and tin lodes, and Wheal Prosper were both undersea mines with engine houses now conserved by the National Trust. At Sydney Cove, at the west end of Praa Sands beach, a mine shaft on the beach is still exposed at times by shifting sands. Several other engine houses in the Parish, such as the Sydney Godolphin mine chimneys form an important part of the cultural history of the Parish

3.20 The mining of tin and copper in the 19th Century fluctuated between periods of huge profitability and severe depression. When seams in the Parish mines became deeper and more expensive to reach, and when copper was discovered in Anglesey, the centre of copper extraction shifted there and many Cornish mines closed, with a collapse in employment opportunities, only to re-open at the start of the 19th Century, with a massive resurgence in employment opportunities, as the Anglesey deposits ran low, copper prices increased and technological innovations such as roller crushers and steam hoisting were developed. The Napoleonic Wars fuelled demand for copper and Cornish families acquired Welsh smelting works.

3.21 In 1746 the mineral wealth of the Parish was further diversified when William Cookworthy discovered kaolin (china clay) of exceptional quality, at Tregonning Hill and this was exported from Porthleven to the Potteries in Stoke and elsewhere.

3.22 The enormous employment opportunities afforded by the mining industry meant that by 1841 the Parish had a population of 6,000, and much of the character of the villages in the Parish, stems from the building made possible by the prosperity of this period, when the Parish occupied an important and prosperous position in the Cornish mining industry.

3.23 The main settlement areas of Ashton, Breage, Carleen and Godolphin Cross have stone built residences that were occupied by mining captains, with rows of smaller cottages for the miners interspersed with trades premises – workshops for blacksmiths, carpenters etc. The use of stone for building reflects the abundant local supplies of this material, the product of the local geology. In the 1830s records of the Godolphin Estate indicate that quarrying for stone appears to have offered greater returns than mining for metalliferous ores.

3.24 However, after the 1860s Cornish tin mining went into a long period of eventual terminal decline, forcing many of the miners and their families to emigrate, often abroad, effectively freezing the form of the villages and settlements in the Parish, which have since seen little development until the latter years of the 20th Century.

3.25 Some areas of the Parish, which had previously been industrialised, were gradually reclaimed and enclosed, notably the fields north of the village of Breage. The Godolphin Mine closed in the 1840s and was overplanted by conifers and broadleaf trees to obscure derelict land in views from the manor house and grounds – a rare example of the Victorian semi-ornamental treatment of derelict industrial landscapes in Cornwall, now in the stewardship of the National Trust (NT). The Godolphin family used their wealth from mining in the Parish to gain high prominence in national government and the land and property in Godolphin was sold several times to several owners until it was acquired by the NT who now preserve a very important part of the cultural and human history of the Parish

Methodism

3.26 The advent of Methodism in the 18th Century, led by John Wesley, significantly altered the human and built landscape of the Parish. Methodism was regarded as the religion of the working people, in contrast to Anglicanism, which was the preserve of the rich. For a Parish community of miners facing danger at work every day, and farmers facing creeping industrialisation, the doctrine offered comfort, security and hope.

3.27 Many of the Methodist lay preachers belonged to the new emerging class of local mining captains and entrepreneurs, they needed chapels and meeting houses, and many of these were built throughout the Parish including the Mission Church at Ashton; Wesleyan Chapels at Breage, Carleen, Ashton, Trenwheal and Kenneggy, Bible Christian chapels at Herland Cross and Ashton; and Free Methodist Chapels at Ashton and Rinsey. Built of local stone, many of these chapels still exist today and are distinctive buildings in the built landscape though some are still actively used for worship; others have been re-purposed for community or residential use.

Modern Developments

3.28 Several factors, including the demands for landlords to provide sanitation and water, the introduction of bye-laws, planning laws and regulations, the outside control on estates, a collapse in income from the mines, low agricultural land prices in the 18th Century and other strictures, led to the collapse of the large estates and in the late 19th Century/early 20th Century sales of land, both by auction and privately, took place.

3.29 In addition, from 1859, the linking of the railway from London through to Penzance brought an influx of tourists to the Parish. In 1897 tea rooms at Pengersick were advertising as Prah Sands (the name given to the foreshore) to attract the lucrative tourist market travelling out from Penzance by horse-drawn bus.

3.30 In 1921 Pengersick Barton in Praa Sands, was sold and building commenced along the sea frontage, to provide properties for purchase by the middle class. This was a radical push forward to build a new village, under the name of Praa Sands and, in 1952, there was further expansion of the village when the Pengersick housing estate, a council house estate for local inhabitants, was built in Praa Sands.

3.31 Housing in the four main mining villages in the Parish was further developed and expanded in the latter part of the 20th Century, with Ashton and Carleen having mainly ribbon development along their radiating roads, while Breage and Godolphin Cross have had small estates added surrounding the respective village cores.

4. OVERVIEW OF NEIGHBOURHOOD AREA

4.1 This section provides a summary overview of the settlement pattern, demography and environmental conditions of the NA, with more detailed contextual information provided as appropriate in later sections.

Settlement Pattern and Connectivity

4.2 The Parish is broadly made up of five larger villages and a number of much smaller surrounding hamlets and isolated farms and houses.

4.3 **Ashton** is a largely linear settlement that straddles the A394. The north of the village is generally made up of terraced cottages arranged in a linear fashion and now mixed with more modern but isolated residential development. The south of the village is largely ribbon development fronting the main road with a more modern development located at Hendra Close. The most recent development at the village is a mix of affordable and market housing on two parcels of land to the north and south of Fore Street.

4.4 **Breage** largely lies to the north of the A394 and has an historic core focussed on Church Town and the historic church and its associated burial grounds and properties. Development radiates out along Sethnoe Way, Shute Hill, Higher Road and Pellor Road. More recent development has taken place along the frontage to Pellor Road and with the formation of Coulthard Drive. With the exception of small infill developments the most recent development in the village is more modern housing off St Breaca Close and Penbro Way. Linear development has also taken place at Troon Row and Trewethick Road which lie to the south of the A394.

4.5 **Carleen** is located to the north of Breage and consists largely of linear development fronting Chytodden Terrace and Tregonning Terrace, and the triangular configuration of roads that lie immediately to the east.

4.6 **Godolphin Cross** is located in the north of the Parish with the majority of built development situated to the west of the cross roads. The village has a mix of traditional and more modern developments that run off Herland Road and Forth Vean.

4.7 **Praa Sands** is located in the south of the Parish and is largely made up of linear development that runs east to west along the hill side above the beach, with the exception of more isolated developments on the generally flatter land off Penwerris Drive and larger properties in the vicinity of Pengersick Castle to the north. There is further development at Germoe Cross Roads off the A394 and its junction with Pengersick Lane. This is a significant area of more modern development, but this is physically separated from the remainder of Praa Sands by open countryside, caravan and holiday parks and a golf course.

4.8 Other smaller hamlets in the Parish include, amongst others, Hendra, Herland, Kenneggy, Poldown, Polladras, Rinsey, Tregunna, Trenwheal, Trescove, Trevurvas and Trew.

4.9 Data from the Census of Population indicates that only 9.0% of households in the Parish have no car (compared with 26% across England). This reflects the rural nature of the Parish with its general lack of retail facilities within easy reach of household residences and a restricted public transport system which makes it difficult for people to get to and from their place of employment, to retail outlets, hospitals, pharmacies, doctors' surgeries, banks, libraries, etc., without a private car.

4.10 The Parish is basically remote from any major strategic road network. The only classified road that passes through the middle of the Parish, east to west, is the A394 (connecting Helston and The Lizard with Penzance/A30). There is a small section of the B3302 which passes through the north eastern corner of the Parish. All the other roads, which feed off these two and connect all the settlements and hamlets within the Parish, are unclassified (either over or under 4 metres wide).

4.11 There are no rail lines or rail stations in the Parish. The nearest ferry terminal to the Parish is at Penzance – connecting to the Isles of Scilly only. Land’s End Airport is some 19 miles (45 minutes drive time away) from the Parish. Newquay Airport is some 36 miles (1 hour and 10 minutes drive time away) from the Parish. Public transport is limited locally to buses or taxis. There are two bus routes that connect the Parish to other local towns and villages. Walking and cycling in the Parish is predominately for recreational purposes.

Demographic Characteristics

4.12 Key selected socio-economic indicators for the Parish from the Census of Population include:

- The 0-19 age group forms 17.7% of the total population, compared to the UK’s 23.6%; the 20-64 age group is 58.6% for both the Parish and the UK and the 65+ age group is 23.6% compared to the UK’s 17.7%. The Parish is ‘top heavy’ in its population structure, with a larger percentage of people in the retired/economically inactive/dependent category and its population structure is markedly different in this respect in comparison to the UK average.
- 27.3% of households had one person in a household with a long-term health problem or disability. 13.7% of the population were receiving some form of unpaid care during the week of the Census. 26.9% of residents were in one-person households and 14.5% were over 65 years of age.
- 29% people aged 16-74 are in full-time employment in the Parish compared with 39% across England. 21.2% of people aged 16 and over in the Parish have no qualifications compared with 22% across England.
- There are some 1,503 households in the Parish of which 1,306 (87%) have at least one usual resident and 197 (13%) have no usual resident. The average household size in the Parish is 2.3; residential properties have an average of 6.1 rooms and three bedrooms per household.
- Detached, and, to a lesser extent, semi-detached properties, make up the majority (60% and 21% respectively) of the Parish’s housing stock. Home ownership stands at 79% and is by far the largest form of housing tenure across the Parish.
- Economic activity rates are around 66%. Some 62% of residents are in employment. 17% residents are self-employed. 23% of residents are retired. The patterns of economic activity in the Parish are broadly similar to those across Cornwall as a whole with two key exceptions: levels of self-employment are relatively high in the Parish being three percentage points higher than the average for Cornwall as a whole (14%); similarly the proportion of retired residents is also relatively high in the Parish being some four percentage points higher than across Cornwall as a whole (19%).
- The occupational structure of the Parish is broadly similar to that of Cornwall as a whole but with a few key exceptions: employment in managerial and professional occupations is three percentage points higher in the Parish than across Cornwall as a whole (11%); similarly, employment in skilled trades is two percentage points higher than across Cornwall (17%); conversely employment as process and plant operatives is two

percentage points lower than Cornwall as a whole (7%), and the same is the case for administrative and secretarial occupations (10%).

- The greatest proportion of local residents (16%) work in the wholesale and retail sector followed by the education and health and social care sectors (both 11%). The industrial structure of the Parish broadly reflects that of Cornwall as a whole, but with a few key exceptions: employment in the agriculture, forestry and fishing sector at 7% is four percentage points higher than across Cornwall as a whole (3%); employment in health, education and social care at 11% is three percentage points lower than the picture for Cornwall (14%); and, manufacturing employment at 6% is two percentage points lower than across Cornwall as a whole (8%).

Environmental Characteristics

4.13 The Parish is characterised by the high quality of its built and natural environment with important aspects of this including the following:

- Much of the southern part of the Parish between the coastline and the A394 is included in the South Coast Western part of the Cornwall Area of Outstanding Natural Beauty (AONB).
- The central and northern parts of the Parish and the Trewarvas coastline form part of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS).
- An arc of land focussing on Trescowe Common, Godolphin Cross and Tregonning Hill forms part of an Area of Great Landscape Value (AGLV).
- Three Conservation Areas at Breage, Pengersick and Tregonning Hill.
- A plethora of listed buildings including six having Grade I status.
- Six Sites of Special Scientific Interest (SSSI).
- Seven Scheduled Ancient Monuments (SAM).
- Six County Wildlife Sites (CWS) and one Special Area for Conservation (SAC).

5. THE PLAN PREPARATION PROCESS

5.1 This section summarises the plan preparation process to date and outlines the next stages in its journey towards adoption.

Progress to Date

5.2 The preparation of the NDP has been informed throughout by a comprehensive programme of consultation and engagement with parishioners and other stakeholders.

5.3 This commenced in September and October 2017 when BPC organised and facilitated a series of initial public meetings in the villages of Ashton, Breage, Carleen, Godolphin Cross and Praa Sands to explore the preparation of a NDP and the land use and planning issues that this might look to address.

5.4 The initial public meetings were largely positive and accordingly in November 2017 BPC undertook an initial survey of households across the Parish in order to: explore community attitudes towards the opportunity to prepare a NDP for Breage; capture initial views from the community in respect of what are seen as positive attributes of living in the Parish, and of what could be improved; and identify what topics should be considered in an NDP for the Parish.

5.5 The initial household survey generated a response rate of some 11% with a large majority (95%) of respondents considering the preparation of an NDP for the Parish to be a good idea.

5.6 In response in January 2018 BPC convened and established the SG, and since this date BPC and the SG have been working closely together to oversee the formulation of the NDP.

5.7 The SG has aimed to meet monthly since the start of 2018 with its meetings being open to attendance by parishioners. Meetings rotate around different venues across the Parish and are advertised electronically, via newsletters and through poster campaigns. It has established its own web site which is dedicated to the preparation of the NDP and upon which all meeting agendas, action notes from meetings and reports are posted and retained. In addition, agendas and meeting notes are also posted on the BPC web site. The SG has also established its own Facebook Page to publicise the work of the SG. In September 2018 the SG prepared and distributed to all households in the Parish the first edition of an NDP Newsletter. This focussed on reporting back and seeking comment on the results of the initial household survey and outlining the planned actions of the SG.

5.8 Over the second half of 2018 the SG prepared an NDP exhibition focussing on publicising the preparation of the NDP and seeking further community views on the main issues that the NDP should tackle. The SG adopted the approach of piggy backing on established community events across the Parish and exhibited at the following:

- Godolphin Fete – 8 July 2018
- Ashton Fete – 14 July 2018
- Carleen Table Top Sale – 28 July 2018
- Carleen Agricultural Show – 8 September 2018
- Trevena Cross Xmas Fair – 8/9/15/16 December 2018

5.9 In order to further inform the preparation of a robust evidence base for the NDP in January 2019 the SG followed up the earlier public meetings and exhibitions and initial household survey with a more detailed survey of all households across the Parish. This took the form of a postal survey (with a paid business reply envelope) that was despatched by CC to some 1,450 households in the Parish that are registered on the Council Tax Payer Database. This was supplemented by an online survey hosted on the SG's web site and a down loadable copy of the questionnaire that was also made available via the web site. In parallel, the SG also held consultation meetings with school children at Godolphin Cross Primary School and Breage Church of England Primary School. A specific consultation event was also convened with young people in the Parish that attend the Godolphin Cross Community Association (GCCA) youth club.

5.10 The second household survey generated a response rate of some 35% and continued to show strong support for the preparation of an NDP with some 94% of respondents agreeing, or strongly agreeing, that the local community should have a stronger say in the future planning of the Parish.

5.11 The results of the second household survey and other streams of research undertaken by or on behalf of the SG were reported in the Evidence Base Report that was published on the SG's web site in April 2019, with copies provided to both BPC and CC.

5.12 The second household survey informed the formulation of the proposed vision and strategic objectives of the NDP. These were discussed with CC and agreed by BPC as working drafts in May 2019.

5.13 In July 2019 the SG prepared and distributed a second edition of the NDP Newsletter to all households in the Parish. This focussed on reporting back the results of the second household survey, setting out the SG's next actions and publicising and seeking feedback on the proposed vision and strategic objectives.

5.14 Over the balance of 2019 the SG prepared a second NDP exhibition that focussed on the results of the second household survey and the proposed vision and strategic objectives arising from these. The SG again piggy backed on existing community events in order to engage with parishioners and exhibited at:

- Breage School Fair – 29 June 2019
- Godolphin Fete – 7 July 2019
- Carleen Table Top Sale – 31 August 2019
- Carleen Agricultural Show – 14 September 2019
- Trevena Cross Xmas Fair – 30 November, 1/7/8 December 2019

5.15 This process culminated in the approval of a Consultation Draft of the NDP by BPC at its meetings of 26 September, 31 October, 5 and 28 November and 3 December 2019, and 9 and 30 January 2020 and its publication by the SG in February 2020.

5.16 The SG had planned and organised a two month programme of public consultation on the Consultation Draft beginning on 1 March and ending on the 30 April 2020. In summary, this was scheduled to include:

- Preparation of a comments form for the collation of comments.

- Notification of adjoining Parish Councils.
- Notification through the SG's Facebook page and web site, with the Consultation Draft (and a comments form) available for download from the latter.
- Notification including a summary of the Consultation Draft and the consultation programme to all households in the Parish via a third edition of a newsletter posted to all households in the Parish.
- The placing of the Consultation Draft (and comments form) at 13 locations across and beyond the Parish including Breage Central Stores, Breage Parish Rooms, Breaney Methodist Chapel, St Breaca Church, Carleen Village Hall, Double S Garage, Godolphin House Volunteers Room, Godolphin Cross Former Methodist Chapel, Helston Library, Lion and Lamb Public House, Praa Sands Community Centre, Queens Arms Public House and Trevena Cross Garden Centre.
- Exhibition on the Consultation Draft at the Godolphin Cross Farmers Market and Carleen Table Top Sale.
- Exhibition and drop in events at Ashton Church of the Annunciation, Breage Village Hall, Carleen Village Hall, Godolphin Cross Former Methodist Chapel and Praa Sands Community Centre.

5.17 Unfortunately, elements of the consultation programme had to be cancelled or were curtailed as a result of the restrictions on movement arising from the Covid19 outbreak, and more specifically the intensification of these from the 23 March 2020. In summary, adjoining Parish Councils were notified of the publication of the Consultation Draft, the SG's Facebook page and web site were used as a notification tool and the Consultation Draft and comments form were made available for viewing and down load on the web site, the newsletter was distributed to all households across the Parish, and the plan and comments form was placed on deposit at the 13 locations identified above. The planned exhibition at the Carleen Table Top Sale and the five drop in events did not take place.

5.18 Critically, the SG utilised its Facebook Page and web site to notify parishioners of the cancellation of planned events and to sign post the availability of the Consultation Draft and comments form for both down load and viewing on the SG's web site. It should also be noted that the newsletter posted to all households in the Parish sign posted the availability of the Consultation Draft and comments form for viewing and down load on the NDP web site.

5.19 At the close of the consultation programme some 31 comments had been received on the Consultation Draft. Following the relaxation of Covid19 restrictions on movement the SG was able to reconvene in July 2020 and determined that rather than repeat the consultation exercise on the Consultation Draft it would use the results of this exercise to inform the preparation of a Pre Submission Edition of the NDP. The reasons for this were as follows:

- The consultation exercise on the Consultation Draft was not a statutory requirement but rather an additional step in the plan preparation process determined by the SG.
- Although the planned consultation exercise was not delivered in its entirety the Consultation Draft of the NDP and the comments form were available for viewing and down load on the NDP web site, and the newsletter delivered to all households across the Parish sign posted this. The newsletter also sign posted all members of the SG as points of contact for information on the NDP.

- A significant consultation and engagement process is a statutory requirement at the pre submission stage and this provided a further and important opportunity for parishioner and stakeholder comment on the emerging NDP.
- The repetition of the consultation exercise on the Consultation Draft would have required additional financial resources and a further draw on scarce volunteer time with no guarantee given the on-going Covid19 situation that it could have been delivered.
- Momentum needed to be regained in the preparation of the NDP: three years had elapsed since the decision of BPC to prepare an NDP and nearly two years from the point in September 2018 when the work of the SG commenced in earnest.

5.20 In reconvening the SG also requested CC to undertake a formal screening of the emerging NDP in order to determine whether or not it requires the preparation of a supporting Strategic Environmental Impact (SEA) under the terms of European Directive 2001/42/EC and the Environmental Assessment of Plans and Programmes Regulations 2004 and/or a Habitat Regulations Assessment (HRA) under Article 6 or 7 of the European Habitat Directive 92/43/EEC. CC confirmed in its decision notice of 9 September that it considered that on the basis of the Consultation Draft that the NDP is unlikely to have a significant effect on the environment and as such neither an SEA nor HRA is required. It should be noted that if there were significant changes proposed to the NDP in preparing later iterations beyond the Consultation Draft the NDP may have needed to be rescreened. This has not proven to be the case.

5.21 As part of the screening process Natural England (NE) commented on a lack of landscape evidence in relation to the inclusion of a parcel of undeveloped land at the junction of the A394 and Pengersick Lane in the proposed development boundary for Germoe Cross Roads. In response NE was notified that the parcel of land had the benefit of planning permission for residential use (granted on appeal) and that the Inspector's report found that the site was more closely related physically and visually to the built up area of Germoe Cross Roads rather than the surrounding open countryside. On this basis it was considered appropriate to include the site within the development boundary. It was also noted that NE offered no comment on the original planning application. NE accepted this explanation but requested that it was included in the NDP or the evidence base thereto, and this has been accommodated.

5.22 In response to the consultation programme the SG recommended a number of changes to the emerging NDP with this process culminating in the approval of a Pre Submission Edition of the NDP by BPC at its meeting of 8 September 2020 and its publication by the SG in October of that year.

5.23 In view of the on-going and ultimately tightening Covid 19 restrictions the SG adopted an extended consultation period on the Pre Submission Edition that commenced on 12 October 2020 and ended on 31 December of that year. In summary, the consultation programme included:

- Preparation of a comments form for the collation of comments
- Notification by letter of statutory organisations
- Notification by letter of public and voluntary sector bodies considered to constitute statutory organisations
- Notification by letter of other interested parties

- Notification through the SG's Facebook Page and web site, with the Pre Submission Edition (and a comments form) available for viewing and download from the latter
- Notification including a summary of the NDP and the consultation programme to all households in the Parish via a fourth edition of the NDP Newsletter signposting parishioners to the web site and to members of the SG
- Poster campaign across the Parish signposting parishioners to the web site
- Coverage in the local press including the Helston Packet and the GCCA newsletter

5.24 It was recognised that not all parishioners may have digital access and accordingly the newsletter offered the provision of a hard copy of the NDP to any parishioner requesting one from a member of the SG.

5.25 At the close of the consultation period some 120 comments had been received on the Pre Submission Edition and in response the SG recommended a number of changes to the emerging NDP with this process culminating in the approval of the Submission Edition of the NDP by BPC at its meeting of 2 March 2021 and its publication by the SG.

5.26 BPC submitted the Submission Edition of the NDP together with the Consultation Statement, Evidence Base Report and Statement of Basic Conditions to CC later that month, and CC subsequently organised the required period of statutory consultation under Regulation 16. This ran for 10 weeks from 20 May 2021 to 29 July 2021. The consultation period was extended to 10 weeks due to the then ongoing Covid 19 situation.

5.27 A number of representations were received during the consultation period and these were considered by the Independent Examiner in her assessment of whether the NDP meets the Basic Conditions and whether the NDP should proceed to referendum. The Examiner's Draft Report was provided to BPC and CC later in the year but prior to finalisation CC were approached by BPC with a request to modify Policy H7 so that it focussed on Praa Sands and Germoe Cross Roads and with the submission of additional evidence to support this approach.

5.28 In response, and with the agreement of the Independent Examiner, the examination process was paused and a further round of statutory consultation on the proposed modification to Policy H7 was undertaken by CC for six weeks beginning from 25 April 2022. This process generated a small number of representations and these were taken account of by the Independent Examiner in the preparation and submission of her Final Report.

5.29 The Final Report was submitted to BPC and CC in July of this year and recommended a number of modifications to the NDP in order that it meets the Basic Conditions and can proceed to referendum. BPC considered and accepted the recommendations set out in the Final Report at its meeting of 27 July 2022, and the Referendum Edition of the NDP has subsequently been amended to reflect these.

Next Immediate Step

5.30 **The next immediate steps in the preparation of the NDP prior to it being adopted by CC as part of the development plan for the Parish are as follows:**

- **Submit for referendum of all registered voters in the Parish.**
- **Adoption of NDP by CC if majority of voters in the referendum support the NDP.**

5.31 It should be noted that CC, in partnership with BPC, is now primarily responsible as the Local Planning Authority (LPA) for progressing the NDP through the remaining stages of its preparation. Once adopted, the policies contained in the NDP will have to be taken into consideration by officers and members of the LPA in the determination of planning applications in the Parish.

6. VISION AND STRATEGIC OBJECTIVES

6.1 This section sets out the vision and strategic objectives that underpin the NDP.

Rationale

6.2 The derivation of the vision and strategic objectives has been extensively informed by parishioner and stakeholder engagement including comments received at public meetings and exhibitions, and more specifically the results of the second household survey. In respect of the latter the following findings are particularly pertinent and are also cross referenced in the remaining sections of the NDP as appropriate:

- The three best things about living in the Parish are considered to be its 'countryside', 'coast' and 'tranquillity'.
- 93% of respondents strongly agree/agree that the open countryside should be protected and retained.
- 69% of respondents strongly agree/agree that the further expansion of the main villages in the Parish should be resisted.
- 90% of respondents strongly agree/agree that development in smaller hamlets should be carefully controlled in order to preserve their character.
- 93% of respondents strongly agree/agree that new development in the Parish should generally be small scale, with off road access and parking and reflect local architectural styles.
- 83% of respondents consider that new market housing development should be at or within 10% of the minimum requirement implied by the CLP.
- 95% of respondents strongly agree/agree that village and community halls should be retained for continued community use.
- 95% of respondents strongly agree/agree that the retention of local facilities such as pubs, shops and social clubs should be encouraged.
- 98% of respondents strongly agree/agree that playing fields and play spaces should be retained and protected from development.
- 90% of respondents strongly agree/agree that open and green spaces within and adjoining villages should be protected from development.
- 90% of respondents strongly agree/agree that corridors and sites of wildlife importance should be protected and enhanced.
- 83% of respondents strongly disagree/disagree that large scale commercial, industrial or retail development should be permitted in the Parish.
- 76% of respondents strongly agree/agree that speed restrictions and/or traffic calming should be promoted on roads within and between villages in the Parish.
- 97% of respondents strongly agree/agree that public footpaths, bridleways and byways in the Parish should be retained and enhanced.
- The four preferred descriptors for the Parish in 2030 are 'safe', 'friendly', 'tranquil' and 'attractive'.

Vision

6.3 The aim or vision of the NDP is therefore as follows:

Vision for Breage Parish: *In 2030 Breage Parish will continue to be a safe, friendly, sustainable and tranquil place in which to live and work. The attractive nature of its coastline and countryside will have been protected from inappropriate development. The intrinsic quality of its built and natural environment and heritage will have been retained. The Parish's five main villages of Ashton, Breage, Carleen, Godolphin Cross and Praa Sands and its myriad of smaller hamlets will largely remain as they are today with areas of open space retained and development focussing on meeting local needs. Community assets, facilities and services across the Parish will have been retained and improved. It will be an even better place than it is today.*

Strategic Objectives

6.4 There are seven strategic objectives that underpin this vision:

Strategic objective 1: Spatial strategy – *to protect the open countryside from incursion by built development and retain the intrinsic nature of the Parish's villages and hamlets.*

Strategic objective 2: Housing – *to ensure that new housing matches the needs of the local community and respects the quality of the surrounding environment.*

Strategic objective 3: Community facilities and services – *to retain and improve community assets, facilities and services across the Parish.*

Strategic objective 4: Open space – *to protect areas of open space in and adjacent to villages and hamlets from built development.*

Strategic objective 5: Environment – *to protect and enhance the built and natural environment and in particular the heritage, biodiversity and unique landscape character of the Parish.*

Strategic objective 6: Employment – *to support and encourage existing local businesses and small scale start ups in order that local people have good access to employment opportunities.*

Strategic objective 7: Transport – *to promote the provision of an efficient and safe local transport network incorporating a broad range of modal choice.*

Policies and Proposals

6.5 The next seven sections set out proposed planning policies and proposals to meet each of the above seven strategic objectives and through their implementation the achievement of the vision of the NDP. The final section sets out a framework for the on-going monitoring and future review of the NDP. In using the NDP the policies should be read in the round rather than in isolation.

7. SPATIAL STRATEGY

7.1 This section sets out policies and proposals relating to the general spatial strategy for development adopted by the NDP. It primarily addresses strategic objective 1 – *to protect the open countryside from incursion by built development and retain the intrinsic nature of the Parish’s villages and hamlets.*

7.2 The table below sets out the policies contained in the NDP that aim to provide general guidance on the overall pattern of new development within the Parish.

Table 7.1: Policies in the NDP that provide general guidance on the location of new development

Policy No.	Policy scope
Policy S1	Development boundaries for main villages
Policy S2	Development in smaller hamlets
Policy S3	Development in the open countryside

Role and Function of Places

7.3 The strategic policies of the CLP support Cornwall’s dispersed settlement pattern. They steer larger scale growth to the main towns as named in Policy 3 (Role and function of places), and also support unplanned, organic growth in, and adjacent to, Cornwall’s existing city, towns, villages and hamlets, but not normally in the open countryside. This organic growth is provided for in Policy 1 (Presumption in favour of sustainable development), Policy 2 (Spatial strategy), Policy 2a (Key targets), Policy 3, Policy 7 (Housing in the countryside) and Policy 21 (Best use of land and existing buildings). In addition, Policy 9 (Rural exception schemes) allows a more tolerant stance for affordable housing led schemes.

7.4 Policy 3 does not specifically name any of the villages or hamlets in the Parish and therefore, by implication, Paragraph 3 of Policy 3 provides the key strategic policy guidance for the future pattern of development within the Parish. It states:

“...Other than at the main towns identified in this policy, housing and employment growth will be delivered for the remainder of the Community Network Area housing requirement through:

- *identification of sites where required through Neighbourhood Plans;*
- *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;*
- *infill schemes that fill a small gap in an otherwise continuous built frontage and do not physically extend the settlement into the open countryside. Proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished;*
- *rural exception sites under Policy 9...*”

7.5 Paragraph 4 of the same policy is pertinent in so far as it applies to that part of the Cornwall AONB that falls within the Parish. It states:

“...Within the AONB or its setting, development will be supported where it is in accordance with the other policies of this plan and can demonstrate that it conserves and enhances the landscape character and natural beauty of the AONB...”

7.6 Paragraph 1.57 of the CLP makes it explicitly clear that the majority of parishes that do not have a town or village named in Policy 3 can meet the housing requirement of the CLP through the following: existing sites with planning permission; infill; small scale rounding off; the development of previously developed land within or adjoining settlements; and, rural exception sites.

7.7 Paragraph 1.58 continues to explain that there are some CNAs where this is not the case, and these are likely to require housing allocations in NDPs to enable the delivery of the housing requirement. Critically, the Helston and the Lizard CNA does not appear in this list, and this implies that any NDP for the Parish need not have to specifically identify sites for housing development.

7.8 Paragraph 1.64 is also pertinent and indicates that outside of the CNAs named in earlier paragraphs development is expected to be focussed upon meeting local need and supporting the sustainability of smaller communities through windfall development, including infill sites and rural exception sites. It continues to indicate that development should be of a scale and nature appropriate to the character, role and needs of the local community.

7.9 In terms of the policy guidance provided by Policy 3 it is, however, important to give consideration to rounding off, the development of previously developed land, infill and rural exception schemes. CC published in 2017 a Chief Planning Officers Advice Note on Infill and Rounding Off that is helpful in this respect:

- **Rounding off:** Rounding off provides a symmetry or completion to a settlement boundary and is not intended to facilitate continued incremental growth. Rounding off development should not visually extend development into the open countryside and should be predominantly enclosed by edging features. Proposals must be adjacent to existing development and be contained within long standing and enclosing boundary features. Suitable sites are likely to be surrounded on at least two sides by existing built development. Development resulting in the creation of a further site for rounding off is unlikely to be rounding off in itself.
- **Previously developed land:** The development of previously developed land within or adjacent to settlements or where it is sustainably located is acceptable unless other economic, environmental and social considerations outweigh this.
- **Infill:** Infill is development that would fill a gap in an otherwise continuous frontage which is normally a road frontage. The layout and density of the development should be in character with and similar to others in the continuous frontage. Development should not diminish a large gap that is considered important to the setting of a settlement.
- **Affordable housing exception sites:** Rural exception sites are affordable housing led schemes to meet an identified local need and can be on land that is currently considered to be outside of the built-up area of towns, villages and hamlets. They should be adjacent to or well related to the built-up area of the settlement and be appropriate in scale, character and appearance. Such sites would not meet the definition of infill or rounding off or necessarily be on previously developed land.

- **Other development within a settlement:** The development of land which does not entirely fit the definition of infill or rounding off but would be within the form and shape of the settlement is acceptable where there is no significant harm arising from economic, environmental or social considerations. Development in this respect is considered to accord with Policy 21 of the CLP.

Development Boundaries for Larger Villages

7.10 The overall spatial strategy adopted by the NDP is to facilitate appropriate small scale development in the Parish's main villages. This reflects the principle of sustainability by directing development to areas where access to facilities and services can minimise the need to travel and is in harmony with the approach advocated in the CLP. It is important to stress that development is expected to be limited and of a small scale as evidenced by the results of the 2019 household survey:

- 93% of respondents agreed or strongly agreed that the open countryside in the Parish should be retained and protected from development.
- 69% of respondents agreed or strongly agreed that the further expansion of the main villages in the Parish should be resisted.
- Only 18% of respondents agreed that the expansion of the main villages in the Parish should be encouraged.
- 90% of respondents agreed or strongly agreed that open and/or green spaces within and adjoining villages should be protected from development.
- 93% of respondents agreed or strongly agreed that new development in the Parish should generally be small scale, with off road parking and reflect local architectural styles.
- 83% of respondents considered that new market housing in the Parish should be within 10% of the threshold suggested by the CLP.
- 83% of respondents disagreed or strongly disagreed that large scale industrial, commercial or retail development should be permitted in the Parish.

7.11 It is also important to note that some 89% of respondents to the 2019 household survey agreed or strongly agreed that development boundaries should be established around the main villages in the Parish in order to protect the open countryside and avoid the over expansion of villages. The approach of the NDP is therefore to delineate development boundaries for the main villages of Ashton, Breage, Carleen, Germoe Cross Roads (as it is physically separate to Praa Sands), Godolphin Cross and Praa Sands. The following approach and criteria have been used in arriving at robust but flexible development boundaries for each of these settlements:

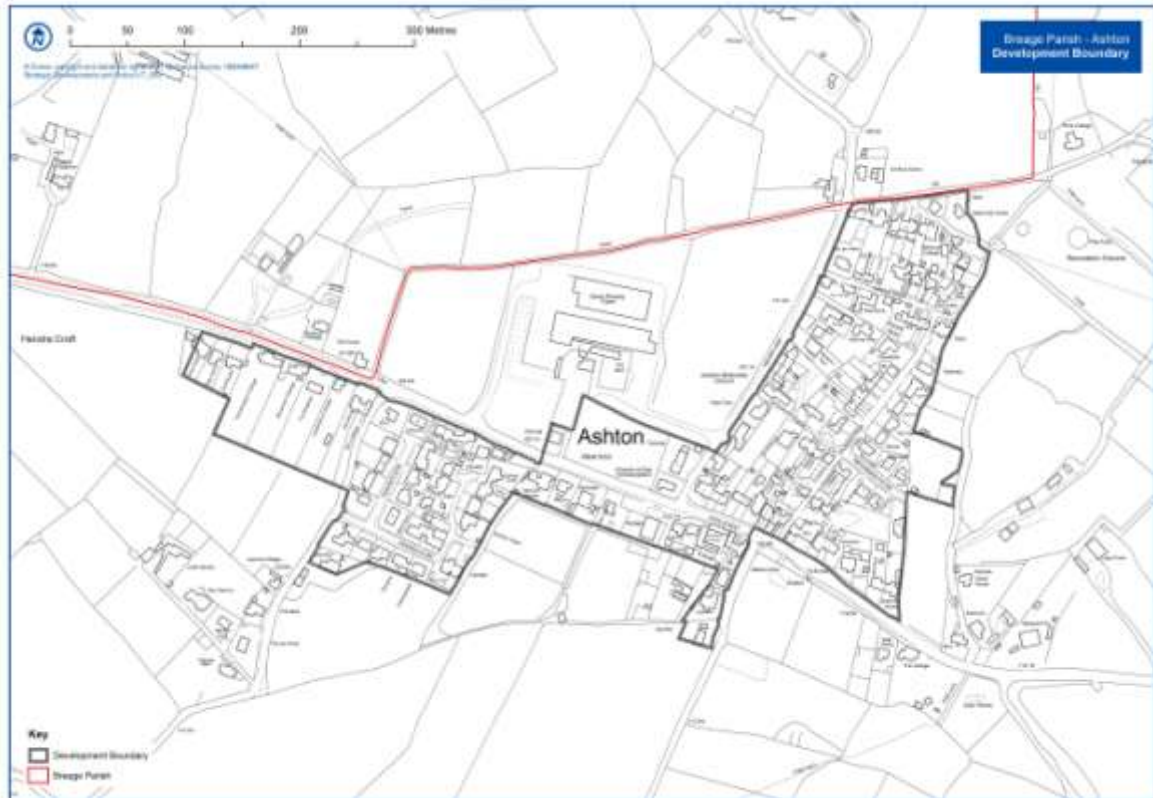
- The settlement boundaries proposed for each of the villages in the former albeit not adopted Kerrier District Local Plan provided a starting point.
- Boundaries were amended where appropriate to reflect new development that has taken place or secured planning approval since the delineation of the former settlement boundaries.
- Rural exception sites for housing development granted under Policy 9 of the CLP have generally been excluded from the revised development boundary (as they are by definition an exception to other policy). Those granted planning approval under an earlier policy regime and now in situ have been included in the revised development boundary.

- Consideration has been given to the character and built form of each village and the surrounding landscape so as that character and form is respected and maintained.
- Isolated, sporadic and generally free standing buildings or groups of buildings including farm buildings and other development detached from or peripheral to the main built up area has generally been excluded.
- Development in close proximity to the edge of the built up area of a village but where that development is different in character such that it may be considered to form part of the open countryside has generally been excluded.
- Barn conversions and other building conversions unless they clearly lie within the built up area of a village have generally been excluded.
- Boundaries look to follow clearly defined features such as field boundaries, roads, streams, walls, fences, public rights of way etc. where this is appropriate.
- Boundaries look to follow the curtilage of existing or proposed dwellings except where large gardens or other open areas would be inappropriately drawn into the built up area, the curtilage is separate to the dwelling or the curtilage has the capacity to significantly and inappropriately extend the built form of the settlement.
- Schools, village halls, open and green spaces and playing fields that are peripheral to, separate from or would alter a clearly definable built form have generally be excluded.

7.12 Planning permission has been secured for a number of affordable housing led rural exception sites in the Parish including at Ashton, Breage and Godolphin Cross, and some of these have been built out or are under construction. Once completed rural exception sites alter the built form of the settlement to which they relate. However, the NDP deliberately excludes rural exception sites approved under the policies of the CLP irrespective of whether they are built out, under construction or have an extant planning permission from the development boundaries of the Parish's main villages. The rationale for this is that it is considered that the granting of planning approval for a rural exception site should not provide an opportunity for further development under Policy 3 of the CLP to come forward that would not otherwise have been supported and should not lead to the development of further rural exception sites that lie adjacent to or are well related to that which was originally granted planning approval. As a corollary to this rural exception sites that were granted planning approval under the planning policy regime that was in place prior to the CLP are included within the development boundary as these only constituted exceptions under earlier and now superseded policies.

Policy S1: Development boundaries for main villages: The NDP establishes development boundaries for the main villages of Ashton, Breage, Carleen, Germoe Cross Roads, Godolphin Cross and Praa Sands as delineated on Map Numbers 7.1, 7.2, 7.3, 7.4, 7.5 and 7.6. Small scale development that rounds off the built form, constitutes infill, or utilises previously developed land or buildings within the development boundaries will normally be supported where such development also conforms to the other policies of the NDP.

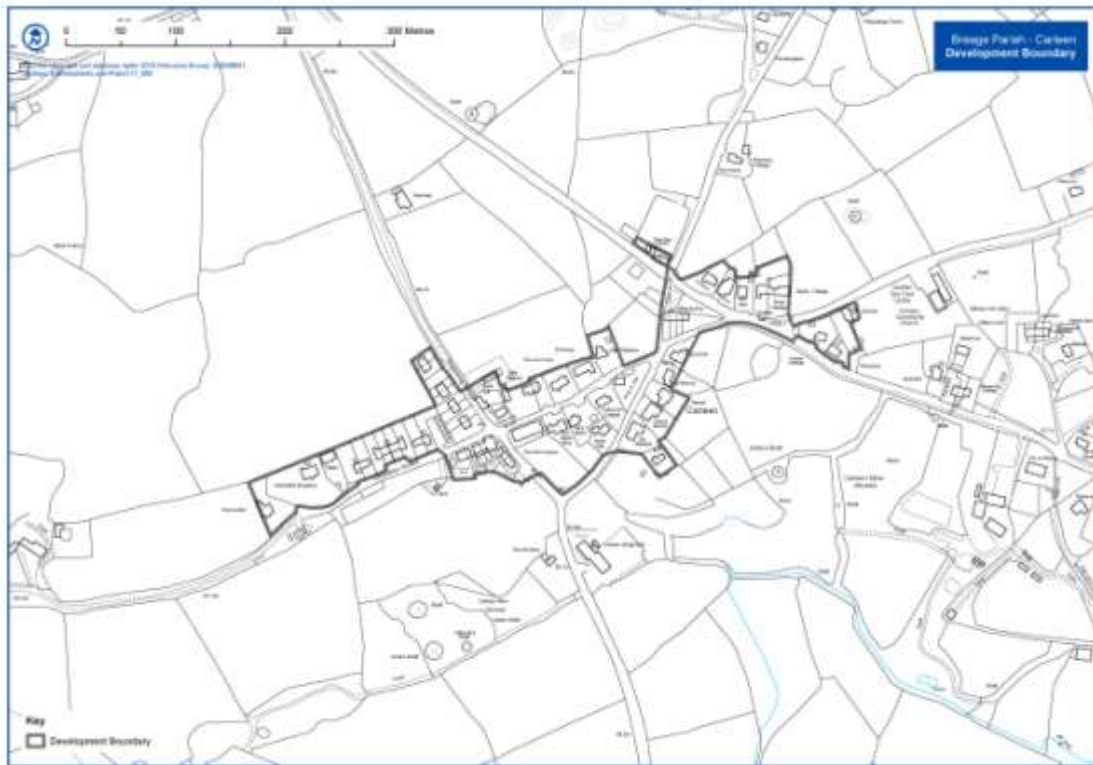
Map 7.1: Ashton development boundary



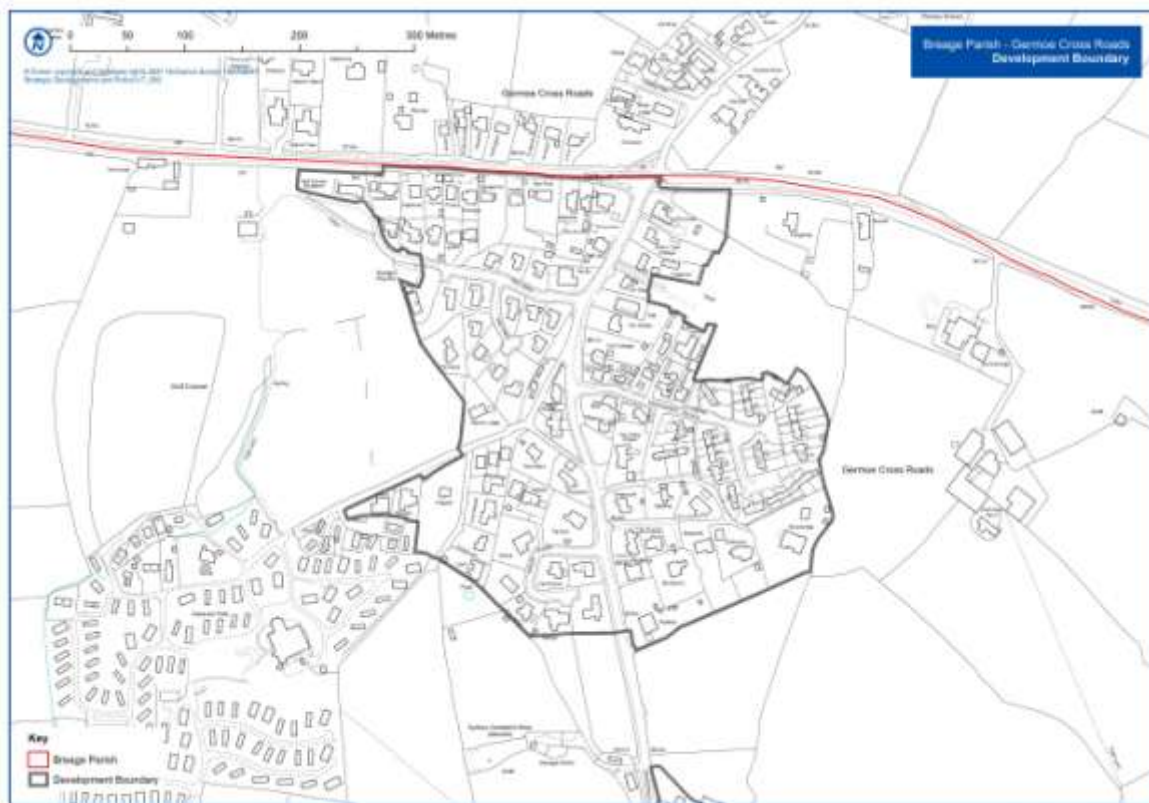
Map 7.2: Breage development boundary



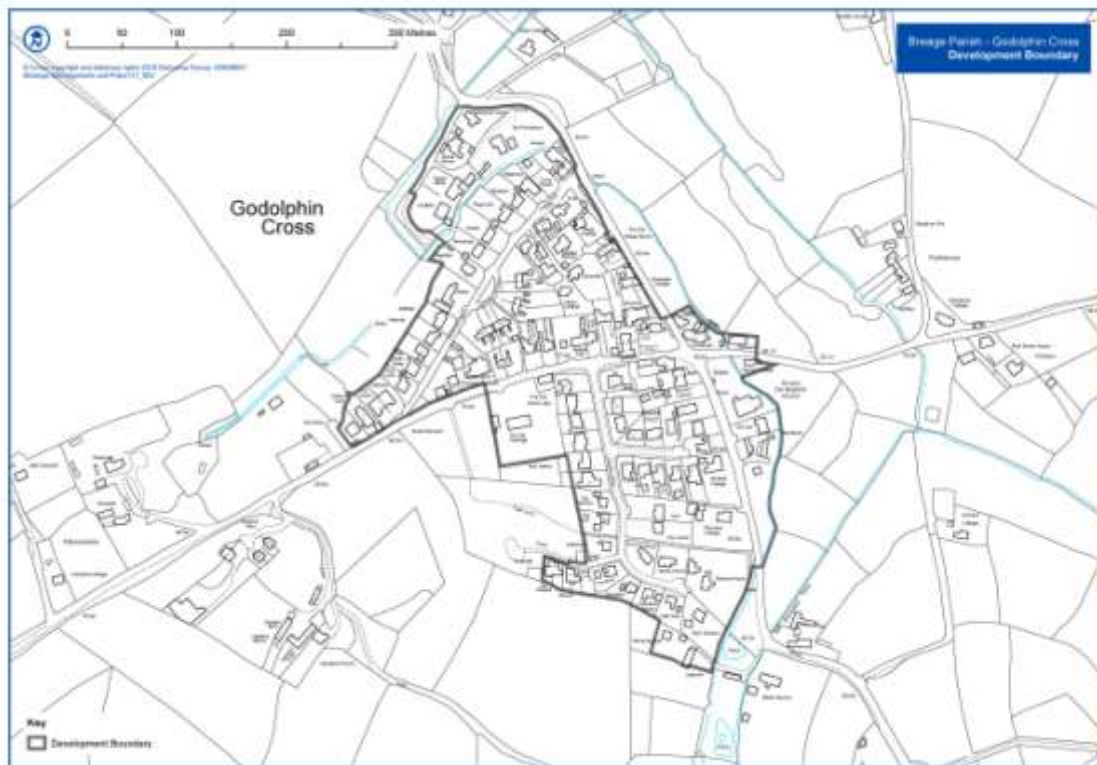
Map 7.3: Carleen development boundary



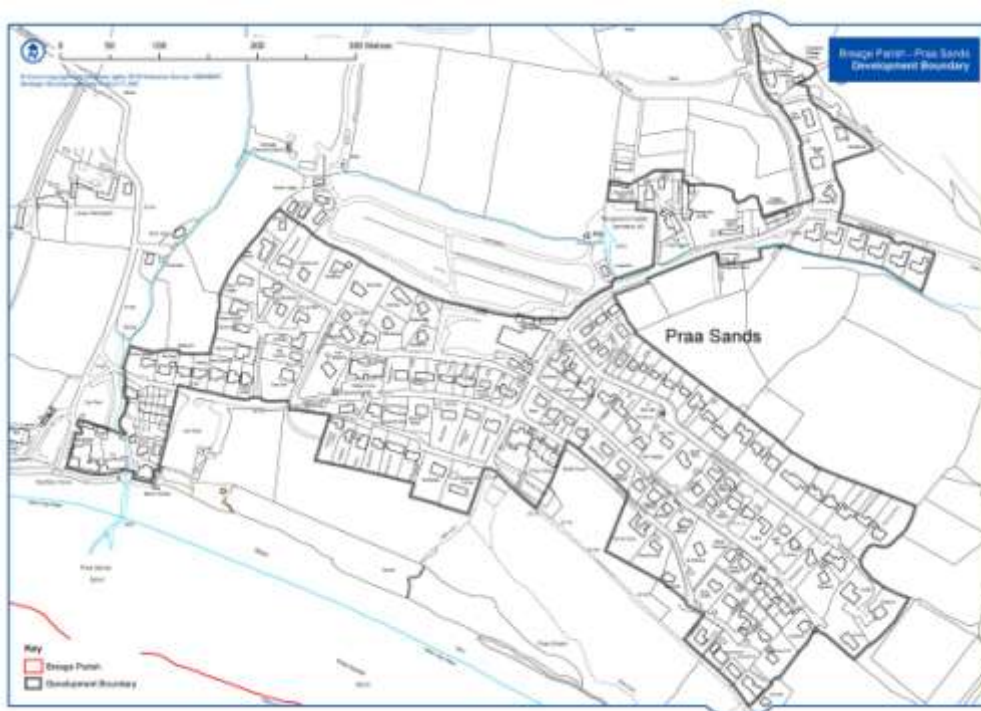
Map 7.4: Germoe Cross Roads development boundary



Map 7.5: Godolphin Cross development boundary



Map 7.6: Praa Sands development boundary



Development in Smaller Hamlets

7.13 A hamlet can be defined in dictionary rather than policy terms as a small village. There are a myriad of smaller hamlets located across the Parish that vary in both scale and the nature of their built form. Many are somewhat isolated; others consist of sporadic development with no real central focus, whilst others have a clearer albeit small scale built form. All of the smaller hamlets form an important part of the open countryside that makes up most of the Parish's land area and separates its main villages from one another. Smaller hamlets within the Parish include: Hendra, Herland, Kenneggy, Poldown, Polladras, Rinsey, Rinsey Croft, Tregunna, Trenwheal, Trescove, Trevurvas and Trew. The delineation of development boundaries for these smaller hamlets is problematic and brings little policy advantage given their scale, the nature of their built form and their location in the open countryside. The NDP does not therefore put forward development boundaries for any of the many smaller hamlets that are contained in the Parish. It is, however, important to consider their future development. The evidence from the 2019 household survey is clear here with some 90% of respondents agreeing or strongly agreeing that development in the Parish's smaller hamlets should be carefully controlled in order to preserve their character. This is the approach that the NDP looks to adopt.

Policy S2: Development in smaller hamlets: Development at the Parish's many smaller hamlets that are not identified as main villages in Policy S1 will be strictly controlled and normally limited to very small scale development that rounds off the built form, constitutes infill or utilises previously developed land or buildings and is in line with Policy 3 of the CLP. Development that clearly extends the built form of a smaller hamlet into the open countryside or erodes the open countryside in which it is situated particularly within the boundaries of the Area of Outstanding Natural Beauty, Area of Great Landscape Value and the World Heritage Site will not therefore normally be supported unless it conforms to other relevant policies of the NDP and Policy 7 of the CLP. Development will not be supported if it harms the intrinsic character of the smaller hamlet in which it is proposed.

Development in the Open Countryside

7.14 The majority of the land area of the Parish is made up of open countryside. It is this rural setting which is most valued by local residents with 'the countryside' identified in the 2019 household survey as the characteristic of Parish most valued by local residents. In addition some 93% of respondents agreed or strongly agreed that the open countryside should be retained and protected from development. The approach of the NDP is therefore to seek the limitation of development in the open countryside.

Policy S3: Development in the open countryside: Development in the open countryside outside of the development boundaries of the Parish's main villages identified in Policy S1 and outwith that provided for in Policy S2 will not normally be supported unless it constitutes very small scale infill development of not more than one dwelling in the case of residential development, involves the re-use of an appropriate redundant building as outlined in Policy 7 of the CLP, is related to an existing business use or agricultural undertaking, is a small development ancillary to the use of an existing property or business, or is a rural exception site as outlined in Policy 9 of the CLP that is adjacent to or well related to the Parish's main villages as

identified in Policy S1. All development must also conform to other relevant policies of the NDP.

8. HOUSING

8.1 This section sets out policies and proposals relating to the development of housing. It primarily addresses strategic objective 2 – *to ensure that new housing matches the needs of the local community and respects the quality of the surrounding environment.*

8.2 The table below sets out the policies contained in the NDP that aim to facilitate the delivery of new market and affordable housing across the Parish

Table 8.1: Policies in the NDP that facilitate housing delivery

Policy No.	Policy scope
Policy S1	Development boundaries for main villages
Policy S2	Development in smaller hamlets
Policy S3	Development in the open countryside
Policy H1	Provision for market housing
Policy H2	Meeting local housing needs
Policy H3	Promoting self build
Policy H4	Conversion of buildings for housing in the open countryside
Policy H5	Housing development in garden areas
Policy H6	Design of new housing
Policy H7	Primary residency restriction on new housing in Praa Sands

Housing Requirement

8.3 Policy 2A of the CLP indicates an expectation that some 1,100 new dwellings will be delivered in the 18 parishes and towns that make up the rural area of the Helston and South Kerrier CNA outside of the principal town of Helston over the period 2010 to 2030.

8.4 Advice provided by CC in 2017 in respect of housing provision in NDPs and illustrated in Table 8.2 below indicated that a minimum of 17 new dwellings needed to be delivered in the Parish over the period 2017 to 2030 in order for the NDP to be considered in general conformity with the CLP.

Table 8.2: Minimum housing target for Breage Parish at March 2017 to be in general conformity with the Cornwall Local Plan

Helston and Lizard CNA (Rural) CLP target (April 2010 – March 2030)	1,100
CNA completions (April 2010 – March 2017)	642
CNA commitments – 10% (March 2017)	388
Residual CLP target for CNA (April 2017 – March 2030)	70
Breage Parish adjusted pro rata rate	24%
Breage Parish target (April 2017 – March 2030)	17
Breage Parish completions (April 2010 – March 2017)	76
Breage Parish commitments – 10% (March 2017)	69

Source: Cornwall Council Advice Note, 2017

8.5 Subsequent analysis undertaken by CC in 2018 in respect of the CNA and presented in Table 8.3 overleaf indicated that after allowing for completions, existing planning permissions and likely windfall sites, the CNA outside of Helston already had a surplus of

provision against the housing target of the CLP of just over 400 dwellings over the period to 2030.

Table 8.3: Housing development in the Helston and Lizard CNA (outside Helston) at March 2018

Helston and Lizard CNA (Rural) CLP target (April 2010 – March 2030)	1,100
Completions: small sites < 10 dwellings (April 2010 – March 2018)	464
Completions: large sites 10> dwellings (April 2010 – March 2018)	295
Permissions: small sites (March 2018)	351
Permissions: large sites (March 2018)	45
Subject to S106: large sites	-
CLI sites without permission	-
Windfall: small sites	350
Local plan allocations	-
Neighbourhood plan allocations	-
Surplus/deficit	+405

Source: Cornwall Local Plan Housing Implementation Strategy Update, 2018

8.6 The identified surplus of housing across the rural parts of the CNA was reliant on some 350 new properties being brought forward on windfall sites over the 12 years to 2030. However, even without the bringing forward of further windfall sites the residual area of the CNA still demonstrated a potential surplus of 55 dwellings over the period to 2030.

8.7 Table 8.4 below applies this more recent data to the earlier analysis undertaken by CC in order to arrive at an estimate of housing requirements in the Parish to be in general conformity with the CLP at a base date of March 2018.

Table 8.4: Minimum housing target for Breage Parish at March 2018 to be in general conformity with the Cornwall Local Plan

Helston and Lizard CNA (Rural) CLP target (April 2010 – March 2030)	1,100
CNA completions (April 2010 – March 2018)	759
CNA commitments – 10% (March 2018)	396
Residual CLP target for CNA (April 2018 – March 2030)	-55
Breage Parish adjusted pro rata rate	24%
Breage Parish target (April 2018 – March 2030)	-13
Note: Excludes estimated windfall developments of 350 dwellings across the rural part of the CNA.	

Source: Cornwall Council Advice Note, 2017 and Cornwall Local Plan Housing Implementation Strategy Update, 2018

8.8 The position at March 2018 indicated that:

- After allowing for potential windfall developments the Parish already had a surplus of housing completed or committed in order to maintain general conformity with the CLP.
- Even if assumed windfall developments are excluded from the data the CNA continued to demonstrate a surplus of some 55 dwellings, and therefore pro rata the Parish showed a surplus of some 13 dwellings to retain general conformity with the CLP.

8.9 Over the course of 2019 CC updated this housing data up to and including a base date of March 2019 and this is summarised in the table below.

Table 8.5: Minimum housing target for Breage Parish at March 2019 to be in general conformity with the Cornwall Local Plan

Helston and South Kerrier CNA (Rural) CLP target (April 2010 – March 2030)	1,100
CNA completions (April 2010 – March 2019)	826
CNA commitments – 10% (April 2010 – March 2019)	555
Residual CLP target for CNA (April 2019 – March 2030)	-
Breage Parish adjusted pro rata rate	24%
Breage Parish target (April 2019 – March 2030)	-
Breage Parish completions (April 2010 – March 2019)	106
Breage Parish commitments – 10% (April 2010 – March 2019)	89

Source: Cornwall Council, 2019

8.10 The position at March 2019 further confirmed that the Parish already had a surplus of housing completions since April 2010 and extant housing commitments to demonstrate general conformity with the CLP.

8.11 In the latter part of 2020 CC released more contemporary housing data up to and including March 2020 and this is summarised in the table below.

Table 8.6: Minimum housing target for Breage Parish at March 2020 to be in general conformity with the Cornwall Local Plan

Helston and Lizard CNA (Rural) CLP target (April 2010 – March 2030)	1,100
CNA completions (April 2010 – March 2020)	927
CNA commitments – 10% (April 2010 – March 2020)	473
Residual CLP target for CNA (April 2020 – March 2030)	-
Breage Parish adjusted pro rata rate	24%
Breage Parish target (April 2020 – March 2030)	-
Breage Parish completions (April 2010 – March 2020)	114
Breage Parish commitments – 10% (April 2010 – March 2020)	90

Source: Cornwall Council, 2020

8.12 The most recent data further confirms that the Parish already has a surplus of housing completions since April 2010 and extant housing commitments to demonstrate on-going general conformity with the CLP. It should be noted that at March 2020 there had been a significant amount of new housing developed in the Parish since 2010 (114 dwellings) and with planning approval in place for a further 90.

8.13 Community views on the level of new housing to be accommodated in the Parish were tested as part of the 2019 household survey with the majority of respondents (83%) considering that new market housing development over the NDP period should be at the March 2017 estimate of 17 dwellings (64% favoured this) or within 10% of this (19% favoured this). There was relatively little support for levels of new market housing in excess of this.

8.14 The approach of the NDP is therefore to seek the delivery of a minimum of some 17 new dwellings over the plan period. No specific housing allocations are proposed or considered necessary to achieve this – particularly given that from a base date of March 2020 the Parish already has the benefit of a surplus of new housing when set against the housing targets of the CLP. New market housing will be accommodated on potential windfall sites that lie within the development boundaries proposed under Policy S1 of the NDP, the policy criteria outlined in Policy S2 and through the conversion and re-use of existing buildings and previously developed land where this is appropriate to do so. In addition, new market housing may come forward as an element of overall housing provided through the delivery of rural exception sites under Policy 9 of the CLP. In line with the results of the 2019 household survey the NDP does not encourage a level of new market housing development in the Parish that is over 10 percent in excess of that required to ensure general conformity with the CLP.

Policy H1: Provision for market housing: A minimum of 17 new market dwellings will be delivered over the plan period with an expectation that any further new market housing in the Parish will be limited. New market housing will primarily be delivered on windfall sites within the identified development boundaries of the Parish's main villages as identified in Policy S1, very small scale infill and rounding off sites in smaller hamlets as identified in Policy S2 and through the conversion and re-use of existing buildings and previously developed land. Market housing will also be supported where it is part of an appropriate affordable housing led rural exception site.

Local Housing Need

8.15 Proxy data suggests that average income amongst residents of the Parish is at a level which is considerably lower than the United Kingdom average. Resident annual earnings in Cornwall in 2014 were some £18,400 (83% of the national average) but in the St Ives Constituency (of which the Parish is a part) average income was even lower at some £16,700 or 76% of the national average. This low level of income coupled with increasing house prices has had the effect of denying many residents, especially younger wage earners, the opportunity to own or rent their own home in the Parish.

8.16 In 2010 BPC in conjunction with CC undertook a housing needs survey across the Parish. This indicated:

- 39 households were in housing need and wished to live in the Parish
- 60% of these were seeking a two bedroom property
- 29% were seeking a one bedroom property
- 8% were seeking a three bedroom property

8.17 This data is now somewhat dated and CC's Home Choice Register provides more contemporary evidence on local housing need.

Table 8.7: Housing need in Breage Parish from Home Choice Register at March 2018

	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Band A						
Band B	3	2			1	6
Band C	2	6	4	2		14
Band D	1	1	1			3
Band E	26	22	8	1		57
Total	32	31	13	3	1	80

Source: Cornwall Council Home Choice Register, 2018

8.18 The 'bandings' referred to in the above table relate to criteria used to determine the priority of those adjudged to be in housing need: Band A takes account of exceptional needs, welfare, adapted/accessible property and downsizing; Band B takes account of welfare, lack of bedrooms, disrepair, move-on and redevelopment programmes; Band C takes account of statutory homelessness, other homelessness, welfare, lack of bedrooms, support/facilities and work/training; Band D takes account of shared facilities and children living in flats and/or lacking a garden; and Band E includes all other groups.

8.19 The data indicates that there were some 80 households seeking affordable housing in the Parish at March 2018, with the majority of these seeking either a one bedroom (40%) or two bedroom (39%) property.

8.20 Subsequent data provided by CC from August 2019 indicated that there were now some 28 households seeking affordable housing and having a local connection with the Parish.

Table 8.8: Housing need in Breage Parish from Home Choice Register at August 2019

	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Band A		1				1
Band B		1		1		2
Band C	2	1	4	1		8
Band D	1	2				3
Band E	9	2	3			14
Total	12	7	7	2		28

Source: Cornwall Council Home Choice Register, 2019

8.21 The data presented in Table 8.8 continues to indicate that the greatest demand was for one bedroomed property.

8.22 More contemporary data from September 2020 is presented in the table overleaf.

Table 8.9: Housing need in Breage Parish from Home Choice Register at September 2020

	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Band A	1	1	1			3
Band B						
Band C	2		4	1		7
Band D	1	2				3
Band E	14	4	3			21
Total	18	7	8	1		34

Source: Cornwall Council Home Choice Register, 2020

8.23 The more recent data presented in Table 8.9 shows a level of housing need that is similar to the position a year earlier with the greatest demand still for one bedroomed property to rent. In addition, data from Help to Buy South indicates some 17 households seeking discounted sale/shared ownership property in the Parish.

8.24 Policy 8 (Affordable housing) of the CLP seeks to tackle local housing needs with all new housing schemes providing a net increase to the housing stock of 10 dwellings (or 5 in designated rural areas and AONBs) expected to contribute towards the provision of affordable housing. It is unlikely that windfall sites within the development boundaries identified in the NDP will make a significant contribution to meeting local needs for affordable housing. Policy 9 of the CLP looks to help address this issue by offering support to development proposals that are primarily intended to meet local housing needs on sites outside of but adjacent to the built up area of smaller villages and hamlets, with market housing of up to 50% of the homes provided or 50% of the land take acceptable when this is necessary for the viability of the development proposals. The land take excludes infrastructure and services.

8.25 A number of rural exception sites in the Parish already have the benefit of planning permission. In summary and at a base date of August 2022 these are:

- **St Breaca Close/Sethnoe Way, Breage.** Planning permission was granted in 2007 under planning application number W2/PA06/02183/FM for 12 dwellings for rent/shared ownership. This development has been completed. It is included within the development boundary of Breage as the planning approval was granted under a planning policy regime consisting of the former Cornwall Structure Plan 2004 and Draft Kerrier District Local Plan 2004 both of which predate the approval of the current CLP.
- **East of St Breaca Close/Sethnoe Way, Breage.** Planning permission was granted in 2013 under planning application number PA12/08337 for 24 dwellings (18 affordable/6 open market). This development has been completed. It too is included within the development boundary of Breage as the planning approval was granted prior to the approval of the CLP under the auspices of the former Cornwall Structure Plan 2004.
- **Adjacent to Grenville House, Fore Street, Ashton.** Planning permission was granted in 2017 under planning application number PA16/07939 for 11 dwellings (6 affordable/5 open market). The development is currently under construction. In line with the approach adopted towards the definition of development boundaries this site is out with the development boundary for Ashton as it was approved as a rural exception site under the CLP.

- **Fore Street, Ashton.** Outline planning permission was granted in 2015 under planning application number PA14/00597 with reserved matters approved in 2017 under planning application number PA16/11616 for 20 dwellings (10 affordable/10 open market). This development is currently under construction. Similarly, in line with the approach adopted towards the definition of development boundaries this site is also out with the development boundary for Ashton as it was approved as a rural exception site under the CLP.
- **Rear of Kei Wei, Rinsey Lane, Ashton.** Outline planning permission was granted on appeal in 2020 under planning application number PA19/06000 for an affordable housing led rural exception site. All matters except access are reserved for future determination but an indicative layout suggests a development of 14 dwellings (7 affordable/7 open market). Again, in line with the approach adopted towards the definition of development boundaries this site is also out with the development boundary for Ashton as it was approved as a rural exception site under the CLP.
- **Forth Vean, Godolphin Cross.** Planning permission was granted in 2022 under planning application number PA18/09940 for an affordable housing led rural exception site consisting of 4 open market and 4 affordable dwellings. In line with the approach adopted towards the delineation of development boundaries this site is outwith the development boundary for Godolphin Cross as it was approved as a rural exception site under the CLP.

8.26 The NDP reinforces this approach and relies largely on the bringing forward of rural exception sites to meet local housing needs across the Parish, especially when these offer affordable houses that constitute approaching 100% of all those to be provided on the site.

Policy H2: Meeting local housing need: The provision of affordable homes to meet local housing needs on rural exception sites and in accordance with Policy 9 of the CLP will be supported subject to the other policy provisions of the NDP. Any such development should be located adjacent to and relate well in scale and character to the size and built form of the main villages of Ashton, Breage, Carleen, Germoe Cross Roads, Godolphin Cross and Praa Sands. The number, type, size and tenure of proposed affordable dwellings should reflect identified local housing needs as evidenced through the Cornwall Council Home Choice Register and if deemed appropriate due to low or marginal demand an up to date local survey of housing need that has been completed using an approved methodology. There is an expectation that market housing provided as part of any such development will be at the minimum level necessary to secure the viability of the development and will not automatically revert to the potential maximum of 50% of the properties or 50% of the land take. The overall characteristics of any such development should appear tenure neutral.

Self Build

8.27 In 2020 CC published a Housing Supplementary Planning Document (SPD) that provides additional guidance on the housing policies of the CLP including the encouragement of self build. Over recent years BPC has undertaken pre-application consultations with an increasing number of individuals and families with a connection to the Parish who see self-build as an opportunity to meet their housing needs. This issue was tested out as part of the 2019 household survey with a majority of respondents (69%)

strongly agreeing/agreeing that self-build projects on small sites by and for local people should be encouraged. The NDP reflects this view and considers that the promotion of self-build opportunities provides another mechanism to help meet local housing needs in the Parish. However, experience shows that such small scale proposals may come forward in locations outside of the Parish's main villages and smaller hamlets on sites that would not normally be considered appropriate for housing development. The NDP therefore also adopts the view that consideration of any such proposals must also take due account of impact on the landscape and ensure that self-build proposals on sites that would not normally be considered appropriate for housing development remain affordable in perpetuity and for on-going occupation by those with a local connection to the Parish.

Policy H3: Promoting self build: Proposals for self-build developments within the identified development boundaries of the Parish's main villages as identified in Policy S1 and on appropriate sites in other smaller hamlets as outlined in Policy S2 will normally be supported subject to the other policy provisions of the NDP. Proposals for affordable self-build dwellings on rural exception sites will normally be supported within the context of Policy H2. In other locations, that would not usually be considered appropriate for residential development, proposals for single self build properties will only be supported where: the development site is well related to existing nearby housing development; is appropriate in scale and character to its surroundings; has no significant adverse impact on the landscape, especially if it is situated in the Area of Outstanding Natural Beauty, Area of Great Landscape Value or World Heritage Site; the applicant can demonstrate that they are in housing need and have a local connection with the Parish through the Home Choice Register or Self Build Register; and, they are willing to enter into and complete an appropriate legal agreement that occupancy of the property will be restricted to people with a local connection and at an affordable level in perpetuity as their main place of residence.

Conversion of Buildings in the Open Countryside

8.28 There are a large number of old farm buildings spread across the Parish, and as farming methods have changed over the years many become unused and neglected. It is often the case that such buildings are important to the local vernacular and if sensitively re-used can contribute to the character of the landscape. They are often also important in promoting and maintaining biodiversity. When converted and re-used for residential purposes they can provide an opportunity to contribute towards meeting the housing requirements of the NDP. This was echoed in the 2019 household survey with the re-use of redundant farm buildings identified as a preferred location for new housing development in the Parish. The NDP seeks to support the conversion of buildings in the countryside for residential use and provides particular guidance in respect of development in the AONB where permitted development rights in respect of the conversion of rural buildings are more restrictive.

Policy H4: Conversion of buildings for housing in the open countryside: The conversion of existing non-residential buildings in the open countryside to dwellings will normally be supported subject to the other policy provisions of the NDP and the following criteria: the building is of historic value, considered worthy of retention and would add to the quality of the local landscape; the building is redundant and its loss would not lead to a reduction in employment or the provision of community facilities;

the building is suitable for conversion and would not require substantial re-building; the design of the converted property takes due account of any important architectural characteristics of the original building; the change to the building would not cause significant harm to the character or appearance of the building and should aim to enhance it including the sensitive treatment of existing boundary features that are in keeping with the local boundary and more generic Parish features such as Cornish Hedges; the development would have no significant impact on the landscape character of the open countryside especially in the Area of Outstanding Natural Beauty, Area of Great Landscape Value, Conservation Areas and the World Heritage Site; and, there is no adverse impact on the amenity of nearby residents.

Conversion of Buildings in Gardens

8.29 The conversion and replacement of buildings in the open countryside to residential use and the conversion and replacement of buildings in the garden areas of properties within the Parish's main villages and smaller hamlets often includes a reduction in the size of the original garden and gardens being replaced with car parking. This can reduce habitat connectivity and increase water run off both of which are detrimental to tackling climate change and promoting climate resilience. The NDP looks to encourage a positive approach to promoting climate resilience in respect of the conversion and replacement of properties in garden areas for housing use.

Policy H5: Housing development in garden areas: proposals for the conversion of existing buildings to residential use and development of replacement dwellings in existing garden areas must demonstrate that they will maintain and preferably enhance habitat connectivity and flood management by retaining green spaces, green corridors, trees and using permeable surfaces.

Design of New Housing

8.30 There is a wide range of housing design and a myriad of different housing designs across the Parish, reflecting the development trajectory of both the Parish and the individual villages and smaller hamlets within it over many years. It is therefore difficult to be overly prescriptive and determine a common set of design standards for new housing that apply across the whole of the Parish. However, it should be noted that the 2019 household survey revealed that the majority of respondents (93%) considered that new development in the Parish should generally be small scale, provide off road access and parking and reflect local architectural styles. The approach of the NDP is therefore to encourage developers of new housing to work closely with the Cornwall Design Guide published by CC in 2013, the Chief Planning Officers Advice Note on Good Design in Cornwall published by CC in 2017 and the emerging revised Cornwall Design Guide and Streetscape Design Guide both published by CC in 2020 and to seek to fit designs in with the character of local buildings and the local landscape. The latter is particularly important in respect of development proposed in the AONB, AGLV, WHS and the Parish's Conservation Areas.

Policy H6: Design of new housing: Proposals for new housing should normally be small scale, provide access and off road parking as appropriate, reflect local architectural styles including boundary treatments and the distinctive character of the location in which they are proposed. They should demonstrate how they have

responded positively to the Cornwall Design Guide and emerging Streetscape Design Guide, relevant land designations relating to individual sites including the Breage Conservation Area Appraisal and Management Strategy and where it is practical to do so comply with BREEAM sustainability standards.

Primary Residency at Praa Sands

8.31 Improved access and mobility through increased car ownership, an improved road system, faster rail links and the growth of Newquay Airport are some of the factors that have given rise to an increase in demand for second homes for use by their owners and their rental to visitors in many parishes of Cornwall. The 2011 Census of Population indicates that some 13% of dwellings in the Parish had no usual residents – such households are at times, but not always, second homes or holiday lets. However, it should be noted that in the Lower Super Output Area (a geographic area for the reporting of small area statistics) covering Praa Sands, Tresowes and Germoe (which lies partly in the Parish) this increases to 19%. In the Lower Super Output Areas that cover the south east and north of the Parish the comparative figures are 8.1% and 7.5% respectively. The comparative figure for Cornwall as a whole is some 11%.

8.32 It is clear that Praa Sands is the main location for holiday lets and second homes in the Parish with levels that are well in excess of the average for Cornwall as a whole. Cornwall Council's Council Tax Payer Database indicates that in 2018 some 6% of the housing stock in the Parish constituted second homes. Although this is much lower than other under pressure parishes in Cornwall (Mevagissey and St Ives for example have second home ownership levels of around 25%, and St Minver Lowlands has a rate of 42%) it might still be considered high enough to be a threat to the sustainability of local communities and to have an adverse impact on the local housing market by pricing local residents with a connection to the Parish out of the market. Contemporary research undertaken by BPC indicates that around 40% of the housing stock in Praa Sands is not being used for permanent residential use. In addition, mobile homes associated with the Haulfryn Praa Sands Holiday Park have annual occupancy as result of a positive appeal decision on Planning Application 13/00724 which supported the remodelling of the site to accommodate some 220 pitches consisting of 196 holiday home static caravans (with use limited to holiday accommodation) and 24 Park Home static caravans.

8.33 BPC in particular has signalled its concern about the incidence of second homes in the Parish and the majority of respondents (54%) to the 2019 household survey considered that there are too many second homes/holiday lets in the Parish. The majority of respondents (63%) also consider that the increasing prevalence of second homes/holiday lets in the Parish has a negative impact on the local housing market and/or the sustainability of local communities. Accordingly, and in order to address both the negative impact of second home ownership on the affordability of housing for local people and community cohesion and sustainability, the NDP considers it appropriate to apply a primary residency policy to all new housing development (except replacement dwellings) that takes place in the vicinity of Germoe Cross Roads and Praa Sands.

Policy H7: Primary residency restriction on new housing in Praa Sands: Due to the current and latent impact upon the local housing market of the uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) in the area

of Praa Sands (as shown on Map 8.1) new open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a principal residence. Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes will not be supported at any time. Principal residences are defined as those occupied as the resident's sole or main residence, where the residents spend the majority of their time when not working away from home. The condition or obligation on new open market homes will require that they are occupied only as the primary residence of those persons entitled to occupy them. Occupiers of homes with a principal residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when Cornwall Council requests this information. Proof of principal residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc.).

Map 8.1: Area of Praa Sands (and Germoe Cross Roads) in which primary residency applies



9. COMMUNITY FACILITIES

9.1 This section sets out policies and proposals relating to the retention and development of community facilities across the Parish. It primarily addresses strategic objective 3 – *to retain and improve community assets, facilities and services across the Parish.*

9.2 The table below sets out the policies contained in the NDP that aim to facilitate the retention and improvement of community facilities across the Parish.

Table 9.1: Policies in the NDP that facilitate the provision of community facilities

Policy No.	Policy scope
Policy CF1	Retention of existing community and village halls
Policy CF2	Improving community and village halls
Policy CF3	Retention of existing social clubs and public houses
Policy CF4	Retention of existing playing fields and play areas
Policy CF5	New playing fields and play areas
Policy CF6	Retention of existing allotments
Policy CF7	Provision of new allotments
Policy EM1	Retention and development of existing local service businesses

Community Centres and Village Halls

9.3 Along with open spaces and footpaths, the issue of community facilities was identified as the highest priority topic to be considered in a NDP for the Parish in the initial survey of households undertaken by BPC over the autumn of 2017.

9.4 At a base date of February 2021, each of the main villages in the Parish (with the exception of Ashton) contained either a community centre or a village hall which were available for community use, and provide the opportunity for social interaction and communal gatherings around food. The facilities and activities on offer in each of these facilities vary but in summary include:

- **Breage** – has a small village hall including kitchen facilities. It offers a regular programme of activities including amongst others yoga, keep fit and art.
- **Carleen** – has a well-appointed, modern village hall on the periphery of the village including a hall, separate billiards/snooker room and kitchen. The hall offers a full programme of events including table tennis, art, yoga, line dancing, computer club, samba, singing, indoor bowls, quilting, bingo – all weekly throughout the year; Table-Top Sale and a Soup and Pudding Club – monthly throughout the year. It puts on a programme of Carn to Cove entertainment which offers the chance for theatre groups to perform in this and other village halls on an annual basis. The billiards/snooker room is an important part of the facility.
- **Godolphin Cross** – the Godolphin Cross Old Chapel is now in the ownership of the GCCA and provides a community hub for the village and the wider area including multi-functional space. It offers a regular programme of activity including keep fit, tumble and toddlers, pilates, coffee mornings, art, youth group, sewing, performance evenings, Women’s Institute, gardening club and quilting. It is also an outreach facility for the Post Office.

- **Praa Sands** – has a well-appointed community centre, located near Germoe Cross Roads that includes hall and kitchen facilities. It offers a regular programme of events including yoga, zumba, pilates, short mat bowls, art classes, gardening club, whist and games evenings.

9.5 Individually, and as a network, the four community centres and village halls provide a valuable community asset and are popular with the local community. Community views on existing community centres and village halls were tested out as part of the 2019 household survey with the majority of respondents (95%) agreeing, or strongly agreeing, that existing village and community halls in the Parish should be retained for community use, with a majority (65%) strongly agreeing with this. The approach of the NDP is therefore to seek the retention of existing community and village halls and their environs for continued community use.

Policy CF1: Retention of existing community and village halls: Proposals for the loss of or conversion of either fully or in part of an existing community or village hall for an alternative use will not normally be supported unless it can be demonstrated that: the proposal to reduce the area of the community facility would lead to the enhancement of the facility and the remaining area is still sufficient to meet community needs; or, there is no need for the facility or service; it is not viable; or, adequate facilities or services exist or the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport. Where it is demonstrated that the existing community use is not viable, preference will be given to redevelopment for an alternative community use, including the dual usage of existing or new facilities, before other uses are considered.

9.6 Support for the refurbishment and development of new community and village halls was also tested out as part of the 2019 household survey with some 89% of respondents agreeing, or strongly agreeing, that the refurbishment of existing village and community halls should be encouraged. There was little variation in this response across the main villages in the Parish. The position in respect of the development of new village and community halls was less clear cut: a smaller proportion of respondents (47%) agreeing, or strongly agreeing, that the development of new village and community halls in the Parish should be encouraged, but just over a third (37%) of respondents were ambivalent to this.

9.7 There was also some variation across the main villages in respect of this latter response. Godolphin Cross and Ashton had the strongest response, with 60% and 56% respectively, agreeing, or strongly agreeing, with Breage and Carleen having a less strong response, 36% and 32% respectively. Possible reasons for this are that at the time of the survey the GCCA was in the process of fund raising for a community hall in the Godolphin Cross Old Chapel and Ashton (which did not have a village or community hall) relied on village activities being run from the Lion and Lamb Public House. Since the time of the survey plans have advanced to develop the former Snooker Room at Aston into a community facility known as the Ashton Hub. Breage does have a small village hall but, in addition, has a range of activities organised by the Breage Snooker and Social Club and occasional themed nights at the Queens Arms Public House. Carleen has a very popular village hall offering a very wide range of activities.

9.8 The survey results and the responses from public events in the Parish to inform the NDP highlight the fact that the distribution of community facilities and their offer are not equitably distributed across the Parish considering both its current population level and the distribution of the population across a large rural area. The NDP looks to respond to this by encouraging the improvement of existing community and village halls and supporting the development of new facilities in appropriate locations.

Policy CF2: Improving community and village halls: Proposals for the enhancement of existing community and village halls including their environs and the development of new ones will be supported subject to the following criteria: the development shall meet the proven needs of the community as demonstrated by the results of appropriate consultation with existing and potential users; the preparation and submission of a robust business case; provide satisfactory car parking facilities commensurate with the use proposed, including disabled spaces, whilst providing safe and convenient walking, cycling and vehicular access.

Social Clubs and Public Houses

9.9 The Parish also has a network of social clubs that, to a greater or lesser extent, add to the availability of community facilities across the Parish. Breage contains the Breage Snooker and Social Club, a well-used local facility offering a bar and snooker facilities and a regular programme of events and entertainment. Godolphin Cross also has the Godolphin Men's Institute which once offered billiards and snooker facilities, but is only used now for storing Christmas lights and has no electricity. Ashton did retain a small Men's Institute that offered a billiards and snooker facility, but had a very limited additional offer. This ceased to operate at the start of 2021 and options for its future use as a community facility are ongoing.

9.10 The Parish also contains four public houses – the Queens Arms in Breage, the Lion and Lamb in Ashton, the Sand Bar in Praa Sands and the Coach and Horses near Newtown. Depending on ownership and tenancy the Queens Arms and the Lion and Lamb have traditionally put on community events on their adjoining land or in their facility. The former Godolphin Arms Public House in Godolphin Cross closed in 2015 and has been redeveloped for residential use.

9.11 The social clubs and the public houses in the Parish are, or have, the potential to be an important part of the fabric of the local community and views on their future use were tested out as part of the 2019 household survey with some 95% of respondents agreeing, or strongly agreeing, that the retention of other local facilities including public houses and social clubs in the Parish should be retained. Indeed, some 71% of respondents strongly agree with this. It is therefore the intention of the NDP to seek the retention of public houses and social clubs across the Parish.

Policy CF3: Retention of existing social clubs and public houses: Proposals for the loss of or conversion of either fully or in part of an existing social club or public house including its environs for an alternative use will not normally be supported unless they can demonstrate that: the proposal to reduce the area of the facility would lead to the enhancement of the facility and the remaining area is still sufficient to contribute towards meeting community needs; or, there is no need for the facility or

service; it is not viable; or adequate facilities or services exist or the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport. Where it is demonstrated that the existing community use is not viable, preference will be given to redevelopment for an alternative community use, including dual usage of existing or new facilities, before other uses are considered.

Play Areas and Playing Fields

9.12 There are a range of play areas and playing fields across the Parish that offer access to sport and recreational facilities for a range of age groups.

9.13 The Ashton Meadows Playing Field is located on the north eastern periphery of the village and provides a relatively flat and accessible area of open space incorporating a newly established children’s play area, a football field and seating and picnic facilities. It is traversed by a public footpath. The playing field is owned and maintained by BPC. There are no other public play areas or playing fields in the village. The map below identifies the extent of the playing field.

Map 9.1: Ashton Meadows Playing Field



9.14 Breage contains two areas of publicly available play space. The largest of these is the Breage Village Field. This is a safe, enclosed area with play equipment for younger children, a small junior sized football pitch, basketball hoop, youth shelter and picnic facilities. The play equipment has recently been refurbished and the facility is well used by both residents and visitors. It is owned and maintained by BPC. The playing field is located towards the western edge of the village and forms an important and integral part of a wider triangular area of open land bounded by the A394, Higher Road and built development off St Aubyns that provides the village with a green lung and a strong sense of place. The following map identifies the extent of the village field.

Map 9.2: Breage Village Field



9.15 Breage also contains a small play area consisting of an area of green space and play equipment for very young children within the St Breaca Close development on the eastern side of the village. The extent of the play area is shown on the following map.

Map 9.3: St Breaca play area

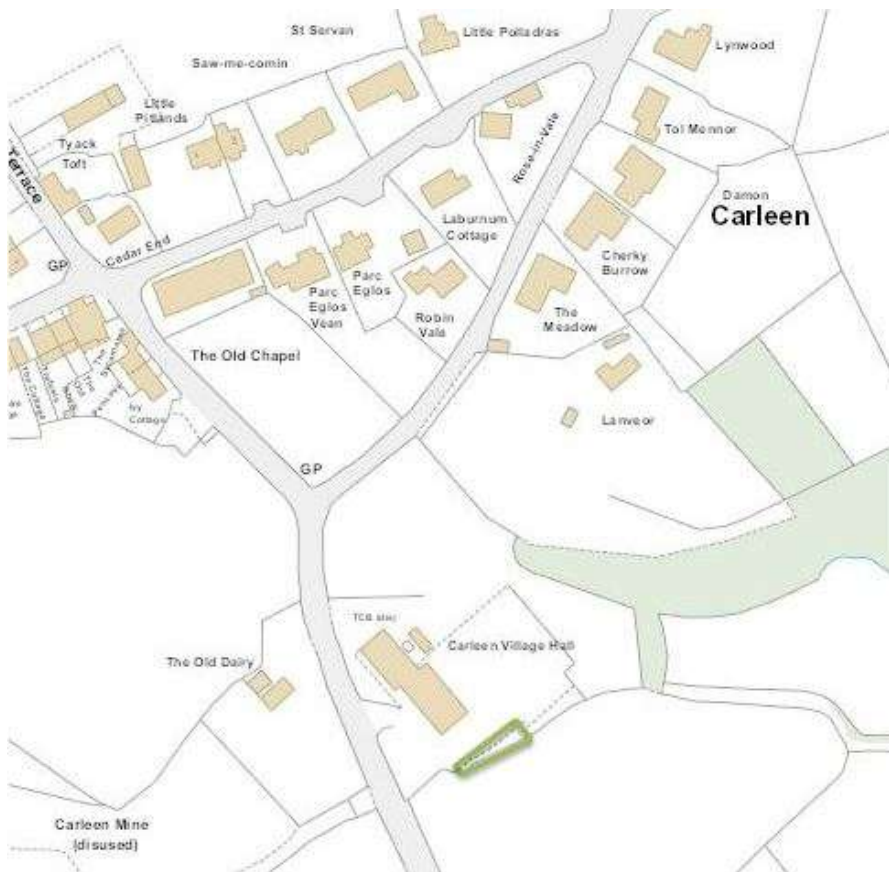


9.16 Carleen offers play space alongside and within the environs of Carleen Village Hall. The Carleen Village Hall Field includes one set of mini goal posts. In 2019, outdoor exercise equipment was purchased by grant aid and placed near the Hall. The following maps show the extent of the playing field and the location of the exercise equipment.

Map 9.4: Carleen Village Hall Playing Field



Map 9.5: Carleen Village Hall outdoor exercise equipment area



9.18 There are no public playing fields at either Godolphin Cross or Germoe Cross Roads.

9.19 Playing fields and play spaces provide an important community facility. They offer opportunities for recreation and bring health benefits. They may also act in helping to promote biodiversity and in providing green and open space they can contribute to the visual characteristics of the surrounding area. There is strong support from the local community towards the retention of playing fields and play spaces and their protection from development with some 98% of respondents to the 2019 household survey considering that this should be the case. The NDP therefore looks to retain and protect existing playing fields and play spaces across the Parish.

Policy CF4: Retention of existing playing fields and play areas: The existing playing fields and play areas within the Parish shown on Maps 9.1 to 9.7 are to be retained and protected, so applications for development that would result in their loss in whole or in part will be opposed unless alternative provision of equivalent benefit and standard is made, and that such provision would also comply with other policies of the NDP. Accordingly, applications for development that result in the loss of these areas will only be supported in exceptional circumstances where: sport and recreational facilities can best be retained and enhanced to at least equivalent community benefit or playing standard through the redevelopment of part of the site; alternative provision of at least equivalent community benefit, playing and facilities standard is made available in an appropriate location close to the community to which it relates, and designed to be easily accessible by sustainable and active travel modes; it would support a recreational or sports use and where the proposal maintains or enhances visual amenity, does not detract from the open character of the area and does not prejudice the established function of the area; development is necessary for the continuation or enhancement of the site for recreation, leisure or nature conservation and would result in community benefits and where the proposal maintains the open character of the area and maintains or enhances visual amenity; development is minor in nature and it can be demonstrated that the character and appearance of the area to be lost is not critical to the setting of the area or the integrity of the site.

9.20 It has been noted that some parts of the Parish do not have ready accessibility to public playing fields and play space – there are currently no facilities available in either Germoe Cross Roads or Godolphin Cross. The NDP therefore seeks to encourage the provision of new publicly available play space in appropriate locations.

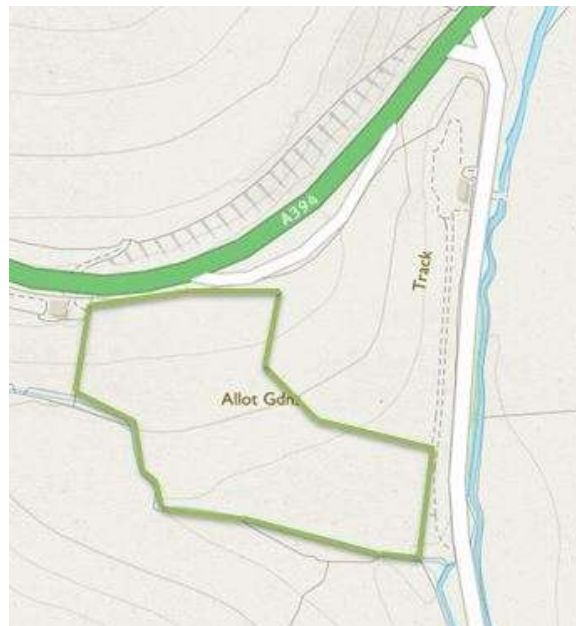
Policy CF5: New playing fields and play areas: Proposals for the development of new playing fields and play spaces will be supported subject to other policies of the NDP and the following criteria: the development shall address an identified deficiency and meet the proven needs of the community; will not have significant harmful impacts on the amenities of nearby residents, the local environment or road network; and affords safe and convenient access by residents from highways and footways.

Allotments

9.21 Allotments are a place of social connectivity and not only provide opportunities to grow food but also contribute to local biodiversity and improved health and fitness. There are two areas of allotments located in the Parish.

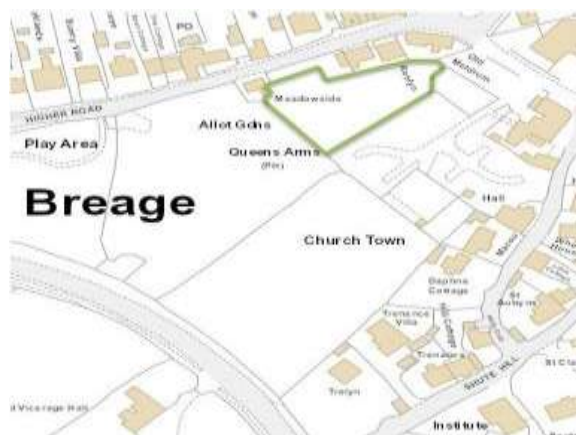
9.22 The larger of these is privately operated and is located in the open countryside at Stopgate near Methleigh Bottoms adjacent to the B3304 in the south east of the Parish at its boundary with Porthleven. The following map shows the allotment area at Stopgate.

Map 9.8 Stopgate allotments



9.23 A smaller area of allotments, operated on a community basis but also on privately owned land, is located in Breage in close proximity to the Queens Arms Public House. As well as providing an important community facility these form an integral part of the wider area of open space that provides Breage with its strong sense of place. The following map shows the allotment area in Breage.

Map 9.9: Breage allotments



9.24 It is the intention of the NDP to seek the retention of existing allotments within the Parish.

Policy CF6: Retention of existing allotments: The existing allotment areas within the Parish identified on Maps 9.8 and 9.9 are to be retained and protected, so applications for development that would result in their loss in whole or in part will be opposed unless alternative provision of equivalent benefit and standard is made, and that such provision would also comply with other policies of the NDP. Accordingly, applications for development that result in the loss of these areas will only be supported where: allotment facilities can best be retained and enhanced to at least equivalent community benefit through the redevelopment of part of the site; alternative provision of at least equivalent community benefit and facilities standard is made available in an appropriate location close to the community to which it relates, and designed to be easily accessible by sustainable and active travel modes; it would support a recreational use and where the proposal maintains or enhances visual amenity, does not detract from the open character of the area and does not prejudice the established function of the area; development is necessary for the continuation or enhancement of the site for allotment use which would result in community benefits and where the proposal maintains the open character of the area and maintains or enhances visual amenity; development is minor in nature and it can be demonstrated that the character and appearance of the area to be lost is not critical to the setting of the area or the integrity of the site.

9.25 Given the recognised benefits of retaining allotments any new provision could also reasonably achieve at least in part, some of the NDP's goals, for example – to keep open space, improve community assets/facilities, improve biodiversity, reduce travel distances and retain character. Any proposal would be required to meet the provisions of national legislation including the Small Holdings and Allotments Act 1908 and subsequent legal guidance. It should be noted that in recent years there has been no formal application to BPC for the provision of allotments in the Parish.

Policy CF7: Provision of new allotments: The provision of new allotments will be supported where there is strong evidence of need for the supply of local produce predominantly for local consumption. This provision would have to be associated directly with and close to a recognised community and main village or smaller hamlet. Any consideration of a proposal would be subject to the other policies of the NDP, and in particular: there should be no adverse impact on the landscape, wildlife or historic and heritage areas whether designated or not; there must be no serious adverse impact on residential occupiers, including visual, noise, traffic or odour; and, the land area must be of commensurate with, and in keeping with, the main village or smaller hamlet in terms of its size, population, and layout.

10. OPEN SPACE

10.1 This section sets out policies and proposals relating to the provision of open space within the Parish. It primarily addresses strategic objective 4 – *to protect areas of open space in and adjacent to villages and hamlets from built development.*

10.2 The table below sets out the policies contained in the NDP that aim to facilitate the improvement and protection of open spaces across the Parish

Table 10.1: Policies in the NDP that facilitate the protection and improvement of open space

Policy No.	Policy scope
Policy S1	Development boundaries for main villages
Policy S2	Development in smaller hamlets
Policy S3	Development in the open countryside
Policy CF4	Retention of existing playing fields and play areas
Policy CF5	New playing fields and play areas
Policy CF6	Retention of existing allotments
Policy CF7	Provision of new allotments
Policy OS1	Designation of Local Green Space
Policy OS2	Protecting access to Right to Roam Areas
Policy E2	Protecting strategically important landscape areas
Policy E10	Protection and enhancement of biodiversity and geodiversity
Policy E13	Incorporating hedgerows, trees and woodland in new development
Policy E14	Development affecting ancient woodland and veteran trees
Policy E16	Promoting new trees and woodland
Policy T3	Protecting and improving public rights of way

Common Land, Village Greens and Local Green Space

10.3 The Parish is rural in nature and as such is characterised by open countryside. However, there are particular areas of open space within the open countryside and critically both in and adjacent to the Parish's main villages and smaller hamlets that make an important contribution to the quality of the environment and landscape and which perform other roles including encouraging biodiversity and the provision of recreational space. There are ten areas of existing open space in the Parish that are statutorily designated as 'common land' or 'village greens'.

10.4 Eight of these areas are situated close to the coastline with seven lying close to Praa Sands and one at nearby Rinsey:

- A. Western Car Park [contains two areas (CL326 and CL491) mainly used for car parking at the present time, one immediately to the north of the Sandbar Public House, and one immediately to the west]
- B. Praa Green and Eastern Green (VG621 to the south of Castle Drive and Chy an Dour Road)
- C. Trevurvas Common (CL330 at Lower Trevurvas)

- D. Hendra [contains three areas, Hendra Hill (CL690), Hendra Hill/Lesceave Cliff (CL225) south of Lesceave Cliff Place and CL202, Hendra Lane]
- E. Rinsey Green (CL203, adjacent to Rinsey Farm)

10.5 The map below shows the location of the above.

Map 10.1: Common land and village Greens in Praa Sands and Rinsey



10.6 Other areas of common land in the Parish are to be found in Godolphin Cross and Trew. The area in Godolphin Cross is referred to as Godolphin Cross Green (CL255) and contains a shelter, post box and information board about the area (adjacent to Rose Cottage). The area in Trew is known as Trew Well (CL204) and is the site of an ancient village spring/water supply that was used prior to the provision of a piped mains water supply in 1958 (adjacent to Spring Mead Cottage). It served a large number of homes and farms, including Carleen, Trew and the area surrounding Wheal Vor and Carnmeal Downs. The following maps show the location of these areas of common land.

Map 10.2: Common land in Godolphin Cross



Map 10.3 Common land in Trew



10.7 Community views on the provision of open space in the Parish were tested as part of the 2019 household survey with a large majority of respondents (90%) considering that open and/or green spaces adjoining villages in the Parish should be protected from development – indeed some 72% of respondents strongly agreed that open and/or green spaces should be protected from development. The Commons Act 2006 provides protection for registered common land and village greens.

10.8 In addition to the designated areas of common land and village greens there are a number of other open spaces that have been identified across the Parish as being of importance to the character and setting of the Parish’s main villages and smaller hamlets:

- Breage Fields, Breage (a broadly triangular area of land running from the centre of the village and incorporating Breage Village Field, adjacent agricultural land and allotments and green space adjacent to the Queens Arms Public House)

- St Breaca, Breage (a small triangular area of land on the periphery of the St Breaca housing development in Breage)
- Trew Green, Trew (a privately owned area of green space adjacent to the private residence of Trelawney)
- Praa Green, Praa Sands (an extensive tract of open land including but not limited to registered common land that extends between the beach and the and the built up area of Praa Sands and includes open green space and more densely vegetated land to the west, parts of which are open to public access)

10.9 These areas are shown on the following maps.

Map 10.4: Breage Fields



10.10 Breage Fields is recognised in the Breage Conservation Area Appraisal and Management Strategy as being of critical importance to the characteristics of the Conservation Area and the setting and morphology of the village as a whole. Breage Village Field provides a valuable recreational facility for use by the local community and visitors. The fields to the north east make a critical contribution to the visual characteristics of the wider area of open space as do the allotments located a little further to the north. These too provide a valuable and well used community resource. The remainder of the land adjacent to the Queens Arms Public House forms an integral part of the wider area of open space and is vital in maintaining this green heart to the village. Now and historically it is also used to host community events in the village.

Map 10.5: St Breaca



10.11 The small triangular area of land within the St Breaca housing development in Breage provides an important contribution to the setting of this more modern and recent development and acts as a buffer between built development and the wider open countryside.

Map 10.6: Trew Green



10.12 Trew Green is a privately owned and maintained open green space adjacent to the private residence of Trelawney located in the smaller hamlet of Trew. Historically, Carleen was renowned for its Tea Treats, held annually on the first Saturday in August. On their

procession of witness, the first teachers and scholars always performed the “Serpent’s Walk” over the Green at Trew before returning to Carleen to enjoy their saffron buns and other Tea Treat fare. It is therefore both an area of some historical importance but also makes a significant visual contribution to the setting of Trew.

Map 10.7: Praa Green



10.13 Praa Green, in its widest sense and extending beyond identified common land and the delineated holding VG621, provides for a continual open space between existing residential development and the beach. It is critically important to maintaining the open characteristics of the beach front in the village and provides the south of Praa Sands with a clearly identifiable sense of place. Part of the area is relatively flat and provides opportunities for informal recreational use. The eastern area is more rugged and heavily vegetated but incorporates a number of formal and informal footpaths that facilitate public access and usage. The rectangular area of land that extends up the hillside to Chy an Dour Road provides a key and recognised green break to surrounding built development. The Marine and Coastal Access Act 2009 provides a system for the protection and management of coastal areas.

10.14 The designation of land as Local Green Space provides a mechanism for communities to identify and protect green areas considered to be of particular importance. Once designated Local Green Spaces should be capable of enduring beyond the end of the plan period and policies for managing development within them should be consistent with those that apply in areas of Green Belt. In order to be designated as Local Green Space open space must meet a number of tests: it should be reasonably close to the community it serves; it must be demonstrably special to the local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value

(including use as a playing field), tranquillity or richness of its wildlife; and, it must be local in character and not constitute an extensive tract of land.

10.15 Each of the areas identified on Maps 10.4 to 10.7 makes a significant contribution to the characteristics of the locale and all are located in close proximity to the community they serve, some are important in historical terms and others also provide a valuable recreational resource and contribute towards the promotion of biodiversity. More specifically:

- Breage Fields lie at the heart of the village and in close proximity to the local community. They are considered to be demonstrably special to the village community. They are of particular local significance due to their beauty and tranquillity in providing a green lung to the village and are recognised in the Breage Conservation Area Appraisal and Management Strategy as being critical to providing the village with a sense of place. They offer recreational value with part of the wider area constituting playing fields and allotments. They are of historical importance in terms of their role as a location for village events. They offer a haven for wildlife, and are local in character and do not constitute an extensive tract of land.
- St Breaca is situated in very close proximity to the most recent housing development of scale in the village. It performs an important role in adding to the tranquillity of this residential development by providing a green buffer to the open countryside beyond. It is local in character and does not constitute an extensive tract of land.
- Trew Green lies at the heart of the smaller hamlet of Trew and in close proximity to the local community. It holds a particular local significance in respect of the contribution that it makes to the setting of the hamlet and its historic role in relation to the “Serpents Walk”. It is very local in character and does not constitute an extensive tract of land.
- Praa Green is situated in close proximity to the built development in the south of the village and is of recognised importance to the local community. It holds a particular local significance in respect of its beauty and contribution to a sense of place. Parts of it are made up of historically important areas of common land and provide recreational value as a playing field and more open areas traversed by formal and informal footpath networks. The gap area fronting Chy an Dour Road is of particular importance in maintaining an open setting and extending the green space into the south of the village and has been recognised as such in appeal decisions on the site. The land forms part of a larger CWS, is local in character and does not constitute an extensive tract of land.

10.16 These four areas are considered to be of such great importance to the visual setting of each settlement and also offer either historical or recreational value that the NDP intends that they should be allocated as areas of Local Green Space and have a level of protection from inappropriate development that is commensurate with this. This reflects the high level of community support for the protection of open spaces within and adjacent to the Parish’s villages and hamlets.

Policy OS1: Designation of Local Green Space: The following areas are designated as Local Green Spaces (identified on Maps 10.4 to 10.7): 1) Breage Fields 2) St Breaca 3) Trew Green 4) Praa Green. Inappropriate development in these areas will only be supported in very special circumstances.

Right to Roam Areas

10.17 Within the extensive tracts of open countryside that make up much of the Parish, a number of areas of open space have formally been defined as Right to Roam Areas. These are a mechanism to access designated areas of land for the purpose of walking, running, watching wildlife and climbing. There are six Right to Roam Areas in the Parish and they are either in areas of spectacular coast and upland areas or are areas of immense historical, industrial or archaeological interest. All are very important areas of biodiversity because of either their upland or coastal location, or because of their unique ecological response to the historical mining activity that occurred. Some of these areas have, unfortunately, been fenced and blocked off by landowners and access denied to members of the public. The Right to Roam Areas in the Parish are identified on the following map.

Map 10.8: Right to Roam Areas in Breage Parish



10.18 The Right to Roam Areas include:

- A. Godolphin Hill
- B. Tregonning Hill
- C. Wheal Fortune
- D. Carnmeal Downs
- E. Rinsey coastline
- F. Hoe Point, Sidney Cove

10.19 The Right to Roam Areas are generally situated in remote locations at some distance from the Parish's main villages and as such may not be the focus of significant development pressure. However, they are important to both parishioners and visitors in terms of providing open access to the countryside and the NDP looks to support proposals that would add to, improve or safeguard the Right to Roam Areas. It is therefore the intention of the NDP to seek to resist development that would prejudice the protection and enhancement of access to the Right to Roam Areas.

Policy OS3: Protecting access to Right to Roam Areas: Proposals that adversely impact on the provision of access to the existing Right to Roam Areas within the Parish and identified on Map 10.8 will not generally be supported.

11. ENVIRONMENT

11.1 This section sets out policies and proposals relating to the protection and enhancement of the environment. It primarily addresses strategic objective 5 – *to protect and enhance the built and natural environment and in particular the heritage, biodiversity and unique landscape character of the Parish.*

11.2 The table below sets out the policies contained in the NDP that aim to facilitate the protection and enhancement of the built and natural environment across the Parish.

Table 11.1: Policies in the NDP that facilitate the protection and improvement of the built and natural environment

Policy No.	Policy scope
Policy S1	Development boundaries for main villages
Policy S2	Development in smaller hamlets
Policy S3	Development in the open countryside
Policy H5	Housing development in garden areas
Policy H6	Design of new housing
Policy CF4	Retention of existing playing fields and play areas
Policy CF6	Retention of existing allotments
Policy OS1	Designation of Local Green Space
Policy OS2	Protection of access to Right to Roam Areas
Policy E1	Promoting climate change resilience and sustainability
Policy E2	Protecting strategically important landscape areas
Policy E3	Development in the World Heritage Site
Policy E4	Development in the Breage Conservation Area
Policy E5	Development in the Pengersick Conservation Area
Policy E6	Development in the Tregonning Conservation Area
Policy E7	Development at the Godolphin Estate Park and Garden
Policy E8	Conservation of engine houses
Policy E9	Protection of archaeological and heritage assets
Policy E10	Protection and enhancement of biodiversity and geodiversity
Policy E11	Encouraging wildlife in new development
Policy E12	Protection of Cornish Hedges
Policy E13	Incorporating hedgerows, woodland and trees in new development
Policy E14	Development affecting ancient woodland and veteran trees
Policy E15	Protecting single trees in gardens
Policy E16	Promoting new trees and woodland
Policy E17	Promotion of sustainable drainage
Policy E18	Protection of fresh water quality
Policy E19	Protection of the coastline and inter tidal zone
Policy E20	Protecting the night sky
Policy E21	Promoting the use of modern heating technologies
Policy E22	Encouraging micro generation

Background

11.3 The Parish is rich in terms of its landscape, heritage and wildlife and there are many designations that exist covering whole swathes of the open countryside down to specific listed buildings. In the course of preparing the NDP a baseline reference register of designations, a historical natural record and information and maps have been commissioned from the Cornwall Wildlife Trust (CWT) and the Environmental Records Centre for Cornwall and the Isle of Scilly (ERCCIS). Designations include amongst others an AONB, an AGLV, SSSIs, the WHS, Local Nature Reserves (LNRs) and CWS, listed buildings and Conservation Areas

11.4 The initial survey of residents undertaken by BPC in the autumn of 2017 revealed that two of the most positive attributes of the Parish were considered to be: the rural nature of the Parish and its local countryside, including a network of footpaths, landscape and wildlife; and, the coastline to the south of the Parish and its associated beaches.

11.5 Critically, the 2019 household survey confirmed that resident perceptions of the three best things about living in the Parish were the 'countryside', 'coast' and 'tranquillity' with 93% of respondents agreeing or strongly agreeing that the open countryside should be protected and retained.

11.6 Consultation with children at Breage Church of England VA and Godolphin Primary Schools undertaken as part of the preparation of the NDP revealed that, for them, the environment and wildlife were inextricably bound together. Importantly, 91% thought the countryside within the Parish should be protected.

11.7 The Parish is characterised by a mixture of mediaeval and ancient landscape patterns, and well vegetated hedgerows and has a diverse and rich heritage from the Bronze Age to the present day with the Cornwall and Scilly Historic Environment Record (CSHER) held by CC showing 538 records including prehistoric remains to war memorials, chapels and boundary stones. Data from Historic England (HE) indicates some 121 listings within the Parish including Grade I and Grade II listed buildings and SAMs. There are three Conservation Areas within the Parish at Breage, Pengersick and Tregonning Hill. Godolphin is a Grade II* listed park and garden with the Godolphin House and Estate covering some 220 hectares including Godolphin Hill. Godolphin House itself is a Grade I listed building.

11.8 Maintaining a rich biodiversity is an important part of using the environment in a sustainable way. Habitats, both natural, semi natural and human-made, have the potential to be improved even beyond today's status quo. The Parish is predominately agricultural however and as such wildlife is subject to the pressures brought to bear on the land and soil by modern farming practices. Cornish Hedges are noted for providing a rich habitat throughout the Parish. The Parish is recognised for a wide range of flora and fauna, some uncommon local and some rare species, the occurrence of which is not exclusive to designated areas.

11.9 Geodiversity within the Parish is recognised nationally for examples of rock formations and structures which are the subject of continuing study. Four SSSIs are designated as part of the Geological Conservation Review (a major initiative to identify and describe the most

important geological sites needed to show all the key scientific elements of the earth heritage of Britain). Great Wheal Fortune is also a Regionally Important Geological and Geomorphological Site (RIGGS), while Porthcew is also a Heritage Coast and SAM.

11.10 Concerns about climate change and the broader concerns of ecological sustainability on many fronts are rapidly becoming an integral part of government policy. In the 2015 Paris Agreement, world governments agreed to act to limit global warming, and further reinforced the existing commitments made in the United Kingdom's own 2008 Climate Change Act. In 2019 the UK Government set a target to bring all greenhouse gas emissions to a net of zero by 2050. In general terms, research by others, shows that people's concern about climate change is on the rise, and peaks particularly in the aftermath of storms, floods and heat waves. More locally, consultation with local school children has revealed their quite intense interest, inter alia, that "all children were keen on sustainability". The NDP therefore looks to anticipate changes to the climate and contribute to mitigation measures.

Climate Change and Resilience

11.11 Cornwall is no stranger to flash flooding and high winds with the resulting damage and risks to both people and property. The scientific consensus is that without urgent action such events will increase in frequency and severity over the coming years. CC is in the process of developing a Climate Emergency DPD that aims to support its ambition to become carbon neutral by 2030 and strengthen those policies of the CLP that aim to address climate change. A Pre Submission Edition of the DPD was published in 2020 and more consultation has taken place in respect of the evidence base to support proposed policies relating to renewable energy. The Parish forms part of a coastal community and some cognisance of sea level rise underpins part of the rationale behind the NDPs desire to reduce carbon dependence and improve local resilience to climate change.

Policy E1: Promoting climate change resilience and sustainability: Development proposals including extensions and alterations that improve a building's resilience to climate change or its energy efficiency will be supported subject to local character and distinctiveness being maintained and there being no conflict with other policies of the NDP. Residential development including new build, extensions and conversions should aim to achieve the highest level of efficiency in heating and insulation. Commercial development should aim to achieve the BREEAM building standard of excellent.

Protecting Strategically Important Landscape Areas

11.12 Cornwall produced its first County wide landscape assessment in 1994. This was updated in 2007 and is the first stage in developing an evidence base for future landscape policy and landscape strategies in Cornwall. The Cornwall and Isles of Scilly Landscape Study was carried out between 2005 and 2007 and identified 40 Landscape Character Areas (LCAs) within Cornwall and five for the Isles of Scilly based on their component Landscape Descriptions Units. The Parish lies in LCA No CA06, the Mounts Bay East Landscape Character Area stretching from Marazion on the coast, east to Mullion Cove and inland in a sweep across to Hayle and the outskirts of Camborne, then south-east to include Helston. Some of the distinctive features of the Parish within the LCA include:

- **Farmland:** mediaeval farmland covers more than half of the Parish; as such fields remain relatively small in acreage compared to modern farmland. Post mediaeval and 20th Century farmland covers a further quarter. Cornish Hedges provide demarcation between land ownership and line the lanes between the main villages and smaller hamlets.
- **Land cover and land use:** although consisting of mixed arable farmland of mainly improved pasture, fields of horticultural crops tend to dominate the Parish farming landscape. Land use in the Parish is divided into mainly smallholdings and post mediaeval farms are interspersed with long established farmland, often associated with great mining estates such as Godolphin. There is a variable pattern of woodland and trees, mostly in valleys or covering regenerated former mining areas. Rough ground mainly runs along the coast, with small fragmented areas inland, especially covering former mining activity.
- **Woodland plantations and scrub:** Godolphin Wood is a mixed wooded area popular with dog walkers; it is principally on the level with well-kept footpaths. In springtime it is amass with bluebells. Pockets of scrubland exist across the Parish replacing the ancient woodlands that had been intensely harvested in the centuries of mining activity.
- **Disused industrial:** throughout the Parish there is evidence of tin, copper and lead working. Mining was extensive, and today many of the engine houses, stamps, blowing houses and workers accommodation continue to sit within the landscape providing a distinctive reminder of Cornish history. These former mining landscapes include not only the industrial structures and sites, but also distinctive settlement patterns and large areas of post-mediaeval enclosure of rough ground as smallholdings and small farms.
- **Historic features:** Godolphin and Tregonning Hills accommodate important, well preserved archaeological landscapes including prehistoric and mediaeval field systems, prehistoric enclosures and industrial remains. There are numerous traces of later prehistoric defended farmsteads (rounds) throughout much of the LCA.

11.13 In recognition of the quality of the landscape much of the southern part of the Parish forms part of the Cornwall AONB. There are 12 unique parts of the Cornwall AONB and the coastal area of the Parish forms part of the South Coast Western Section stretching from the Lizard to Marazion. The area within the Parish contains the extremely popular Praa Sands beach and smaller, though increasingly popular, beaches at Rinsey and Lower Keneggy. The South West Coastal Footpath passes the spectacular engine houses at Trewavas and Rinsey headlands. The area of the AONB within the Parish and its environs is shown on the map overleaf.

Map 11.1: Area of Outstanding Natural Beauty within Breage Parish and its environs



11.14 The AONB is seen as important to the Parish by local residents with some 86% of respondents to the 2019 household survey indicating that they valued it or highly valued it. It is therefore the intention of the NDP to carefully control any development proposals that come forward within the AONB.

11.15 Similarly, covering around half of the Parish a large swathe of land extending towards its northern boundary is designated as an AGLV. This is shown on the map below.

Map 11.2 Area of Great Landscape Value within Breage Parish and its environs



11.16 The AGLV is also seen by local residents as important to the Parish with again some 86% of respondents to the 2019 household survey indicating that they valued it or highly valued it. It is therefore the intention of the NDP to carefully control any development proposals that come forward within the AGLV.

11.17 The northern half of the Parish and the Trewavas coastline also form part of the WHS. In 2006 ten mining landscapes across Cornwall and West Devon were inscribed as a UNESCO World Heritage Site, placing Cornish mining heritage on a par with international treasures like Machu Picchu, the Taj Mahal and the Great Wall of China. The map below identifies the extent of the WHS within the Parish and its immediate environs

Map 11.3: World Heritage Site Area within Breage Parish and its environs



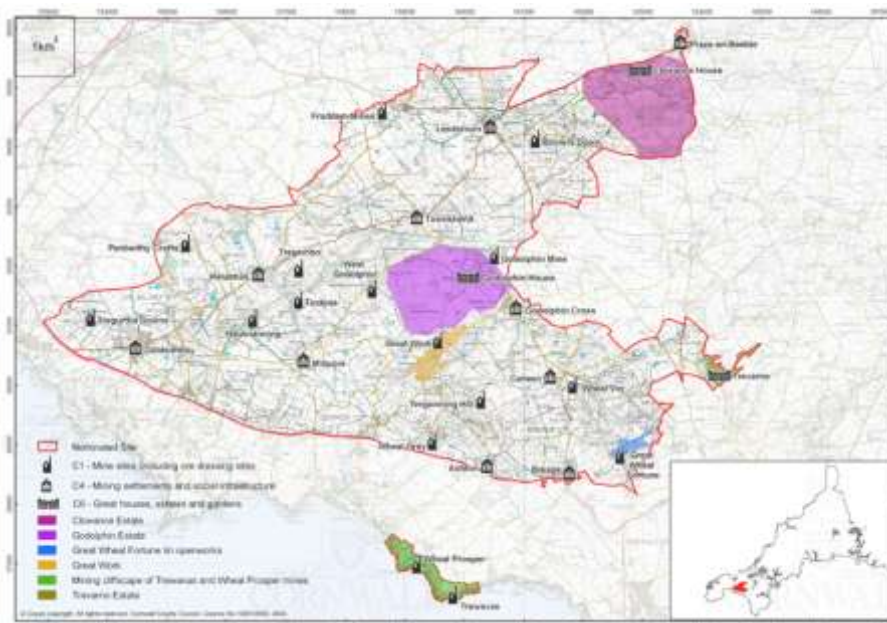
11.18 The 2019 household survey also revealed that local residents were appreciative of the WHS with some 64% valuing or highly valuing the WHS. It is therefore also the intention of the NDP to carefully control any development proposals that come forward within the WHS.

Policy E2: Protecting strategically important landscape areas: Development proposals that come forward within those parts of the Area of Outstanding Natural Beauty, Area of Great Landscape Value and World Heritage Site that are located within the Parish must demonstrate that they will conserve and enhance the landscape and natural environment and will not be supported unless: the proposal clearly demonstrates no significant adverse landscape impact would occur; fully conforms to the objective to conserve and enhance areas with a national or strategic designation and their surroundings; does not significantly harm the landscape character, amenity, nature conservation, historic, archaeological or geological values of the coast, shoreline, beaches, adjacent coastal waters, and countryside; the site is capable of being effectively integrated into the surrounding landscape through landform and appropriate planting; and, any proposals to mitigate the potential loss of existing mature habitat must show how the mitigation and a net environmental gain within an appropriate and acceptable time frame will be achieved. Development proposals which are likely to have an impact on the landscape of the Area of Outstanding Natural Beauty, Area of Great Landscape Value or the World Heritage Site should be accompanied by a Landscape Visual Impact Assessment that is appropriate to and commensurate with the scale of the development proposed.

World Heritage Site

11.19 From the 18th Century the mining industry in the Parish was at the forefront of innovation, exemplified by the installation in around 1710 of one of the world's earliest practical steam pumping engines at the Great Wheal Vor mine complex. Most visible are the engine houses, some of which are SAMs, while mine workings, both hidden and visible, are dotted throughout the Parish, illustrating vividly how mineral rich locations were exploited despite the natural hazards and limited accessibility. That part of the WHS in the Parish forms part of the Tregonning and Gwinear Mining District with Trewavas. The map below illustrates this part of the WHS in greater detail.

Map 11.4: Key features of the Tregonning and Gwinear Mining District in Breage Parish and its environs



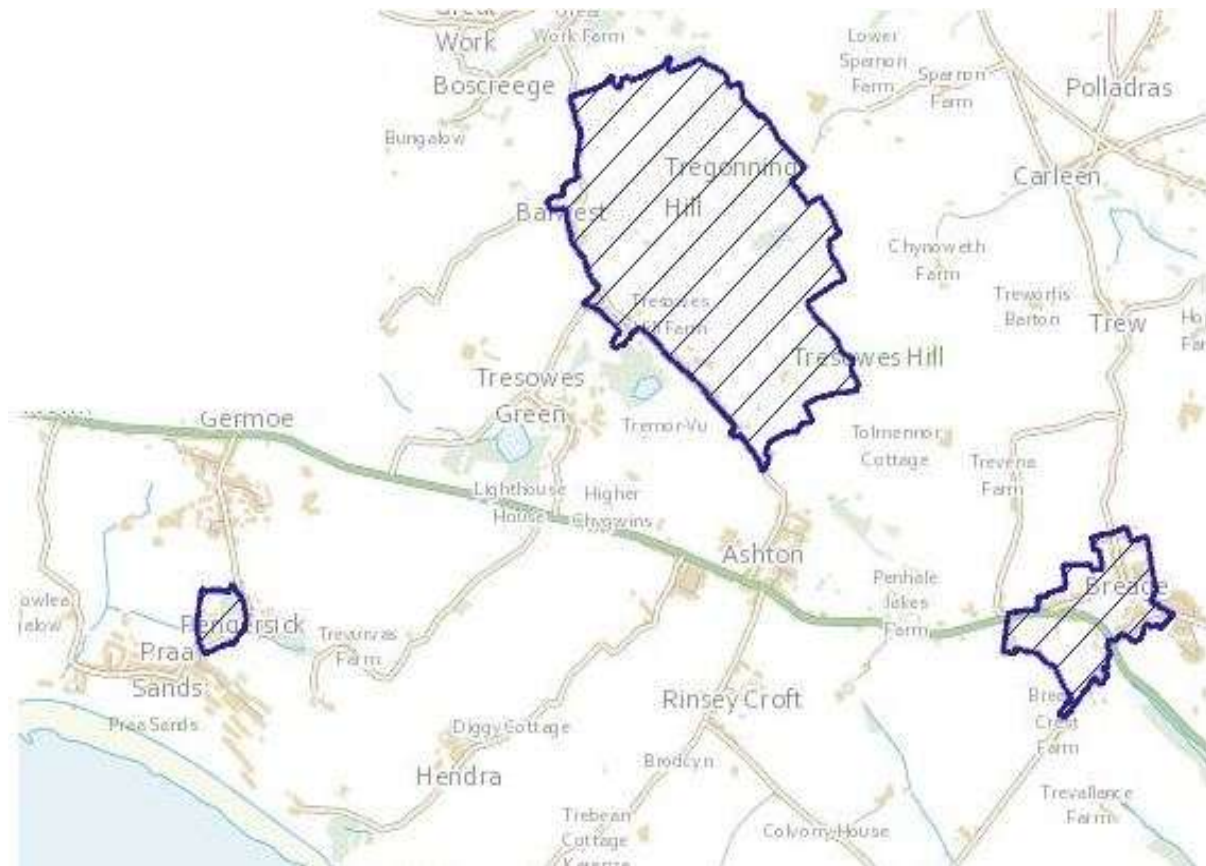
11.20 The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013 – 2018 prepared by CC and its partners provides detailed policy guidance on the management of the WHS. This is in the process of being updated with CC and its partners publishing in 2020 a proposed revised WHS Management Plan covering the period 2020 – 2025. In addition, policy advice is also provided in the Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document (SPD) adopted by CC in 2017. The NDP looks to reflect this and it is the intention of the NDP to carefully control all development proposals that come forward in the WHS.

Policy E3: Development in the World Heritage Site: Development within or affecting the setting of that part of the World Heritage Site that is located within the Parish will only be supported if: it accords with the World Heritage Site Management Plan and Supplementary Planning Document; respects key attributes of the World Heritage Site and their settings; and, does not harm the ability of the attribute to express the Outstanding Universal Value of the World Heritage Site itself.

Development in Conservation Areas

11.21 The map below shows the general location of the three Conservation Areas within the Parish.

Map 11.5: Conservation Areas in Breage Parish



11.22 The Breage Conservation Area was designated in recognition of the special architectural and historic character and appearance of the village. The Conservation Area covers the central part of the village, formed by its important industrial past into an historic street and garden layout, built of local materials, which has remained largely unchanged. The special character of the Breage Conservation Area is summarised in the Breage Conservation Area Appraisal and Management Strategy as follows:

- situated at the junction of the main route between Helston and Penzance and the road north to Carleen and Godolphin;
- well preserved Grade I listed mediaeval church on an early Christian site remains central to the community of the Parish;
- part of the historic Godolphin Estate dating from the Reformation to the 20th Century;
- historic settlement principally along the main road to the west of the church and to the south;
- distinctive rows of miners cottages on the northern edge of the village and two fields away to the west;
- green space (both public and agricultural) within the heart of the village, giving open views across the settlement;
- prominent setting results in long views from Porthleven and Sithney;

and highly successful mine-owner. The estate includes the Grade II* listed Park and Garden. This listing covers formal gardens and ornamental orchards that date from the 15th Century, together with a late medieval deer park and a 16th Century deer course surrounding a late 15th Century mansion. The Side and King's Garden at Godolphin House form a SAM and are described as an astonishingly ambitious and coherent scheme for this period, and a rare example nationally. The map below shows the boundary of the Godolphin Estate Park and Garden.

Map 11.9: Godolphin Estate Park and Garden



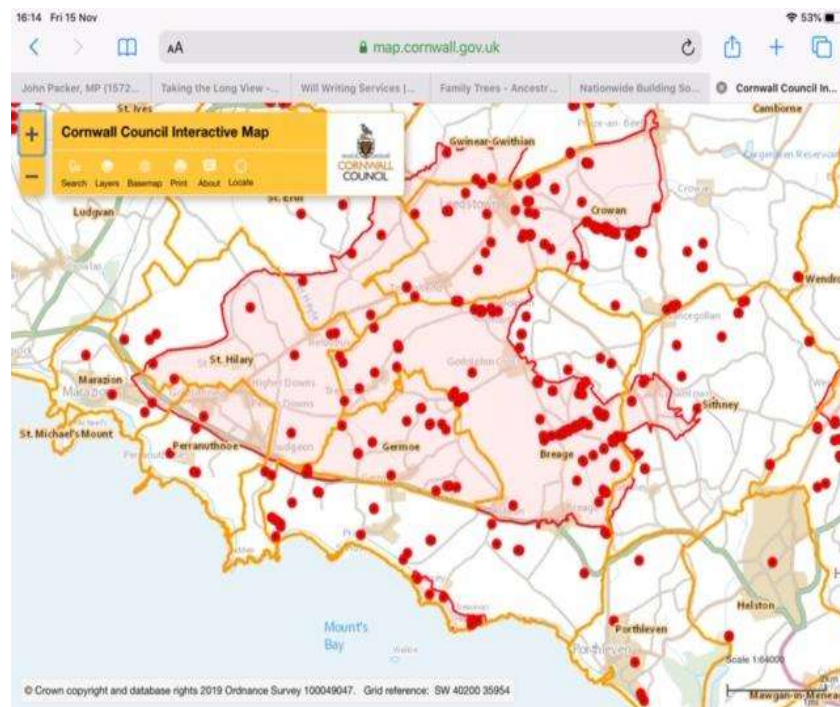
Policy E7: Development at the Godolphin Estate Park and Garden: Proposals for development affecting the buildings, park and gardens at the Godolphin Estate Park and Garden as shown on Map 11.9 will only be supported where: the important historic and architectural features, layout and ornamentation of the buildings and gardens are protected, preserved and enhanced; the character of the parkland setting is preserved or enhanced; and, the trees and woodland that contribute towards the character of the historic gardens are retained.

Listed Buildings, Industrial Buildings and Engine Houses

11.27 There are some 112 designated listed buildings in the Parish which need conserving and enhancing.

11.28 In addition, engine houses are recognised as a key attribute of the WHS, and of the landscape that falls outside of the WHS. The following map shows the distribution of engine houses in the Parish and its immediate environs, although it should be recognised that many of these are now demolished.

Map 11.10: Engine houses in the World Heritage Site in Breage Parish and its environs



11.29 It is the intention of the NDP to seek the retention of engine houses within the landscape of the Parish.

Policy E8: Conservation of engine houses: Industrial buildings such as engine houses if not in the World Heritage Site, or otherwise listed including Wheal Prosper Rinsey, Wheal Trewavas, Wheal Mary, Great Wheal Fortune, Wheal Metal, Penhale Wheal Vor, Polrose and Great Work, should where possible be conserved and protected in their current and/or historical form as part of the enhancement of the heritage and landscape of the Parish but conversion for residential or other suitable alternative use will be considered to sustainably maintain the historical structures and their visual amenity.

Development Affecting Archaeological and Historic Features

11.30 The Parish has a wealth of archaeological features from the Iron Age to the present day including field systems, settlement remnants and track-ways. These are not always at first apparent and the NDP seeks to ensure that damage is minimised and knowledge maximised as part of any development proposals that impact on archaeological and historic features. The Cornwall and West Devon Mining Landscape World Heritage Site SPD provides valuable advice on the assessment of development impacting on archaeological and historic features.

11.31 There are some seven SAMs present in the Parish which need conserving. These include: two in the Tregonning Conservation Area; Pengersick Castle and Building Platform; the Side and King's Garden at Godolphin House; Wheal Prosper Engine House; Wheal Trewavas Copper Mine; and, the Trevena Cross. The following map shows the distribution of SAMs across the Parish.

Map 11.11: Location of Scheduled Ancient Monuments in Breage Parish



Policy E9: Protection of Archaeological, Designated, Non Designated Heritage Assets and Scheduled Ancient Monuments Heritage Assets: Proposals must be accompanied by an appropriate assessment of the significance of the relevant asset and the impact of development as required by the National Planning Policy Framework and using the advice contained in the adopted World Heritage Site Supplementary Planning Document if appropriate. New structures within the Parish should be in keeping with the heritage characteristics of their environment.

Protecting Areas of Importance for Biodiversity and Geodiversity

11.32 The Cornwall Planning for Biodiversity Guide adopted by CC in 2018 sets out a new approach for achieving a gain for nature within development sites. It does this by encouraging a more bio diverse use of green and blue space, such as parks, ponds and corridors of open space alongside rivers and hedges. It seeks to secure a net gain in biodiversity in accordance with the ambition of the NPPF. In 2020 CC published a draft Biodiversity Net Gain Chief Planning Officers Advice Note that seeks to add to this.

11.33 The protection of biodiversity and geodiversity interests is integral to maintaining environmental and landscape values. There is a case for seeking to enhance biodiversity and geodiversity across the Parish rather than just maintaining it. It is recognised that apparent derelict or unused land does not mean it is of no wildlife value, but rather the reverse. Non native species are commonly imported inadvertently with unforeseen consequences and damage to native species.

11.34 The pre-emptive clearance of valuable habitats before an application for planning approval is submitted is not to be tolerated, and where there is evidence of deliberate damage or neglect of habitats and species their deteriorated position should not be taken into consideration. Rather the ecological potential of the site should be used to determine the acceptability or otherwise of development.

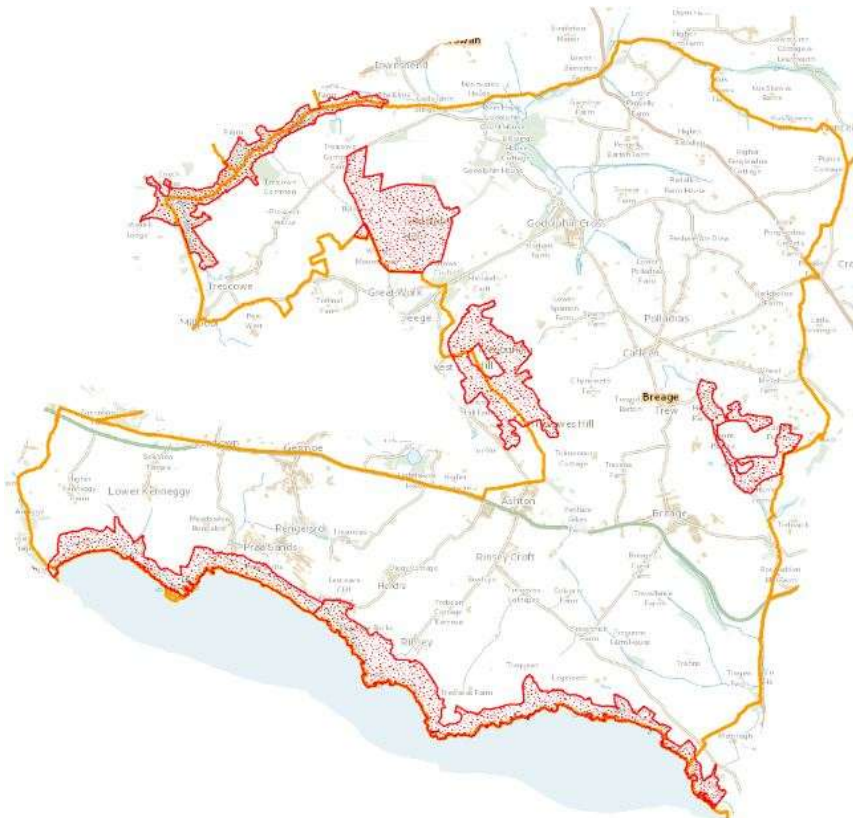
11.35 SSSIs are those areas of land and water that are considered to best represent the UK's natural heritage in terms of their: flora; fauna; geology; geomorphology; or, a mixture of these natural features. There are six SSSIs in the Parish: Tregonning Hill; West Cornwall Bryophytes, near Godolphin Bridge; Folly Rocks, at the western end of Praa Sands beach; Porthcew, on the coast south of Rinsey; Great Wheal Fortune, near Breage; and, Tremearne Par, east of Trewavas Headland. The Tregonning Hill and the West Cornwall Bryophytes sites are nationally biologically important due to the flora they contain whilst the other four are nationally important geological sites. The map below shows the distribution of SSSIs across the Parish.

Map 11.12: Sites of Special Scientific Interest within Breage Parish



11.36 There are also six CWSs in the Parish including: the whole of the southern coastal strip; Carnmeal Downs; Tregonning Hill; Godolphin Hill; and the Hayle Valley. There is a single SAC on Tregonning Hill which is cited for its botanical value. These are recognised as: providing a comprehensive suite of sites that complement other sites and networks; provide wildlife refuges for fauna and flora; having a significant role to play in meeting overall national biodiversity targets; represent local character and distinctiveness; and, contribute to the quality of life and the wellbeing of the community, with many sites providing opportunities for research and education. The following map shows the distribution of CWS in the Parish and its environs.

Map 11.13: County Wildlife Sites in Breage Parish and its environs



11.37 At an international level, part of the eastern end of the Parish is recognised by Natura 2000 as part of a zone of influence for the Fal and Helford SAC affecting the nearby parts of an international network to ensure the long term survival of Europe's most valuable and threatened species and habitats, as listed under the European Council's Birds and Habitats Directives. It should be noted that as part of the environmental screening process it was concluded that the NDP was unlikely to cause any significant effects on the Fal and Helford SAC.

11.38 The results of 2019 household survey indicated that wildlife corridors and sites that are of wildlife importance should be protected and enhanced with some 90% of respondents agreeing or strongly agreeing that this should be the case. Consulting with school children also revealed that the natural environment really mattered to them and that they wanted to see it preserved, looked after and land used to support wildlife and natural habitats. Consultation with school children also revealed that they would like to see more conservation areas developed. 93% thought wildlife should be encouraged and made more important and a lot of concern was expressed linking the environment with care for and the diversity of wildlife. It is therefore the intention of the NDP to protect and enhance sites of recognised importance for their biodiversity or geodiversity.

11.39 Notwithstanding the important designations referred to above there are many remaining areas of the Parish that have or may have significant value for nature even though less well known, and perhaps neither surveyed nor monitored. The CWT maintains a comprehensive record of such areas. It is the intention of the NDP that such natural and semi-natural areas should not be excluded from protection given that many provide variety in

the landscape and offer a mixture of visually attractive habitats. The NDP therefore seeks to preserve, enhance and improve biodiversity and geodiversity by protecting and providing for connectivity between wildlife sites, trees and woodlands and Cornish Hedges.

Policy E10: Protection and enhancement of biodiversity and geodiversity: Any development proposal which would result in significant harm to biodiversity which cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, will be refused. Any proposal affecting a Site of Special Scientific Interest, County Wildlife Site or Special Area of Conservation as identified on Maps 11.12 and 11.13 should be avoided, where this is not possible, any application will be considered in accordance with the policy hierarchy set out in the National Planning Policy Framework. Development proposals affecting sites within the Parish identified by the Cornwall Wildlife Trust or other environmental bodies as having particularly high biodiversity or geodiversity potential, but which do not have a national or strategic designation will be expected to demonstrate that they have no adverse impact on biodiversity, geodiversity or wildlife connectivity. Where appropriate all development proposals must recognise and allow for wildlife forage areas, corridors and green spaces as these encourage, enhance, underpin and sustain the green infrastructure of the Parish, and should demonstrate a net gain in biodiversity.

Accommodating Wildlife in New Development

11.40 A number of species are under threat from the modern building methods including inter alia, air-tightness and sealed roof spaces. At the time of construction simple changes can accommodate and work with wildlife to alleviate the threats. For example - bee bricks, bird and bat boxes and hedgehog corridors can be designed into new fabric with care and proper advice. The Cornwall Planning for Biodiversity Guide also sets out measures for the provision of space for nature and the expected quality of ecological reporting for planning applications. The Wildlife Trusts also offers advice in the publication Homes for people and wildlife - How to build housing in a nature-friendly way published in 2018. The NDP therefore seeks to encourage all new development to make provision for wildlife.

Policy E11: Encouraging wildlife in new development: New building work of any kind should incorporate opportunities for wildlife and their feeding areas plus sympathetic planting of appropriate indigenous plants. Development should demonstrate compliance with best practice as set out in the Cornwall Planning for Biodiversity Guide in relation to the creation of new planted areas.

Cornish Hedges

11.41 The CWT has identified the value of wildlife corridors including the role played in these by Cornish Hedges. In Cornwall, a hedge is considered to be a built structure or bank that may or may not be faced with stone. Frequently, these are topped with trees, shrubs and other plants which sometimes, but not always, form hedgerows. These are an important part of the landscape and heritage of the Parish and provide an important habitat for both flora and fauna. The CWT Hedge Mapping Project has mapped the distribution of such hedges across the Parish and the extensive network of hedges and hedgerows is shown on the

ERCCIS Breage County Parish Resource Map for Neighbourhood Planning. It is believed that some Cornish Hedges are more than 4,000 years old, making them some of the oldest human built structures in Britain and it is often hedgerows that reflect the landscape of tithe maps and earlier. It is understood that whilst Cornish Hedges are not protected under law the NDP looks to retain the network of Cornish Hedges across the Parish

Policy E12: Protection of Cornish Hedges: Development proposals should incorporate and retain as an asset and a priority existing Cornish Hedges. Where they will be adversely affected by development, suitable mitigation is required and any loss should be compensated elsewhere resulting in a net gain in the length of Cornish Hedges in the Parish. Where Cornish Hedges are retained but sandwiched between back to back gardens this should be counted as a 50% loss of hedge and be compensated for. Cornish Hedges retained in developments should have undeveloped buffer strips alongside them. These should be a minimum of two metre wide for residential development and five metres for industrial development. Ideally, Cornish Hedges should be retained as part of the public realm in order to encourage sympathetic management.

Hedgerows, Trees and Woodlands

11.42 Whilst typified by its agricultural landscape and rugged coast the Parish still has much in the way of tree cover and this contributes to the local landscape. However, it should be noted that Cornwall, including the Parish, lost much of its woodland habitat to the demands of early industry, and has never actually recovered to the equivalent level of cover since. The north east of the Parish in particular is typified by its Cornish Hedges and tree lined field boundaries. The CWT identifies the importance of woodlands and hedgerows to the maintenance of wildlife corridors. Hedgerows, trees and woodlands also provide attractive aspects of the landscape and overall give a sense of place and character to the Parish. Guidance in BS5837:2012 Trees in Relation to Design, Demolition and Construction sets out recommendations relating to tree care with a view to achieving a harmonious and sustainable relationship between new construction, existing structures and their surrounding trees. The 2019 household survey indicates that local residents wish to maintain the character of the Parish and therefore the NDP seeks to retain and incorporate existing hedgerows, trees and woodlands in any new development.

Policy E13: Incorporating hedgerows, trees and woodland in new development: Proposals for development should retain and incorporate existing trees, woodland, and hedgerows which make a significant contribution to the character of the landscape, main villages and smaller hamlets, nature conservation, local amenity or environmental character of their surroundings into the site layout and design. Where possible topsoil should be retained and left undisturbed. Where development would have either a direct or indirect adverse impact on or unavoidable loss of hedgerows, trees and woodlands or disturbance of road verges, proposals must demonstrate how the development will fully mitigate and safeguard any existing significant trees including allowing sufficient space for future growth. Development proposals affecting trees must be accompanied where appropriate by a survey and impact assessment that clearly justifies and mitigates any loss of trees and is informed by a BS5837: 2012 Tree Constraints Plan prepared by an appropriately qualified arboriculturalist. Where proposed development abuts existing woodland, a minimum

10 metre planted buffer between commercial, industrial or residential development and the edge of the canopy as present at the time of such a tree survey will be required. Development that results in the sustained net loss of woodland canopy cover will not be supported.

11.43 Ancient woodland can be defined as any wooded area that has been wooded continuously since at least 1600. It includes: ancient semi natural woodland that is mainly made up of trees and shrubs native to the site, and usually arising from natural regeneration; and, plantations on ancient woodland sites where areas of ancient woodland have been felled and replaced by planted trees, usually of a species that is not native to the site. Veteran trees are trees which, because of their age, size or condition are of cultural, historical, landscape and nature conservation value. They can be found as individuals or groups within ancient wood pastures, historical parkland, hedgerows, orchards, parks or other areas. Ancient woodland and veteran trees are irreplaceable: they take hundreds of years to establish and are important for their wildlife, soils, recreation, cultural value, history and contribution to the landscape. There are a number of recorded ancient/veteran trees in the Parish that are recorded on the Ancient Tree Inventory including within protected woodland at Godolphin.

Policy E14: Development affecting ancient woodland and veteran trees: Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists.

11.44 It is not only ancient woodland and veteran trees that make an important contribution to the landscape of the Parish. There are also significant trees and groups of trees of both age and character to be found across the Parish and often associated with historical buildings and sites but also found as part of the garden curtilage of residential properties. When new development is proposed in existing gardens and within the domestic curtilage of residential properties it carries the risk of the loss of significant specimen trees that make an important contribution to local amenity and the quality of the local landscape.

Policy E15: Protecting single trees in gardens: Development proposals should avoid any negative impact on trees particularly those located in gardens or the domestic curtilage of residential properties that are important in terms of their amenity and landscape value. Where the loss of a tree is unavoidable any landscaping scheme should include provision for suitable replanting.

11.45 Tree retention and planting provides for long term carbon sequestration and other environmental and health benefits, provided there is sympathetic management to maximise these and as such the NDP looks to also consider planning for trees for the future. Encouraging trees for the future is important as most landscapes contain an ageing tree structure and it is beneficial to provide a breadth of species that will help to minimise the impact of tree disease such as Ash Dieback whilst also encouraging sufficient space and positioning within new developments to allow full maturity and the design out of problems such as excessive shading and nuisance. The advice note Trees in the Landscape: Advice for Planting Trees in the Cornwall Landscape produced by CC provides advice on the planting of new trees and woodlands. The Forest for Cornwall Initiative is an ambitious tree planting project conceived by CC with the principal aim of tackling climate change and it is

envisaged that it will eventually cover some 8000 hectares or 2% of Cornwall's land cover. It is not a single area of forest but rather seeks extend the level of canopy cover across Cornwall whilst strengthening the protection of existing hedges, trees and woodland. It is therefore the intention of the NDP to support the Forest for Cornwall Initiative by promoting the planting of additional woodlands and trees in the Parish.

Policy E16: Promoting new trees and woodlands: Suitable indigenous new tree planting and woodland proposals will generally receive positive support especially if they are part of a development proposal, provided they do not adversely affect the views and vistas in the landscape and do not destroy valuable existing habitat, existing vegetation and the life/carbon cycle.

Fluvial and Surface Water Flooding

11.46 The Parish is not located within a Critical Drainage Area (CDA) as designated by the Environment Agency (EA) but there is a risk of fluvial and surface water flooding in parts of the Parish. Those parts of the River Hayle, Godolphin Stream, Millpool Stream, Nancegollan Stream, Porthleven Stream, Methleigh Stream and Praa Sands Stream that fall within the Parish are defined as Flood Zones 3a or 3b. Within Flood Zone 3 there is a probability of greater than 1% of flooding from a river and greater than 5% of flooding from the sea. The Department of the Environment, Farming and Rural Affairs (DEFRA) Sustainable Development Technical Standards, Policy 26 (Flood risk management and coastal change) of the CLP and CC's Sustainable Drainage Policy dating from 2016 all provide extensive guidance on the management of flood risk. In the first instance development should avoid areas of flood risk and eliminate, minimise or reduce flood risk, including the use of Sustainable Drainage Systems (SuDS) with developments of 10 dwellings or more or over 0.5 hectares expected to provide a water management plan.

11.47 SuDS aim to reduce the need for hard, engineered drainage systems, manage water at or near the surface, maximise infiltration into the ground and deliver ecological benefits. The SuDS Manual 753 published by the Construction Industry Research and Information Association (CIRIA) and DEFRA in 2007 provides extensive guidance on the planning, design, construction and maintenance of SuDS. Flood risk from new development can be alleviated by a number of measures including the use of permeable surfaces, water harvesting and storage and green roofs and soakaways. In broader terms increasing the amount and connectedness of green infrastructure and wetlands in appropriate locations can help to increase climate change resilience. The NDP therefore looks to encourage the adoption of SuDS within new development.

Policy E17: Promotion of sustainable drainage: Development proposals should seek to reduce surface water run through the use of sustainable drainage systems and through the use of green infrastructure. Drainage systems must not increase the risk of flooding in other locations and sustainable drainage systems should provide for simple and straight forward maintenance.

Fresh Water Quality

11.48 To the north of the Parish much of the water catchment runs to the River Hayle but numerous springs also discharge to neighbouring parishes via short streams. The potential for pollution from many past and present human activities and actions is ever present and good management of water courses, farming run-off, and construction work in particular, are essential in order to help alleviate this. In addition there are a large number of private water supplies in the Parish which need to be protected from run off. In response, the NDP seeks to protect fresh water ponds and the river and stream system from development that would adversely increase pollution.

Policy E18: Protection of fresh water quality: Development proposals should include details of proposed drainage management systems in order to ensure that surface water run off does not cause damaging pollution to fresh water ponds or the river and stream system.

Coastal Erosion and Water Quality

11.49 Along the coastal edge of the Parish, rocky outcrops give way to sandy beaches. The coast at Kenneggy, Praa Sands, Hendra and Rinsey has rich intertidal areas teeming with life. Most of the Parish is an area affecting bathing waters and there are popular bathing waters at Hendra and Praa Sands and to a lesser extent Kenneggy and Rinsey. It is known that risks from coastal erosion and flooding are increasing. Coastal erosion and flooding issues are considered in the Cornwall and Isles of Scilly Shoreline Management Plan 2 (SMP2) adopted by the EA and CC in 2011. The SMP2 provides a large scale assessment of the risks associated with physical change along the coastline and provides a policy framework to address the associated risks to people and the developed, historic and natural environment in a sustainable manner.

11.50 The Parish's coastline is covered by Policy Development Zone 7 (PDZ7): Mounts Bay East (Baulk Head, Gunwalloe to Marazion) of the SMP2. The management intent of PDZ7 is identified as providing support to the diverse nature of this part of the Cornish coastline and the objectives of the Cornwall AONB and the Lizard Heritage Coast, to support the resilience of locally important infrastructure and access routes including the roll back and re-routing of the coastal path. A midterm review of the SMP2 was undertaken in 2016 and considered on-going shoreline management in a number of Management Areas (MA) and Policy Units (PU). The relevant PUs for the Parish are PU17.1, PU18.1, PU18.2 and PU18.3.

11.51 The identified management policy for PU17.1 and PU18.1 is one of no active intervention along undefended cliffs for all three epochs covering the period 2025 to 2105. In essence, this is a decision not to invest in providing or maintaining defences or natural coastline. The proposed management policy for PU18.2 (Praa Sands East) and PU18.3 (Praa Sands West) is one of managed realignment over the period 2025 to 2055. This is a policy that seeks to manage the coastal processes to realign the natural coastline configuration, either seaward or landward, in order to create a future sustainable shoreline position. The Planning for Coastal Change Chief Planning Officers Advice Note published by CC in 2020 offers further advice in respect of tackling coastal erosion.

11.52 The seaward edge of Praa Sands is known to be at risk from coastal erosion and development on this vulnerable edge could exacerbate coastal squeeze and limit options for the future rerouting of the South West Coastal Footpath. The midterm review of the SMP2 indicates that with a possible shoreline retreat of up to 120m a number of assets at Praa Sands are vulnerable to risk including Castle Drive, Hendra Lane, residential properties along the Hendra and Praa Green frontages, commercial properties and tourist facilities at Sydney Cove and the two car parks at Sydney Cove. The sustainability of development in this currently vulnerable area will depend to some extent on the type of climate change adaptation plan that is ultimately developed and on the availability of sufficient funding being secured to implement it. The NDP looks to support the SMP2 by offering a measure of protection to the inter tidal zone, cliffs and coastline.

Policy E19: Protection of the coastline and inter tidal zone: Development proposals should include details of proposed drainage management systems in order to ensure that surface water run off does not cause damaging pollution to the inter tidal zone, cliffs and coast, the marine ecosystem and the quality of the coastal landscape or lead to the further erosion of the coastline. New development must be consistent with the policy intent of the Shoreline Management Plan 2.

Night Sky Pollution

11.53 A dark night sky has inherent value in and of itself. Little or no outside lighting is to be preferred when considering the design of new buildings so that nocturnal wildlife is encouraged and assisted. Whilst much of the Parish is unlit farmland, dark corridors are a useful attribute even in the main villages and smaller hamlets where excessive lighting could also be a nuisance to neighbouring properties. The dark sky of West Cornwall is recognised as an asset deriving from its relative lack of both atmospheric and light pollution. The Campaign to Protect Rural England Night Blight: Mapping England's Light Pollution and Dark Skies report of 2016 indicates that the Parish largely matches the other darkest areas in Cornwall with Praa Sands identified as the brightest settlement in the Parish. The status quo is worthy of protection because in the context of Cornwall as a whole the Parish is equal to some of the darkest locations. Godolphin Hill offers 360 degree views with no artificial lights close by and the NT encourage visiting for this very purpose. Protecting the night sky must however be balanced against other issues such as residential amenity and reducing the incidence of crime.

Policy E20: Protecting the night sky: Development proposals should incorporate restrictions on electric lighting beyond the essential with suitable lamp shading to minimise polluting effects especially up-lighting. Where it is appropriate to do so proposals for development should demonstrate that light spill from within buildings will be reduced by: avoiding or recessing large areas of vertical fenestration; avoiding glazing which is facing upwards (whether horizontal or angled) including conservatory roofs; and, within a site, locating and orientating development as sensitively as possible. In determining the lighting aspects of new development consideration will be given to its impact on the character of the surrounding, crime and community safety, highway safety, residential amenity and wildlife. In particular and to help mitigate adverse impacts to local bat populations outdoor lighting should avoid hedgerows and other wildlife corridors.

Heating Efficiency

11.54 Support for energy efficiencies emanates from a desire to be more self sustaining and whilst opportunities can seem relatively limited any contribution to achieve this goal are very desirable especially through the use of low impact, landscape friendly carbon reduction technologies. Low carbon and climate smart choices are influenced by patterns of consumption including the heating of buildings. Homes account for a high percentage of carbon emissions which is capable of being reduced by lowering consumption through the use of modern heating systems, insulation and draught proofing. Such measures can also help to reduce fuel poverty and its associated health risks. Much of the housing stock across the Parish is stone built with many old, characterful and historic dwellings but these are likely to be relatively inefficient in terms of heat retention and dependent on fossil fuels for the purpose of heat generation. Buildings that use the latest heating technologies including electronic controls and smart meters and especially passive houses can make a very positive contribution and the NDP looks to improve the position in the Parish and again contribute to carbon reduction and climate change resilience through encouraging the adoption and use of modern heating technologies.

Policy E21: Promoting the use of modern heating technologies: Development proposals that propose the adoption and use of the latest heating technologies and modern electronic controls including air source and ground source heat will be encouraged, especially passive houses.

Micro Generation

11.55 The 2019 household survey indicated little support for the development of large scale wind farms or wind turbines with some 67% disagreeing or strongly disagreeing that such development should be sited in the Parish. Similarly, some 61% of respondents disagreed or strongly disagreed that large scale solar arrays should be encouraged in the Parish. Consultation with local school children revealed that some 58% were opposed to the siting of large scale wind turbines in the Parish. Some 44% supported the provision of solar energy in the Parish but only in respect of small scale household solar panels. The NDP does not therefore include policies or proposals to encourage or guide the development of large scale wind or solar generation facilities in the Parish.

11.56 Policy 14 (Renewable and low carbon energy) and Policy 15 (Safeguarding renewable energy) of the CLP provide strategic guidance on the provision of renewable energy developments and this is given further consideration in the Cornwall Renewable Energy Planning Advice document adopted by CC in 2016. More recently, CC's emerging Climate Emergency DPD adds further to this. The rural nature of the Parish is such that small scale individual schemes including solar and wind generation could make a contribution to meeting future energy demands and reducing demand from external sources. The NDP seeks to provide further guidance in respect of the potential for micro generation technologies to be adopted in the Parish but in doing so does not however look to override existing regulations including permitted development rights.

Policy E22: Encouraging micro generation: The NDP will encourage small scale, single property low impact micro generation proposals that would help to meet carbon reduction targets and promote energy self sufficiency. Proposals for non

commercial micro generation schemes including solar and wind will be therefore supported provided that: there is no adverse impact on the landscape particularly in the Area of Outstanding Natural Beauty and the Area of Great Landscape Value; there is no adverse impact on heritage assets associated with the built environment particularly in the World Heritage Site, Conservation Areas and with respect to listed buildings and Scheduled Ancient Monuments; there is no adverse impact on biodiversity and geodiversity assets associated with the natural environment particularly with respect to identified sites of local, regional or national importance; that there is no adverse impact on residential amenity from undue noise or disturbance; and that other policies of the NDP are met.

12. EMPLOYMENT

12.1 This section sets out policies and proposals relating to the provision and retention of employment in the Parish. It primarily addresses strategic objective 6 – *to support and encourage existing local businesses and small scale start ups in order that local people have good access to employment opportunities.*

12.2 The table below sets out the policies contained in the NDP that aim to facilitate the provision and retention of job opportunities within the Parish.

Table 12.1: Policies in the NDP that facilitate the provision and retention of employment

Policy No.	Policy scope
Policy S1	Development boundaries for main villages
Policy S2	Development in smaller hamlets
Policy S3	Development in the open countryside
Policy EM1	Retention and development of existing local service businesses
Policy EM2	Retention and development of other existing businesses
Policy EM3	New businesses in the main villages
Policy EM4	Encouraging farm diversification
Policy EM5	Enhancement of existing camping and caravan sites

Background

12.3 The 2011 Census of Population indicates that economic activity rates in the Parish are around 66% with some 62% of working age residents in employment. This is broadly similar to Cornwall as a whole but the Parish differs in respect of having a relatively higher proportion of self employed residents (17% compared to 14% for Cornwall) and retired residents (23% compared to 19% across Cornwall).

12.4 The occupational structure of the Parish is broadly similar to that of Cornwall as a whole but with a few key exceptions: employment in managerial and professional occupations at some 14% is three percentage points higher than across Cornwall; similarly, employment in skilled trades at some 19% is two percentage points higher than across Cornwall; but conversely employment as process and plant operatives is two percentage points lower than across Cornwall as a whole. This implies that the skills profile of the Parish is largely positive.

12.5 However, given the rural nature of the Parish with a general absence of business and industrial estates within its boundaries many of the job opportunities available to local residents are to be found outside of the Parish and rely on the availability and accessibility of private transport. There is little reliable evidence at the local level as to the number and type of businesses in the Parish, the nature and type of employment opportunities that these provide or the broader industrial structure of the Parish. With an absence of any major industrial, commercial or retail centres it is likely therefore that the majority of businesses and therefore employment opportunities that are actually available within the Parish are to be found in the agriculture, forestry and fishing, wholesale and retail, construction, tourism, education and health and social care sectors.

12.6 Data is more readily available in respect of the type of industry actually worked in by residents of the Parish either inside or outside of the Parish boundaries with this indicating

that the greatest proportion of local residents (16%) work in the wholesale and retail sectors, followed by the education and health and social care sectors (both 11%). Mining and quarrying, energy supply, water, sewage and waste, finance and insurance and real estate each account for the smallest proportion (1% or less) of industrial sectors in which local residents work.

12.7 Community views on the provision of employment opportunities in the Parish were tested as part of the 2019 household survey with the majority of respondents (66%) agreeing or strongly agreeing that extra job opportunities should be provided within the Parish. However, a larger proportion of respondents (83%) were against the development of large scale commercial, industrial or retail facilities within the Parish as a mechanism to deliver this.

12.8 The approach of the NDP is therefore to support the development and retention of existing local businesses and the development of new small scale businesses in appropriate locations that offer employment opportunities for local residents, provide services to residents and visitors to the Parish, and contribute to a reduction in the need for residents to travel to surrounding towns.

Retention and Development of Local Service Businesses

12.9 The Parish contains a number of existing businesses such as public houses, restaurants, garden centres and shops both within and outside of its main villages that offer local employment opportunities and provide valuable services to both local residents and visitors to the Parish. The NDP adopts the view that these should be retained and where it is appropriate to do so further small scale additions should be encouraged.

Policy EM1: Retention and development of existing local service businesses: Existing service related businesses such as shops, post offices, public houses and restaurants will be retained and new ones will normally be supported subject to the other policies of the NDP. Proposals for the change of use of an existing service related business that would result in the loss of a facility that also benefits the community will not be supported unless the proposal can demonstrate that: there is no need for the facility or the service; its retention is no longer viable; or, adequate alternatives exist in locations that are easily accessible by walking, cycling or public transport.

Retention and Development of Other Businesses

12.10 The Parish also contains businesses that are located outside of its main villages and smaller hamlets, often on sites currently or formally used in part for agricultural purposes and which are generally less consumer focussed. Some of these remain agricultural or horticultural in nature but others are more diversified. These make a contribution to the local economy and also continue to offer employment opportunities. It is the intention of the NDP that such businesses should also be supported and retained.

Policy EM2: Retention and development of other existing businesses: The retention and growth of existing businesses which are outside the development boundaries of the Parish's main villages will normally be supported subject to the other policies of the NDP and so long as there is no adverse impact or harm to the environment, the landscape, residential amenity and that the development can be accommodated

within the local road infrastructure. It is expected that existing businesses will utilise the reuse of existing buildings and previously developed brownfield land and avoid the loss of areas of open countryside and in particular the most versatile agricultural land (Grades 1,2, 3a).

New Businesses

12.11 None of the Parish's main villages contain significant concentrations of business activity in the form of industrial estates or business parks and the NDP does not propose that this should change going forward. However, there is some scope within the main villages for the development of new small scale businesses either by way of new build or the conversion of existing buildings. New small scale start-ups provide a mechanism to offer new job opportunities but must also not harm the character of the Parish's villages, the environment, nor the amenity of local residents.

Policy EM3: New businesses in the main villages: New small scale business opportunities including start ups and live and work units will normally be supported within the identified development boundaries of Ashton, Breage, Carleen, Germoe Cross Roads, Godolphin Cross and Praa Sands subject to the other policies of the NDP and so long as there is no adverse impact or harm to the amenity of local residents, the character of the village and the immediate environs of the site, the local environment and that the development can be accommodated by the road network.

Farm Diversification

12.12 Being rural in nature there are a number of old farm buildings spread across the Parish, and as farming methods have changed over the years many become unused and neglected. It is often the case that such buildings are important to the local vernacular and if sensitively reused can contribute to the character of the landscape. When converted for business use they can make an important contribution to farm diversification and help support on-going agricultural and horticultural activities.

Policy EM4: Encouraging farm diversification: Outside of the boundaries of the main villages defined in Policy S1 agricultural diversification will be supported through the conversion of redundant farm buildings within existing agricultural complexes for business or tourism use subject to the other policies of the NDP and where such proposals are compatible in scale with their surroundings and have no adverse harm or impact on the local environment or landscape, can be accommodated by the road network and do not lead to the loss of the most versatile agricultural land (Grades 1,2, 3a).

Camping and Caravan Sites

12.13 The Parish contains several, normally family-run, small camp and caravan sites and several bed and breakfast establishments that operate, usually on a seasonal basis, between April and September. Camping and caravan sites include amongst others Lower Polladras, Poldown, Wheal Vreagh Farm, Higher Pentreath, Higher Kennegy, Tremorvu, Elysian Fields, and Bracken Farm. The Praa Sands Holiday Park operated by Haulfryn at Praa Sands is a much larger facility. All these are popular in the summer season as the Parish's location gives easy access to both coast and countryside locations. They provide local job opportunities and also contribute to the local economy but their development and

expansion also needs to be balanced against potential impacts on both amenity and the environment.

Policy EM5: Enhancement of existing camping and caravan sites: the development of new or upgrading of existing tourism facilities through the enhancement of existing camping and caravan sites will normally be supported subject to the other policies of the NDP and where they are of an appropriate scale to their location, accessible by a range of different transport modes and can be accommodated within the local road network, avoid the loss of the most versatile agricultural land (Grades 1,2,3a) and have no adverse harm or impact on the amenity of local residents, the local environment and local landscape characteristics, including those of the Area of Outstanding Natural Beauty, Area of Great Landscape Value, and the World Heritage Site.

13. TRANSPORT

13.1 This section sets out policies and proposals relating to road safety and the transportation network across the Parish, including public footpaths, bridleways and byways. It primarily addresses strategic objective 7 – *to promote the provision of an efficient and safe local transport network incorporating a broad range of modal choice.*

13.2 The table below sets out the policies contained in the NDP that aim to enhance road safety and the transport network across the Parish.

Table 13.1: Policies in the NDP that facilitate an efficient and safe local transport network

Policy No.	Policy scope
Policy T1	Promoting road safety
Policy T2	Car parking provision for new housing and other development
Policy T3	Protecting and improving public rights of way

Background

13.3 The Parish is generally remote from the strategic road network. The only A classified road that passes through the Parish is the A394 which runs east to west and connects Helston and The Lizard with Penzance and the A30. A small section of the B3002 runs through the north eastern corner of the Parish. There are no rail lines or rail stations in the Parish although there are four main line stations within a 30 minute drive time at Penzance, St. Erth, Camborne and Redruth. The nearest ferry terminal is also at Penzance but only provides a connection to the Isles of Scilly. Lands End Airport and Newquay Airport are situated some 19 and 36 miles from the Parish respectively, and a Heliport at Penzance provides an additional link to the Isles of Scilly.

13.4 Public transport within the Parish is limited. There are two main bus routes that connect the Parish to other local towns and villages: one route runs along the A394 and connects Helston and Penzance passing through Breage, Ashton, Germoe Cross Roads and Newtown; a second route runs from Helston to Camborne and passes through Carleen and Godolphin Cross. Many parts of the Parish are therefore distant from the nearest bus stop which together with the frequency of existing services makes the use of public transport difficult.

13.5 Residents of the Parish are therefore heavily reliant on the provision of private transport to access education, employment, services and shops, and this is reflected in relatively high levels of access to private vehicles: the Census of Population 2011 indicates that just short of 9% of households in the Parish have no access to a car or van (compared with 26% across England as a whole). Walking and cycling within the Parish is predominately for leisure and recreational purposes. The Parish contains no dedicated cycle tracks and its network of narrow roads often incorporating blind bends makes both walking and cycling potentially very hazardous.

Road Safety

13.6 Issues relating to traffic have been raised on multiple occasions throughout the consultation process on the NDP: the weight of traffic in certain key locations, speed and a lack of pavements combine to cause a considerable level of concern amongst Parishioners as exemplified by comments at exhibitions and public events and the results of the 2019 household survey; 75% of respondents agreed or strongly agreed that speed restrictions and/or traffic calming should be promoted on roads within and between the villages in the Parish; and, 78% of respondents agreed or strongly agreed that roads and the road system in the Parish should be made safer for cyclists, horses and pedestrians.

13.7 Essentially Parishioners have expressed a feeling of being at risk especially when one is a pedestrian, cyclist or horse rider. As well as the relatively high basic car use, the lanes within the Parish are routes necessary for farmers to reach their fields with larger and sometimes longer vehicles. Whilst the A394 links the towns of Helston and Penzance, there are many sub routes to all the surrounding main villages and smaller hamlets and the Parish is therefore traversed by vehicles including a discernible 'rush hour' associated with school runs and commuting during working hours.

13.8 Conflating issues include how narrow and winding the unclassified roads and lanes are, the much valued seasonal richness of the traditional Cornish Hedge foliage, contours and light levels. During holiday periods there are a large number of visitors who drive, walk or cycle through the Parish, who are unfamiliar with these constraints and their possible consequences. Excessive speed is the common 'enemy', and whilst most lengths of road are derestricted, notwithstanding this, the responsibility of some users to drive safely, seemingly oblivious of the law, is forgotten. Village centres with everyday pedestrian use and through routes (or rat runs) present the most likely places of conflict, junctions in particular.

13.9 Securing reductions in non-essential travel and the slowing of traffic generally are mechanisms for promoting carbon reduction, and Parishioners would also benefit from reduced exhaust pollution. The NDP therefore seeks to promote improved road safety including securing reductions in the speed of travelling vehicles

Policy T1: Promoting road safety: Proposals for improvements in road safety and traffic management and the provision of improvements to public transport will be fully supported. This includes proposals for traffic calming to achieve adequate levels of reassurance and safety for residents. Where appropriate, development proposals should contain transport layouts that are designed to minimise conflicts between motor traffic, cyclists, horse riders and pedestrians and facilitate safe and adequate parking for residents and mitigate existing or perceived risks, through the incorporation of good sight lines and appropriate signage. Locations in the main villages, especially around schools, community facilities and junctions are likely candidates requiring attention in this regard and where the most benefit would be achieved, a positive approach for safer roads, and slowing measures generally, should be taken. Unless it is required to mitigate a known road safety hazard or meet another requirement of the Highway or Police Authority, developers should avoid the inclusion of street lighting. Where lighting is essential it must be energy efficient and designed to prevent light spillage and glare, and face in and downwards, away from open landscapes. Where appropriate development proposals will be required to

include proposals for the mitigation of adverse traffic impacts during construction and to consider the impact of additional traffic and parking on other road users and pedestrian safety.

Parking Provision

13.10 The rural nature of the Parish is such that its main villages and smaller hamlets are generally characterised by small and narrow roads, often without footpaths. The historic built form of both main villages and smaller hamlets came into place well before the advent of the motor vehicle with existing properties not always having the convenience of off road parking, whilst car ownership across the Parish is relatively high. The consequence of this is that on street parking is prevalent. This may have an adverse impact on highway and pedestrian safety, causes inconvenience for residents and detracts from the quality of the street scape. Some 91% of respondents to the 2019 household survey considered that new development in the Parish should include off road parking. The NDP therefore looks to ensure that new residential (and other) development makes adequate provision for off road parking in order that current levels of on street parking do not increase significantly.

Policy T2: Parking provision for new housing and other development: Proposals for new residential development should seek to provide: a minimum of one off street parking space for dwellings with one or two bedrooms and a minimum of two off street parking spaces for dwellings with three or more bedrooms; and, one additional off street visitor parking space for every four dwellings for proposals of four or more dwellings. Residential development proposals should meet the requirements for parking set out in the most up to date Cornwall Design Guide. An under provision of parking will only be considered: where a proposal is sustainably located with adequate alternatives that do not add to on street parking; where the provision of car parking requirements set out above would unduly prejudice the viability or deliverability of the development; or, otherwise acceptable and well designed new build or conversion schemes in conservation areas would be incapable of meeting the parking provision without adversely harming the conservation area itself. All non residential forms of development will be required to provide a level of off street parking commensurate with the proposed use and in the case of major such development include a robust and realistic travel plan.

Public Rights of Way

13.11 Much of the open countryside within the Parish is traversed by a network of public footpaths, bridleways and byways. These provide important linkages between the Parish's main villages and smaller hamlets and access to the open countryside. They are extremely well used by residents of the Parish, residents of other nearby local areas and from tourists both national and international. The South West Coastal Footpath section that crosses the Parish has several thousand users annually. Not only do these allow residents and visitors to access the spectacular coastline and countryside of the Parish, but many are bounded by Cornish Hedges and are therefore both extremely important ecological and biodiversity sites in their own right and also act as wildlife corridors within the Parish. The map that follows illustrates the network of routes across the Parish.

Map 13.1: Public Rights of Way (Footpath, Bridleway, Byway and Restricted Byway) in the Parish



13.12 The importance placed on maintaining and securing the public footpaths, bridleways and byways in the Parish was highlighted in the results of the 2019 household survey with a large majority (97%) agreeing or strongly agreeing that public footpaths, bridleways and byways in the Parish should be retained and enhanced. Increasing the use of non motorised transport including walking provides a mechanism to assist in carbon reduction. The NDP therefore looks to protect and improve the network of public footpaths, bridleways and by ways in the Parish.

Policy T3: Protecting and improving public rights of way: Proposals that adversely impact on existing public rights of way or dedicated permissive paths will generally not be supported unless an appropriate diversion of equal or better quality than the original route can be secured and provided. Proposals will generally be supported that add to, improve, or safeguard, existing public rights of way, dedicated permissive paths, or create cycle routes, bridleways and trails around and across the Parish

which may also permit cross boundary access to similar routes in neighbouring parishes.

14. IMPLEMENTATION, MONITORING AND REVIEW

14.1 This final section of the plan sets out the framework for the on-going implementation, monitoring and review of the NDP

Implementation

14.2 Once the NDP is made (adopted by the LPA as part of the statutory development plan for the Parish) implementation will be on-going. The responsibility for the determination of planning applications in the Parish rests with the LPA. The LPA in this case is CC. The primary responsibility for the application of the policies set out in the NDP therefore resides with CC.

14.3 However, BPC is a statutory consultee in respect of planning applications that come forward in the Parish, and can signal its support, or lack of support, for development proposals that are submitted to CC. BPC is also the QB for the preparation of the NDP and together with the local community has a strong sense of ownership of the policies and proposals contained within it. BPC will therefore take due cognisance of the policies set out in the NDP when considering whether to support planning applications on which it is consulted.

Monitoring

14.4 There is no statutory requirement for the impact of the NDP and its policies on the future development of the Parish to be monitored.

14.5 However, it is the view of BPC that not to undertake any monitoring of the NDP is to undermine the usefulness and value of the NDP. Accordingly, BPC will periodically monitor the impact of the NDP policies on change in the Parish through the consideration of the effectiveness of the policies in influencing the decision making process in respect of future planning applications.

14.6 This will be achieved by BPC referring to the policies of the NDP when considering and commenting on planning applications. BPC will keep a record of the planning application, comments it submits to the LPA (including references to specific policies contained in the NDP), together with the eventual outcome of the application. In short, was it approved or refused, and what role did the NDP play in the LPA arriving at this decision.

Review

14.7 The monitoring process outlined above will help to ensure that the NDP becomes and remains a 'living document' that is used to effectively control and manage new development within the Parish. BPC also proposes to review the NDP on the following basis:

- **Annually:** BPC will undertake a 'light touch' review of the NDP each year as part of its general policy monitoring processes in order to assess the extent to which the policies of the NDP are being implemented and to assess whether any wider policy changes necessitate the formal review of the NDP.
- **Five yearly:** BPC will undertake a more in depth review of the efficiency, effectiveness and efficacy of the NDP no longer than five years from the date that the NDP is made. This will provide a more formal assessment of the extent to which the vision and

strategic objectives of the NDP are being met and the contribution that the policies and proposals contained within it are making to this. At this juncture BPC will determine whether the NDP should be formally reviewed and updated.

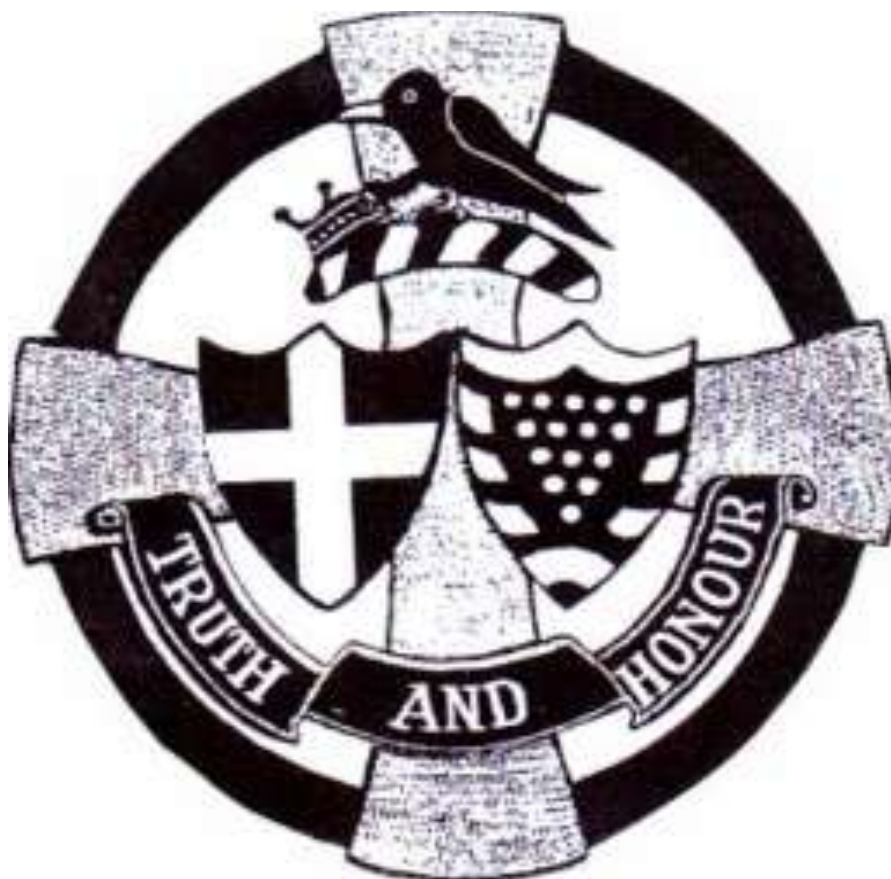
- **End of plan period:** Not less than two years prior to the end date of the NDP (2030), BPC will undertake a larger scale review of the NDP in order to gauge the success of the NDP and put in place a succession plan for its update.

14.8 It should also be noted that a full or partial review of the NDP could be triggered by changes to primary legislation, changes to national, strategic or county wide planning policies, or significant planning issues being raised by the local community that cannot be dealt with by a combination of national, strategic and NDP policies and proposals. It is anticipated that CC will undertake a review of the CLP by 2021, although this is anticipated to be light touch. BPC will consider such triggers on an annual and on-going basis.

14.9 The updating of the NDP is recognised as a resource intensive process and is not one to be entered into lightly. It will carry with it financial implications for BPC and its annual budgetary process. Therefore should any of the review processes outlined above identify that any changes (be they amendments or additions) to the NDP are required, BPC will liaise with CC on how best to do this and agree an appropriate delivery process – this may include a need to review, revisit, redraft, consult and possibly hold a further referendum on any proposed changes. Any wholesale review and update of the NDP will also be undertaken through a further process of evidence gathering and engagement with parishioners and other stakeholders from the local community.

**THIS REFERENDUM EDITION HAS BEEN PREPARED BY
THE NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP
OF BREAGE PARISH COUNCIL**

**AND IS APPROVED AND PRESENTED BY:
BREAGE PARISH COUNCIL**



AUGUST 2022