

Mylor Parish Neighbourhood Development Plan



Our future, our plan



As part of the initial consultation exercise, children from the local primary schools were asked to picture what they liked and what they wanted for their future.

FOREWORD

Many volunteers have worked together for more than two years to produce this Neighbourhood Development Plan for Mylor Parish. It is the result of consultations with the community through surveys, events, meetings with stakeholders and residents, and the gathering of research and information.

The Parish Council commissioned the Plan and we are confident that everything in it reflects the wishes and priorities of our communities. It expresses our shared vision for the Parish up to 2030, with planning policies that state what the community supports in terms of affordable housing for young and growing families and older residents, improvements to infrastructure and facilities, support to help local businesses thrive and measures to ensure that our beautiful landscapes, environment and wildlife are protected.

When the Plan is adopted by Cornwall Council, following a referendum in 2020, it will form the first level of planning law, ensuring that future developments are shaped by the wishes of our community. We are proud of our Plan and grateful to everyone who has contributed their ideas and opinions.

This is our future and our Plan.

Rodney Myers

Chairman, Mylor Parish Council

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Appendices: Online only <https://mylorflushingplan.uk/the-plan/the-plan-documents>

- A. Housing Development Preferences
- B. Landscape Visual Impact Assessment
- C. Housing Statement
- D. Mylor Parish Design Guide

EVIDENCE BASE

The Evidence Base is available to view at www.mylorflushingplan.uk

It contains the additional supporting documents required by the Neighbourhood Development Plan (NDP) General Regulations (2012).

EVIDENCE BASE CHAPTERS

1. Basic Conditions Statement
2. Consultation Statement
3. Strategic Environmental Assessment Screening Report
4. Local Landscape Character Assessment
5. Wildlife Habitats and Biodiversity Assessment
6. Historic Built Environment report
7. Climate Change and Flood Risk report
8. Social and Economic Development Report
9. Renewable Energy (WRAP) Assessment
10. Mylor Parish Renewable Energy report
11. Cornwall Council Housing Needs Survey report
12. Housing Sites Survey analysis report
13. Transport and Getting Around report
14. Sustainability Check results



SUMMARY:

Over 80% of respondents to our main survey support:

Housing for local people

- The Parish does not need more open market housing
- The Parish needs affordable housing for rent and shared ownership, especially for young people and growing families
- Appropriate homes for ageing residents and those with health or social care needs would be welcomed
- The community has stated a preference for two affordable housing sites: extensions to Robert Rundle Way in Mylor Bridge and Tregew Meadow in Flushing
- New homes should only be used as permanent main residences, not second homes
- New developments should include measures to counter the effects of climate change
- New developments should use appropriate local materials to blend in with neighbouring buildings and the landscape

Protecting the environment

- The Area of Outstanding Natural Beauty must be protected in line with national and local policies, including views, wildlife habitats and historic buildings
- New buildings should not be allowed to adversely affect scenic areas
- Wildlife corridors should be protected and enhanced
- A Climate Change Action Group should be formed to help households and businesses reduce carbon footprint
- Community energy and collective environment-friendly projects will be supported

Support for local business and the economy

- Sensitive expansion of marine businesses to create local jobs should be supported
- Workshops, studios and offices for home working should be encouraged
- Change of use from commercial to residential should only be approved for premises such as shops as a last resort

Development of community facilities

- Facilities and amenities should meet the needs of our growing population, including new facilities for primary education with integral green space
- Facilities for clubs and societies should be protected and developed

Safer traffic and more parking

- Better traffic management and parking is needed in Flushing and Mylor Bridge
- Footpaths, pavements, rights of way, cycle paths and bridle paths should be protected
- The effects of new developments on traffic through our villages should be minimised
- New housing developments should include enough parking for residents and visitors and safe access for cyclists and pedestrians.

CHAPTER 1 - INTRODUCTION



CHAPTER 1 – INTRODUCTION

1.1 The Parish of Mylor

The Parish of Mylor dates from 1894, when civil parishes were established throughout England. To the north, east and south its natural boundaries are Restronguet Creek, the Carrick Roads and the Penryn River. To the west it borders the River Kennall, beside the modern A39 road linking Truro and Falmouth. From mediaeval times onwards the manors of Tregew, Restronguet and Mylor, together with the bartons of Trefusis and Carclew, controlled extensive estates in the area. Of these just Trefusis remains. The historic house at Carclew burnt down in 1934 and the estate was fragmented.

There is little flat land in the Parish. Round the edges it slopes, sometimes quite steeply, to the water; further inland the higher ground folds and rolls more gently. The overriding impressions are of greenery and proximity to the water. It is a very attractive natural environment, wholly within the Cornwall South Coast Central Area of Outstanding Natural Beauty (AONB). The moderately sized fields are divided by hedgerows providing a rich habitat for wildlife. The coastal margins are rocky in places and sandy or muddy at low tide. Access is in keeping with the rural nature of the area, with narrow twisty roads often topped by tree tunnels.

The first significant settlement was around St Mylor Church at Mylor Churchtown but most of the Parish's 3,000 or so inhabitants now live in Mylor Bridge, the natural crossing at the upper end of the creek, or in Flushing, which owes much of its growth to Falmouth's status as a Packet Station from 1688 to 1850. There are smaller centres such as those at Restronguet Passage, Carclew and the recently re-developed Perran Foundry, along with scattered farms and more isolated dwellings.



Flushing Harbour from Falmouth

A substantial portion of the population is retired or semi-retired. Of those of working age some find employment in the parish but many commute, of necessity by car, to Falmouth, Truro and beyond.



Looking West to Mylor Bridge

Farming, fishing and boat building accounted for most of the early economic activity, all of which survive to a greater or lesser extent. Mylor Harbour, once the site of a small naval dockyard and still home to a unique fleet of sail-driven oyster boats, has developed into a thriving yacht marina providing for all the needs of leisure sailors. Boats are also built and serviced at Mylor Bridge and at Little Falmouth, on the outskirts of Flushing.



Mylor Yacht Harbour

The unspoilt nature of the Fal Ria, with its surrounding creeks and views towards the open waters of the Carrick Roads and the Roseland is exceptionally popular with recreational sailors, hikers and other tourists. The Parish is one of the most beautiful parts of Cornwall and a very desirable place to live, with a supportive and lively community. There is a diverse range of community halls, churches, shops and services, playgrounds, a sports field and bowls lawn, rowing and sailing clubs. There is a sense of togetherness here but also an awareness that change and renewal must come if the Parish is to provide for the needs of future generations.



The Fal Ria from the East of the Parish

This Plan reflects the views of the community, taking a positive and pragmatic approach to the local needs for development, whilst wishing to preserve to the maximum extent the attractive environmental and historical features of the Parish landscape, which are fundamental to the economic success and wellbeing of the community.

1.2 The Neighbourhood Development Plan Process

Planning process

Neighbourhood Planning was introduced by the Localism Act of 2011 and forms part of the National Planning Policy Framework.¹ Through a Neighbourhood Plan, communities have direct power to develop a shared vision for their Parish and shape the achievement of the economic, social and environmental objectives of sustainable development. In alignment

¹ NPPF 2012 revised February 2019

with the strategic needs and priorities of the Cornwall Local Plan², the residents of Mylor Parish can indicate where they want new homes to be built to meet their objectively assessed housing needs and put in place planning policies for the use of land that will help deliver their vision of the future.

Following successful examination and referendum, this Plan will attain the same legal status as Cornwall's statutory Development Plan and will become an integral part of the planning process. Applications for planning permission must then be determined in accordance with both the Local Plan and this NDP unless material considerations indicate otherwise.³

Conformity

Our NDP supports the strategic needs and priorities of the wider local area expressed in the Cornwall Council (CC) Strategic Policies Development Plan (the 'Local Plan') adopted in November 2016 and the higher-level policies of the National Planning Policy Framework (NPPF) revised in July 2019. This Plan also supports the objectives of sustainable development, including mitigating and adapting to climate change, and transitioning to a low carbon economy. The Plan incorporates the requirements of the European Union Strategic Environmental Directive and the Habitats Directive which will remain relevant after the UK's exit from the European Union. How this Plan conforms in detail with higher level policies is demonstrated in the **Basic Conditions Statement: Evidence Base Chapter 1**.

Planning policies and the AONB

Mylor Parish lies wholly within the Cornwall South Coast Central Area of Outstanding Natural Beauty (AONB) established in 1959. In 2000, the Countryside and Rights of Way Act confirmed the significance of AONBs by placing a legal duty on all relevant authorities to have regard to conserving and enhancing natural beauty when discharging any function affecting land in an AONB. Under the terms of this Act, this Plan aligns with the place and people policies in the Cornwall AONB Management Plan 2016-2021.

Action Chapter

Chapter 10 of this Plan sets out wider community aspirations than those relating to the development and use of land, including future management arrangements for community projects, monitoring compliance with the policies in this Plan and proposed action plans for the Parish Council to take forward. Chapter 10 is therefore a non-statutory, aspirational chapter, and so will not form part of the statutory Cornwall Development Plan.

Designated Area for the Plan

Following extensive consultation with the community, Mylor Parish Council voted in 2017 to proceed with creating a Neighbourhood Development Plan and, as the Qualifying Body, obtained authority on 3 March 2017⁴ from Cornwall Council to plan for the designated area of the civil Parish of Mylor. The Parish is part of the wider Falmouth and Penryn Community Network Area (CNA). The CNA was established in 2015 as part of Cornwall Council's response to devolution, by strengthening the links between the Council and local Town and

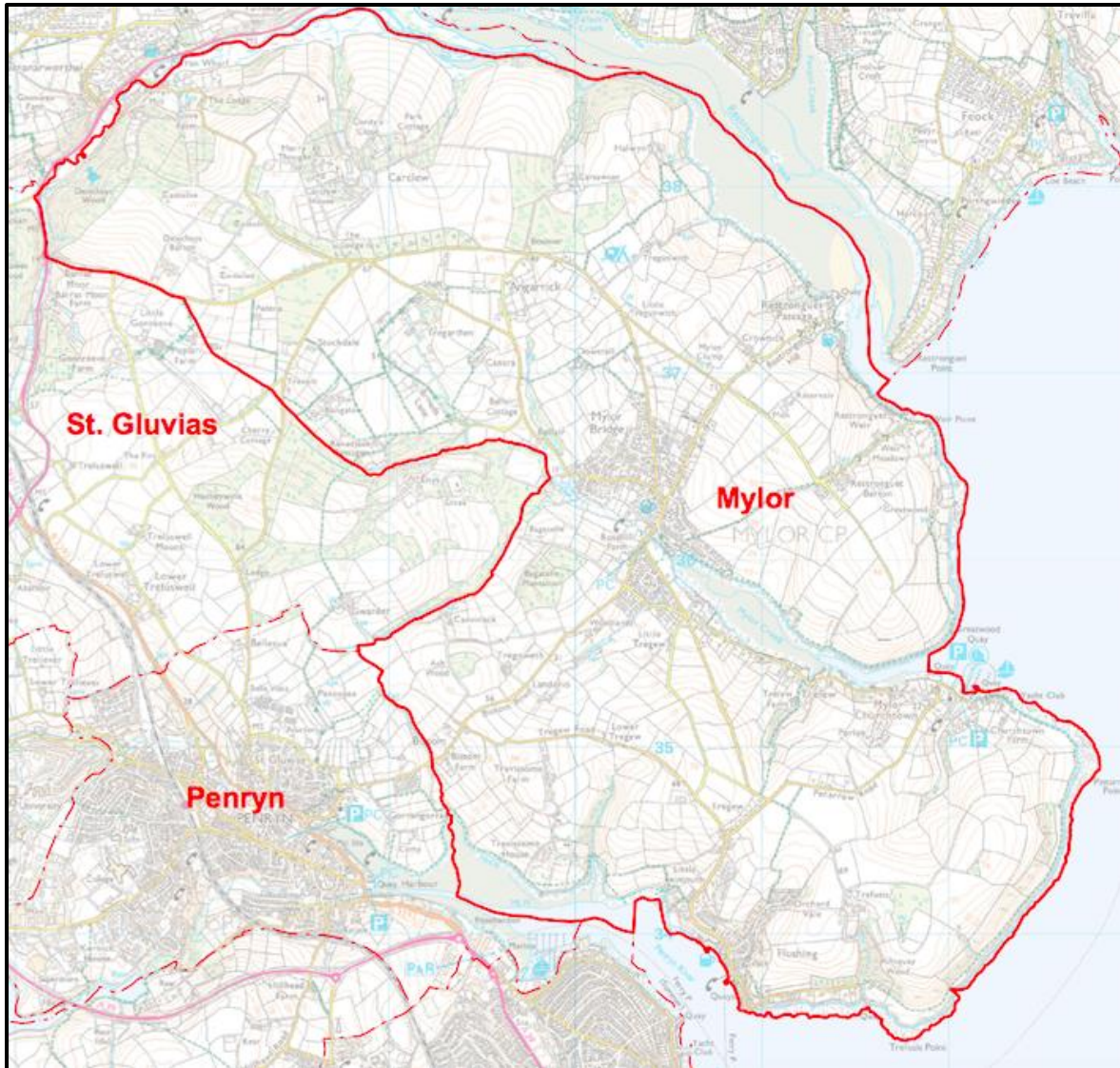
² Cornwall Local Plan Strategic Policies 2010-2030 adopted in November 2016

³ See section 38(6) of the Planning and Compulsory Purchase Act 2004

⁴ Letter of Authority shown in the Basic Conditions Statement: Evidence Base Chapter 1

Parish Council representatives. The designated area for the NDP is the land inside the Mylor Civil Parish boundary, shown in **Map A** below:

1.3 Map A – Mylor Civil Parish Boundary



1.4 Milestones and what next

Timescales to develop the Mylor NDP are shown in TABLE 1 below:

September 2017	Following two public meetings to seek volunteers, the NDP Steering Group was set up under the authority of the Parish Council
October	First full meeting of Steering Group; sub-groups established for Communications and Community Engagement, Housing, Economy, Transport, Environment, and Community Facilities
October to December	Steering Group research and informal discussions to identify community issues
December	Public awareness exhibitions and community post card survey
January 2018	Results conference to identify the issues which most concern the residents and identify suitable questions for the main survey
March	The main survey of all residents was distributed to 1800 households, with 900 returns, representing 45% of the population
May	Survey results published
July	Housing Needs Survey conducted by Cornwall Council on behalf of the NDP
October	Housing Needs Survey analysis published
October to November	Public stakeholder consultation sessions to explore views on emerging policies on: Housing, Transport, the Environment, the Economy and Community Facilities (halls, schools, clubs)
January 2019	Steering Group Policy Options Conference to inform first draft of NDP
February	Steering Group 'Maps' conference on Housing Needs and Development Options
May	Survey of community preferences for affordable homes development sites and sites for preservation
July	NDP Version 3, Housing Sites Location Appendix and Climate change Appendix publicised on web site. Key findings summarized in widely distributed 'we have listened' A5 flyer
October	NDP <i>informal draft</i> Version 4 circulated to Steering Group and Parish Council for comment
December	NDP Version 5 (amended informal draft) and supporting documents produced

January 2020	NDP <i>informal draft</i> Version 5 circulated to Steering Group for comment and approval
February	NDP <i>informal draft</i> Version 5 released to the Local Planning Authority (LPA) for Strategic Environmental Assessment (SEA) Screening, and to Parish Council for comment
March	SEA Screening 'opinion' result produced; Changes from LPA advice and Parish Council meetings incorporated into NDP Version 6 Final Draft
May	User friendly design changes incorporated for 'Regulation 14' public consultation (Version 7). Protocol developed for public consultation taking account of guidelines on Covid-19 pandemic social distancing measures
June	Final Draft Version 7 endorsed by Steering Group and Parish Council. Consultation and Basic Conditions Statements completed
July	6-week Regulation 14 Pre-Submission Consultation commences on Final Draft NDP Version 7 to the new protocol
September	Final NDP conference with Parish Council to incorporate changes from public consultation
October	Final Draft NDP with all supporting documents (Version 8) passed to Parish Council for submitted to Cornwall Council

1.5 Adopting the NDP

Once the Plan has been submitted to Cornwall Council an approximately five-month process commences as follows:

- The Local Authority, Cornwall Council, checks that all legal steps have been followed
- Cornwall Council publishes the Plan for a statutory six-week public consultation
- Cornwall Council arranges for the Plan to be scrutinised by an Independent Examiner who will receive submissions from parties who wish to make points following the publication of the plan
- The Independent Examiner can suggest modifications to the plan or can say the plan does not meet the basic requirements and should not proceed to referendum
- Assuming the Plan is accepted, whether in its original form or with modifications, it goes back to the Local Authority to arrange a Referendum of all registered voters in the Parish
- Provided that the Referendum shows 51% of those casting their votes to be in favour, the Mylor Parish Neighbourhood Development Plan is adopted as part of the statutory Cornwall Development Plan

CHAPTER 2 – VISION AND OBJECTIVES



Mylor Flushing Plan
Your future, Your plan

www.mylorflushingplan.co.uk

What I like best about my community

2017 - The Postcard Survey

What I would like to change



Survey
Mylor Parish



March 2018




Public Exhibition
Engagement in the morning

Neighbourhood Development Plan

Why are we holding the survey for this next stage?

Established an online survey list of 362 'helpers' to enable quick, reliable indicators to any further questions the topic groups may have.

Parish Wide Housing Needs Survey September 2018

Survey - The Numbers

- 1,815 'Delivered' surveys
- 816 Responses (199 online)
- 42% - 45% response rate

Mylor Parish HOUSING NEED SURVEY

Report Date:	11 th September 2018
Version:	1.5
Document Status:	Final Report
Author:	Andrew Frensdorff - Rural Housing Enabler, Affordable Housing Team, Cornwall Council

Affordable Housing - where should we build and which sites should be preserved?

We need your help! Please respond by 27 May 2019

In our spring 2018 survey 77% said they wanted housing that local people or lower income local people could afford to purchase or rent. There are currently about 30 people on the waiting list. There is no doubt that more affordable housing is needed both in Mylor Bridge and in Flushing. The question is, where should it go?

In our summer 2018 survey, people said new housing should be within walking distance of the centres of either Flushing or Mylor Bridge. Various locations were suggested.

We are now asking you to give us your preferences. We need to know which sites could be appropriate for affordable housing development, and which sites should be preserved. Any potential development will mean giving up some land in the high-valued Area of Outstanding Natural Beauty (AONB), but your preferences will help us understand of which sites would be the most acceptable.

Please use this short survey to tell us which sites you would favour for new affordable housing which is less likely to be developed because of factors such as views, wildlife and important or parking, for example.

The survey shows you maps from which you can make your choices. You should provide at least one answer for each question. There are spaces for you to make comments about each section.

Please use this short survey to tell us which sites you would favour for new affordable housing which is less likely to be developed because of factors such as views, wildlife and important or parking, for example.

The survey shows you maps from which you can make your choices. You should provide at least one answer for each question. There are spaces for you to make comments about each section.

If you would like more information there is an explanation of the issues on our web blog at <http://bit.ly/cornwallruralhousingplan>

Thank you from the NDP team.

CHAPTER 2 - VISION AND OBJECTIVES

2.1 The Vision

Our vision is for a resilient and sustainable community where all generations can live in appropriate and affordable housing, whilst continuing to enjoy, protect and enhance the natural environment and historic legacy of the Area of Outstanding Natural Beauty.

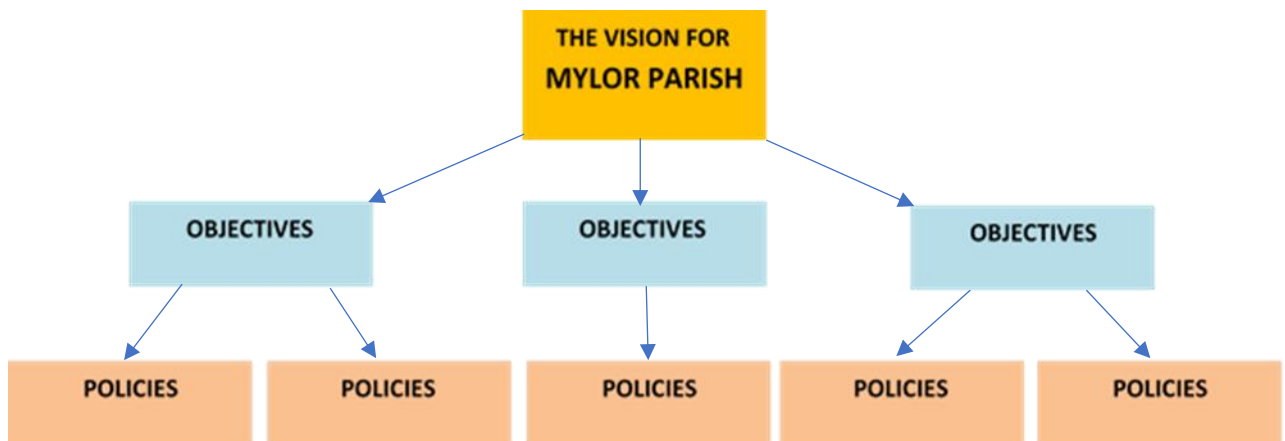
2.2 The Objectives

The Objectives of this Plan are summarized at para 2.4 below. The overall intention of the policies in this Plan is to shape the use of land for sustainable development in ways that are characterized by:

- Sensitivity to the housing and infrastructure needs of residents and visitors
- Protection of the natural and historic environment
- A positive and pragmatic response to Cornwall Council’s Climate Change Emergency declaration.

The Objectives flow from the vision and in turn inform the detailed policies in this Plan, as illustrated in diagram B below:

2.3 Diagram B – How the vision becomes policy



2.4 Summary of Objectives – what we want to achieve

Housing	To meet the housing need by providing appropriate and suitably sited affordable housing for young families, the elderly and the infirm
Environment and Climate Change	To ensure that developments meet the needs of both the present and the future without undermining the stability and integrity of our natural environment, and to mitigate the effects of climate change
Landscape	To protect the special landscape character of the Parish in the AONB
Natural environment (geodiversity and biodiversity)	To conserve and enhance the natural environment by protecting and enhancing internationally, nationally and locally designated wildlife and geological sites
Heritage and built environment	To ensure that developments protect the historic built environment and heritage of the Parish
Business and economy	To encourage and facilitate support for the viability of local SMEs, micro-businesses, the self-employed and home workers so that they continue and increase their contribution to the sustainability of the Parish economy
Transport	To improve traffic flow to prioritise the safety of walkers, riders and cyclists in the Parish and to enhance the local transport infrastructure
Parish community facilities	To enhance facilities and services (including schools, shops and medical/dental surgeries) which currently support the health and wellbeing of the community

CHAPTER 3 – MEETING THE HOUSING NEED



CHAPTER 3 - MEETING THE HOUSING NEED

3.1 Housing Targets

As Mylor Parish lies wholly within the Cornwall South Central AONB, the landscape is deemed inappropriate for large scale development and so the Parish is not required to contribute to the Local Plan targets of the Falmouth and Penryn Community Network Area. Nonetheless due to the popularity of the Parish for developers, Cornwall Council reports that housing completions in the Parish since 2010 have been achieved as shown in the table below:

3.2 Local Plan Housing Targets

	a) Local Plan ⁵ Housing Target (April 2010 – April 2030)	(b) CNA ⁶ Commitments (-10%) (March 2019)	(c) CNA Completions (April 2010 – March 2019)	(d) Local Plan Target (April 2010- April 2030) (a- (b+c))
Falmouth/Penryn CNA (Rural)	600	283	415	-
	(e) Adjusted Pro Rata rate*	(f) Parish Commitments (- 10%) (March 2019)	(g) Parish Completions (April 2010 – March 2019)	(h) Parish's share of the remaining Local Plan Target ((e÷100) x d)
Mylor Parish	0%	89	108	0

3.3 Mylor Parish Housing Requirement

The Housing Needs Survey⁷ completed in October 2018 demonstrated a significant demand for housing that is affordable for purchase or rent for those with local connections. Mylor Parish is in Zone 1 for house prices⁸ and is one of the least affordable parishes in Cornwall in which to live, with market prices well beyond the reach of nearly all the young families who will form the core of the community in future. Our analysis of the Housing Needs Survey,

⁵ Cornwall Local Plan

⁶ Falmouth and Penryn Community Network Area

⁷ Cornwall Council Housing Need Survey 11th September 2018 version 1.3

⁸ Cornwall Council Affordable Homes SPD March 2014 Appendix 3 (value zone maps and tables).

taken together with the results of housing questions in our March 2018 Main Survey⁹ and other consultation events assessed the need for affordable homes to rent and buy for both Flushing and Mylor Bridge. The **Housing Statement Appendix C** provides the justification for a first phase target of about 30 new affordable houses to meet the needs of the Parish early in the Plan period to 2030, with about 12 needed for Mylor Bridge, and 18 for Flushing.

3.4 Delivery – Preference for housing sites location

We have asked the community for their views on settlement boundaries through consultation via our web site, through a separate site location survey¹⁰ and during two Parish events in May 2019. We asked which sites people consider to be acceptable for the development of affordable housing and which they wish to preserve for environmental reasons.

The Housing Development Preferences Appendix A and supporting detailed consultation analysis in the **Housing Sites Survey Analysis Report: Evidence Base Chapter 12** show, in relation to the settlement boundaries for Mylor Bridge and Flushing, a range of locations where development would adversely affect the AONB and natural environment. They further show a direction of expansion for the villages which would have majority community support if suitably managed to meet the affordable homes target outlined above.

As all the potential development sites inside the settlement boundaries have already been developed or committed since 2010, the preferred direction points to sites outside but adjacent to the existing settlement boundaries. These developments must be managed as Rural Exception Sites under the Local Plan Policy 9.¹¹

3.5 Delivery – Process

To ensure mutual trust and support for decisions, we aim to achieve a truly collaborative approach to the planning process, involving both the Local Planning Authority, Mylor Parish Council and the community, which is in line with prevailing best practice in the UK and proposed in the new Cornwall Design Guide (March 2020).

⁹ NDP Main community survey March 2018 Questions 11-16

¹⁰ Housing Sites Survey Analysis Report Evidence Base Chapter 12 June 2019

¹¹ Cornwall Strategic Policies 2010-2030: Policy 9 Rural exception sites

CHAPTER 4 – HOUSING POLICIES



CHAPTER 4 - HOUSING POLICIES

4.1 Introduction

Our Plan is based on the views of the community to ensure that residents of all ages can thrive here, now and in the future. To achieve this, we need more affordable housing for young and growing families and for the elderly. Housing developments must retain the character of our villages and settlements and contribute to the strong sense of community. A sustainable community requires a mix of people of all ages. The current population is skewed towards those of retirement age. Some 48% of the population is over 55 while a mere 15% is in the 25-44 age group.¹² We need a balance of housing by age and social demographic, in the right place, available at the right price and of the right design.

It is particularly important that in extending settlements outwards into the AONB, features of the natural environment are protected as far as is practicable. Developments should also take full account of the preferences in Chapter 3 of this Plan and the **Mylor Parish Design Guide: Appendix D**. Developments must also meet the economic, social and environmental sustainability requirements of the NPPF, the need to reduce our carbon footprint and mitigate the projected effects of climate change.

4.2 Housing Objectives

The Objectives of the Housing Policies are:

- To provide affordable homes for those with young and growing families
- To provide appropriate homes for the elderly and those with health and social care needs
- To ensure new builds retain the character of our villages
- To protect the AONB and to ensure as far as possible that where new builds extend settlements outwards into the AONB the natural environment is protected
- To protect the future environment as much as possible by reducing the carbon footprint and mitigating the effects of climate change
- To achieve a collaborative environment for decision-making.

4.3 Settlement Boundaries

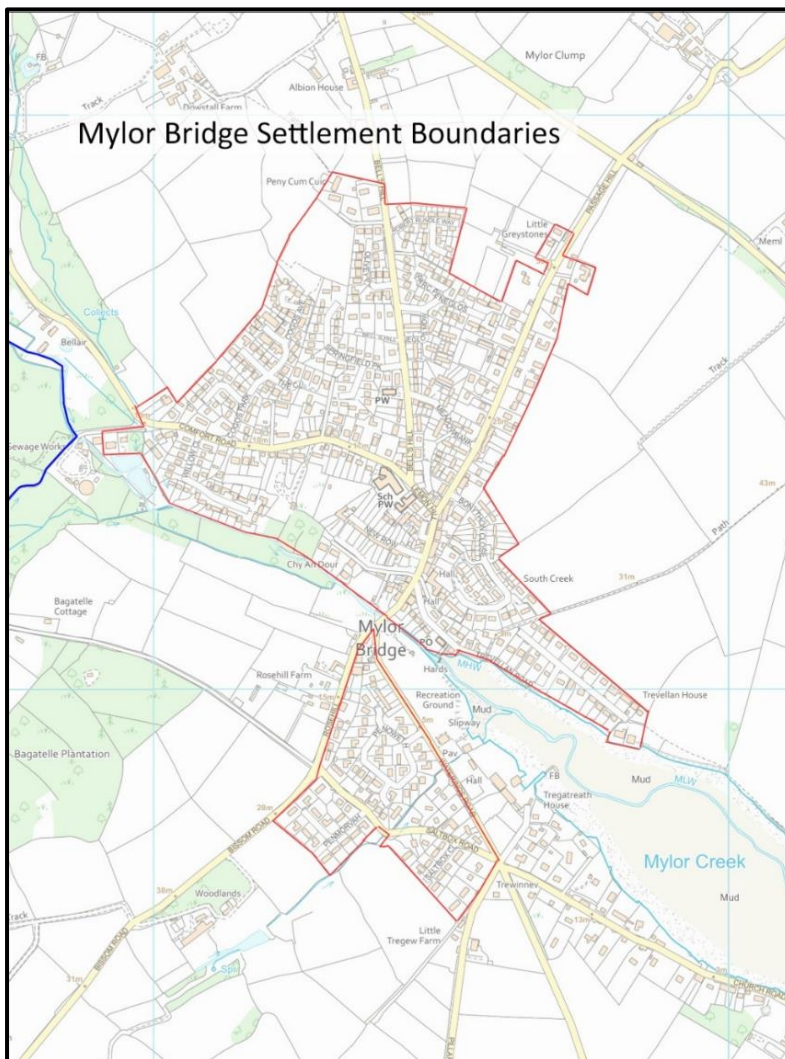
The Consultation Statement: Evidence Base Chapter 2 details how the community was consulted on proposals to establish new settlement boundaries, to be adopted when this Plan is 'made'. The resulting Planning Policies H1 and H2 are set out below for the villages of Mylor Bridge and Flushing, respectively.

¹² OCSI Local Profile Midyear estimate 2015

Policy H1 Mylor Bridge Settlement Boundary

- a. The settlement boundary for the village of Mylor Bridge is defined in **Map B** below. The full context and justification for this boundary is shown in the **Housing Development Preferences Appendix A**.
- b. Development of housing within the settlement boundary will be supported where it conforms with other policies in this Plan.
- c. Housing development will not be supported outside the settlement boundary unless it is a replacement for an existing building as covered by Policy 7 of the Cornwall Local Plan; or is a facility for home working under policy BE3; or is an affordable housing-led development to meet evidenced local need in line with Policy 9 of the Cornwall Local Plan. In all cases, the development must conform with other policies in this Plan and should accord with the preferred direction of growth set out in paragraph 4.8 and **Housing Development Preferences Appendix A**

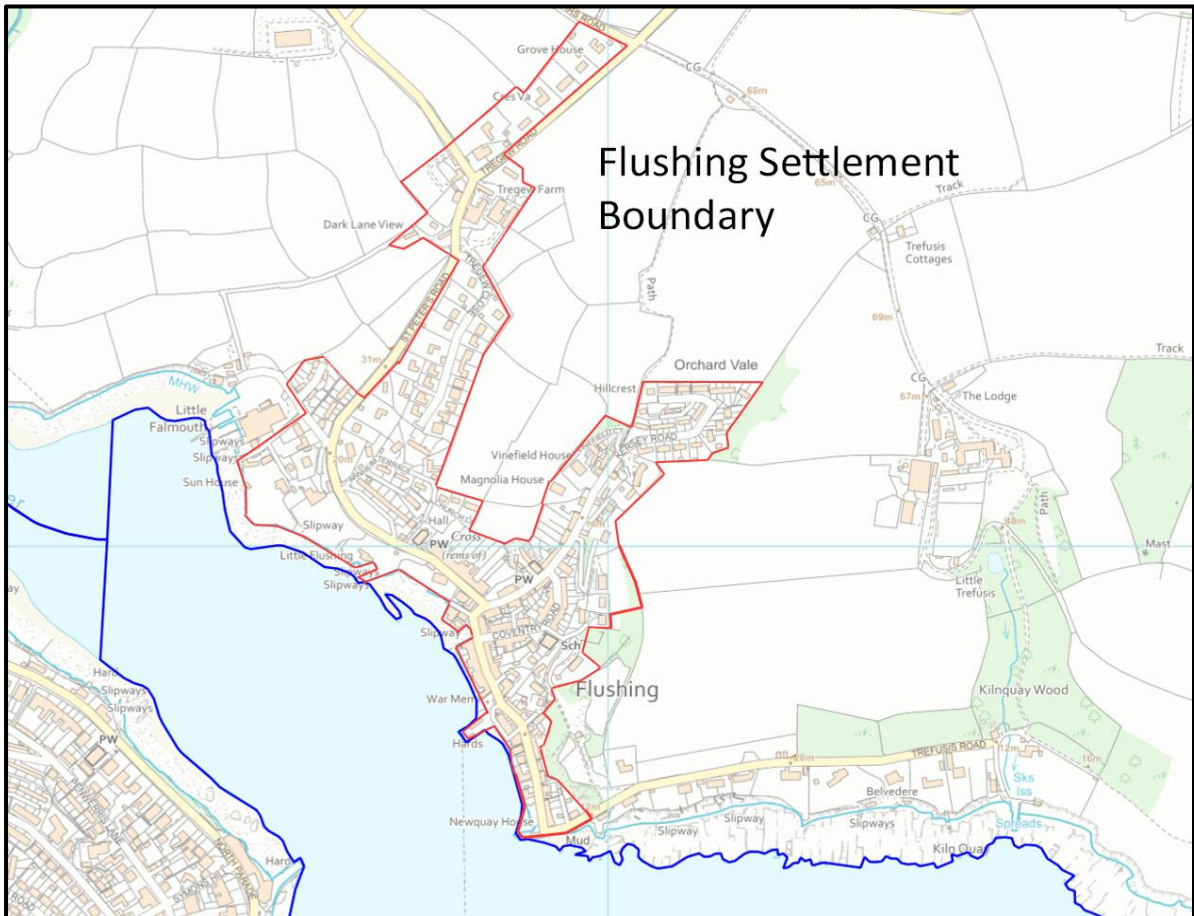
4.4 Map B – Mylor Bridge Settlement Boundaries



Policy H2 Flushing Settlement Boundary

- a. The settlement boundary for the village of Flushing is defined in Map C below. The full context and justification for this boundary is shown in the **Housing Development Preferences Appendix A**.
- b. Development of housing within the settlement boundary will be supported where it conforms with other policies in this Plan.
- c. Housing development will not be supported outside the settlement boundary unless it is replacement for an existing building as covered by Policy 7 of the Cornwall Local Plan; or is a facility for home working under policy BE3; or is an affordable housing-led development to meet evidenced local need in line with Policy 9 of the Cornwall Local Plan. In all cases, the development must conform with other policies in this Plan and should accord with the preferred direction of growth set out in paragraph 4.9 and **Housing Development Preferences Appendix A**

4.5 Map C - Flushing Settlement Boundary



4.6 Housing - Policies

Consultation with the community has resulted in 7 further Housing Policies, as follows:

Policy H3 Affordable Housing

Given that there is no further land available for developments inside the defined settlement boundaries, proposals will be supported for additional affordable housing on rural exception sites¹³ in accordance with the **Housing Development Preferences Appendix A** and its subsidiary documents, and where they:

- a. Are led by affordable housing
- b. Provide 100% affordable housing unless a lower percentage is required for viability under Local Plan Policy 10¹⁴ in which case an absolute minimum of 50% (by number) and 50% (by land area) should be affordable housing
- c. Provide a mix of sizes of houses in line with identified need
- d. Have a tenure target of 70% affordable rented homes and 30% intermediate/shared ownership housing unless current evidence suggests that these ratios should be amended
- e. Are led by Cornwall Council, a Housing Association, Community Land Trust or similar not-for-profit body and involve some self-build where practicable
- f. Affordable homes in such developments will only be available to people with specific local connections using the criteria defined by the Cornwall Council SW Help to Buy and Home Choice Registers

Policy H4 Primary Residence Requirement

New open market housing in Mylor Parish will only be supported where there is a condition restricting occupancy as a Principal Residence in perpetuity

- a. Principal residences are defined as those occupied as the residents' sole or main residence, where the resident spends most of their time when not working away from home
- b. The condition placed on new open market homes will require that they are occupied by the owner or their tenants as their primary (principal) residence. Owners of homes with a Principal Residence condition will be required to keep proof that they are meeting the condition and be willing to provide this proof when Cornwall Council requests this information¹⁵

¹³ In accordance with Cornwall Local Plan Strategic Policies 2010-2013 Policy 9

¹⁴ Cornwall Local Plan Strategic Policies 2010-2030 Policy 10 on the viability of developments

¹⁵ Proof of Principal Residence is via verifiable evidence including (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.).

Policy H5 Providing for people with mobility or particular care needs

A mixed development including small scale fully accessible single-floor units for people with mobility or care needs within easy walking distance of the heart of the main settlements is encouraged and would be supported

Policy H6 - Housing Design

All new buildings and housing developments must:

- a. Meet the relevant design principles set out in the March 2020 draft Cornwall Design Guide.
- b. Planning applications should demonstrate that principle sections in the Guide have been considered and complied with
- c. Accord also with the policies set out in **Mylor Parish Design Guide: Appendix D**

Policy H7 -- Building Design and Construction Materials

To support sustainable development

- a. The environmental implications of the building design and materials should be considered at the design stage¹⁶ and demonstrated in the planning application design and access statement.
- b. New developments should aim for BREEAM UK New Construction 2018¹⁷ standards of 'very good' or 'excellent' for construction materials which identifies both the environmental impacts of construction products and their responsible sourcing.

Policy H8 – Street Lighting Design

Developments need not necessarily include street lighting. Where lighting is deemed to be necessary for the safety, security and well-being of pedestrians and wildlife, lighting schemes should take full account of the impact the lighting will have on energy consumption, ecology, human health, public safety and crime.¹⁸ The developer's design and access statement should demonstrate conformity with the street lighting design

¹⁶ www.designingbuildings.co.uk

¹⁷ Ref link to BREEAM document

¹⁸ International Dark Skies Association Guidance on light pollution and protection of the night sky heritage

principles in the emerging Cornwall Design Guide and Streetscape Design Guide March 2020, including that:

- a. The lighting is the minimum required so as to reduce the impact on wildlife
- b. Light spillage is minimised using directional lighting, shielded by hoods, cowls or equivalent
- c. Trees, shrubs and the positioning of buildings are used to prevent light spillage onto the adjacent countryside
- d. Lighting is designed as far as practical to protect the night sky heritage of the Parish

Policy H9 – Flooding and Drainage

Proposals must incorporate a sustainable and integrated approach to the management of flood risk, surface water run-off and foul drainage. Sustainable drainage systems (SuDs) should be used proportionately to mitigate any predicted increase in flood risk

- a. Development will not normally be supported within the flood risk area zone 2 and 3 shown in **the Strategic Flood Risk Assessment maps at the Evidence Base Chapter 7**
- b. Development proposals in Flood Risk zone 1 will be supported provided they follow natural SuDs design features, incorporating:
 - Permeable driveways and parking areas
 - Water harvesting and natural storage features
 - Planting schemes and enhancement of existing wetland habitat and adjacent land, in a way beneficial to wildlife, to slow water drainage

4.7 Housing - Evidence

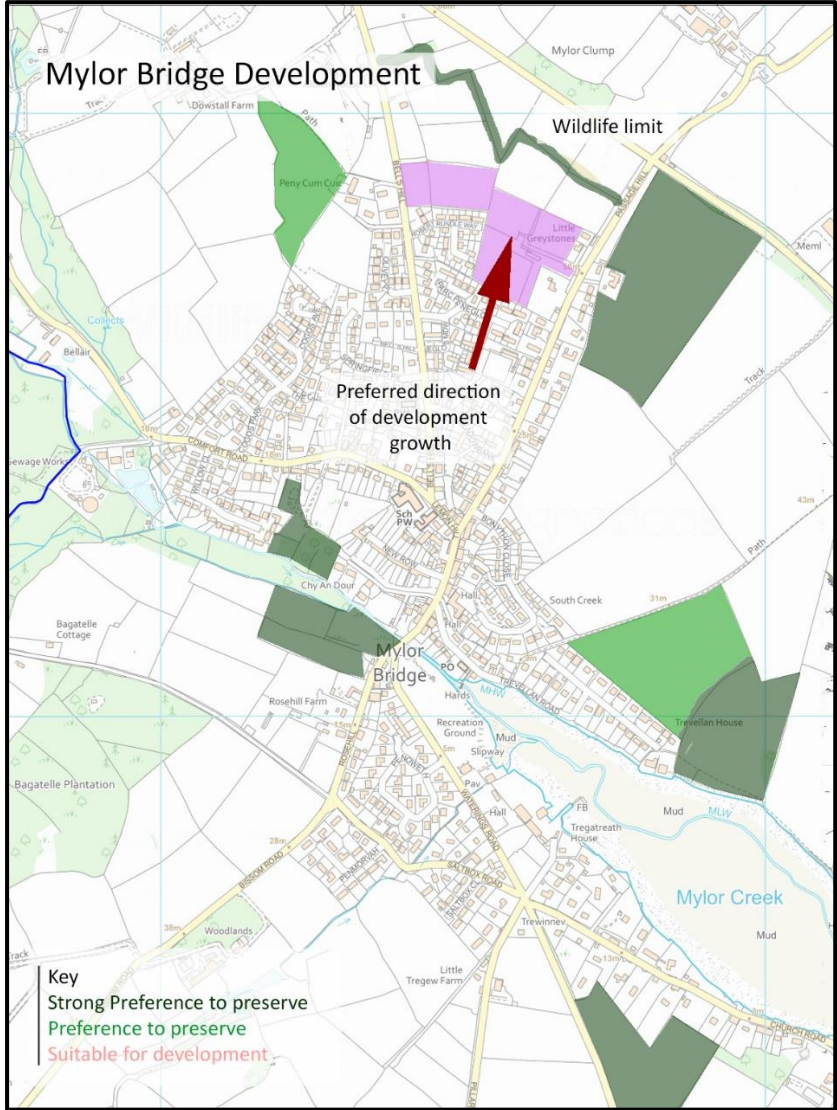
Settlement Boundaries

Following discussion at stakeholder events in October 2018, proposed settlement boundaries were posted on the www.mylorflushingplan.uk web site for comment. The boundary maps were shown again in the informal draft NDP uploaded to the web site for comment for two months from June 2019. The intention was to bring up to date the existing boundaries for both main settlements based on the Carrick District Plan of 2011,¹⁹ updated for all recent planning approvals. These updated boundaries were used as a basis for two public consultation events and a survey of more than 500 'in contact' residents in July 2019. The object was to determine preferences for development sites for affordable homes adjacent to the boundaries of Mylor and Flushing. Residents were asked at the same time to choose which sites they would like to see preserved for environmental reasons.

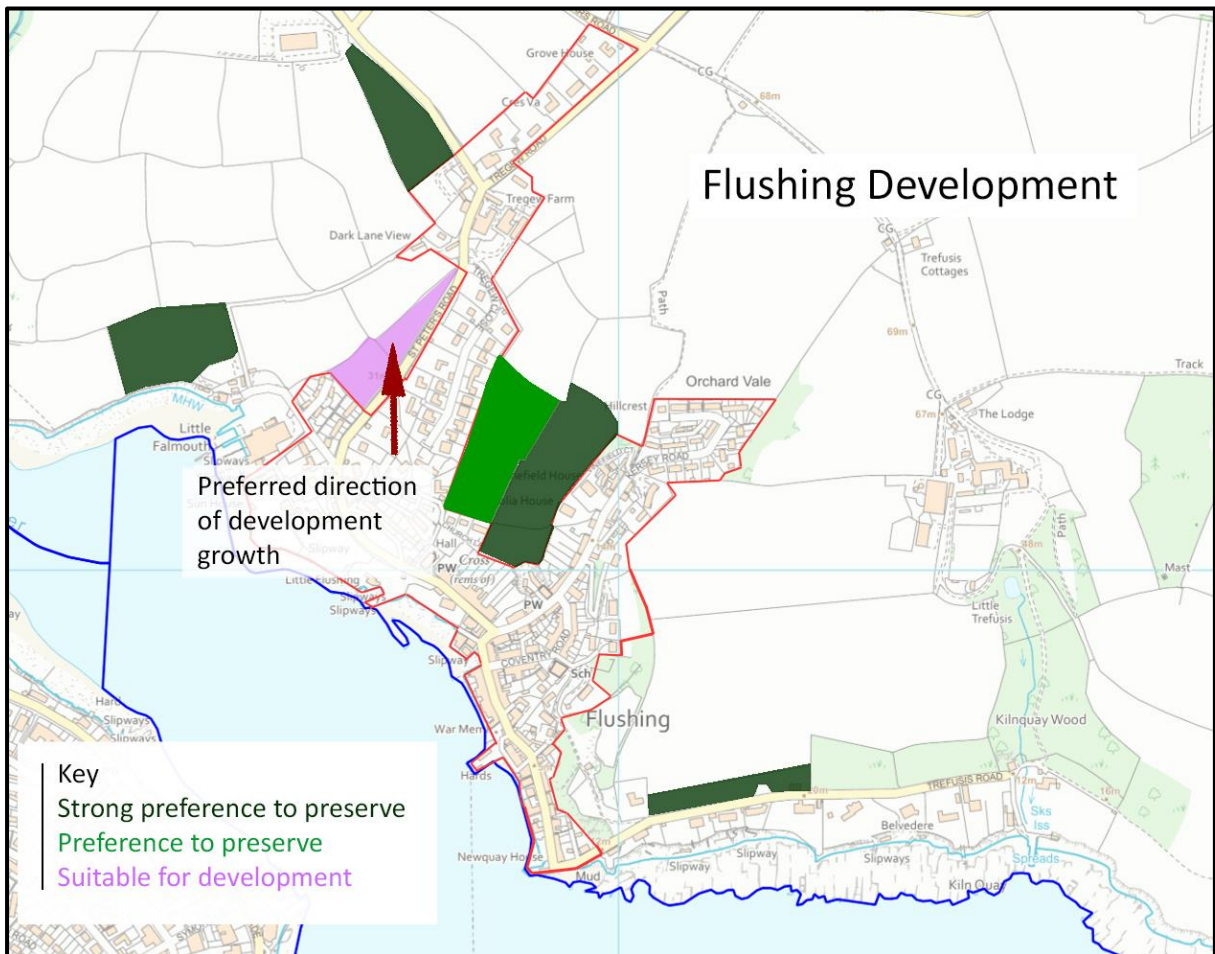
¹⁹ The Carrick District Plan was not adopted by Cornwall Council in full.

The consultation resulted in a strong preference for directions of growth out into the AONB for both Mylor Bridge and Flushing, as well as sites for preservation for environmental reasons as shown in the **Maps D and E** below:

4.8 Map D – Mylor Bridge preferred direction of growth



4.9 Map E - Flushing preferred direction of growth



The detailed rationale for the selected boundaries, sites for development and sites to be preserved in the AONB is given in **Housing Development Preferences Appendix A**.

Affordable homes for young families and older residents

The Housing Needs Survey²⁰ completed in October 2018 demonstrated a significant demand for housing that is affordable for purchase or rent for those with local connections. At the upper end of the age range bungalows which were built as retirement homes in the past are frequently too large, too remote or no longer suitable for adaptation for mobility-constrained retired people. At present most older people must leave the Parish if they wish to find suitable specialist accommodation such as care homes and sheltered housing. In addition, some smaller houses which could have been suitable as starter homes or as retirement homes, have been bought up as second or holiday homes which are empty for large parts of the year. This is particularly true in Flushing.

²⁰ Reference the 2018 Report

Hence the major needs are for:

- Affordable housing for families, especially those with local connections²¹ to help ensure the community is balanced by age and social mix²²
- Housing for older people and those with care needs wishing to down-size into suitable or specialist housing, including sheltered accommodation, whilst remaining in the Parish.

Primary Residence Requirement and Second Homes

Research summarised in the **Housing Sites Survey Analysis Report: Evidence Base Chapter 12** shows that the combination of low local incomes and high levels of second homes and holiday letting accommodation (assessed as up to 40% in the heart of the village of Flushing) together with the Parish's position in Zone 1²³ for average house prices have created almost insurmountable problems of affordability of housing with limited scope for future delivery without harming the natural environment of the AONB. In addition to factual evidence, the results of the March 2018 main survey²⁴ showed that 87% of Parish residents support a policy of restricting all newly built homes in the Parish to full time occupancy. Consultation feedback from stakeholder groups indicates that this policy is viewed as essential to help balance the community and sustain local facilities into the future.

The increasing popularity of the Parish as a regular family holiday destination will inevitably increase second home ownership amongst the existing market stock of housing where there are no restrictions on purchasing, and the desirability of these houses continues to drive up prices in general. Given that many young people have to move out of the Parish to larger neighbouring settlements such as Falmouth and Penryn to afford homes, it is considered not only reasonable but essential to restrict the sale of new open market homes in this way, so that whilst developers will still be able to market these houses to all comers, a better chance of home ownership is given to local people, especially the young families who are the future of our Parish.

Open Market Houses

Through recent developments, over 80 open market houses have already been built in the Parish since April 2010 and a further 80 plus have been committed. Even though over half of these are at the Perran Wharf development where special circumstances apply, these are large figures. The community does not need and does not support²⁵ any further open market-led developments. The construction of open market houses is regarded only as a justifiable means to achieve the viability, under Local Plan Policy 10, of affordable-led developments. Otherwise open market housing development that does not contribute to the need for affordable homes must be limited to small scale infill sites of 5 houses or

²¹ The words 'local connections' or 'local needs' throughout this plan refer to the specific needs of Mylor Parish and those with defined local connections

²² Housing Needs Analysis – see Evidence Base Chapter 12

²³ As listed in Appendix 1 to the Cornwall Council CIL Charging Schedule July 2018

²⁴ Survey results, Flushing residents' question 11

²⁵ Only 26% of the community were in favour of more open market housing in the main survey. There is no evidence of market failure in the provision of open market housing in the Parish.

fewer²⁶ within Mylor Bridge and Flushing, or to previously developed brownfield sites in proportion to existing buildings.²⁷

Housing Design Principles

There is a strong majority view²⁸ that new buildings must blend in with the surroundings and so echo existing architectural design features within the Parish, reflecting the historic and aesthetic character of the villages and rural landscape. Hence the community is concerned to uphold in planning practice the existing policy framework and protections in the NPPF, Local Plan and the emerging Cornwall Design Guide and Streetscape Guide. Further detail of the general design principles and the specific design aspects for the three conservation areas of the parish are listed in the **Mylor Parish Design Guide Appendix D**.

The community also supports the need for new houses to be environmentally friendly and incorporate green energy systems. All developments with a mix of affordable and open-market housing, should be tenure blind (external designs indistinguishable) and should provide adequate external and publicly accessible green spaces. They should also be accessible to pedestrians and cyclists, allowing people to move easily through them rather than cul de sacs, thus helping to maintain the typical character of a village and create incentives to use these forms of transport in preference to short car journeys.

Collaborative working

There have been a number of contentious planning decisions in recent years where permissions have been given for developments and individual 'rebuilt' which, in the eyes of the Parish Council, have imposed on the landscape over-large, unsympathetically designed new buildings in inappropriate locations, and housing developments which have been contrary to the needs and wishes of the community. Planning advice to proceed with developments has also been obtained with neither proper consultation with the Parish Council nor properly conducted public meetings, with pre-App papers not in the public domain.

Conversations with parishioners and stakeholders during the evidence gathering for this NDP have frequently revealed a loss of confidence in the planning process; that the community's view does not get a fair hearing and that developers always get their way in the end: often through the appeals process, or through repeated applications for changes to their original planning consent. There is a strong aspiration that once our NDP is 'made', the previous two-way conversation between planners and developers will become a meaningful three-way conversation early enough in the process so that it is possible and cost effective to influence design. The new 'Engagement 1' community consultation process put forward in Cornwall Council's emergent Design Guide is a very welcome step forward, provided that NDP Policies will play a central role in the reformed protocol. In sum: this Plan represents the views of the community and it is thus appropriate that the Parish Council should function as interpreters of its meaning throughout the development management process.

²⁶ Cornwall Local Plan Policy 8 In Areas of Outstanding Natural Beauty, the threshold for the provision of an affordable homes element will be developments of more than 5 dwellings

²⁷ Cornwall Local Plan Policy 8 – Affordable Housing

²⁸ Survey Q16 – 62% say building design is not important provided it blends in with the surroundings

CHAPTER 5 – POLICIES FOR THE ENVIRONMENT



CHAPTER 5 - POLICIES FOR THE ENVIRONMENT

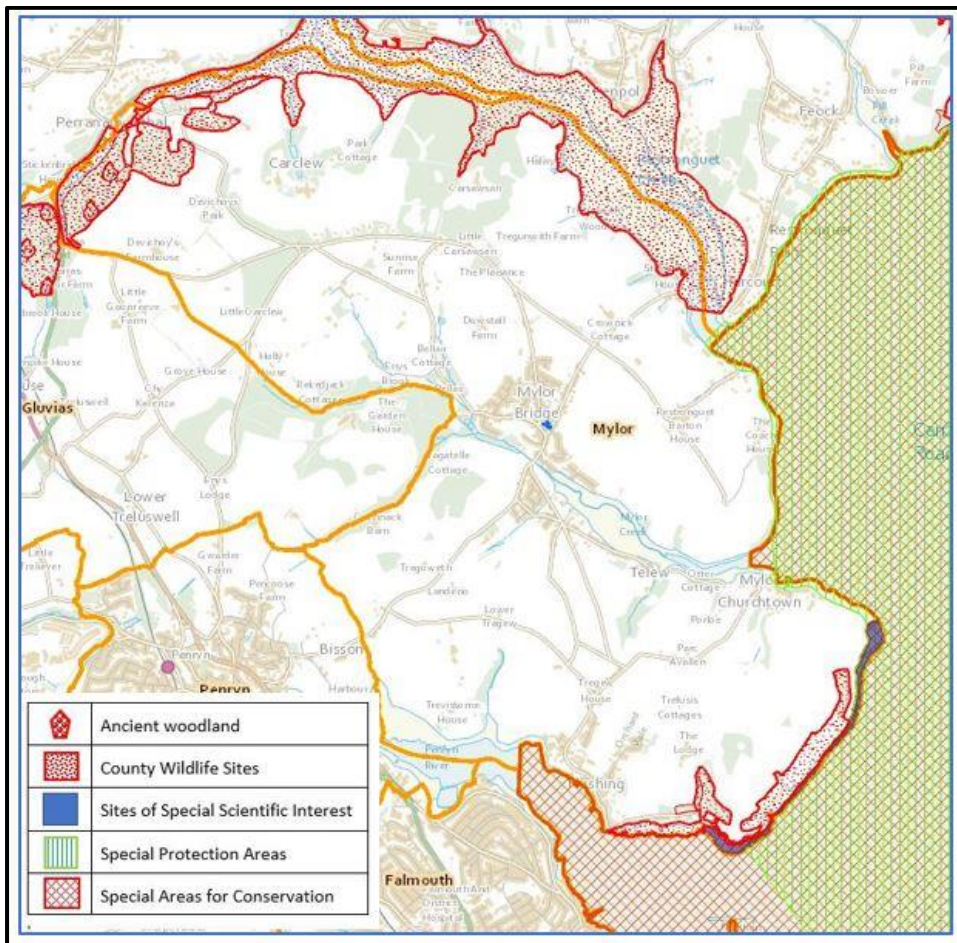
5.1 Introduction

This section of the NDP sets out policies which will ensure that the landscape, the biodiversity and geodiversity, and the historic built environment of the Parish are fully considered and protected in any plans for development. It also considers environmental measures that should be taken in the Parish to mitigate the effects of climate change.

The natural landscape and wildlife of Mylor Parish lie wholly inside the Cornwall South Coast Central Area of Outstanding Natural Beauty (AONB). The Parish includes sites of international and national importance for their historic industrial heritage, wildlife habitats and geology. Protection is afforded by statutory designations for parts of the Parish and adjacent parishes and coast, including sites of Special Scientific Interest (SSSI), Special Protected Areas (SPA), Special Areas of Conservation (SAC), the Cornwall Mining World Heritage Site (WHS), and Historic England graded sites. Local County non-statutory designations also include the Area of Great Landscape Value covering the adjacent Enys Estate and several County Wildlife Areas.

The main protected areas are shown on **Map F** below.

5.2 Map F – Main areas of Environmental Protection



5.3 The Natural Landscape

Introduction

The Parish borders the ria estuary of the river Fal. It is a landscape of rounded ridges and small steep-sided valleys, of creeks, rocky foreshores, inter-tidal mud flats and saltmarshes. Cornish hedges, many of mediaeval origin, separate most of the smaller fields. The larger ones, more recently enclosed, are straight-sided. Mature, often dense, Sessile Oak woodland cloaks many of the slopes and even the less steep agricultural areas have an abundance of trees. Small lanes and even some of the more important roads are lined with trees, creating enclosed leafy tunnels. The rich and productive agriculture of the slopes and ridges, with a mix of pastoral and arable farming, provides considerable seasonal change of colour and character. At Carclew there are the remnants of an historic park and ornamental garden while adjacent to the northwest of the Parish is the Enys Estate, one of Cornwall Council's locally designated Areas of Great Landscape Value (AGLV). More detailed descriptions of the landscape of Mylor Parish are in the **Local Landscape Character Assessment: Evidence Base Chapter 4**.

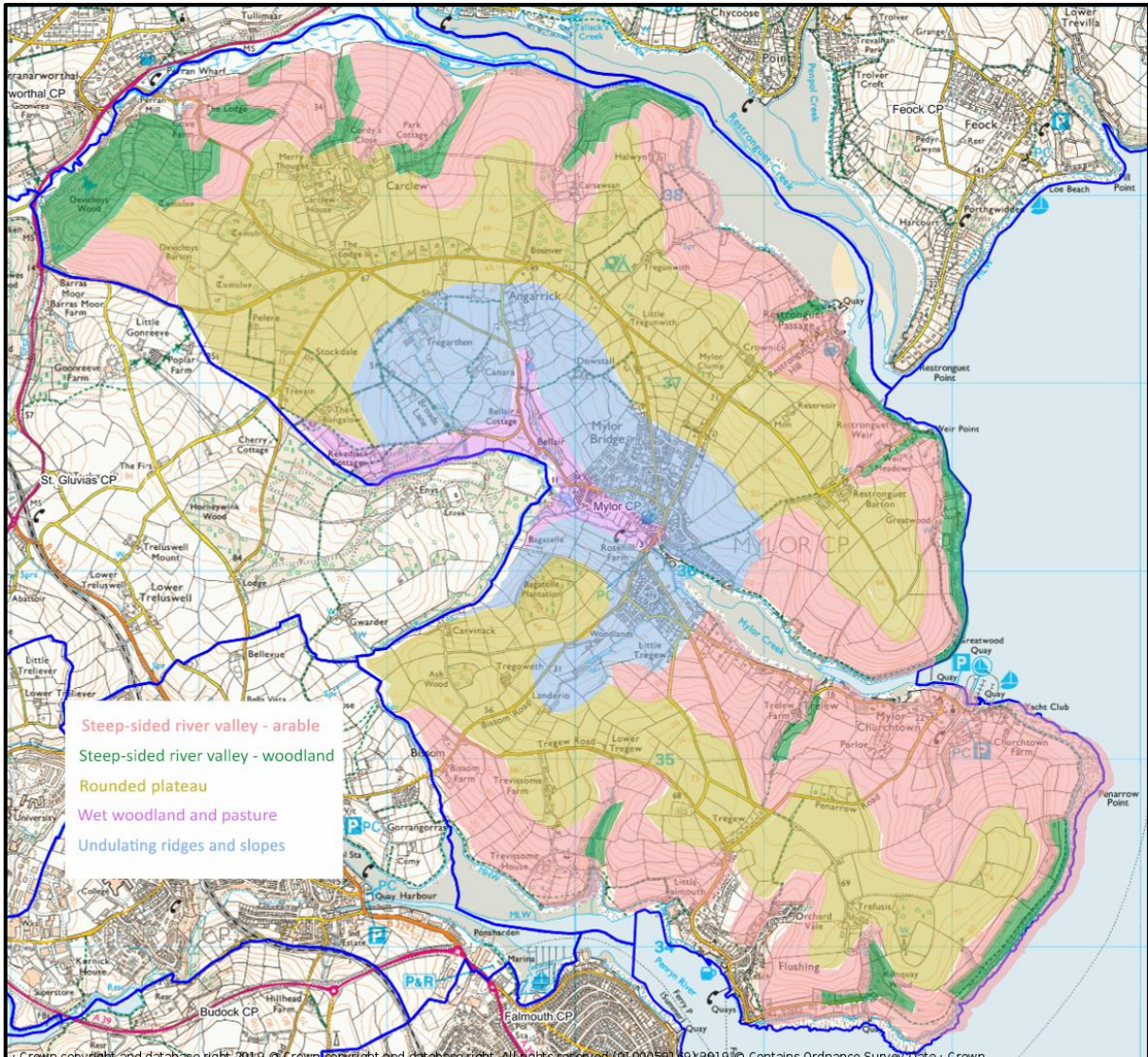
Landscape Character Types

Landscape character assessment is the process of identifying and analysing variation in the character of the landscape. It seeks to explain and identify the unique characteristics that make landscapes distinctive and create a sense of place.

The landscape character assessment analysed the differences in topography, soils, hydrology, woodland, land use and settlement pattern to divide the landscape in the parish into 5 main landscape character types. These roughly correspond with the Landscape Description Units available on the Cornwall Council Interactive map²⁹ The five main landscape character types of Mylor Parish are shown in **Map G** below:

²⁹ (<https://map.cornwall.gov.uk/website/ccmap> acc 26/10/18) with the addition of the Wet Woodland & Pasture area which relates to the poorly draining soil type identified in soils data produced for Defra by Cranfield university (Soilscape 22, <http://www.landis.org.uk/soilscapes/> accessed 17/9/18)

5.4 Map G – Landscape Types



5.5 Landscape - Objective

The Objective is to preserve the unique character of the Parish landscape in the Area of Outstanding Natural Beauty.

In this context, the objective embraces the holistic relationship of the Parish landscape to the wider landscape vistas of adjacent parishes, and the seascapes of Falmouth Harbour and the Fal ria.

5.6 Landscape – Policies

Policy L 1 Protecting the Landscape

Proposals for development will be supported where they:

- a. Do not adversely affect the landscape characteristics protected by the policies in the Local Plan and AONB Management Plan
- b. Preserve the landscape characteristics identified as important to community as Areas of High Landscape Value in the Mylor Parish Local Landscape Character Assessment³⁰

Policy L 2 Protecting Vistas and Views

- a. Housing developments, including individual housing extensions and re-builds must not adversely impact the landscape panoramas and views of the AONB.
- b. Developers should submit a Landscape Visual Impact Assessment identifying the impact on the landscape and seascape views that their proposed development would have, taking full account of the Landscape Visual Impact Assessment at Appendix B to this NDP.
- c. The developer's assessment should also take account of views affecting the adjacent Cornwall Council designated Enys Area of Great Landscape Value

Policy L3 Creeks and Estuary

- a. Developments must not compromise the vulnerable habitats for flora and fauna adjacent to the creeks and inlets of the Fal Ria
- b. Any proposed new development within this area should demonstrate consistency with the Cornwall & Isles of Scilly Shoreline Management Plan (SMP2011, the review of 2016 and any further updates)

Policy L4 Agriculture and Horticulture

- a. Use of woodland and permanent grassland for sequestration of carbon dioxide will be encouraged for land associated with new developments
- b. Use of lower-yield agricultural land to create additional areas of restored and enhanced woodland will be encouraged

5.7 Landscape - Evidence

In the March 2018 main survey of the Parish, conducted in March 2018, respondents overwhelmingly placed protection of all aspects of the environment as the most important community priority. 90% saw the AONB as important or very important to protect. The survey also showed around 80% support for all the main environmental features of the Parish, including Cornish hedges, hedgerows, woods, tree tunnels, and country lanes.

At the 2018 village Christmas Fairs parishioners were asked to consider how important the 5 different Landscape Character Types shown **in Map G** at para 5.4.

At least 85% of those consulted placed a high value on all the areas, particularly the steep-sided river valleys and the rounded plateaus above them.

The Parish benefits from a complex mix of statutory and non-statutory environmental protections for features of the landscape in Cornwall, as well as the policies for the preservation of the AONB in the NPPF, Local Plan and the adopted Cornwall AONB Management Plan. The policies in this section are in place to ensure that planning decisions comply fully with the nationally and locally established framework of areas specifically designated for the protection of the environment of the Parish.

Further details of the characteristics of the landscape and areas of high landscape value are contained in the **Local Landscape Character Assessment: Evidence Base Chapter 4**.

5.8 Geodiversity and Biodiversity**Introduction**

The steep-sided creeks and wooded valley sides of the landscape provide sites designated for their international, national and local importance for wildlife, geology and habitats. Areas with statutory designations are protected from development by law and have the highest protection. Land with non-statutory designations is usually protected by planning laws. The State of Nature 2019 report³¹ states that 18% of plants, 40% of vertebrates and 12% of invertebrates are at risk of extinction in the UK. Thus, development should also be avoided on areas of semi-natural habitat in order to preserve and enhance the biodiversity of the Parish. **Map H** below shows the principal areas of wildlife designations.

³¹ National Biodiversity Network State of Nature report 2019

5.9 Map H – Principal areas of wildlife designations



A key policy tool for conserving biodiversity is the designation and management of protected sites - areas of land, inland water and the sea that have special legal protection to conserve important habitats and species. Legal protection prevents damaging activities. Some of the sites³², known as Special Protection Areas (SPAs) for Birds and Special Areas of Conservation (SACs) for habitats, are of European importance. They have been created under the EC Birds Directive and Habitats Directive.

A detailed description of the Parish natural environment and maps of the statutory and non-statutory areas are in the **Wildlife Habitats and Biodiversity Assessment: Evidence Base Chapter 5**.

³² Definitions of these areas is at the Joint Nature Conservation Committee UK (NCC) web site at www.jncc.gov.uk

5.10 Geodiversity and Biodiversity - Objectives

The aim is to conserve geodiversity and biodiversity by:

- Protecting and enhancing international, national and locally designated wildlife and geological sites
- Protecting habitats identified as priority habitats and those supporting notable species under the Wildlife and Countryside Act
- Ensuring adherence to policies in the Local Plan and Cornwall AONB Management Plan for the protection of biodiversity and geodiversity
- Avoidance of development on semi-natural habitats and the enhancement of wildlife corridors
- Rewilding of areas of land historically cleared for agriculture and development



Semi natural habit around parish facilities - Scout hut and tennis courts

5.11 Geodiversity and Biodiversity – Policies

Policy W1 Wildlife Habitats

- a. Housing developments and individual building improvements resulting in any measurable harm to sites with statutory national and international designations will not be supported
- b. Development will not be supported on any County Wildlife Sites or UK Biodiversity Action Plan (BAP) Priority Habitats in, or adjacent to the Parish.

- c. Development and fragmentation of semi-natural habitats should be avoided. Where adjacent to a development site, these habitat areas should be protected, conserved and enhanced through a net biodiversity gain of at least 10%.
- d. Developments should include measures to maintain and improve Cornish hedges, associated hedgerows and trees and provide for the enhancement of wildlife habitats and corridors to contribute to net biodiversity gain

Policy W2 Trees and Hedges

- a. Development proposals should retain and maintain trees subject to a Tree Preservation Order or within a Conservation Area and be aware of relevant hedgerow regulations. Where trees must be lost as a result of development, these must be replaced to achieve a net biodiversity gain of at least 50%.
- b. Cornish hedges, with associated hedges and hedgerow trees - particularly those forming roadside tree tunnels – should be protected and enhanced
- c. Housing developments of more than 5 houses should include a proportion of land (minimum 10%) to be set aside for tree planting with native species selected for disease resistance and adaptability to climate change

Policy W3 Woodlands and Wetlands

Development proposals should document evidence of compliance with the following principles:

- a. Enhancement and protection of wildlife corridors between fragmented areas of semi-natural habitat, particularly Cornish hedges with associated hedgerow trees and semi-improved grass verges, linear woodland and freshwater streams
- b. Creation of wildlife corridors where developments employ natural SuDS drainage schemes to link habitats adjacent to the development
- c. Enhancement of natural wetland habitat via natural flood defences, increasing the depth and size of existing ponds, allowing space beside streams for flooding to occur by creating reedbeds and wetland habitat adjacent to waterways
- d. Avoidance of areas of habitat supporting notable species³³

³³ Some species of wildlife are protected by UK and sometimes European legislation because of their rarity or historical persecution. These species are called 'protected species'. Species with conservation designations, but no legal protection are called 'notable species'.

5.12 Geodiversity and Biodiversity - Evidence

The March 2018 main survey³⁴ results demonstrated that there was over 90% support from respondents for the preservation of the woods, tree tunnels, and hedgerows that provide significant wildlife habitats in the Parish.

Our policies reinforce at Parish level the aims of both national and local planning policy to enhance the quality of the natural environment and local biodiversity, flora and fauna and geology,³⁵ and to protect it from inappropriate development. Tree planting provides CO₂ absorption and sustainable biomass, and thus should be increased. Trees and hedges play an integral part in the landscape and character of the Local Landscape Character Assessment. Hedges help to restrain flash floods and prevent soil erosion. Maps of current Tree Preservation Orders are included in the **Local Landscape Character Assessment: Evidence Base Chapter 4.**

Wetland and permanent grassland also play an important part in combating climate change by storing carbon. Currently these habitats are mainly small and fragmented, thus vulnerable to environmental changes. It is important to enhance the green infrastructure of the Parish through retaining and enhancing wildlife areas and the corridors for movement between them to re-establish diminished populations of wildlife species and mitigate the effects of climate change.

Details of observed habitats for different species and wildlife corridors are in the **Wildlife Habitats and Biodiversity Assessment: Evidence Base Chapter 5.**

5.13 The Historic Built Environment

Introduction

While Mylor Parish is most noted for its natural beauty, the historic built environment is an additional and important element in shaping the character of the area. Early inhabitants left us a round and some long barrows as evidence of their early settlement but what we see today has largely been formed over the last 1,000 years. Around Domesday the Parish was divided up into three manors: Mylor, centred on the church, Trefusis, and Restronguet, which eventually became centred on Carclew³⁶. The result was a very typical Cornish pattern of small manors, bartons and farmsteads with scattered workers' dwellings, joined by farm tracks and pathways, some of which became metalled and form the framework of the road network we see today.

The only Grade 1 listed building in the Parish is The Church of St Mylor, attractively situated at Mylor Churchtown. Some parts of the church date back to Norman times and most of the surviving structure to the 15th century.

³⁴ March 2018 main survey Q18: How important is it that our landscape's distinctive features are preserved?

³⁵ EU Habitats Directive 2017

³⁶ The Book of Mylor

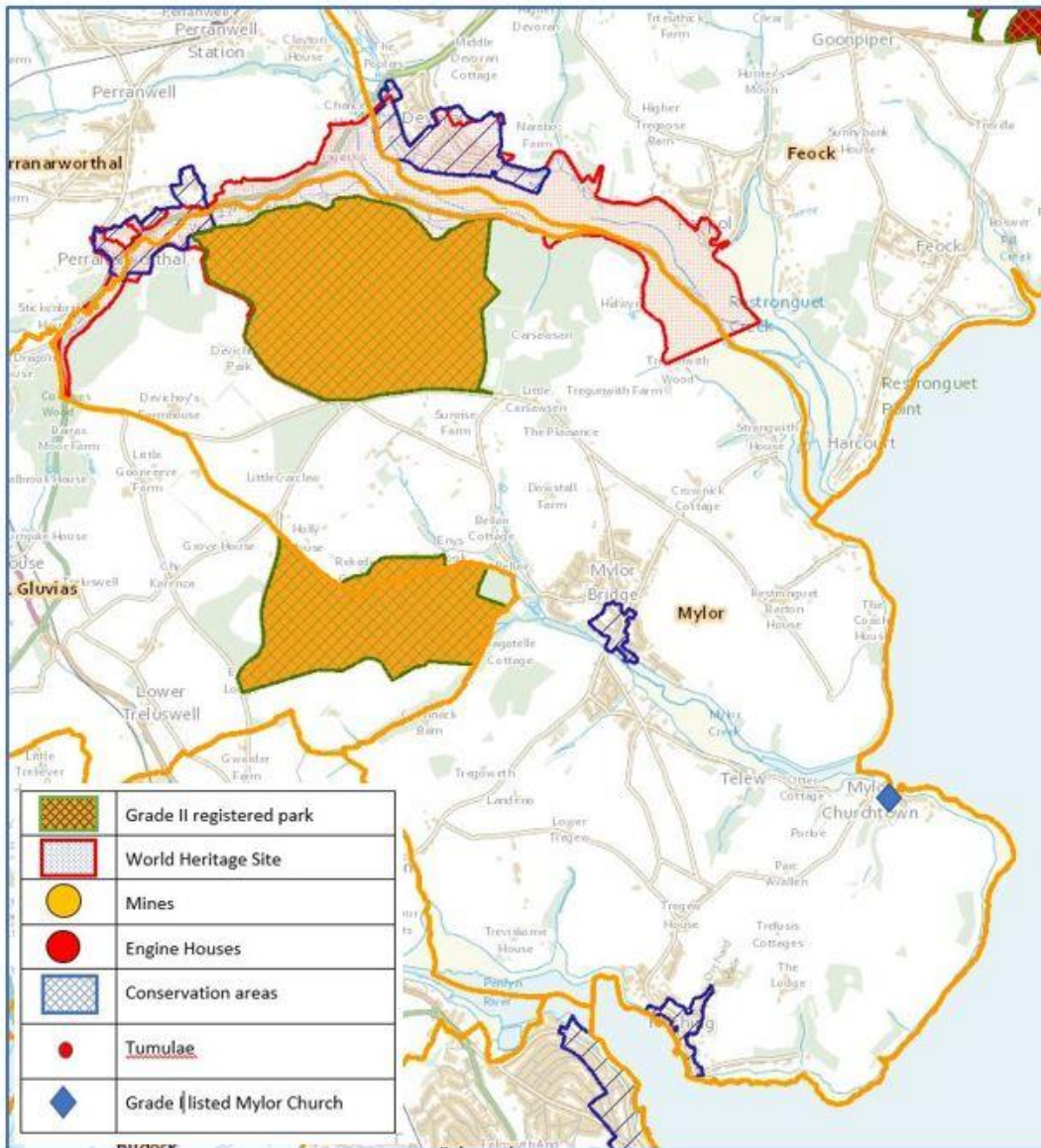


Grade 1 listed medieval Church of St Mylor

To the north the Parish overlaps with the Cornwall World Heritage Mining Site and the Perran Foundry complex, the latter now converted into dwellings, which contains some fine Grade II listed industrial buildings.

Sites of national and international importance are well protected under planning law, but unlisted and unscheduled sites of local importance are less well known. The Natural England Listed Buildings database, Heritage Gateway website and the Cornwall Council Interactive Mapping website contain more detail of locally significant historic sites. The principal historic features are shown in **Map I** below:

5.14 Map I –Mylor Parish Major Historic Sites

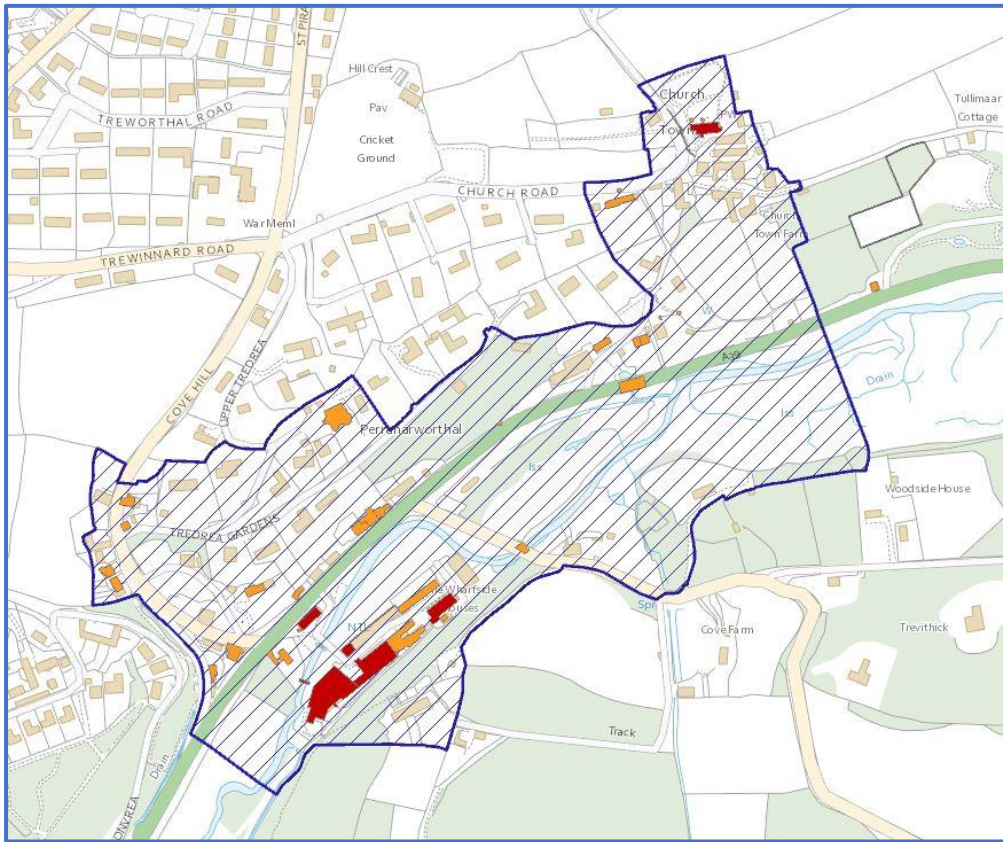


A more detailed description of the Historic Built Environment is contained in the **Historic Built Environment Report: Evidence Base Chapter 6**.

Conservation Areas

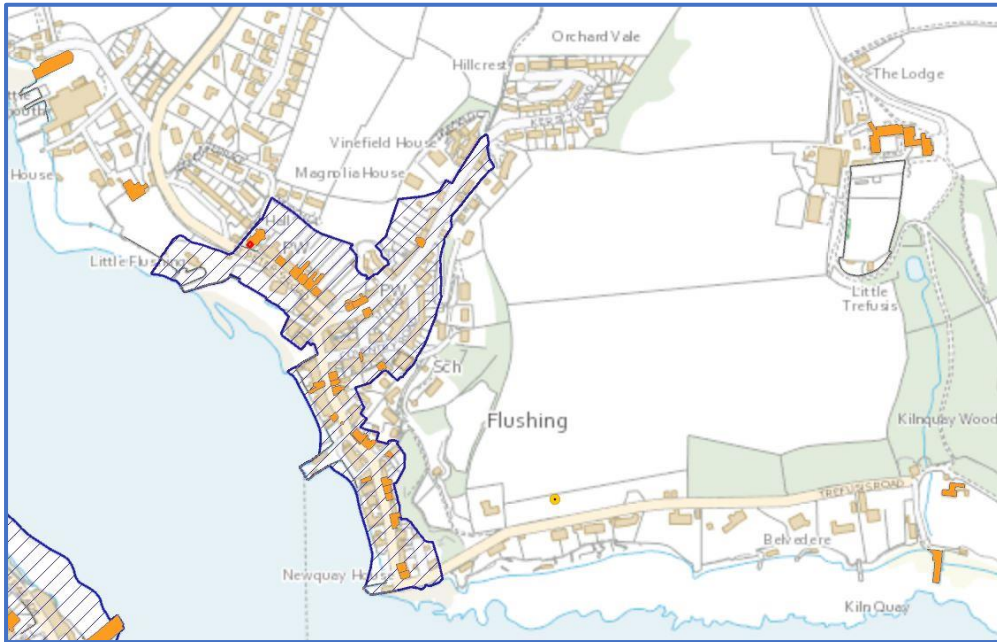
The area around the Perran foundry is a conservation area. The parish boundary runs along the river Kennall and so the half of this area that is to the north of the river is in the adjacent parish of Perranarworthal as shown in **Map J** below:

5.15 Map J – Perran Foundry conservation area



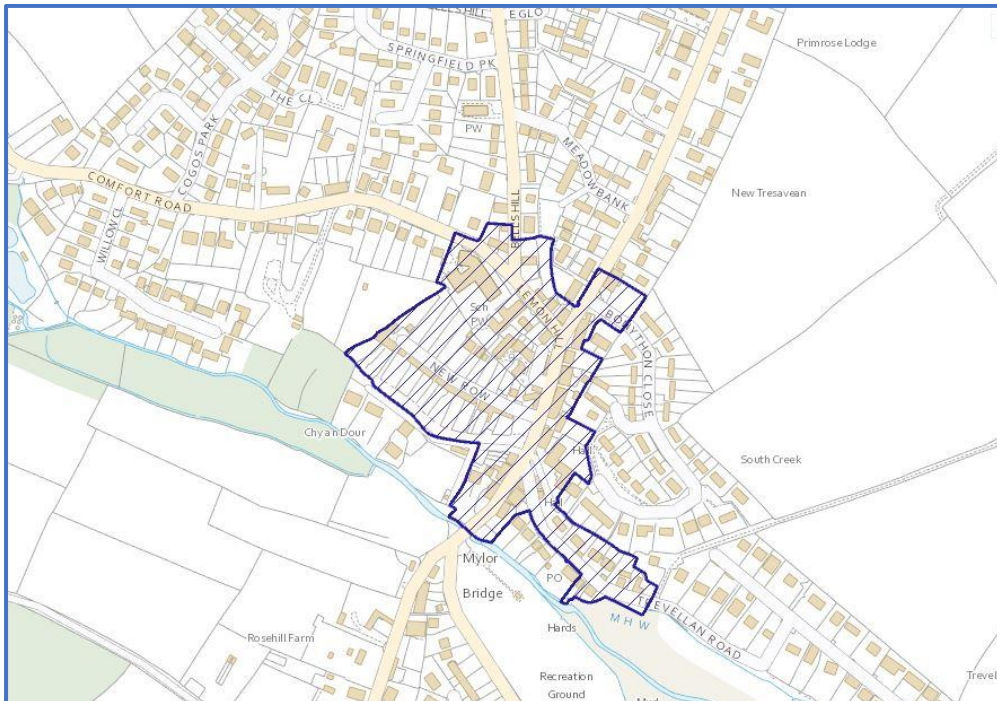
Both Mylor Bridge and Flushing have conservation areas covering the historic centres of the respective villages. Flushing has a particularly fine row of houses on St Peter's Hill, a legacy from the days when the village was popular amongst Packet Boat captains. The extent of the Flushing conservation area is shown in Map K below:

5.16 Map K – Flushing conservation area



The boundary of the Mylor Bridge conservation area is shown in Map L below:

5.17 Map L – Mylor Bridge conservation area



5.18 Historic Built Environment - Objectives

The aims of the policies are:

- To safeguard the cultural heritage of the locally distinct historic built environment
- To maintain and enhance national and locally designated sites, buildings and structures.
- To ensure that new buildings enhance the setting of the historic built environment and promote local distinctiveness and character.

5.19 Historic Built Environment - Policies

Policy HE 1 New Developments

- a. Proposals that have an unacceptable impact on listed buildings or their setting will normally be refused.
- b. New developments will be supported only where they respect and safeguard the historic environment of their location and demonstrate a respect for existing traditional vernacular designs, materials and scale

Policy HE 2 Conservation Areas

- a. Proposals for development in and adjacent to the three Conservation Areas³⁷ must respect the existing historic characteristics of scale, height and materials and make a positive contribution to the public realm

Policy HE 3 Conversion and Alteration of Historic Buildings

- a. Conversion of historic buildings or features (including farm buildings) will normally be approved if the use is appropriate for the building and its location and subject to the character of the building being protected along with its setting
- b. Alterations and improvements to historic buildings should be carried out in ways that do not adversely affect the character of the buildings
- c. In areas close to the creeks and sea where flood risks exist, measures to reduce the impact of flooding and future flooding due to projected sea level rise are included

³⁷ Shown at Maps J, K and L

Policy HE 4 – Heritage Sites

- a. Development that could damage or detract from any heritage asset or potential heritage site that has been identified following an initial appraisal by the planning authority’s archaeologist as possibly having evidence of the area’s early history or pre-history will only be permitted after
 - independent archaeological research and heritage risk assessments have been completed
 - steps have been included in the proposal to protect such assets and their setting in a manner appropriate to their significance

5.20 Historic Built Environment - Evidence

There is strong support in the community³⁸ for preserving the historic features of the Parish as an important part of the environment. The characteristics of the historic conservation areas of the village centres of Mylor Bridge and Flushing depend on maintaining the historic proportions of scale and perspective and visual characteristics of the streets and buildings, including the backdrop of views to the rural foreground. All Policies HE1 to HE4 are intended to ensure that developers research the impact that their proposals may have on the specific historic built environment of the Parish and provide documentary evidence that the preservation of historic features without harm has been carefully addressed in the planning process.

The built environment in Mylor Parish includes listed and historic buildings that are likely to need alteration to reduce their impact on climate and to mitigate the effects of climate change, including increased risks of flooding and increased water stress and overheating. Policy HE 3 is intended to ensure that necessary changes are undertaken sustainably and without compromising the historic legacy of the built environment. The wording in these policies aligns with the international, national and local statutory preservation framework as it applies to the historic built environment of the Parish.

More details of the historic environment are in the **Historic Built Environment Report: Evidence Base Chapter 6**.

³⁸ Mylor NDP Stakeholder consultation, reports October 22nd 2018-10-23 (details in **Consultation Statement: Evidence Base Chapter 2**).

CHAPTER 6 POLICIES FOR SUSTAINABLE DEVELOPMENT



CHAPTER 6 – POLICIES FOR SUSTAINABLE DEVELOPMENT

6.1 Business and the Economy

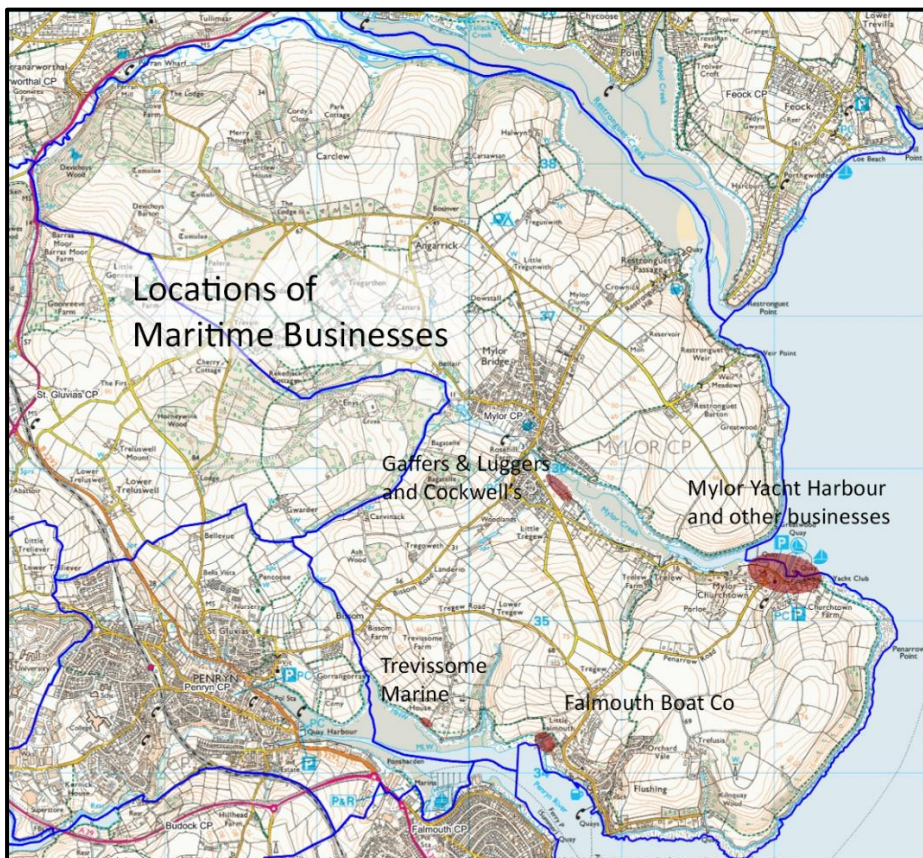
Introduction

Traditionally, economic activity in the Parish has centered on agriculture and maritime industries. Both continue to be important though in forms which reflect the passing of years. There is some surviving evidence of activity associated with the long defunct mining and engineering industries, chiefly in the buildings of Perran Foundry, recently converted into residential accommodation.

Farming and fishing in particular are likely to be under increased pressure to diversify should the support structures of the EU Common Agriculture Policy be removed.

A very successful marina has been developed at Mylor Harbour and has prompted the growth of several subsidiary businesses. At the top of Mylor Creek Cockwells boatyard specialises in building high quality motorboats, while neighbouring Gaffers and Luggers focuses on traditional craft. Falmouth Boat Co, on the edge of Flushing, maintains and repairs yachts of all kinds.

6.2 Map M – Locations of Marine Businesses



In the last few decades there has been a growth of small business enterprises, some of them home-based and making extensive use of broadband. The Parish has several decorators, builders, electricians and plumbers. Tourism, dependent to a large extent on the Parish's

continuing unspoilt status as an Area of Outstanding Natural Beauty, has led to increased provision of facilities for visitors: bed and breakfasts, holiday rental accommodation, restaurants, cafes, sailing schools and boat and canoe hire businesses. The four pubs attract business from visitors as well as from residents.

A good level of retail activity has survived in the Parish despite competition from supermarkets and on-line providers. There are, for instance, two village stores, a newsagent and post office, a butcher, a fishmonger, several hairdressers and a garage.

The overall picture is of a Parish which has experienced a 30% growth in population over the last 50 years, where businesses have expanded and mostly thrived to meet both local and wider demand, and where there is some potential for further growth in specific fields.

A more detailed economic and social appraisal of the Parish is contained in the **Mylor Parish Social and Economic Development report: Evidence Base Chapter 8**.

6.3 Business and the Economy - Objectives

The economic policies aim to:

- Increase sustainable local employment opportunities for young people
- Support marine businesses of all kinds
- Encourage sustainable land use and diversification in agriculture
- Protect and encourage local retail businesses
- Encourage home working and the enhancement of the supporting communications infrastructure
- Permit and encourage a modest expansion of tourism
- Ensure that all economic development protects and enhances the Parish's natural and visual landscape of the AONB

6.4 Business and the Economy – Policies

BE1 Agriculture and Business Change of Use

- a. The change of use of redundant buildings and the erection of new buildings on existing farms to support local employment will be encouraged
- b. In the case of farms such development should not prejudice the site's continued use as a farm
- c. No business development should adversely affect the landscape character of the AONB

BE2: Retail Facilities Change of Use

- a. Proposals which help the sustainability of local retail outlets will be encouraged
- b. Change of use of existing shops will not normally be permitted unless it is proven that they are not economically viable

BE3 Working from Home

- a. The creation of 'live/work' dwellings for homeworking and small business enterprises, sensitive to resource saving, renewable energy and climate change policies will be encouraged
- b. Applications to build workshops, studios and offices within the domestic curtilage will generally be supported subject to
 - o retaining the essential domestic nature of the site and its amenities
 - o not impinging visually or audibly on the setting of neighbouring dwellings
- c. The outward appearance of homeworking facilities should not detract from the characteristic designs of the immediate locality, nor adversely impact the local landscape and views of the AONB.

BE4: Waterside Commercial and Residential Activity

- a. Applications for development of existing waterside industries will be viewed favourably provided they do not adversely impact on the AONB or the SAC or impose unsustainable demands on the local transport infrastructure. They must take full account of the potential effects of climate change.
- b. New applications for permanent 'live-aboard' craft and houseboats will not be permitted unless it can clearly be shown that the site, its associated shoreside facilities and its access roads will have no adverse effect on the AONB, protected species, priority habitats or designated wildlife sites (including the Fal River SAC and SPA). Shoreside facilities must not take up land which would otherwise be considered unsuitable for residential development.
- c. Any craft for permanent residential occupancy must have appropriate shoreside arrangements for domestic rubbish, recycling and 'black water' disposal. Electricity and potable water must be provided. There must be viable vehicle access (including for emergency vehicles) and adequate parking space.
- d. Any development on waters controlled by the Truro and Falmouth harbour authorities must conform with the regulations of those authorities

BE5: Tourist Accommodation

- a. Holiday Accommodation and Bed and Breakfast enterprises within existing buildings will be supported
- b. On-farm enterprise to accommodate a small number of short-stay touring caravans and tent pitches will be supported provided they do not impinge visually or audibly on neighbouring dwellings or the landscape characteristics of the AONB

BE6: Local Business Hub

Proposals for the development of small business parks that will not have an adverse impact on the landscape of the AONB and with suitable vehicle access and parking will be encouraged and supported

6.5 Business and the Economy - Evidence

The March 2018 main survey supports many of these policies. 45% of respondents regularly shop in Mylor Bridge, 9% in Flushing. 34% of replies showed a need for more local businesses while only 0.5% said there were too many businesses already. 42% thought the current level of business activity was about right. 39% wanted more employment in the Parish for local people. 44% favoured the creation of a small business park.

Further details of the economy of the Parish, including reports of interviews with the main business owners is in the **Mylor Parish Social and Economic Development Report: Evidence Base Chapter 8**.

6.6 Transport and Getting Around



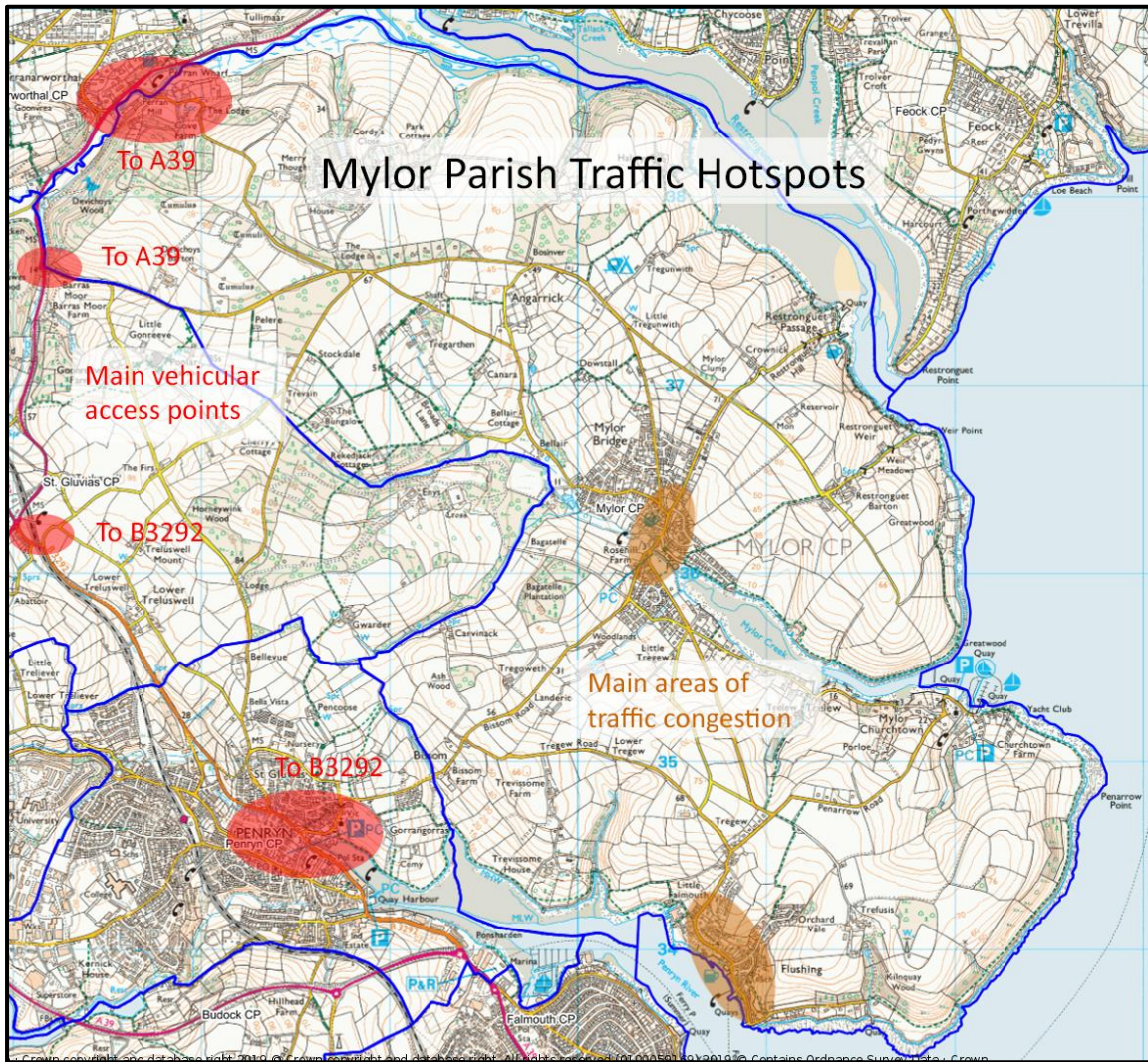
Flushing St Peter's Hill in summer

Introduction

The pattern of roads and footpaths in the Parish reflect an age before the appearance of motorised traffic. The roads are often twisty and narrow, often unsuitable for large vehicles. In both Flushing and Mylor Bridge pedestrians compete for space with drivers. Pavements are narrow and sometimes non-existent and in some places do not provide safe separation from cars and lorries; exacerbated by a considerable parking problem. Congestion is an issue of concern, particularly at the start and end of the school day.

Access to the main roads leading towards Truro is difficult. The two most used junctions, with the A39 at Perran Wharf and with the B3292 in Penryn, are busy during the working day and vehicles trying to access the A39 have no traffic control measures to facilitate safe entry in turn, such as a mini roundabout or traffic lights. At other less used points of access to these roads, at Treluswell and at Barras, a right turn against fast oncoming traffic is potentially dangerous. There are also choke points within Parish presenting a risk to pedestrians and cyclists, such as the mini roundabout in Mylor Bridge at the junction of Rosehill, Lemon Hill and Waterings Road and the much parked on corner of St Peter's Hill at the entrance to Flushing. The principal points of traffic concern when accessing the A39 are summarised in the map below:

6.7 Map N – A39 Main points of Traffic Concern



Public transport is limited and, except for the Flushing-Falmouth Ferry in daylight working hours only, insufficient to prevent the widespread use of private cars with their consequent contribution to pollution. The extensive network of rural footpaths is greatly valued by both residents and visitors but within the villages there is a shortage of safe pedestrian routes.

Detailed maps of areas of congestion and the lack of pavements in safety critical locations are shown in the **Transport and Getting Around Report Evidence Base Chapter 13**.

6.8 Transport Objectives

- Protecting and enhancing the ability to walk, cycle or ride in safety throughout the Parish
- Ensuring that, within the villages, pedestrians are given priority whenever possible and are provided with a network of safe, inter-connected pathways
- Reducing the amount of on-road parking by the provision of more public car parks

- Eliminating the problems and dangers at access points to the A39 and B3292 and at difficult junctions and corners in Mylor Bridge and Flushing
- Promoting a public transport system that helps relieve congestion and which reduces the carbon footprint and pollution

6.9 Transport - Policies

TA1 - Car Parking

- Existing Parish Council public car parks to be maintained and development of additional car parks to be supported in or adjacent to the two main settlements
- All new public car parks should be provided with electric charging amenities proportional to electric vehicle ownership
- All new residential developments to have parking provision for 2 vehicles per dwelling off road and provide at least one visitor space for every four dwellings

TA2 - Traffic Management and Pedestrian Safety

- Where appropriate, new developments must demonstrate an awareness of their effect on traffic and incorporate appropriate traffic control and calming measures
- Existing safe pedestrian links to be protected and new ones incorporated in all new development plans linking directly to village amenities through other developments if necessary

TA3 - Footpaths and Rights of Way

- Existing footpaths and rights of way should be protected, maintained and improved
- New footpaths and cycle tracks should be encouraged, particularly in association with new developments where appropriate

6.10 Transport Evidence

The evidence for the policies proposed in this section of the NDP comes from three sources:

- The Parish Main Survey of March 2018
- Material gathered by the Transport topic group (which includes some work by the Parish Council)
- Comments made by residents at Mylor May Fair, at the Flushing Street Market and at the stakeholder events on Transport held in October 2018.

All the evidence shows that residents' concerns focus on the same issues: parking, pedestrian safety, traffic calming, attention to some dangerous junctions and corners,

school drop-off and pick-up. The need to protect and enhance our public footpaths received wide support.

There was some call for better public transport links and the team recognises the contribution this could make to alleviating pollution and reducing the carbon footprint of the Parish; nevertheless, the evidence points to the widespread and probable continuing use of private cars by parish residents to provide flexibility in this rural environment.

The survey results and the evidence of the Transport topic group is shown in the **Transport and Getting Around Report: Evidence Base Chapter 13**.

6.11 Community Facilities and Education

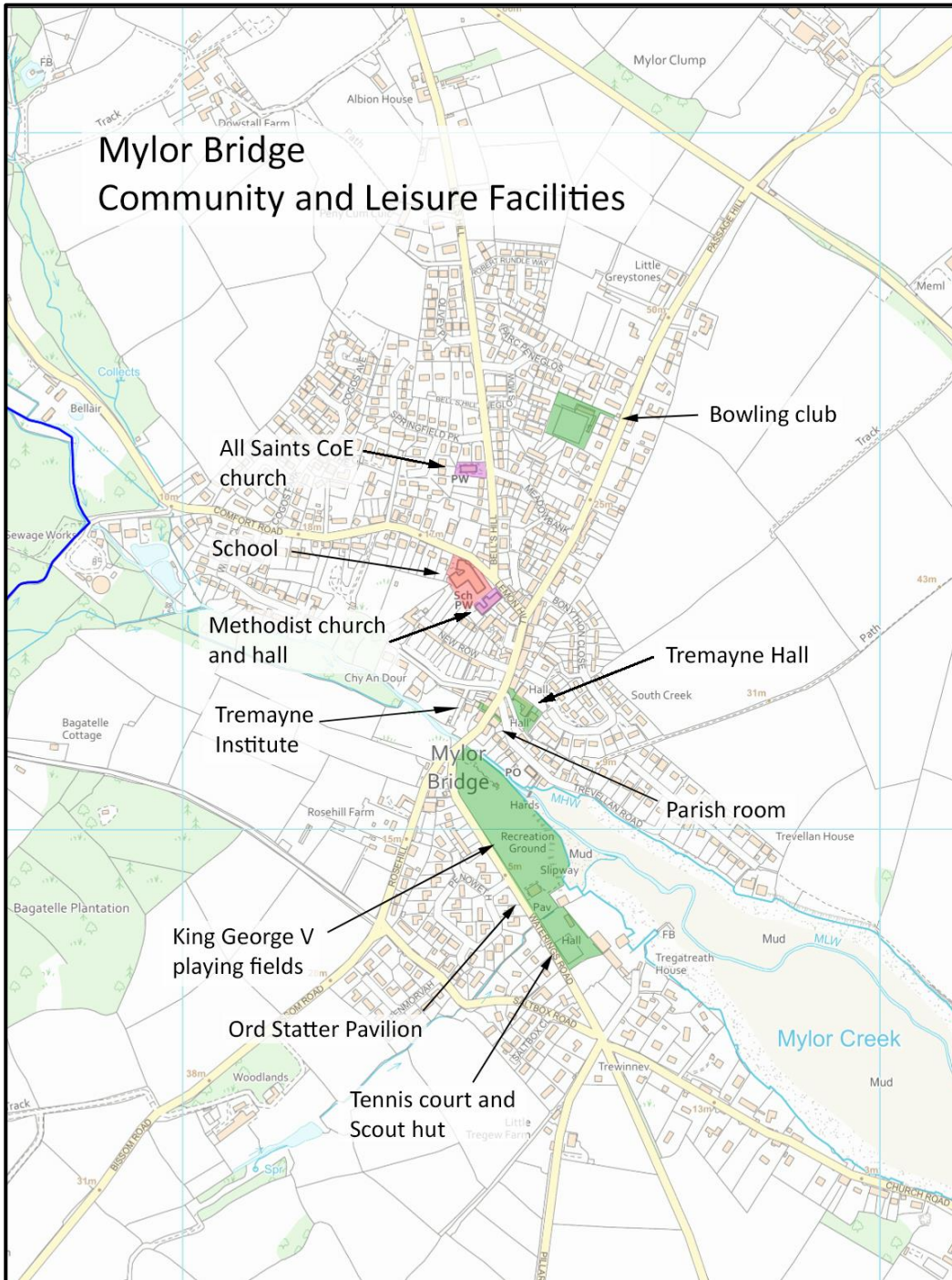
Introduction

There is a wealth of community facilities in the Parish. There are two primary schools, both at capacity with limited indoor facilities and short of outdoor and open green space. Each village has a GP surgery, operated from the Trescobeas practice centre in Falmouth, and Mylor Bridge also has a dentist. There are two general stores, a combined newsagent and post office, a butcher, a fishmonger, hairdressers, a garage, builders, decorators, four pubs, and several restaurants and cafes – in fact most of the resources to meet the everyday needs of the inhabitants.

The Parish is generously provided with meeting places, some in need of modernisation. In Mylor the Tremayne Hall and the Ord-Statter Pavilion show a good level of use. In Flushing well over half the residents make use of the Village Club and/or St Peter's Church Hall at some stage in the year. The parish has three Anglican churches, the oldest by far being the parish church of St Mylor in Mylor Churchtown, and a Methodist chapel at Mylor Bridge. About half the population will attend a place of worship at least once a year.

There are numerous cultural societies, three sailing clubs (two of which have space for social events), a bowls club, the King George V memorial playing field in Mylor and the so called 'Bowling Green' recreational space in Flushing. Maps of the main community facilities and common green spaces are shown below for Mylor Bridge and Flushing respectively:

6.12 Map N - Mylor Bridge Community Facilities



6.13 Map O – Flushing Community Facilities



6.14 Community Facilities and Education - Objectives

- To encourage development that complements the facilities of the thriving community of the Parish of Mylor
- To improve facilities for clubs and societies and at the same time review the purpose and viability of some – particularly the under-used – communal buildings
- To preserve and, where appropriate in the light of any new development, expand the green spaces available for communal activity.

In the medium term there is a need to review primary school provision to make education sustainable in the light of an anticipated increase in demand for places arising from more affordable housing. The children of the Parish attend schools operating at maximum capacity with overloaded indoor facilities and inadequate space in small tarmac only playgrounds. These children deserve to have the benefit of modern buildings with direct access to open green space and playing fields. This is highlighted as a critical sustainability issue in the NDP sustainability check and is addressed further in the Action Chapter 10.

6.15 Facilities and Education - Policies

CF1 Primary Schools

- Plans to provide appropriate primary education facilities in the Parish will be supported if approved by both settlement communities
- New provision will be expected to take account of the likelihood of increased pupil numbers as the population increases
- On site access to green space/playing fields must be a feature of any new plans

CF2 Community Facilities

- a. The loss of any communal facility will only be acceptable if it can clearly be shown that there is no longer any need for that facility, that it is no longer viable or that it is duplicated by similar facilities. In all cases 'substitute' locations should be easily accessible
- b. New facilities which will clearly benefit the community will be supported

CF3 Green Spaces

- a. Existing public green spaces should be protected and sustained in the future as public open spaces and amenity areas
- b. Proposals to incorporate additional such areas in any new development will be expected and supported in line with the social element of sustainable development



Mylor Bridge Community Primary School

6.16 Facilities Evidence

The March 2018 main survey showed that about 10% of the 900 respondents either have or expect to have children in the two village schools. Results indicated a high level of attendance at Mylor Bridge's two main community spaces: 77% of respondents using the Tremayne Hall and 66% the Ord-Statter Pavilion during a year. Mylor Parish Hall and the Tremayne Institute were by comparison only lightly used. Flushing replies showed approximately 40% making use of the Village Club and 25% St Peter's Church Hall, a figure which will in great part reflect attendance at the annual pantomime.

CHAPTER 7 – RENEWABLE ENERGY



CHAPTER 7 – RENEWABLE ENERGY

7.1 Introduction

National and local declarations of a Climate Emergency, including by Mylor Parish Council and recent reports from the IPCC³⁹ and UK Climate Change Committee⁴⁰ on the impact of the temperatures rising more than 1.5°C above pre-industrial levels introduces a new imperative for the Parish to adopt a positive approach to supporting the transition to a zero carbon economy by 2050. Measures to reduce the carbon footprint of the Parish including community owned renewable energy will be taken forward by the Mylor Parish Climate Change Action Group. Details of proposals for action, the baseline for energy consumption in the Parish, and the Parish carbon footprint are shown in the **Climate Change and Flood Risk Report: Evidence Base Chapter 7** and in the Action Chapter 10.

7.2 Visual Impact of Solar Photo Voltaic (PV) and Wind Power Installations

In 2016 Cornwall Council carried out a comprehensive assessment of the landscape sensitivity to onshore wind energy and solar PV development which included the wider Fal Ria area with Truro and Falmouth. Within this area, Mylor Parish lies 100% within the AONB. The key characteristics of the coastal landscape, including the upper slopes and immediate hinterland, were assessed as particularly sensitive to the visual impact of renewables, as shown in Table R1 below:

7.3 Table R1 - Landscape Sensitivity

Landscape Character Area	Overall Landscape Sensitivity to Wind Energy Development	Overall Landscape Sensitivity to Solar PV Development
13 Fal Ria, Truro and Falmouth (41% in the Cornwall AONB)	<p>Moderate</p> <p>Moderate-high within AONB (the landscape's intimate wooded creeks, undeveloped estuary edges and undeveloped coastal edge and its immediate hinterland would be particularly sensitive)</p>	<p>Moderate</p> <p>Moderate-high within AONB (the landscape's upper slopes, undeveloped estuary edges and undeveloped coastal edge and its immediate hinterland would be particularly sensitive)</p>

³⁹ IPCC AR15 report July 2018

⁴⁰ Ref July 2019 UK committee on climate change: 'Reducing UK emissions – progress report to Parliament'

7.4 Table R2 - Landscape strategy for Wind Energy and Solar PV

Cornwall Council’s Landscape Strategy for the Fal Ria area based on the sensitivity analysis above is shown in **Table R2** below:

Landscape Character Area	Landscape Strategy for Wind Energy Development	Landscape Strategy for Solar PV Development
CA13 Fal Ria, Truro and Falmouth (41% in the Cornwall AONB)	Moderate-high within AONB	Moderate-high within AONB)
	Within the AONB a landscape without wind energy development (except for occasional Band A scale single turbines linked to existing buildings e.g. farm buildings).	Within the AONB a landscape without solar PV development (except for very occasional Band A scale well-sited developments).

7.5 Landscape Policy for Renewable Energy



Unspoilt horizon west over Mylor Downs

Landscape baseline

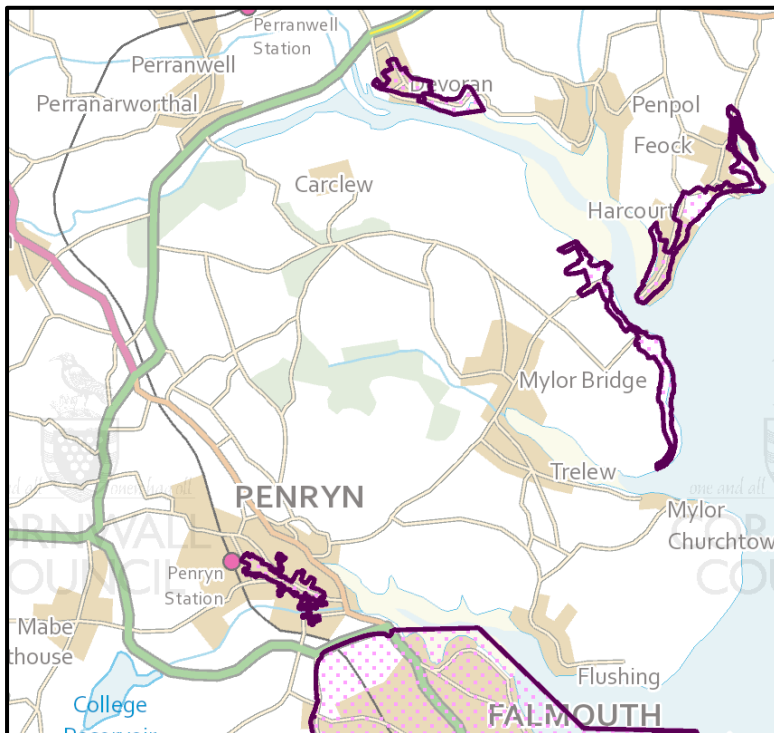
The baseline position within the Parish is that there are presently no wind turbines in the AONB, and only two very small-scale ground based solar PV installations well hidden from view behind hedges and screened by the topography. Existing planning policies protect the landscape character of the AONB, including in the Local Plan and AONB Management Plan, together with application of the strategy outlined above, where the AONB is to remain a **‘landscape without wind or solar PV development’** will in practice mean the rejection of even medium scale (200-500Kw) wind power installations following a visual impact assessment. It is possible that future changes to planning policies following on from declarations of a climate change emergency could mean that ground based solar PV ‘fields’ may be approved, if careful use of screening by adjacent hedges and woodland results in installations that are not seen from habitual locations and do not affect more distant vistas. Further investigation by the proposed Parish Council Climate Change Action group into the

feasibility of positions where they can hardly ever be viewed because of topography and screening areas is needed following adoption of this Plan.

Permitted Rights

It is important, however, not to overlook renewables already allowed under Permitted Rights without planning permission. These rights have already been reduced by Cornwall Council for the most sensitive areas, inside the purple outlines in **Map P** below, but a large area of the Parish remains. This provides scope for a radical adaptation of domestic buildings to roof top solar outside conservation areas and the Cornwall Mining WHS. For more isolated houses and farms, small wind turbines up to 11.1m tip height and structures for biomass boilers, anaerobic digesters, hydro turbines and associated stores are permitted, as well as for larger business premises, the introduction or retrofit of roof top solar PV up to 11M tip height and 1KW.

7.6 Map P – Exclusions from Permitted Rights



7.7 Renewable Energy - Objectives

The renewable energy objectives aim to:

- a. Support and encourage the conversion and re-use of existing land and buildings to introduce zero carbon energy technologies for heating, generation and storage of electricity and associated network infrastructure into individual households, business premises and community facilities.
- b. Support the reduction of energy consumption through advanced heating system controls, improved insulation and shading for buildings.

- c. Encourage biomass production and CO₂ absorption and storage through sympathetic land management.

7.8 Renewable Energy - Policies

RE1: Community Renewable Energy Schemes

Proposals for community renewable energy schemes in Mylor Parish will be supported where they are:

- a. Integrated so that the energy generated can be supplied directly to domestic, commercial and communal buildings in the Parish, thereby reducing energy consumption from the local distribution network and from fossil fuels
- b. Fully or partly owned by Mylor residents through an appropriate community energy enterprise company

RE2: Wind Turbine Development

- a. Wind turbine proposals should ensure that adverse impacts on the landscape visual character and historic heritage of the AONB and WHS landscape are avoided
- b. Policies in the Local Plan, Cornwall AONB Management Plan 2016-2030, Renewable Energy SPD and Cornwall Council Renewable Energy Advice Report (March 2016) must be complied with

RE3: Roof Mounted Solar PV

- a. Proposals for rooftop solar panels will be supported outside the Cornwall Mining WHS and village conservation areas where there is close conformity with planning policies in the Local Plan, Cornwall AONB Management Plan, and relevant Cornwall Council SPDs.
- b. The use of individual solar tiles with the same visual characteristics as traditional slate tiles will in the future be encouraged as preferable for replacement roofs, especially in village conservation areas

RE4: Ground Mounted Solar PV fields

Applications will be supported for ground mounted Solar PV arrays provided they are shielded by the topography of the landscape and comply with planning policies in the Local Plan, Cornwall AONB Management Plan, and relevant Cornwall Council SPDs

RE5: Hydro energy schemes

Schemes proposed within the Parish will be supported where they comply with planning policies in the Local Plan and SPDs

7.9 Renewable Energy - Evidence

Where Cornwall draws electricity from the local distribution network, the bulk of present energy consumption comes from the National Grid, where 51% comes from zero carbon sources including nuclear power but 49% comes from CO₂-producing fossil fuel power stations. In order move towards zero carbon, planning policies should aim to encourage local renewable wind and solar energy sources connected to the local distribution network, as well as potential off-grid sources such as roof mounted solar panels with battery storage.

In the main NDP Survey of March 2018, 803 respondents showed strong support⁴¹ for all types of renewable energy production except for whole fields of solar panels, where there was minimal support because of concerns for the visual impact on the AONB environment.

Community Renewable Energy

In 2016 Mylor Parish commissioned a feasibility study funded by the Rural Community Energy Fund (RCEF)⁴² into the potential for community scale renewable energy projects. The report covered hydropower, solar PV (ground and roof mounted), tidal power, onshore wind, and renewable heat pumped energy storage.

Hydro Energy Schemes

The RCEF feasibility study concluded that there are several small hydropower schemes that are technically feasible but are not suitable for development due to complicated ownership of land for water flow, remote location and lack of scale.

The historical record shows that micro hydro schemes have been viable in the past, notably at Carclew lake, and there is anecdotal evidence of a watermill near the Bissom Valley. Policies should therefore encourage hydro developments where feasible for individual dwellings or farms, especially if steep watercourses given to flash flooding can be harnessed for electrical energy production and storage during the high and prolonged levels of rainfall projected in the future due to climate change.

Community Actions on Renewables

The **Climate Change and Flood Risk report: Evidence Base Chapter 7** proposes introducing radical measures in the Parish to adapt to the use of renewable energies for electricity and heating for homes and businesses. This will require a multi-faceted approach to parishioners to raise awareness, signpost towards incentives, highlight medium term benefits and facilitate coordinated action. Appendix D concludes that this will be best achieved by forming a **Mylor Parish Climate Change Action Group** to develop a programme covering:

⁴¹ Main Survey results report Question 19 page 20

⁴² RCEF Renewable Energy (WRAP) assessment Evidence Base Chapter 9.

- **Individual action** to achieve a high level of ‘buy in’ from the community to respond to the emergency in a positive way by considering radical changes to energy consumption and lifestyle, and to take individual action accordingly
- **Collective action** to implement a programme of collective community energy and environment-friendly projects following on from the RCEF feasibility study.

More detailed proposals for promoting these measures are shown in the **Non-Statutory Action Chapter 10**.



The Carrick Roads and Fal river

CHAPTER 8 – SUSTAINABILITY CHECK



CHAPTER 8 – SUSTAINABILITY CHECK

8.1 Assessing the Plan - Methodology

The Mylor Parish NDP Steering Group decided that undertaking a ‘lighter touch’ **Sustainability Check (SC)** would be an efficient way of assessing this NDP against the three objectives of sustainable development in the NPPF that are appropriate to this Plan, without engaging in the lengthy analysis of a full sustainability assessment.

These objectives are:

- **An economic objective** to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying infrastructure needs
- **A social objective** to support a strong, vibrant and healthy community, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, fostering a well-designed and safe built environment with accessible services and open spaces that support the community’s health and social and cultural well-being into the future.
- **An environmental objective** to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and mitigating against and adapting to climate change, including moving to a low carbon economy.

The methodology employed reflected the ‘Sustainability Assessment (SA) Framework’ which was employed for the Cornwall Local Plan, whereby a table of SA themes, together with several objectives, appraisal questions and indicators were used to provide a systematic framework for assessment. The process provided a useful means to help identify and mitigate adverse economic, environmental and social effects predicted to result from adoption of the Plan, and to point up areas for further work during the implementation phase.

8.2 Sustainability Check

The NDP Steering Group completed the sustainability check through a round table discussion at the NDP Steering Group meeting on 24th July 2019. The meeting considered the Vision, Objectives and numbered NDP Policies of Mylor Parish Draft NDP Version 3 against a presentation of the Themes and Objectives of the Check listed at **Table 2** below. For each objective and associated policies, a series of questions were discussed, and the NDP ‘scored’ for likely impact on each sustainability check objective: ranging from likely to undermine, neutral, to likely to support the objective as appropriate.

Detailed results of the sustainability check process showing the questions addressed, and ‘scoring’ resulting from the sustainability presentation are shown in the **Sustainability Check Results Evidence Base Chapter 16**.

8.3 Table S1 – Sustainability Check themes and objectives

KEY

	Environmental themes
	Social themes
	Economic themes

Theme	Objectives
Climatic factors	To reduce our contribution to climate change through a reduction in greenhouse gas emissions.
	To increase resilience to climate change and reduce vulnerability.
Waste	To minimise the generation of waste and encourage greater reuse and recycling of materials in accordance with the waste hierarchy.
Geodiversity	To conserve, enhance and restore the condition of geodiversity in the county.
Soil	To encourage sustainable land use and local food production.
Air	To reduce air pollution and ensure a high level of air quality is maintained
Water	To reduce the risk of flooding and vulnerability to flooding, sea level rise and coastal erosion.
	To maintain and enhance water quality, reduce consumption and increase efficient water use.
Biodiversity	To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.
Landscape	To protect and enhance the quality of the natural, historic and cultural landscape and seascape.
Maritime	To encourage clean, healthy, productive and diverse waters; to protect coastal areas and ensure sustainable maritime environments.
Historic environment	To protect and enhance the quality and local distinctiveness of the historic environment.
Design	To promote and achieve high quality, locally distinctive design, sustainable land use and sustainable built development.

Social inclusion	To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.
Housing	To meet the needs of the local community in terms of general market, affordable, adaptable and decent housing.
Health, sport and recreation	To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.
Economic development	To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.
Education and skills	To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.
Transport and accessibility	To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices. To reduce traffic congestion and minimise transport related greenhouse gas emissions.
Energy	To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.

8.4 Sustainability Check Conclusion

The Sustainability Check has demonstrated that the Vision and Objectives it seeks to achieve, together with application of the policies in the Plan, will succeed in encouraging sustainable development in the future. Overall, the Mylor Parish NDP Plan vision, objectives and policies were considered to contribute positively to the sustainability of the Parish and meet the Basic Conditions for a sustainable Plan.

However there are two significant sustainability issues, supported by the NDP Policies but outside the remit of the NDP to achieve, that will need resolution and further work through close partnership with Cornwall Council in the medium term.

These issues are:

- The Parish's two primary schools: capacity, accessibility and poor access to green spaces are an urgent problem, given future population projections shown in the Mylor Parish Social and Economic Development report⁴³ consequent on building affordable starter homes for young families with local connections
- Transport and accessibility: improvements are urgently required to pedestrian routes, traffic management, public transport and parking facilities to improve safety, accommodate existing and future developments and contribute to the reduction of the Parish carbon footprint.

⁴³ Evidence Base Chapter 8

8.5 SEA and Habitats Regulation Assessment Screening

Cornwall Council has screened the Mylor Parish Neighbourhood Development Plan (NDP) to see whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA) and after consultation with the statutory bodies (Natural England, Historic England and the Environment Agency) has provided a **Strategic Environmental Assessment Screening opinion report: Evidence Base Chapter 3**.

Cornwall Council also asked Natural England to confirm whether or not HRA was required under the HRA directive.

The NDP could not be screened out for impacts on the Fal and Helford SAC. Appropriate Assessment has therefore been carried out and concludes that, due to strategic mitigation measures in the Cornwall Local Plan to deal with recreational impacts, it can be concluded that there will be no adverse impacts on the features of these European sites arising from the NDP. Natural England has confirmed that they are satisfied with this conclusion.

Based on the scale and location of development proposed in the draft plan, and the strategic and local policy framework, Cornwall Council is of the opinion that the Mylor Parish NDP is unlikely to have significant effects on the environment and that **SEA is therefore not required**. This view has been confirmed by the consultation bodies.



CHAPTER 9 – CONCLUSIONS AND RECOMMENDATIONS

CHAPTER 9 - CONCLUSIONS AND RECOMMENDATIONS

9.1 Conclusions

The Neighbourhood Plan Steering Group wants to see this Plan become a living document. It will be maintained by Mylor Parish Council as guardian of the Plan and always referred to in discussions with Planning Officers and developers when making decisions about the future use of land and prior to submission of formal Pre-Apps.

The policies in this Plan will be scrutinised for conformity with higher level policies and examined to ensure there is evidence from public consultation that the policies are supported by a clear majority of the residents. When it is adopted as part of the Cornwall Development Plan following a referendum, the policies in this Plan should be followed closely in both letter and spirit to influence and guide the location, scale, design and sustainability of new developments in the Parish, and that developers will work to be in conformity with this Plan and not see it as something to be undermined.

The policies will encourage efficient use of funds available through Section 106 obligations or the Community Infrastructure Levy for improvement to local infrastructure and will provide evidence for applications for project funding from sources such as government programmes, the National Lottery or private donors.

9.2 Recommendations

- a. This Plan is adopted as a true reflection of the preferences for future development expressed by the majority of Mylor residents
- b. The Plan is maintained as a living document by the Parish Council, so that policies are kept up to date with the views of the community, and in conformity with future revisions of the Cornwall Local Plan.

CHAPTER 10 – ACTION CHAPTER

CHAPTER 10 – ACTION CHAPTER

Introduction

The Parish Council's management arrangements to ensure the Mylor NDP and its policies are accounted for as an integral part of the Cornwall Development Plan are set out in para 10.1 below.

10.1 Parish Council Responsibilities

- Management or oversight of Community Land Trust and Housing Association programmes where appropriate
- An 'NDP Champion and Work Group' appointed by the Parish Council to provide local interpretation and explanation of the policies in this Plan during the early stages of planning applications
- Monitoring the performance of Cornwall Council in conforming with the policies in this NDP
- Revisions of the NDP as required or when the Cornwall Local Plan is changed

10.2 Action Plan

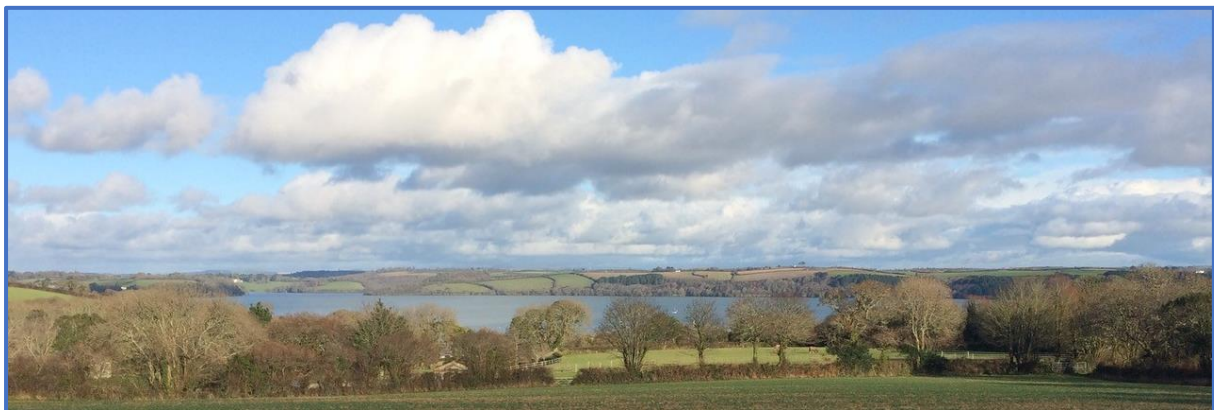
During the neighbourhood planning process local residents and stakeholders have aspired to take forward certain projects to improve life in the Parish. To aid the delivery of these projects, Mylor Parish Council has suggested that a Delivery Plan is implemented as shown below.

The indicative priorities for action are aspirational and will be implemented as part of the Parish Plan when the resources, such as the Community Infrastructure Levy and S106 funding, is available to the Parish Council.

PARISH COUNCIL Delivery Plan Priority Project List:

PROJECT TITLE	Priority	ACTION SUMMARY
Affordable Housing	1	Establish a Parish Council Affordable Housing sub-group to encourage planning action with landowners and developers to deliver a first tranche of circa 18 affordable homes at Mylor Bridge, and circa 12 homes at Flushing
Planning	1	Assign a Parish Councillor as NDP Policy Champion to: <ul style="list-style-type: none"> • Facilitate the interpretation and explanation of the policies in this Plan, during the early stages of planning applications • Monitor Local Planning Authority decisions for alignment with the policies in this NDP • Ensure Revisions of the NDP as required or when the Cornwall Local Plan is changed.
Climate Change Action Group	1	Establish a Parish Council Climate Change work group to oversee and co-ordinate the action programme developed by a community led Climate Change Action Group . The Group will consider the feasible options from the phase 1 WRAP report, proposals already identified from community consultation for the Neighbourhood Development Plan and information and advice provided through the Falmouth Community Network Area and the programme delivering the Cornwall Council Climate Change Action Plan.
Community Allotments		Establish community allotment schemes for both Mylor Bridge and Flushing, if a need be shown
Community Facilities Review	1	Review of the use of Mylor parish Council owned facilities and consider plan to upgrade and rationalize assets.
Community Conservation Initiatives		Introduce community projects to re-wild and reforest areas of land in the Parish to enhance biodiversity, increase semi-natural habitats and increase levels of CO ₂ sequestration.
Sustainability	1	Encourage a review with Cornwall Council of the two sustainability issues identified in the NDP Sustainability Check: <ul style="list-style-type: none"> • Capacity of the two schools within the Parish. • Potential for improving safety, traffic flow and parking within the two villages of Flushing and Mylor Bridge and at access points to the A39.

Traffic management and pedestrian safety	1	<p>Review existing plans and introduce a programme of traffic management and pedestrian safety measures with the following features:</p> <ul style="list-style-type: none"> c. Narrow pavements should be widened, or alternative routes provided d. Support should be given to traffic management measures such as speed restrictions and traffic calming measures e. Urgent attention should be given to the dangerous junctions which link the Parish to the wider road network and to danger points within the Parish
Public transport and rights of way	2	<p>Review the provision of public transport to improve and enhance bus links where needed, and secure the viability of the Flushing to Falmouth ferry as an important transport link</p>
Public footpaths	2	<p>Signs on footpaths and rights of way should be maintained and encouraged to safeguard routes.</p>



Outstanding Natural Beauty - Carrick Roads from fields above Mylor Harbour

EPILOGUE

The Localism Act of 2011 offers a range of powers and opportunities for communities to play a role in shaping their built environment. The community of Mylor Parish has taken up the right to produce a Neighbourhood Plan and the Parish Council will fulfill the responsibility of implementing it.

It is important to make it clear that lists of activities in the Action Chapter 10 are separate and distinct from the policies in the Neighbourhood Plan: they do not have the statutory weight that the policies do. However, the Action Chapter 10, together with the Climate Change report, lays out what the community of Mylor Parish is concerned about. It offers management arrangements and lists projects for taking things forward. The Parish Council will provide the leadership required to encourage many local organisations, groups and motivated individuals so that they can coalesce around the Action Plan to ensure that it is fulfilled; in the same way that an NDP team of over 20 people, informed by the opinions and preferences of the wider community, has achieved this Plan.

Not only should this Plan be a living document, but it should also be reviewed by a reconvened Steering Group on a 5-yearly basis. The revision must remain in compliance with the Cornwall Local Plan and other national policies, while continuing to meet the aspirations of local people.

There have been some controversial planning decisions made in recent years in Cornwall's parishes that have been contrary to the views of the community, against the policies in the Local Plan and Cornwall Council Planning Committee decisions, often achieved through judgements by planning inspectors in the appeals process. It is the opinion of many local people that a new approach, giving real power to Neighbourhood Planning is long overdue. But to be effective in practice, planning protocols should change to guarantee early community engagement through full implementation of the proposed 'Engage 1' consultation process, under which meetings between the Landowner, Developer, Planning Officer and Parish Council with the NDP 'on the table' must take place prior to the conclusion of any Pre-App advice, to ensure that the community is not held at arm's length whilst decisions are made in the early stages and set in stone. All Pre-App outcomes should therefore always be in the public domain, including developers' viability assessments at later stages. Without these essential changes to process, the value of all the work by many participants in producing this Plan and the effectiveness of Neighbourhood Planning in Cornwall will be cast into doubt.

The whole NDP Team has worked together to produce this report, with a consistently high level of community engagement through surveys and consultation methods. We all hope that the community can make good use of this document in the years to come and will see the Plan being fulfilled through the implementation of its policies to shape developments, and the delivery of all elements of the Action Plan.

MYLOR NEIGHBOURHOOD DEVELOPMENT PLAN

GLOSSARY of ABBREVIATIONS AND EXPLANATION OF TERMS USED

Affordable housing Social rented, affordable rented and intermediate housing (including shared ownership and low-cost purchase), provided to eligible households who cannot afford to occupy houses generally available on the open market. Under **Policy 8** all new housing schemes where there is a net increase of more than five dwellings must contribute towards meeting the affordable housing need in the plan area.

AGLV Area of Great Landscape Value An area of land in England which is considered to have a particular scenic value and is therefore given a degree of protection by local authorities. If an area is designated as an AGLV then development is restricted, especially if it will affect the distinctive character or quality of the landscape.

Ancient Monument An early historical structure or monument worthy of preservation and study due to its archaeological or heritage interest, as defined by the Ancient Monuments and Archaeological Areas Act 1979. As with Listed Buildings, the formal list is managed by Historic England.

AONB Area of Outstanding Natural Beauty (Specifically Cornwall AONB, South Coast Central section) An area of countryside which has been designated for conservation due to its significant landscape value. Areas are designated in recognition of their national importance by Natural England. Areas of Outstanding Natural Beauty enjoy levels of protection from development similar to those of UK national parks but unlike national parks the responsible bodies do not have their own planning powers. They also differ from national parks in their more limited opportunities for extensive outdoor recreation.

BAP Biodiversity action plan An internationally recognized programme addressing threatened species and habitats, designed to protect and restore biological systems.

Biodiversity Used to describe the whole variety of life on Earth. It includes not only all species of plants and animals but also their complex ecosystems. It ranges from species and habitats that are considered commonplace to those considered critically endangered.

Biomass A renewable energy source such as wood, plants, manure or household waste. It releases CO₂ when burned but considerably less than fossil fuel.

BREEAM Building Research Establishment Environmental Assessment Method The world's leading method for assessing the sustainability of new, in-use and refurbished buildings.

Brownfield Land Land within, adjoining or well-related to a settlement previously developed or damaged to such an extent that it has no other beneficial use, for instance containing a ruined or derelict building or structure for which permission had previously been obtained. It would not, for example, include a ruined agricultural building that had fallen out of use.

CA Conservation area An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1991, whose character and appearance are desirable to preserve and enhance. There are special rules on some development in conservation areas.

CC Cornwall Council

CEE Community Energy England A not for profit organisation that represents and supports those committed to the community energy sector.

CIL Community Infrastructure Levy A charge which can be levied by local authorities on new development to provide infrastructure for the area

Climate change mitigation Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

CLP or LP Cornwall Local Plan Was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This covers the period up to 2030 and replaces the Local Plans of the former District and Borough Councils

CNA Community Network Area (Specifically the Falmouth and Penryn CNA) One of 19 areas defined by Cornwall Council to help it identify local priorities and deliver local services. Community networks.

CO₂ Carbon Dioxide A 'greenhouse gas' which occurs naturally but concentrations are greatly increased, with potential adverse effects on the climate, when large quantities of fossil fuels are burned.

Community Energy Is where a group of people come together to generate, own, manage, or reduce consumption of energy. Community energy projects predominantly focus on the generation of power from renewable sources: wind, sun and rain.

CROW Countryside and Rights of Way Act 2000

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

CWS Cornwall Wildlife Site(s) The most significant areas of semi-natural habitat in Cornwall outside statutorily protected sites such as Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs). Their existence will be taken into account when planning application is made or there is proposed change of land use.

CWT Cornwall Wildlife Trust A voluntary body that cares for wildlife throughout the county and manages several Wildlife Sites (e.g. Devichoys wood in the parish of Mylor)

DECC Department of Energy and Climate Change

EA Environment Agency

EU European Union

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

Geodiversity The natural range (diversity) of geological features (rocks, minerals, fossils, structures), geomorphological features (landforms and processes) and soil features that make up the landscape.

GHG Greenhouse Gas A gas which has the ability to radiate back to earth some of its naturally occurring heat. Large quantities lead to climate change.

Historic built environment Buildings and structures that display the interaction between people and places through time.

HNS Housing Needs Survey This was conducted by Cornwall Council on behalf of the Parish Council and the NDP steering group in July 2018

Infill Infilling is defined as the filling of an empty space between existing structures within the settlement boundary while not physically extending the settlement into the open countryside. (See also **Rounding Off**)

IPCC Inter-Governmental Panel on Climate Change A United Nations body set up in 1988 to provide the world with scientific information about the causes and effects of climate change

LCA Landscape Character Assessment The process of identifying and describing variation in character of the landscape. LCAs identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They also show how the landscape is perceived, experienced and valued by people.

LLCA Local Landscape Character Assessment

Listed building or listed structure Is one that has been placed on a statutory list maintained by Historic England. A listed building may not be demolished, extended, or altered without special permission from the local planning authority, which typically consults the relevant central government agency, particularly for significant alterations to the more notable listed buildings

Local Needs/Residence Connection (for Affordable Homes) In the case of parishes: "Area Local Connection" means a connection with the Primary Area (normally the parish) or Secondary Area (normally adjoining parishes) as appropriate and demonstrated by that person or a member of their household to the reasonable satisfaction of the Council: (a) being permanently resident therein for a continuous period of at least three (3) years immediately prior to Advertising; or (b) being formerly permanently resident therein for a continuous period of five (5) years; or (c) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least three (3) years immediately prior to Advertising; or (d) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to Advertising.

Low carbon technologies Technologies that can help reduce CO₂ and other harmful emissions from the levels generated by fossil fuels.

LP Local Plan See above CLP Cornwall Local Plan

LPA Local Planning Authority The public authority (in our case Cornwall Council) whose duty it is to carry out specific planning functions for a particular area.

LPD Local Planning Department

Mylor Civil Parish The area under the jurisdiction of Mylor Parish Council shown in the map at para 1.3 (not to be confused with a church parish).

NALC National Association of Local Councils

NDP Neighbourhood Development Plan

NPPF National Planning Policy Framework This sets out the Government’s planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

NPPG National Planning Practice Guidance A web-based resource that brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars that had previously given guidance on many aspects of planning.

Older people People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open space Largely undeveloped areas close to or within towns and villages which are important in terms of their contribution to the form, environmental quality and character of the settlement. They can offer important opportunities for sport and recreation and can act as a visual amenity.

PDR Permitted Development Rights The planning terms that detail what different land users can do to their buildings and or land without the requirement for planning permission.

Policy 6 Housing mix (This and the following are strategic policies in the Cornwall County Council Local Plan, 2016) Amongst other things, Policy 6 says that developments of five or more houses within Mylor parish should include ‘an appropriate mix of house size, type, price and tenure to address identified needs and market demand’

Policy 7 The development of new homes in the open countryside will only be permitted where there are special circumstances

Policy 8 See above ‘Affordable housing’

Policy 9 See below ‘Rural exception sites’

Policy 10 Managing viability ‘Where the Council is satisfiedthat the proposal cannot deliver the full quota of affordable housing with affecting the viability of the scheme to such an extent that it cannot proceed, it has the right to vary other policies to achieve viability.’

Pre-App Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre- application discussion enables better coordination between public and private resources and improved outcomes for the community. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage.

Principal Residences Are those occupied as the residents’ sole or main residence, where the residents spend the majority of their time when not working away from home

PRoW Public Right of Way A route over which the public have a right to pass and repass. The route may be used on foot, on (or leading) a horse, on a pedal cycle or with a motor vehicle, depending on its status. Although the land may be owned by a private individual, the public may still gain access across that land along a specific route. Public rights of way are all highways in law.

PV Photo-Voltaic (as in solar panels) The cells which convert the sun's energy into electricity.

RCEF Rural Community Energy fund A £10 million programme which supports rural communities in England to develop renewable energy projects, which provide economic and social benefits to the community.

Renewable energy Includes energy for heating and cooling as well as generating electricity. It covers energy sources that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, the sun and also from biomass and deep geothermal heat.

Rounding off The use of a site which is outside the settlement boundary and yet is substantially enclosed on three sides with the fourth side being clearly defined by a feature such as a road. (See also **Infill**)

Rural Exception Site (Policy 9) Sites used for affordable housing in perpetuity which would not normally be available for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

SA Sustainability Appraisal The consideration of policies and proposals to assess their impact on sustainable development objectives.

SA Sustainability Assessment An appraisal method. It is conducted for supporting decision and policy-making, not just technically and scientifically but also in a broad environmental, economic and social context.

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

SC Sustainability check The check carried out to establish the sustainability of the NDP

SEA Strategic Environmental Assessment A procedure which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

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

Settlement Boundary The defined boundary around a settlement within which any normal development (subject to other policies) may take place. Development outside the boundary may only take place in Mylor Parish under Policy 9 of the Local Plan.

SG Steering Group

SME Small and Medium-sized Enterprises The EU definition of an **SME** is a business with fewer than 250 employees, and a turnover of less than €50 million.

SMP Shoreline Management Plan (Specifically Cornwall and Isles of Scilly SMP 2011) A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.

Social Housing Housing that has been provided or funded by the state and not-for-profit companies, either for rent or shared ownership.

SPA Special Protection Area An area which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

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

SSSI Site of Special Scientific Interest A site designated by Natural England under the Wildlife and Countryside Act 1981. A Site of Special Scientific Interest (SSSI) is a formal conservation designation for an area which is of particular interest because of its fauna, flora or geological or physiological features; in other words, these areas have extremely high conservation value.

Statutory A statutory regulation is one that is enacted in law, either national or local and there is no option but to obey it. A non-statutory regulation is more advisory, often based on custom and precedent.

Steering Group The group set up by Mylor Parish Council in September 2017 to write the Neighbourhood Development Plan

SuDS Sustainable Drainage Systems A collection of water management practices that aim to align modern drainage systems with natural water processes.

Sustainable Development Development that meets the needs of the present without compromising the ability of future generations to meet their own needs (and so 'Sustainability').

TPO Tree Preservation Order A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

UNESCO United Nations Educational, Scientific and Cultural Organisation Seeks to build peace through international cooperation in Education, the Sciences and Culture. UNESCO's programmes contribute to the achievement of the Sustainable Development.

WHS World Heritage Site A site listed by UNESCO as an area of cultural or natural value considered to be of outstanding universal value that deserve protection for the benefit of the community.

Wildlife Corridor An area of habitat connecting wildlife populations separated by human activities or structures.

Zone 1 An area with the highest house values in Cornwall. Mylor Parish is a Zone 1 area where affordable housing developments must meet a target of 50% affordable homes.

What I like best about my community

2017 - The Postcard Survey

What I would like to change

Neighbourhood Development Plan

Survey - The Numbers

- **1,815** 'Delivered' surveys
- **816 Responses (199 online)**
- **42% - 45%** response rate

Parish Wide Housing Needs Survey September 2018



Mylor Parish	
HOUSING NEED SURVEY	
Report Date:	11 th September 2018
Version:	1.3
Document Status:	Final Report
Author:	Andrew Frensborgast - Rural Housing Enabler, Affordable Housing Team, Cornwall Council