



# MENHENIOT PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

2020 to 3030

CONSULTATION DRAFT PLAN

February 2020

Menheniot Parish Neighbourhood Development Plan  
Steering Group

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*Front Cover photo: Menheniot, with the Parish Church spire marking where the village lies, hidden behind the large trees and hedgerows that surround the 'Churchtown'.*

This is the 'pre-submission' draft of the Menheniot Parish Neighbourhood Development Plan. Please let us have your views on the Plan, highlighting anything in the Plan that you think needs to be changed or which you support. Forms to make your comments on are available on the website ([menheniotparishcouncil.co.uk/](http://menheniotparishcouncil.co.uk/)) or from locations where this Plan is on deposit.

The Menheniot Parish Neighbourhood Development Plan has been prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004, the European Directive 2001/42 on Strategic Environmental Assessment and the EU Directive 92/43 on Habitats Regulations Assessment. It is required to take into account the National Planning Policy Framework (NPPF) and the adopted Cornwall Local Plan 2016. It should also take into account the advice given in the National Planning Policy Guidance (NPPG).

# MENHENIOT PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

2020 – 2030

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## FOREWORD

An introduction by the Chair of Steering Group.

I am pleased to welcome you to the Consultation Draft of the Menheniot Parish Neighbourhood Development Plan, or NDP as we call it throughout this document.

The Menheniot NDP has been developed to establish a vision for the Menheniot Parish area to help us plan for the future up to 2030. Unlike the Menheniot Parish Plan 2003, upon which it builds, our NDP is a statutory document that will be incorporated into the County-wide planning framework and must be used by Cornwall Council to determine planning applications.

Our NDP has been produced by a Steering Group of local residents and local Parish Councillors working together, using the community engagement work done from 2016 to 2018 to shape the strategy and policies put forward. Residents told us that the most important things for the future were to protect the peace and tranquillity of the area and enhance the environment, tackle traffic and parking conflict, meet essential housing needs and support our local economy. That is what the NDP aims to do.

We also have to do 'our bit' to help prevent global warming and deal with the impacts of climate change, as well as taking into account national priorities for other issues.

This Consultation Draft is your first opportunity to see the ideas that come out of this work, to say if you like them or not, comment on them, or suggest better alternatives. Please do so using the online or paper forms available, making sure you reply by the advertised closing date.

Later in the year we will bring out a second version, revised to take into account the comments made, and submit it to Cornwall Council, which will arrange another consultation period before the NDP is formally 'Assessed', and then early next **year** everyone who lives in the Parish and is registered to vote will be asked if they approve of the NDP in a local referendum.

**We want our plan to best for our community so please do make sure you have a look at the NDP and tell us what you think!**

# PART ONE: THE BACKGROUND

## 1. INTRODUCTION

1.1. This document presents the Vision and Objectives for the Menheniot Parish over the NDP period to 2030 and the planning policies intended to deliver this Vision and these Objectives.

1.2. Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan: Strategic Policies Development Plan Document (Local Plan), to give an extra level of detail at the local level. The Menheniot Parish NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community.

1.3. Menheniot Parish NDP runs in tandem with the Local Plan, up to 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated in 2030. The Parish Council may however decide it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.

1.4. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed at <http://menheniotparishcouncil.co.uk/>. A glossary and abbreviations section is included at the back of this document for reference (Section 10)

1.5. Menheniot Parish NDP applies to the area is that covered by the Menheniot Parish Council and as shown in Figure 1 below.

1.6. Menheniot Parish is situated in the south east of Cornwall and is part of the Liskeard Looe Community Network Area (CNA).

1.7. The community of Menheniot Parish have decided to develop an NDP in order to ensure that the environmental quality, tranquillity and identity of the area is maintained whilst local housing, employment and service needs are met in a way that is sustainable and balanced.

1.8. The planning policies and other proposals presented in this NDP seek to positively plan for the future of Menheniot Parish and will be used and acted upon by CC planning officers, landowners and developers through the development process, providing clarity on the community's needs and aspirations.

### *Neighbourhood Planning in a Nutshell*

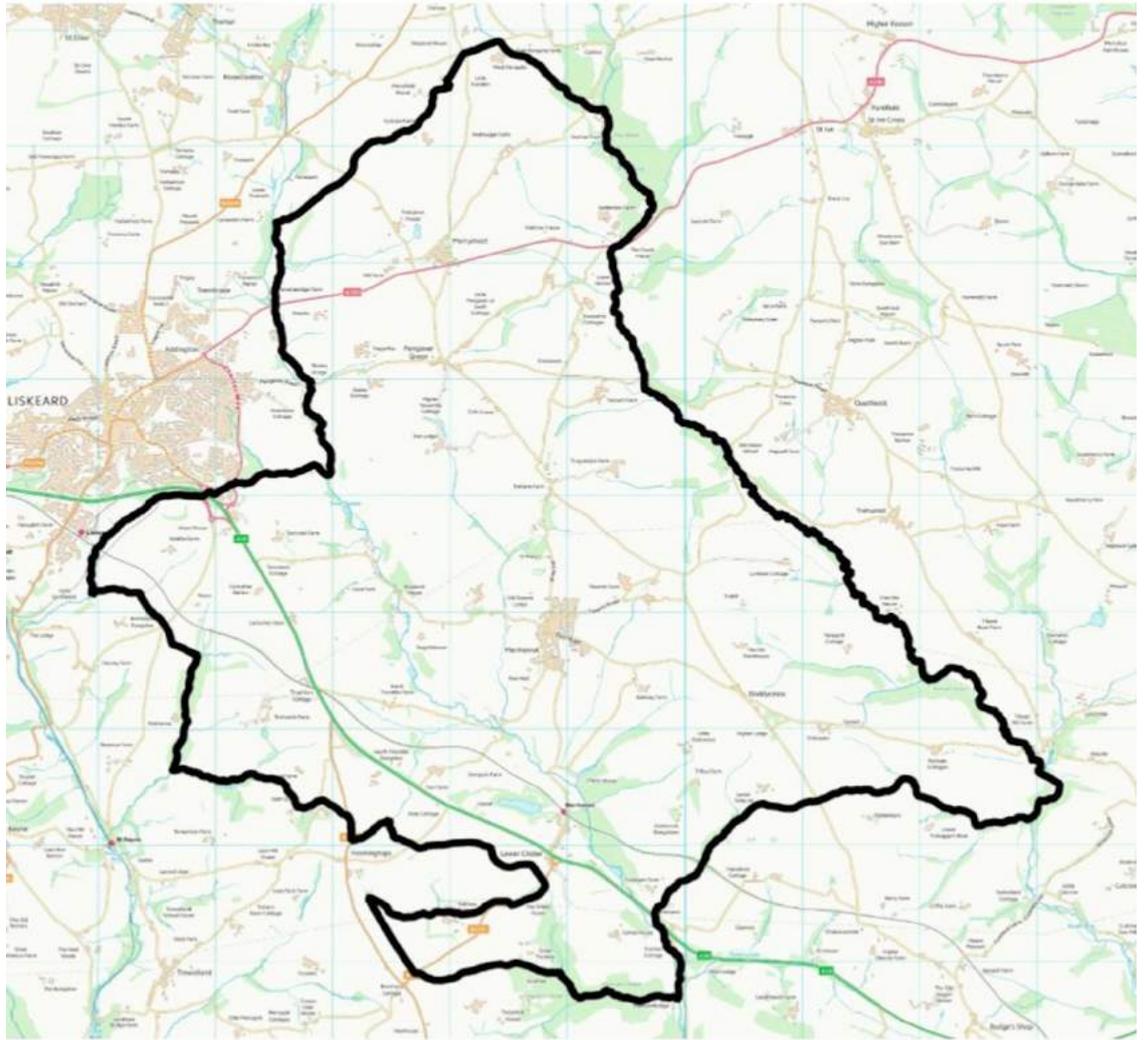
The Neighbourhood Development Plan process was introduced through the Localism Act 2011. NDPs can only be prepared by local communities, supported by their Parish Councils. NDPs add a locally-prepared lower tier to the suite of planning policy documents that guide planning decision making.

NDPs therefore allow local people to influence the type, quality, location and amount of that development that takes place in their Parish.

NDPs must be based on extensive research and robust engagement with the local community. Every NDP must go through a local referendum. If the community approves the NDP, it becomes a 'material consideration' that Cornwall Council must by law take into account.

NDPs must be in general conformity with the National Planning Policy Framework and the Cornwall Local Plan. They cannot require less development than set out in the Local Plan or undermine its strategic policies

Menheniot Parish Council is the 'qualifying body' in law for producing the NDP for its area and is the body ultimately responsible for consulting on the plan and submitting it for independent examination.



*Map 1: The Menheniot NDP Designated Area*

## 2. MENHENIOT PARISH NDP – THE PREPARATION PROCESS

### GETTING THIS FAR.

2.1. The preparation of the NDP has been led by the Menheniot Parish NDP Steering Group. This group comprises Parish Council representatives and members of our community. For details see the table at Appendix 1.

2.2. The preparation of this NDP has been informed throughout by a comprehensive programme of consultation and engagement over the last three years. These have included:

- Two surveys delivered to every household in the Parish
- A series of ‘drop-in’ sessions when people could talk to members of the Steering group
- A dedicated website, and posts on the Parish Council Facebook Page and Twitter.

2.3 The NDP has been prepared with the priorities suggested by the local community uppermost.

2.4 We are now seeking the views of the community, local organisations, stakeholders, service and environmental bodies on the proposals the NDP puts forward. Please let us have your views on the NDP highlighting anything in it that you think needs to be changed or which you support. During the 6-week period when the Plan is open for comments, we will hold additional ‘drop in’ sessions for local people to find out more about what is proposed. There will also be a free explanatory booklet delivered to every household we can reach. Forms to make your comments are available on the website ([www.menheniotparishcouncil.co.uk](http://www.menheniotparishcouncil.co.uk)) or from Menheniot Shop.

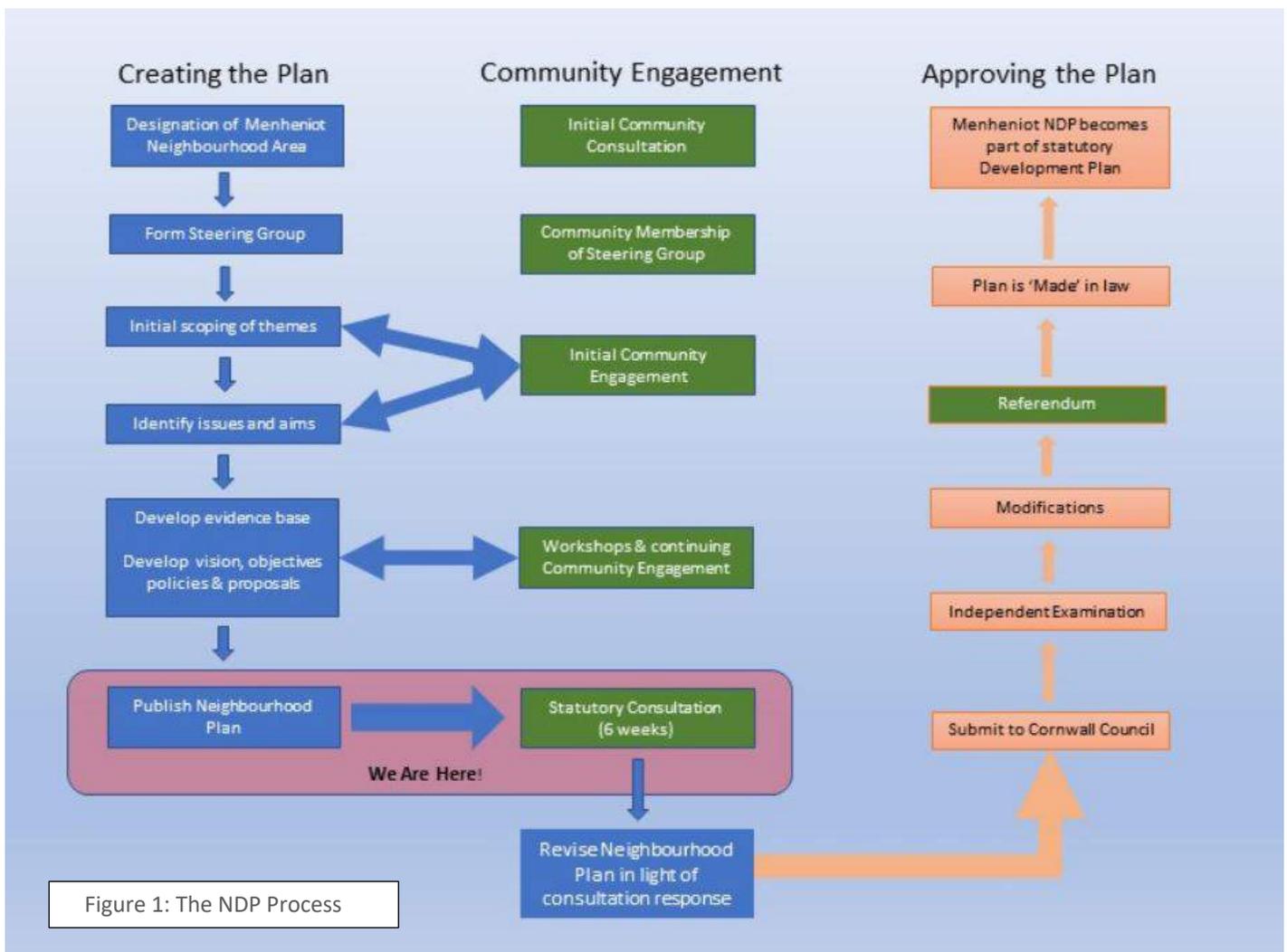
2.5 The NDP is at this stage only a ‘material consideration’ when future planning applications in the Plan area are considered. It will gain importance in planning decisions as it moves towards approval.

## WHAT NEXT?

2.6 Any feedback received on this Consultation Draft Neighbourhood Development Plan will be carefully considered. Changes will be incorporated if required before it is formally submitted to Cornwall Council, which is the local planning authority. The Neighbourhood Plan will then begin to influence how future planning applications in the Plan area are considered.

2.7 Further consultations will be held, and If Cornwall Council assess the Plan as being in compliance with the laws and regulations governing Neighbourhood Development Plan making, it will arrange for the Plan to be assessed by an Independent Assessor. The Independent Assessor will then recommend whether the Plan can go to a community referendum. At the referendum, all registered electors in Menheniot will be entitled to vote for or against the Plan.

2.8 If the Neighbourhood Development Plan is supported in the referendum, Cornwall Council will formally adopt the Plan after which it must be considered when planning decision are made by Cornwall Council, Planning Inspectors, and the Secretary of State.



## 3. NDP SUSTAINABILITY APPRAISAL

3.1. In order to ensure that the plan considers environmental, social and economic issues, the Menheniot Parish NDP Steering Group carried out a light touch 'NDP Sustainability Appraisal (SA) Checklist'. The NDP SA considered the Menheniot Parish NDP Vision, Objectives and Policies against a SA Framework, in order to consider how these aspects, perform against 19 key sustainability objectives, these being:

- |                               |                                     |
|-------------------------------|-------------------------------------|
| 1. Climatic Factors           | 11. Design                          |
| 2. Waste                      | 12. Social Inclusion                |
| 3. Minerals and Geo-diversity | 13. Crime and Anti-social behaviour |

- 4. Soil
- 5. Air
- 6. Water
- 7. Biodiversity
- 8. Landscape
- 9. Maritime
- 10. Historic Environment
- 14. Housing
- 15. Health, Sport and Recreation
- 16. Economic Development
- 17. Education and Skills
- 18. Transport and Accessibility
- 19. Energy

3.2. The Sustainability Appraisal Checklist presented a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for Menheniot Parish. The Sustainability Appraisal Checklist document can be found alongside other supporting information at <http://menheniotparishcouncil.co.uk/documents/>



*Photo1: Menheniot Village Green, Church Approach and Bust Stop. An important community space within the historic 'Church Town' of Menhniot.*



*Photo 2: Pengover Green.*

# PART TWO: OVERVIEW OF ISSUES AND THEIR IMPLICATIONS FOR THE NDP

## 4. EVIDENCE BASE

4.1. Menheniot Parish NDP is supported by an evidence base which justifies the proposals and policies within the Plan. The evidence base comprises the National Planning Policy Framework and other national or regional documents related to it, the Cornwall Local Plan, statistical data about the area and its community, and the aspirations expressed by the community through engagement in the preparation of the Neighbourhood Development Plan. This evidence has been analysed carefully and drawn upon behind the policies in the draft neighbourhood plan.

4.2. The evidence base comprises various documents which are available on the NDP website at [www.menheniotparishcouncil.co.uk](http://www.menheniotparishcouncil.co.uk).

4.3 The following paragraphs draw out the key issues, implications and conclusions arising from the evidence base, upon which the NDP is based.

### NATIONAL PLANNING POLICY FRAMEWORK AND CORNWALL LOCAL PLAN.

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4.5 As noted earlier, the Menheniot NDP must be in conformity with the National Planning Policy Framework (NPPF) and the Cornwall Local Plan (CLP). These establish that the NDP must deliver 'sustainable development'

#### **Sustainable Development**

The objective of sustainable development can be summarised as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs' (Resolution 42/187 of the United Nations General Assembly).

**4.6 National Planning Policy Framework 2019:** At the heart of the NPPF is the 'presumption in favour of sustainable development' identifying three interdependent roles – economic, social and environmental – 'which should be a golden thread running through both plan-making and decision-taking'. This means that planning strategies such as our Neighbourhood Development Plan must help to deliver sustainable development. This is often misunderstood as solely a green light for development, but in fact it means taking a very careful approach so that we can meet our present day needs while not compromising the needs of future generations. The NPPF sets out sustainable development objectives to which all planning must respond (see Figure 2 below).

Para 13 of the NPPF says that '...Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies'.

Para 29 of the NPPF says that 'Neighbourhood planning gives communities the power to develop a shared vision for their area' and can 'can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.' However it is very clear that 'Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies'. Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

**4.7 Cornwall Local Plan.** The strategic policies covering the Menheniot Parish are contained in the Cornwall Local Plan (CLP). Enabling sustainable development is also the main purpose of the Local Plan which aims to ‘Achieve a leading position in sustainable living’... through ‘a balance of decisions around economic, social and environmental issues’. The Cornwall Local Plan Strategic Policies document interprets the NPPF at a county-wide strategic level, and so is the most important part of the town and country planning context for the Menheniot Neighbourhood Development Plan. As well as a range of general strategic policies it includes specific objectives relating to the Liskeard & Looe Community Network Area (see Figure 2 below).

## FIGURE 2: SUSTAINABILITY PRINCIPLES SET OUT IN THE NPPF (2019) AND CORNWALL LOCAL PLAN (2016)

### NPPF 2019

**Economic objective:** to help build a strong, responsive and competitive economy

**Social objective:** to support strong, vibrant and healthy communities

**Environmental objective:** to contribute to protecting and enhancing our natural, built and historic environment

- *Delivering a sufficient supply of homes*
- *Building a strong competitive economy*
- *Ensuring the vitality of town centres*
- *Promoting healthy and safe communities*
- *Promoting sustainable transport*
- *Supporting high quality communications*
- *Making effective use of land*
- *Achieving well-designed places*
- *Meeting the challenge of climate change, flooding and coastal change*
- *Conserving and enhancing the natural environment*
- *Conserving and enhancing the historic environment*

### Cornwall Local Plan 2016

**Objective 1 – Economy and Jobs** - Deliver economic growth / employment, providing much needed jobs to counterbalance current and future housing development in and on the edge of Liskeard.

**Objective 2 – Sustainable Development** - Improve connectivity within and on the edge of Liskeard to ensure the town functions effectively as a major hub and service centre for the network area; including enhanced public transport provision.

**Objective 3 – Liskeard as a Service Centre** - Strengthen Liskeard’s role as a service centre and improve town centre viability through regeneration schemes.

**Objective 4 – Housing** - Balance the housing stock to provide a range of accommodation, particularly for open market family homes and intermediate affordable housing in Liskeard.

**Objective 5 – Leisure Facilities**- Improve and maintain the provision of recreational, cultural and leisure services and facilities in Liskeard with particular focus on delivering sports pitches.

The Local Plan goes on to say that ‘as the main settlement in the CNA, Liskeard will be a focus for growth’ and as it can ‘support more growth than other smaller settlements in the remainder of the CNA’ it will be ‘required to accommodate the majority of those (new) dwellings’. Co-ordination will be needed amongst the remaining parishes within the CNA to ensure that housing needs are met. The implication of this is that less growth will occur in Menheniot Parish in the future than has been experienced in the past.

## PHYSICAL, FACTUAL AND STATISTICAL BACKGROUND

4.8 Menheniot Parish is located on the South East Cornwall plateau, just south of the higher land of Bodmin Moor. The plateau is split into two south-east running ridges by the Seaton River valley which are enclosed by the Tiddy valley to the east and the East Looe River valley to the west, giving the Parish its distinctive mix of high, open fields mostly in arable use, with a scattering of landmark trees dotted around the Cornish hedges and hedgerows, and deep river valleys hosting small patches of deciduous woodlands, some of which are Ancient. The remains of 19<sup>th</sup> century lead mining provide some distinctive landmarks, as does the classic GWR railway viaduct at Clicker. To the north and south are Areas of Great Landscape Value. Dotted across this landscape are many heritage features, including prehistoric and mediaeval settlement and field patterns, listed buildings of historic interest and the remains of mining and other earlier industries. There are also County Wildlife Sites and Sites of Special Scientific Interest which include important biodiversity and habitat.



*Photo 3: 3D OS Image showing the SE Cornwall Plateau and the river valleys crossing Menheniot Parish.*

4.9 The main village, after which the Parish is named, lies atop the plateau. The four small settlements of Merrymeet, Pengover Green, Lower Clicker and Dodycross are similarly placed, each separated by wide tracts of arable land, linked by narrow roads with few passing places. Only Merrymeet is located on a main road, the A390 from Liskeard to Callington. Menheniot has a school, church, two community halls, a shop and sports club, play area, allotments and a public car park. Of the other settlements only Merrymeet has a church, and a playspace.

4.10 The population of the area in the mid 1800s peaked at 2420 at the height of the lead mining boom. When mining declined so did the population, reducing to 1191 by 1891, after which it declined slowly to 1095 in 1961. After the opening of the Tamar Road Bridge in that year, the population began to grow consistently year on year, reaching 1762 by 2017. This rapid expansion took place through the building of estates around the historic core of Menheniot village in the 1970s and 1980s. There are now currently around 736 households.

4.11 The resident population of Menheniot Parish is changing in its demographic make-up. Between 2001 and 2017 the proportion of pre-school children increased by 40.3%, but the proportion of school

age children fell by 8%, along with a fall in the family and developing career age group (25 to 39) of 13.9%. However the proportion of residents in the established careers and early retiree category (50 to 65) grew by 15.6%, and the retired group (65+) by 58%. By 2017 some 57% of the Parish's population were over 50 years old.

4.12 Car & van ownership in the Parish is very high compared to elsewhere, implying that most people living here drive to work, shops and services. Total travel-to-work mileage is nearly 8,000 miles per day. There are bus services linking the villages with Liskeard, Plymouth and beyond, but they are infrequent. Access roads are narrow and have poor geometry. Several parts of the villages have restricted parking and turning areas.

4.13 The Census tells us that:

- about 770 people (61.9% of all residents 16 to 74) were in employment
- about 60% of these worked 2km or more from their homes
- about 125, or 22% worked from home, which is an unusually high proportion.
- about 6% worked outside the home but within 2km, suggesting only about 50 jobs in the Parish
- 373 people held managerial, professional and administrative posts (46.6% of residents in employment compared to 52.6% nationally).
- 152 (19.0%) held skilled trades, higher than the national proportion (11.4%),
- 135 (16.9%) in caring, and customer service employment (compared to 17.7% in England),
- 89 (11.1% compared to 11.1% in England) in elementary occupations.

4.14 In short, many of our community work outside the Parish, mainly in Liskeard, nearby towns and Plymouth, and there are few local jobs available. Encouraging local business development might provide local jobs, reduce the need to travel, and increase prosperity.

#### COMMUNITY ENGAGEMENT

4.15 The outcomes of the various consultations have highlighted the key priorities of:

- Protecting the peace and tranquillity of the area
- Protecting and enhancing the Environment, Landscape and Heritage
- Supporting and developing Community Facilities, Leisure and Lifestyle
- Tackling traffic and parking conflict
- Meeting housing needs
- Supporting the local economy
- Supporting renewable energy that is environmentally sound

4.16 The key message distilled from the engagement process is that local people want the NDP to focus on meeting local needs whilst preserving the essential tranquillity of the area, its character and countryside.

#### KEY ISSUES AND IMPLICATIONS

4.17 Drawing from the evidence base, Figure 3 describes the most important issue and the implications of them for the NDP.

<b>Figure 3: Key Issues and Implications from the evidence base</b>	
<b>Theme</b>	<b>Key Issues and what they mean for our Neighbourhood Development Plan</b>
<b>Our Community</b>	Quickly ageing population but growing cohort of young people.
	<b>Implication for the Neighbourhood Development Plan</b> NDP should support for the provision of services, facilities and amenities to meet the needs of an ageing population, whilst ensuring that the housing, service, employment and open space needs of families and young people continue to be supported.
<b>Community</b>	Good local facilities, but many services accessed from Liskeard

<b>Facilities, Leisure and Lifestyle</b>	Growing cohort of young people. Small open areas of local significance are of particular importance to the local community.
	<b>Implication for the Neighbourhood Development Plan</b> NDP should protect community facilities and social infrastructure, protect local green spaces and support provision of new leisure facilities.
<b>Environment, Landscape and Heritage</b>	Big open landscape with landmark trees, incised by deep and attractive river valleys. People are concerned that the peace and tranquillity of Menheniot Parish is under threat, and that more countryside will be lost to development. The character of the villages is being eroded by designs which do not reflect local character sufficiently. Abandoned or neglected buildings detract from the character of the area. There is a need to protect and improve biodiversity.
	<b>Implication for the Neighbourhood Development Plan</b> NDP should protect the locally valued landscape, establish settlement development boundaries, protect heritage assets, promote public realm improvements, give design guidance, address biodiversity issues on new development, seeking a net gain in biodiversity.
<b>Roads, Access and transport</b>	Due to the limited public transport availability, most travel by car, leading to parking congestion, road blockages, and safety issues.
	<b>Implication for the Neighbourhood Development Plan</b> NDP should include policy that ensures adequate and additional private car parking, encourages a sustainable transport hierarchy in new developments, encourage take up of Broadband connectivity through new developments to support home working, and support connectivity with footpaths and quiet lanes.
<b>Meeting Housing Needs</b>	About 5 new dwellings are needed to be compliant with the Cornwall Local Plan, and the Homechoice Housing Need is for 19 affordable dwellings. There is a need for special housing for the ageing population and persons with a disability. Housing to meet the needs of specialist staff needed to support local agricultural and other businesses is required. Some modern housing has poor appearance.
	<b>Implication for the Neighbourhood Development Plan</b> NDP should include policies including design criteria, allocate a site or sites to meet the CLP requirement, address affordable housing needs, and the needs of the ageing population and persons with a disability.
<b>Business and Jobs</b>	Most people travel to work outside Parish, and few local jobs which disadvantages some without transport, but there is much home working and opportunities for tourism development.
	<b>Implication for the Neighbourhood Development Plan</b> NDP should encourage additional workshops to provide more local employment, and promote working at home, providing the amenity of residential areas is protected. Green or sustainable tourism development may provide more jobs without significant environmental issues.
<b>Climate Change</b>	The climate crisis represents a fundamental threat to global and local well-being. Increased travel to services and employment due to rising population and centralisation may increase local contribution to 'green-house' gasses. Heavy and prolonged rainfall is likely to increase leading to higher levels of fluvial and run-off flooding and possible ground instability. Increased temperatures may cause community heat stress and harm wildlife and habitat. More commercial renewable energy projects are likely, although community views are against the provision of wind turbines (53.6%). However, community level initiatives could help local prosperity were supported (79%).
	<b>Implication for the Neighbourhood Development Plan</b>

NDP could include support for wind, solar PV, hydro and thermal energy at industrial and domestic level, for management of Community Benefits from Renewable Energy, and support for community owned renewable energy generation. Should also encourage new development designed to reduce energy use and adapt to climate change.



*Photo 4: The infrequent bus service from Liskeard towards Plymouth, via villages, using vehicles that are often a problem for other local traffic on the narrow rural lanes.*



*Photo 5: Coldrennick Viaduct, a strong landscape feature in the Seaton valley, and scene of infamous 1897 disaster.*

# PART THREE: VISION AND OBJECTIVES

## 5. MENHENIOT PARISH NDP: THE VISION

5.1. Every plan has an aim and for the Menheniot Parish NDP the aim is for the policies of the NDP to help achieve a 'Vision' for Menheniot Parish by 2030. The Vision for the Menheniot Parish is as follows:

**Our Vision for 2030 and beyond...**

**'Our Vision for 2030 and beyond is that Menheniot Parish will be a well-designed, well-connected parish that:**

- ✓ has a strong sense of local identity and is a pleasant and tranquil place to live, work and visit;
- ✓ meets the needs and aspirations of local people, offering a choice of homes, jobs and community facilities;
- ✓ tackles the causes of climate change and is resilient to them;
- ✓ supports a busy, active and dynamic community with a strong community spirit that is valued by residents;
- ✓ celebrates, enhances and protects the special qualities of its environment, heritage and landscape

5.2. In order to achieve this Vision a number of 'Objectives' are set and then, in turn, in order to achieve these Objectives, a number of Policies are set out. It is these policies that will have to be taken into consideration when Planning Officers and Councillors determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figure 4, with a detailed view given in Figure 5.

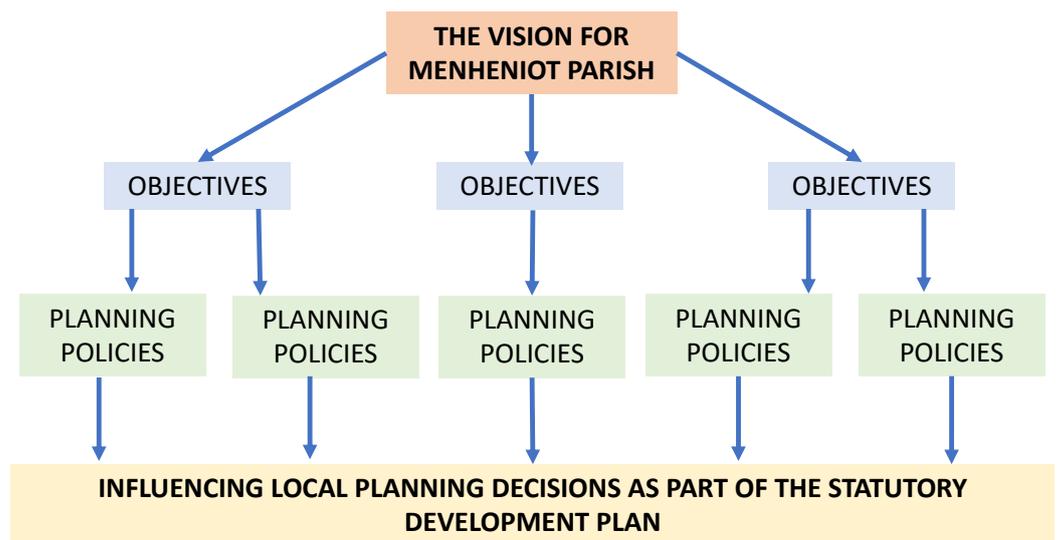


FIGURE 4: VISION - OBJECTIVES - POLICY GOLDEN THREAD

## 6. MENHENIOT PARISH NDP: OBJECTIVES

6.1. The Objectives of the Menheniot Parish NDP are as follows:

### 1. **Meeting Housing Needs**

- a. Provide for a limited amount of new housing to meet local needs and demand, in a mix which includes good quality locally distinctive homes for elderly villagers, young singles, couples and families needing their first home.
- b. Contribute to the housing and employment needs of the Looe-Liskeard Community Network Area.
- c. Ensure that housing is available to meet the needs of specialist staff needed to support local agricultural and other rural businesses.

### 2. **Environment. Landscape and Heritage**

- a. Protect the peaceful and tranquil quality of the Parish and its special architectural and historic character.
- b. Secure high quality in the design of all development.
- c. Reduce environmental impacts, increase biodiversity, and protect wildlife corridors.
- d. Protect and enhance the landscape character and setting for the Parish.

### 3. **Community Facilities, Leisure and Lifestyle**

- a. Support the provision of high quality and accessible community facilities to meet the changing needs of all parts of the local community.

### 4. **Roads, Access and Transport**

- a. Improve movement around Menheniot Parish, reduce traffic and parking conflict, and enhance the pedestrian experience.

### 5. **Business & Jobs**

- a. Support, strengthen and diversify the wider local economy and local businesses, particularly in agriculture, tourism, leisure and light industry.
- b. Support local enterprises to have access to up-to-date internet services.

### 6. **Tackling Climate Change**

- a. Support renewable energy production whilst ensuring it is environmentally sound
- b. Encourage on site provision of renewable energy and use of low energy and low carbon technologies in new development.
- c. Support community owned renewable energy generation.
- d. Support natural solutions to climate change.
- e. Support low carbon design and reduce the need to travel.

## Evidence Base

NPF – Cornwall Local Plan – Community Engagement – Social/Economic & Environmental Data etc.

### Vision for 2030 and beyond

‘Menheniot Parish will be a well-designed, well-connected parish that: has a strong sense of local identity and is a pleasant and tranquil place to live, work and visit; meets the needs and aspirations of local people, offering a choice of homes, jobs and community facilities; tackles the causes of climate change and is resilient to them; supports a busy, active and dynamic community with a strong community spirit that is valued by residents; celebrates enhances and protects the special qualities its environment, heritage and landscape’

1. Meeting Housing Needs	2.Environment, Landscape & Heritage	3. Community Facilities, Leisure and Lifestyle	4. Roads Access & Transport
<b>Objective 1a</b> Meet local needs and demand	<b>Objective 2a</b> Protect the peaceful and tranquil quality of the Parish and its special architectural and historic character	<b>Objective 3a</b> Support the provision of high quality and accessible community facilities to meet the changing needs of all parts of the local community.	<b>Objective 4a</b> Improve movement around Menheniot Parish, reduce traffic and parking conflict, and enhance the pedestrian experience
<b>Objective 1b</b> Contribute to the needs of Looe-Liskeard CNA	<b>Objective 2b</b> Secure high quality in the design of all development	Policy 15 – Community Facilities and ‘social infrastructure’	Policy 18 – Transport & Communication
<b>Objective C1c</b> Ensure housing available to meet needs of agriculture and rural businesses	<b>Objective 2c</b> Reduce environmental impacts, increase biodiversity, protect wildlife corridors, and tackle the causes and effects of climate change;	Policy 16 – Facilities for Young people	Policy 19 – Footpaths & Bridleways
Policy 1 – Settlement Development Boundaries	<b>Objective 2d</b> Protect and enhance the landscape character and setting for the Parish	Policy 17– Local Green Spaces	<b>6. Tackling Climate Change</b>
Policy 2 – Infill Housing	<b>Objective 5a</b> Support, strengthen and diversify the wider local economy and local businesses, particularly in agriculture, tourism, leisure and light industry	Policy 20 – Sustainable Tourism	<b>Objective 6a:</b> Support renewable energy production whilst ensuring it is environmentally sound
Policy 3A – New housing to meet needs of Menheniot Parish	Policy 6 Public realm enhancements	Policy 21 – Emp in Residential Areas	<b>Objective 6b</b> Encourage on site provision of renewable energy and use of low energy and low carbon technologies, in new development.
Policy 3B – Meeting the needs of older residents	Policy 7 – Demolition & reconstruction or conversion of abandoned/neglected buildings	Policy 22 – Small Rural workshops	<b>Objective 6c</b> Support community owned renewable energy generation
Policy 4 – Mixed use development site to meet the needs of Looe-Liskeard CNA	Policy 8 – Landscape & Heritage Views & Vistas	Policy 23 – Bolitho Farm Agri-Business Centre	<b>Objective 6d</b> Support natural solutions to climate change
Policy 5 – Exception Sites for affordable housing	Policy 9 - Local Landscape Value Area	Policy 24 – Renewable Energy production	<b>Objective 6c</b> Support low carbon design and reduce the need to travel.
	Policy 10 – Design in the Historic Core of villages	Policy 25 – Community Sustainable Energy	Policy 26 – Energy efficient & Small Carbon Footprint Design
	Policy 11 – Dark Skies	Policy 26 – Energy efficient & Small Carbon Footprint Design	Policies 12 -14, 18, 19 and 20.
	Policy 12 – Trees, Cornish Hedges and Hedgerows		
	Policy 13 – Habitat & Biodiversity		
	Policy 14 – Design of New Development		

FIGURE 5: DETAILED VIEW OF POLICY ‘GOLDEN THREAD’.

# PART FOUR: MENHENIOT NDP PLANNING POLICIES

## POLICIES AND PROPOSALS

### HOUSING NEEDS.

7.1. Cornwall's Local Plan apportions 1500 dwellings to be delivered in the parishes that make up the rural area of Liskeard- Looe CNA. Figures supplied by Cornwall Council are presented in Figure 4 below and show that as a minimum Menheniot Parish needs to deliver around 5 new dwellings between 2018 and 2030, to be considered in general conformity with the Local Plan (see figure 6). In The NDP must also not frustrate CLP policies intended to address the full requirement for affordable homes that is evidenced in the Cornwall Housing Register (HomeChoice), see Para 7.4.

<b>Figure 6: Minimum NDP housing target to be in conformity with Cornwall's Local Plan.</b>			
(a) Local Plan Housing Baseline Target	(b) CNA Commitments April 2010- March 2018	(c) CNA Completions April 2010 – March 2018	(d) Remainder of Local Plan Housing Figure
1500	685	745	70
(e) Adjusted Pro Rata rate for Menheniot Parish area*	(f) Parish Commitments April 2010 – March 2018	(g) Parish Completions April 2010 – March 2018**	(h) Parish baseline figure (pro rata of CNA remainder)
7%	14	47	5***
*This is the pro-rata proportion of houses in the CNA, derived from the 2011 Census ** Since March 2018 to October 2019 a total of 5 further completions was recorded on the CC mapping system for local councils. *** The recent grant of Planning Permission on land east of the Allotments at Menheniot has further reduced the Parish Baseline figure			

7.2 Working from this baseline Local Plan housing target, Cornwall Council have advised that it's necessary to consider if this is sufficient or if the Menheniot Parish community would benefit from planning for a greater number of homes based on local circumstances. Factors to consider include:

- Results of the NDP survey 2017/2018
- Numbers on the current Home choice register
- Feedback from local estate agents
- Whether additional houses (and population) would help sustain local services and facilities
- Whether developer investment could have benefits in terms of other infrastructure provision.

7.3 **Results of the NDP survey 2017/2018.** The results from NDP Housing Needs Survey revealed that 102 persons in current households would like to live independently in the Parish if suitable accommodation was available to them. [This is not an expression of the need for affordable housing, but of the general need generated by the existing population]. 64 residents said they would want to move within the Parish in the next few years. Some 65% of residents foresaw a need for special housing for the elderly, so they do not have to move away in old age, and 60% for affordable rented accommodation. Homes for single people and disability adapted homes were also supported. In terms

of home types sought, most preferred bungalows, (61.5%), detached properties (51%), and houses (30%).

**7.4 Numbers on the current Home choice register.** The most recent HomeChoice Register data (October 2019 at time of writing) indicates the following needs for Menheniot Parish (Figure 7). In addition, Help to Buy SW had 1 household on its register.

**FIGURE 7: HOMECHOICE HOUSING NEED OCTOBER 2019.**

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	TOTAL
<b>A</b>	2	0	0	0	0	0	2
<b>B</b>	0	0	1	0	0	0	1
<b>C</b>	2	0	1	0	0	0	3
<b>D</b>	0	1	0	0	0	0	1
<b>E</b>	10	2	0	0	0	0	12
<b>TOTAL</b>	14	3	2	0	0	0	19

7.5 This indicates a total need for 19 affordable homes, of which 74% should be 1 bed, 16% 2-bed and 10% 3 bed properties. It should be noted however that this is a very volatile figure and may change rapidly.

**7.6 Feedback from local estate agents.** This was very limited. However, it appears that main demand is from families and couples, looking for 2 bed to 4 bed properties in the £200,000 to £300,000 price range. Detached and semi-detached houses and bungalows are sought, with the main reasons for wanting to buy in the Parish being first time buyers, downsizing, retirement, the quality of the local school, and work relocation. People sought properties with gardens, off-street parking, close to public transport, the village shop and school, and family members. This external demand has an impact on local affordability, raising local market prices well above that achievable by local people with local jobs.

7.7 Another indicator of market demand is the take up of permissions for new housing through infill, barn conversions, etc, (excluding affordable housing the scheme at Park Keres which is for social housing) which delivered 10 open market units between 2012 and 2019. This suggests a demand of around 2 units per year, or 22 from 2019 to 2030.

7.8 We also know that the Menheniot Parish is affected by the housing market of nearby Liskeard, where there is a housing stock of some 4,500 (compare to about 400 in Menheniot Parish) and a further 1250 are in the pipeline (as at 4/16), so it can be anticipated that demand in the Parish will be restricted to those seeking a quieter, more isolated and rural location.

7.9 Private renters, comprising families and couples and single people, many from within the Parish, sought 2 to 4-bedroom properties for £600 to £700 per month rental. Temporary accommodation, relocation, downsizing and school quality were given as reasons for wanting to move.

**7.10 Would additional houses (and population) help sustain local services and facilities?** There is no doubt that even a few additional homes, which are occupied by new residents (rather than existing) will help support existing local services by generating more custom/demand within their 'walk-in' catchment. Additional housing in appropriate locations could meet the needs of local agricultural and other industries for specialist staff.

**7.11 Would developer investment have benefits in terms of other infrastructure provision?** In order to support the introduction of additional local services, a substantial 'critical mass' of new development is required to provide the custom/demand necessary to support new facilities. Typically, in SE Cornwall developments of 300 or more houses have been needed to justify inclusion of a shop or community building, all where an existing larger catchment is already available support its income. In the case of Menheniot the presence of Liskeard in close proximity will abstract most new custom,

particularly for weekly shopping and higher-level services (eg medical), many of which operate at a very wide catchment.

7.12 However, there is always the possibility that a developer may be willing to assist directly with a particular local social or leisure facility where it is possible that the new population occupying a development could lead to extra demands. Examples include where land has been made available for a multi-purpose Band Hall, and contributions made to a sports facility. Similarly, a development could directly tackle a small local infrastructure issue, which may be necessary to allow the development, or may be purely a 'planning gain'.

7.13 Conversely, new development may bring negative impacts such as character change, pressure on infrastructure, traffic generation etc, all aspects which if after mitigation are considered significant enough to warrant refusal of planning permission, should take precedence over any perceived planning benefits.

7.14 **Conclusions.** To sum up from Paras 8.3 to 8.13 above: the baseline housing requirement for the NDP to deliver to be in compliance with the Cornwall Local Plan is below 5 homes. However, over 100 survey respondents indicated a wish to live independently in the Parish, and 65% foresaw a need for special housing for the elderly, whilst the HomeChoice register indicated a need for 38 homes, of which 11 (29%) were in higher need categories. There is evidence of continuing market demand and inward migration pressure on the housing stock which drives up local house prices. New development would support existing facilities, but the amount needed to fund and support the income of new facilities would be excessive.

7.15 In considering policy options to address these housing needs the Steering group has taken into account the strong community emphasis expressed in the scoping survey on preserving the peace and tranquillity of the area and tackling traffic and parking conflict. It is proposed that housing objectives of the NDP should be:

***'To provide for a limited amount of new housing to meet local needs and demand, in a mix which includes good quality locally distinctive homes for elderly villagers, young singles, couples and families needing their first home, located so as to maximise the benefit for our village and hamlet communities and in harmony with the natural environment and the character of the built environment'.***

***'To ensure that housing is available to meet the needs of specialist staff needed to support local agricultural and other businesses'.***

Unusually, it is also necessary for the Menheniot NDP to make provision to meet the needs of Liskeard in part, in view of the ,,,,

7.16 In line with this, the housing planning policy in the Menheniot NDP should seek to:

- 1. Meet the outstanding housing target to comply with CLP requirements by specific small-scale site allocations (subject to CLP Policy 8 so including 25% affordable to rent/buy).***
- 2. Allow for a limited amount of market demand within the allocations.***
- 3. Recognise that infill may continue and set criteria for planning applications that respond to issues raised in community engagement (congestion, parking etc)***
- 4. Identify a site for specific provision in Menheniot Village to meet the need for special housing for the elderly, so they do not have to move away from the Parish in old age.***
- 5. Other than through the specific allocations proposed above, rely on 'exceptional permissions' through CLP Policy 9 to deliver most affordable housing, subject to criteria regarding scale and mix.***

7.17 Menheniot is also the host for some of the needs of nearby Liskeard, originally expressed through the planning permission at Tencreek for the mixed-use urban extension comprising up to 275 dwellings; 6.2 ha of employment floorspace, a doctor's surgery; 4.1 ha of public open space; and a care or extra care home of up to 60 bedspaces. That planning permission, which was approved on 28 September 2016, expired on 28 September 2019. In order to maintain the housing supply for Liskeard and the Liskeard-Looe CNA that permission is replicated in this NDP as a mixed-use housing allocation.

7.18 In total therefore some 365 dwellings are proposed through the NDP (See Figure 8.)

<b>Figure 8: Delivering the Housing Requirement</b>	
<b>Policy Reference</b>	<b>No of Homes</b>
Policy 2: Residential Infill Development and Conversions	About 10
Policy 3A: Housing Allocation to meet the needs of Menheniot Parish	About 20
Policy 3B: Housing to meet the needs of older residents of Menheniot Parish	About 30
Policy 4: Housing to meet the needs of the Looe-Liskeard CNA	About 275
Policy 5: Exception Sites for Affordable Housing	No more than 30
<b>Total to meet Menheniot Parish needs</b>	About 90
<b>Total to meet Liskeard needs</b>	About 275
<b>Overall Total</b>	About 365

## POLICY 1 - SETTLEMENT DEVELOPMENT BOUNDARIES

**8.1 The Issues/Justification.** The Caradon Local Plan (December 1999) drew 'village development limits' around the villages in the Parish, with the intention of delineating where various policies applied, meeting local growth needs whilst preserving the valued green spaces between the settlements and preventing ribbon development and coalescence. These worked effectively and were well supported locally and in most planning decisions, being renewed in the August 2007 First alteration of that Local Plan. However, they ceased to apply with the adoption of the Cornwall Local Plan in 2016. On the basis of the community feedback calling for slow but steady growth, the need to facilitate the application of CLP Policy 9 (Rural Exception Sites) and protect the valuable rural gaps that contribute significantly to local character, the intention is to reintroduce the village development limits. To ensure that the precise placing of the boundary is still relevant, in the light of developments which have occurred since their definition, and the requirements of CLP Policy 3 and Para 2.32, they have been reviewed in the Land Cell Assessment Study carried out during the spring of 2017 and summer 2018.

**8.2 Policy 1 – Intention.** The intention of this policy is to enable controlled growth, facilitate the operation of CLP Policy 9, preserve village life and the character of the parish and protect the landscape.

8.3 The 'open countryside' is thus defined as land beyond any development boundary. In the open countryside, development will be strictly controlled by CLP Policy 7 and will be limited to dwellings for rural workers, employment development in rural areas, rural exception site under CLP Policy 9, buildings for agriculture and forestry, replacement dwellings, house extensions, replacement buildings and renewable energy projects and development specifically permitted by other St Cleer NDP policies

### **POLICY 1 – VILLAGE AND TOWN SETTLEMENT DEVELOPMENT BOUNDARIES**

#### **1. Settlement development boundaries are set for the following villages:**

- a. Menheniot (See Map 2)
- b. Pengover Green (See Map 3)
- c. Merrymeet (See Map 4)
- d. Clicker (See Map 5)

**2. Within the Village Settlement Development Boundary,** there is a presumption in favour of sustainable development that will apply to proposals for small scale infill and the development of previously developed land that respect the setting, scale, form and character of the settlement and the criteria set out in NDP Policy 9.

**3. In addition three specific sites are identified within the Village Settlement Development Boundary of Menheniot to meet the Parish’s housing needs. These are:**

- Land South of Parc an Keres, Menheniot – See Policy 3A.1
- Land at Minefield Cottages, Menheniot – See Policy 3A.2
- Land opposite The Vicarage – See Policy 3B

**4. Outside of the Village Settlement Boundary development** will not be supported unless it is in accordance with CLP Policy 7, i.e. replacement dwellings, sub-division of existing dwellings, re-use of redundant, disused or historic buildings, temporary accommodation for agricultural workers, dwellings for full time agriculture or forestry workers; or NDP Policy 5, i.e. rural exception sites for affordable housing under CLP Policy 9, or Policy 4.

**5. An Extension to the Town Settlement Development Boundary is set to accommodate development required to meet the housing, employment and service needs of Menheniot and the Looe-Liskeard Community Network Area, comprising:**

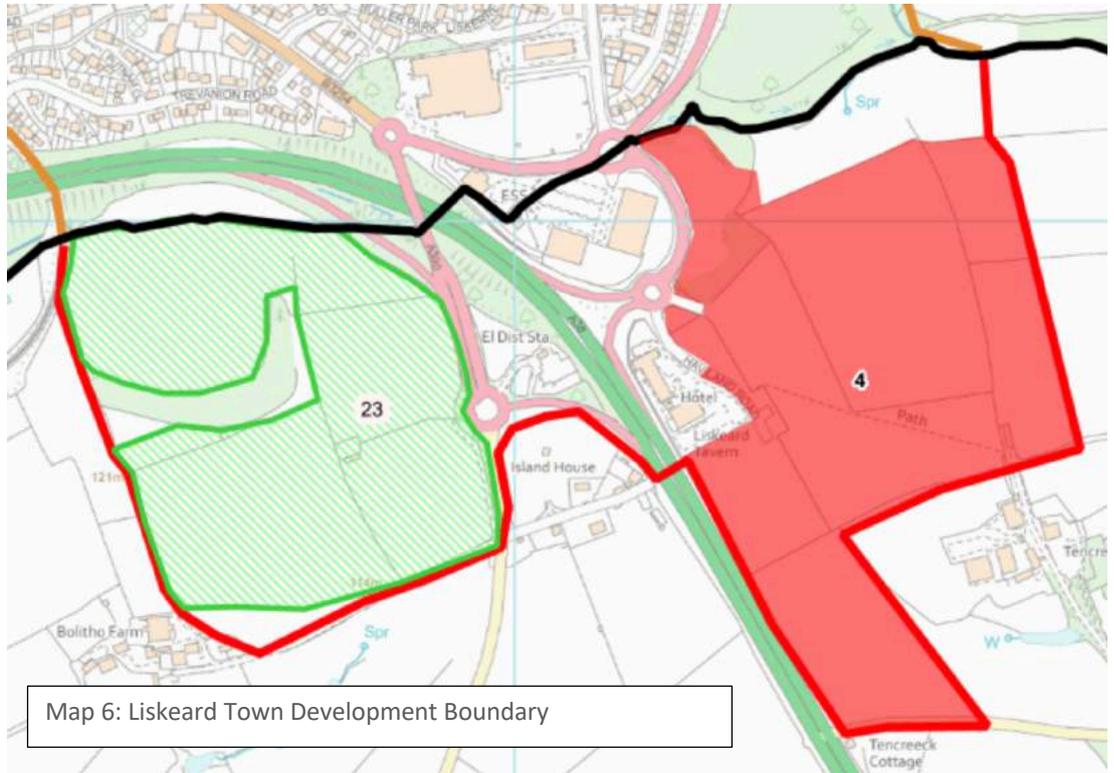
- A mixed-use urban extension - See Policy 4.
- An agri-business employment park- See Policy 23

**6. Outside of the Town Settlement Boundary development** will not be supported unless it is in accordance with CLP Policy 7, i.e. replacement dwellings, sub-division of existing dwellings, re-use of redundant, disused or historic buildings, temporary accommodation for agricultural workers, dwellings for full time agriculture or forestry workers. [NDP Policy 5 and CLP Policy 9 will not apply].



Map 2: Menheniot Settlement Development Boundary





Map 6: Liskeard Town Development Boundary

NOTE: The Liskeard Town Development Boundary is a continuation of the Town Development Boundary established in the Liskeard Neighbourhood Development Plan 2018 to enclose the area in which land is allocated for development in this NDP, following guidance given by Cornwall Council, to meet the needs of the Looe-Liskeard Community Network Area. It serves a planning purpose and implies only that there is a presumption in favour of sustainable development within the boundary. It does not represent nor in any way support an extension of the administrative area of Liskeard Town Council.

## POLICY 2 - RESIDENTIAL INFILL DEVELOPMENT

**8.4 The Issues/Policy Justification.** Liskeard and Looe Community Network Area (CNA) comprises 16 parishes and the towns of Liskeard and Looe. The housing numbers allocation for the CNA states that outside of Liskeard 1500 are required up to 2030, of which, at April 2017, 200 remain to be permitted. The Menheniot Parish share of the housing requirement is for some 5 further dwellings to meet the CLP remaining target for Menheniot Parish (as at April 2018). However, the NDP must plan to accommodate the minimum target given plus additional houses to help address local housing needs and market demand. Further details are given in the Housing Needs section above on Page 27.

8.5 Residential infill and barn conversion will continue at a small scale, but it is a diminishing supply of suitable sites, and given housing imperatives in national planning policy, it is considered important that to continue supporting infill it is necessary to ensure that such developments conform to a minimum acceptable standard.

**8.6 Policy 2 Intention.** To ensure that continued residential infill is supported at an acceptable standard that is appropriate within the small scale of Menheniot Parish villages.

### POLICY 2. RESIDENTIAL INFILL DEVELOPMENT

New residential infill development will be supported within village development boundaries, subject to:

- a. Design being of a style which respects the character and appearance, of the surrounding area and the setting of any listed or unlisted heritage assets; and
- b. Net densities consistent with but not substantially exceeding the existing densities of the settlement; and
- c. Inclusion of starter/late life homes and family homes; and
- d. Being of a similar curtilage to adjacent existing properties; and
- e. Demonstration that there is sufficient room within the site for vehicle manoeuvring without impinging on the ability of adjoining properties to access garages and parking spaces; and
- f. The privacy and daylighting of adjoining properties is not compromised; and

- g. The proposal incorporates a garage or provides adequate off-road parking for private vehicles (with the minimum provision for at least two vehicles and a visitors space) and additional amenity parking spaces in the form of unallocated laybys; and
- h. There is adequate road width to the frontage of the development to ensure that footways, pavements, entrances and driveways do not get blocked or obstructed by parked vehicles and that delivery and emergency vehicles may pass.
- i. A maximum of two storeys;
- j. The provision of garden space, appropriate to the size of the dwelling proposed, to encourage recreation and physical activity for all ages



*Photo 6: Poads Trust Almshouses, left in the will of Henry Poad to the ‘poor and deserving people of Menheniot’.*

POLICY 3A - NEW HOUSING SITES TO MEET THE NEEDS OF MENHENIOT PARISH

**8.7 The Issues/Justification.** As noted above in paragraph 7.13 above some new housing provision must be planned for in this NDP. All settlement boundaries have been examined and an assessment of development potential carried out. This process has identified two potential sites for sustainable residential development which are well located in walking distance of facilities and public transport routes

**8.8. Policy 3 – Intention.** To permit further development in suitable locations which meets the aspirations of the community, market demand, and housing needs, and identifies the requirements for each site.



*Photo 7: Parc an Keres Affordable Housing development, just off East Road, Menheniot*

### **POLICY 3A. NEW HOUSING DEVELOPMENT SITES TO MEET THE NEEDS OF MENHENIOT PARISH**

Land is allocated for developments at the following sites within the Village Settlement Boundaries as shown on the proposals map, subject to the same criteria as Policy 2, paragraphs a to h above.

#### **SITE 1 - Land South of Parc Keres, Menheniot - About 15 dwellings on 0.69 Ha of Land**



- a) This site could accommodate around 15 dwellings in plots with sufficient ground to support hobby gardening, oriented to benefit from solar gain, located 5 to 10 minutes reasonably level walk to primary school, village hall, hairdresser, shop, church and sports/recreation/play spaces. Bus stops served by buses to nearby villages, Liskeard and Torpoint, with onward connections, are also within walking distance.
- b) In accordance with Cornwall Local Plan Policy 8, a minimum of 25% of the homes delivered should be affordable to local people, with the emphasis being on social rent tenure 1 and 2 bed units to meet the highest priority needs.
- c) Part of the site, to the west, is allocated for use as an extension to the school playing field. This will allow the school to expand its buildings to accommodate additional pupils to meet demands resulting from local housing growth and also that occurring in Liskeard.
- d) The footpath linking the site to the school, recreation ground, sports club and village hall should be incorporated within the development to provide a low traffic access to these and other facilities for new and existing residents.
- e) The boundary to the east and south should be strengthened with planting to form a clear edge to the village, and the boundary between the school PF extension and housing should be in the form of a Cornish hedge.
- f) On the south boundary there is evidence of a post-mediaeval quarry and field boundaries are mediaeval, therefore an archaeological assessment should be carried out and if necessary, a watching brief kept as topsoil removed in any development as there may be buried evidence of heritage significance.
- g) No development will be permitted prior to confirmation that the allocation can be accommodated within the headroom of existing treatment works or prior to provision of appropriate upgrades / new facilities, unless satisfactory alternative measures are provided.
- h) An archaeological watching brief should be kept as topsoil removed in any development as there may be buried evidence of heritage significance.
- i) Other policies of relevance include Policies 2 a to h, 8, 11, 12, 13, 14, 18, 19, and 26.

## Site 2 - Land at Minefield Cottages, Menheniot



- a) This site could accommodate around 6 dwellings, oriented to benefit from solar gain, located 5 to 10 minutes reasonably level walk to primary school, village hall, hairdresser, shop, church and sports/recreation/play spaces. Bus stops served by busses to nearby villages, Liskeard and Torpoint, with onward connections, are also within walking distance.
- b) In accordance with Cornwall Local Plan Policy 8, a minimum of 25% of the homes delivered should be affordable to local people. In view of the proposed allocation of for elderly care accommodation on the site to the south, this site could be suited for an element of small bungalows or flats that might be favoured by the less able.
- c) Access to the site should be through the site to the south (Policy 3b).
- d) Snell's Shaft, part of the South Trelawney Mine Sett is present within the site. The associated Soby's Lode probably runs west of the shaft and may have been worked. The shaft must be effectively capped before development commences, and the layout of development should avoid construction above the lode.
- e) In view of the former mining use, subsoil contamination may be present and if so will need to be effectively managed. An EPA 2010 determination for the proposed use, identifying which parts of the site are contaminated and cause/are likely to cause pollution, followed by an investigation with options appraisal to identify the most appropriate means of remediation, and a remediation scheme approved and implemented before construction commences.
- f) No development will be permitted prior to confirmation that the allocation can be accommodated within the headroom of existing treatment works or prior to provision of appropriate upgrades / new facilities, unless satisfactory alternative measures are provided.
- g) As the site is within the historic core of Menheniot, Policy 10 of this NDP will apply.
- h) An archaeological watching brief should be kept as topsoil removed in any development as there may be buried evidence of heritage significance.

### POLICY 3B - MEETING THE NEEDS OF OLDER RESIDENTS

**8.9. The Issues/Justification.** The report of the Select Committee on Public Service and Demographic Change warns that society is underprepared for the ageing population. (51% more people aged 65 and over and 101% more people aged 85 and over in England in 2030 compared to 2010; and a 90% increase in people with moderate or severe need for social care). Data from the census and ONS Mid-Year estimates shows that there is a growing proportion of elderly people in the Parish (Over 57% of the resident population is now 50 and over: the proportion of retired people grew by 58% since 2002,

whilst those most likely to be 'frail elderly' grew by 94% (from 67 to 130). These trends are very likely to continue, and the community wants to see the needs of the elderly for special housing dealt with locally so that people can remain in the Parish for as long as possible. In feedback from the community engagement survey 64 residents said they would want to move within the Parish in the next few years. Residents foresaw a need for special housing for the elderly, so they do not have to move away in old age, more family homes, and affordable rented accommodation. Homes for single people and disability adapted homes were also supported.

8.10 Cornwall Council's Community Based Support and Housing Commissioning Framework 2017 – 2025 aims to radically reshape the way services are delivered, to ensure that people stay in their own homes for as long as possible, reducing the number of people placed into residential care. The future focus will be on self-contained 'Extra Care' and 'Sheltered Living', with care homes becoming less prevalent but with a more intensive and specialised offer. Whilst larger developments will be directed to towns, Cornwall Council encourage innovative solutions to the provision of extra care housing which meets local needs at the right scale for the role and function of villages and rural communities. CLP Policy 2a Key Targets - The provision of 2,550 bed spaces in communal establishments for older persons, including nursing and specialist accommodation.

8.11 Extra-care housing is a model which directly addresses the need as it allows older people to live in their own homes within a local environment that provides an appropriate level of care through a range of stages of later life, causing less social and family disruption, and supporting improved mental health in old age. Other benefits include a positive impact on community resilience as people stay or become part of the place and are able to contribute to the longer-term sustainability of the local community facilities and businesses. They may also incorporate facilities that are available to local people (eg computer suite, hairdresser, café/restaurant, etc), whilst providing additional and varied employment. The opportunities of larger houses being released for families are likely to be enhanced, whilst the developments themselves can make more efficient use of land, delivering at higher densities but often with same or less traffic impact.

8.12 Cornwall Council are actively promoting extra care provision through its care and housing strategies, with Housing Supplementary Planning Guidance detailing the planning aspects. About 90 units are needed by 2025 in the Liskeard/Looe area. Menheniot, located close to Liskeard, is an area where a more innovative approach may be justified, to ensure that some of the provision is available within the surrounding rural parishes. This could for example be either a 'hub and spoke' arrangement with rural extra-care dwellings provided in or alongside Menheniot a larger village served by public transport, operating in conjunction with a central hub located at Liskeard, or a stand alone development which reflects.

**8.13. Policy 3B Intention.** To ensure that an appropriate accessible development, where older people can live at home with their own 'front door' in a familiar locality, accessing flexible care and technology that supports independent living, is made available to meet the needs of the local community. The development intended is one which falls within Use Class C3, ie self-contained dwellings within sheltered, assisted living, or extra care accommodation supported by a range of facilities. If financially and organisationally feasible, the inclusion of non-self-contained residential nursing care accommodation under use class C2 would also be desirable.

## POLICY 3B. MEETING THE NEEDS OF OLDER RESIDENTS

1. The development of a housing facility to meet the needs for affordable housing and care of local elderly people on land opposite The Vicarage will be supported.



2. The development should comprise:

- a) Affordable mixed tenure self-contained housing incorporating individual front doors, separate kitchens, living area, bedroom(s) and 'wetroom' bath/shower facilities; all designed to support independence and safety, are fully bariatric wheelchair accessible and compliant with the Stirling standards for dementia-friendly design
- b) 1 and 2 bedroom single and double occupancy to accommodate couples and where necessary overnight carers;
- c) Designs which are flexible and able to be easily adapted to changing circumstances;
- d) Pick up and drop off facilities close to the principal entrance suitable for taxis (with appropriate kerbs), minibuses and ambulances;
- e) 'Pathway flats' to facilitate discharge from hospital;
- f) Additional communal facilities, appropriate to the scale of the development, such as a resident's lounge, hobby rooms, scheme manager/warden flat, space for mobile visiting (e.g. GP/Nurse) and services such as hairdressers and/or personal alarm/telecare system.

3. As the site is within the historic core of Menheniot, Policy 10 of this NDP will apply.

4. The layout of the site should incorporate access to the land to the north allocated under policy 3.2

5. Alternatively a development proposal on a site within or immediately adjacent to the settlement development boundary of Menheniot village, whose primary purpose is to provide affordable housing and care to meet the needs of local elderly people, will be supported where it is clearly affordable housing led and would be:

- a) well related to the physical form of the settlement;
- b) appropriate in scale, format, character and appearance;
- c) on a site within reasonable proximity to public transport, village amenities and facilities with a level and safe route of access

6. In either case, market housing must not represent more than 20% of the homes provided, unless there is a demonstrable need to exceed this proportion to address an abnormal development cost, and the first and future occupation of 80% of the homes will be subject to nomination by Cornwall Council.

7. An archaeological assessment should be carried out and if necessary, a watching brief kept as topsoil removed in any development as there may be buried evidence of heritage significance.

Further information as to standards required may be found in the Cornwall Council Housing Supplementary Planning Document 2019.

#### POLICY 4 - NEW MIXED-USE DEVELOPMENT SITE TO MEET THE NEEDS OF THE LOOE LISKEARD COMMUNITY NETWORK AREA.

**8.14 The Issues/Justification.** As noted above Menheniot Parish is also the host for some of the needs of nearby Liskeard, originally expressed through the planning permission at Tencreek (PA15/09821). That permission expired on 28 September 2019. In order to maintain the housing supply for Liskeard and the Liskeard-Looe CNA that permission is replicated in this NDP as a mixed-use housing allocation. If this was not carried forward, there would be a risk that housing delivery monitoring would show that the baseline housing requirement for Liskeard and the CNA might not be delivered by 2030. If this was the case, development pressure would be diverted to other less suitable land in the Liskeard area, and possibly even on to settlements in the surrounding parishes such as Menheniot.

**8.15. Policy 4 – Intention.** To support the renewal or substitution of the planning permission at Tencreek for a mixed-use urban extension. It will also be necessary to ensure that:

- the development is comprehensively planned and phased to maximise practical integration between different land uses within and beyond the site.
- a comprehensive strategy is devised and implemented to safeguard and enhance the habitats and species present, and to prevent the increased risk of flooding.
- The environmental impacts of construction are effectively mitigated
- That any pollution/contamination on the site is effectively managed.

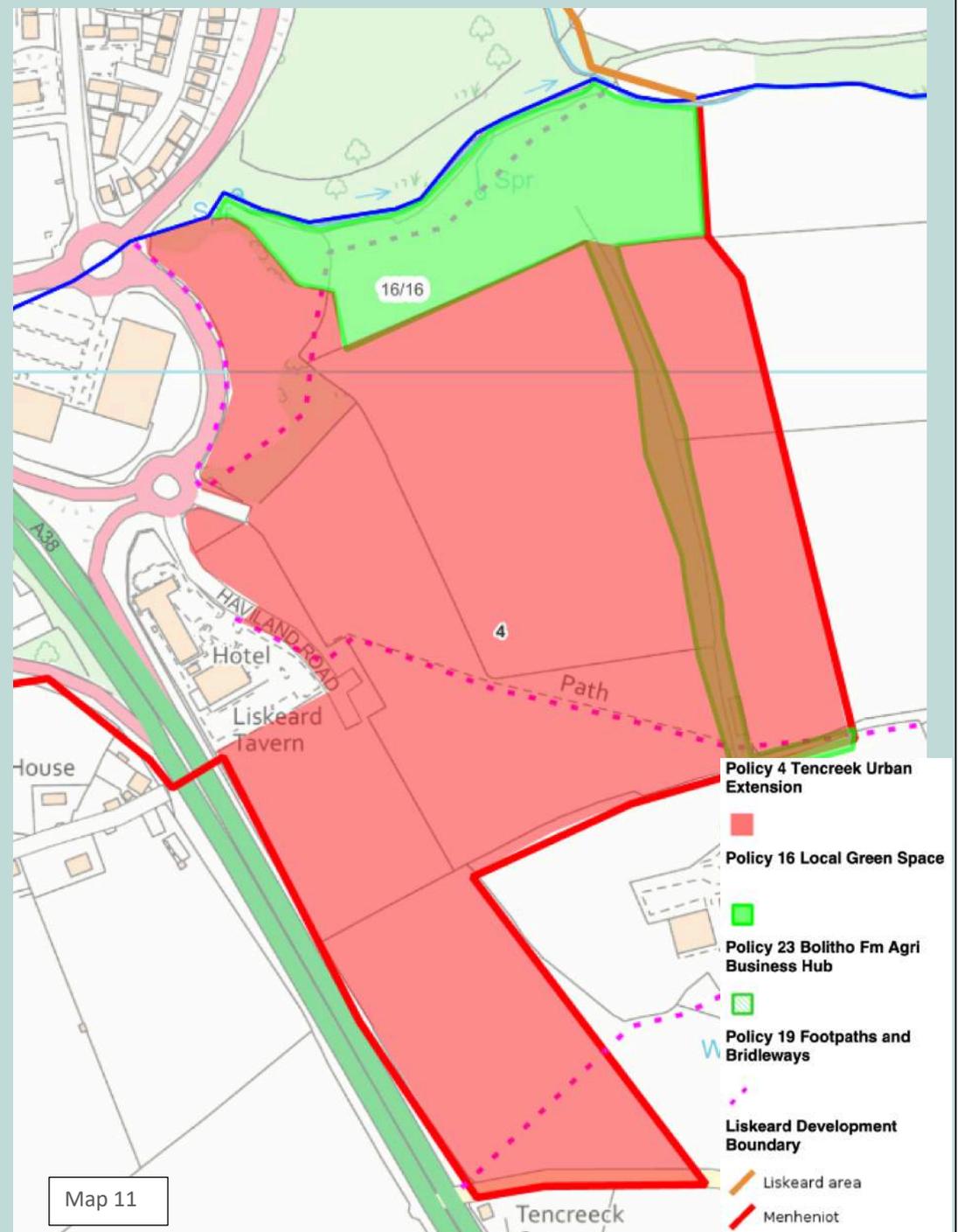
NOTE: The allocation is for a development identical to that permitted in the expiring PP and all the impact assessments carried out for that permission are relied upon and not repeated in bringing forward the Menheniot NDP.



*Photo 8: Site for a new mixed-use development site to meet the needs of the Looe-Liskeard Community Network area at Tencreek, Liskeard*

**POLICY 4. NEW MIXED-USE DEVELOPMENT SITE TO MEET THE NEEDS OF THE LOOE-LISKEARD COMMUNITY NETWORK AREA AT TENCREEK, LISKEARD**

1. Land is allocated for a mixed-use urban extension comprising up to 275 dwellings; 6.2 ha of employment floorspace; a doctor's surgery; 4.1 ha of public open space; and a care or extra care home of up to 60 bedspaces, as shown on the proposals map.



2. This proposal would only be acceptable subject to the following criteria:

- Submission and approval of a phasing scheme for the development which sets out the sequence in which the various elements of the development will be constructed and brought into use.
- Submission and approval of an integrated Landscape and Ecology Management Plan (LEMP) with surface water drainage strategy that covers the whole site.
- Submission and approval of a Construction Environmental Management Plan (CEMP).
- Submission of a Phased Contaminated Land Assessment and if necessary, approval before construction commences, of a site remediation validation/completion report to

verify that remediation has been carried out effectively in accordance with an agreed scheme.

- e) The site sits within the zone of influence of European Protected Sites As a result, the development will be required to provide mitigation to address recreational impact upon the SAC. Further detail on the nature of the mitigation measures are set out in the European Sites Mitigation Strategy Supplementary Planning Document’.
- f) Submission and approval of a heritage impact assessment.
- g) Compliance with other policies of this NDP relating to design, landscaping, biodiversity etc
- h) In order to minimise the impact and reduce the dominance on the identified heritage assets adjoining the site, the density of the development should be reduced in the south west area of the site and layout and landscaping/boundary treatments should reflect the historic links between Tencreek Cottages and Tencreek Farmhouse.

#### POLICY 5 - EXCEPTION SITES FOR AFFORDABLE HOUSING

**8.16 The Issues/Justification.** Rural exception sites are ‘small sites used for affordable housing in perpetuity where sites would not normally be used for housing’ (NPPF 2012, Glossary), which in the case of the Menheniot Parish NDP means sites outside of, but adjacent to, the settlement development boundaries established under NDP Policy 1. Such sites could supply up to 100% affordable housing, with open market housing only allowed as cross-subsidy to pay for essential delivery costs identified in a detailed financial viability assessment (CLP Policy 9). This policy is a more efficient method of meeting affordable housing need without overburdening the Parish with a large numbers of market housing which it can no longer absorb – which may become necessary if the entire affordable housing need were to be sought through CLP Policy 8.

**8.17 Policy 12 Intention.** By their nature exceptions sites cannot be identified in advance and rely upon landowner/developer willingness to bring them forward in response to local need. Thus it is essential to set effective criteria for consideration of planning applications for exceptional developments, to ensure that this ‘unplanned’ development occurs in an acceptable format.

#### **POLICY 5. EXCEPTION SITES FOR AFFORDABLE HOUSING**

Affordable housing-led residential developments under CLP Policy 9 will be supported subject to:

- a) The site immediately adjoins a Village Settlement Development Boundary as defined in policy 1;
- b) There is evidence of a local affordable housing need within the community at the time of consideration (as identified on the HomeChoice and Help to Buy Registers and agreed with Cornwall Council) which is sufficient to justify the proposed number of dwellings, and the number of dwellings proposed does not exceed the requirement;
- c) The proposed number of dwellings being appropriate to the size and role of the settlement;
- d) The maximum cumulative total of about 30 dwellings from all such sites during the NDP period;
- e) The mix being one that reflects the nature of the identified local housing need with a presumption in favour of social rented tenure;
- f) An initial presumption of 100% affordable housing, and no less than 50% if cross-subsidy is required to ensure viability;
- g) Where there is potential for harm to the landscape setting of a settlement, the submission of a satisfactory landscape and visual impact assessment (LVIA) prepared under the Landscape Institute guidelines, in accordance with Policy 8.

## ENVIRONMENT, LANDSCAPE AND HERITAGE

### HERITAGE ASSETS

8.18 The intention of the Menheniot NDP heritage policies is to be fully compliant with Policy 24 of the CLP ensure that buildings, landscapes and key other sites of archaeological and historical importance and local significance are preserved and enhanced whilst not prohibiting future use or public access. The requirements within this policy relate to both designated and non-designated heritage assets as well as their settings and any contextual features as may relate to their significance.

Scheduled Ancient Monuments and Statutorily listed Buildings are strongly protected by law, Section 12 of the NPPF and Policy 24 of the Cornwall Local Plan. Therefore, protective policies for them are not needed in the Menheniot Neighbourhood Development Plan.



*Photo 9: Public realm at the centre of Menheniot village. Basic tarmac surface, poor lining and street furniture, shared pedestrian/vehicle area with no speed restraints.*

### POLICY 6 - PUBLIC REALM IMPROVEMENTS

8.19 **The Issues/Justification.** The central streets of the settlements in Menheniot Parish are generally attractive, but suffer from excessive traffic speeds, with parking congestion and blockages. In some parts they have narrow or no footpaths, with confused and limited public space at the focus points of activity. Surfaces, kerbing and street furniture are basic and do not contribute to the character of the built environment in the historic cores. In the community engagement feedback 66% of respondents said they parked on the roadside, whilst road congestion, pedestrian safety, speeding and parking were identified as high priority issues. 98% said there was not always enough space for larger vehicles to pass through the streets, and 44% said footways and pavements were sometimes blocked or

obstructed by parked vehicles. Apart from the obvious safety issues, these conditions reduce the usability of the central roads by pedestrians and cyclists as a means of passage and also as locations where social interaction and enjoyment of the local character and environment can take place. As a result, nearly half of residents' travel to the local shop and junior school by car.

**8.20 Policy 6 – Intention.** Improvements to these areas with better layout, renewed surfacing and kerbing, more appropriate street furniture, and measures to reduce vehicle speeds, will together improve the legibility of these areas as the 'public realm', contributing to the distinctive quiet character of the settlements. Many such improvements do not require planning permission so are outside the powers of this NDP to propose other than as an NDP Project, and in a policy to require contributions from developers.

**POLICY 6. PUBLIC REALM IMPROVEMENTS**

Developers which contribute towards a programme of public realm improvements will be supported. These should include, for example, new planting, improved surfaces, kerbing and pavements, signage and road calming, seating and outdoor space to create a focus for the community activities, improved accessibility and parking for people with disabilities, mobility scooters and wheelchair users, and optimisation of on-street parking arrangements.

These improvements will focus on the Menheniot Churchtown/Mine Hill area, Church Rd Merrymeet area, Pengover Green centre, and Lower Clicker, as shown on the Proposals Maps.



*Photo 10: Pengover Green.*



POLICY 7 - RECONSTRUCTION OR CONVERSION OF ABANDONED/NEGLECTED BUILDINGS

8.21 **The Issues/Justification.** Abandoned or seriously neglected buildings whether they be within a settlement or outside can seriously detract from residential amenity, attract vandalism and other misuse, harm the setting of nearby heritage assets and spoil important views. Some can be classified as 'brownfield land' and are considered suitable for redevelopment, others are of agricultural origin and not normally considered to be brownfield land.

8.22 **Policy 7– Intention.** This policy supports the reconstruction or conversion of derelict, disused, abandoned and dilapidated buildings within the village settlement development boundaries and the open countryside for uses supported elsewhere in the Plan. This can include residential use, tourism accommodation, business and employment use and live-work accommodation

**POLICY 7. RECONSTRUCTION OR CONVERSION OF ABANDONED / NEGELECTED BUILDINGS**

1. The reconstruction or conversion of existing derelict, disused, abandoned and dilapidated buildings which were originally permanent structures and of substantial construction will be supported where they create permanent residential accommodation, including affordable housing, tourist accommodation or other tourism facilities; business and employment uses; or mixed-use and live-work accommodation subject to:

- a) Reports of surveys conducted by appropriately qualified and experienced people being submitted with the planning application demonstrating that:
  - i. the buildings to be demolished are structurally unsafe and that they cannot safely and economically be brought back into beneficial use through conversion;
  - ii. protected species and their habitats will not be harmed during or as a result of the demolition, reconstruction and reuse of the building. Any future potential impact on those species or their habitat will be required to be satisfactorily mitigated or compensatory measures provided for any acceptable loss; and
  - iii. the local or national importance of the historic fabric, features and setting of any building being demolished have been assessed and where necessary recorded in accordance with a scheme of works agreed with the local planning authority before planning permission is granted for reconstruction;
- b) Safe and convenient access arrangements to the site exist or can be created;
- c) Sufficient off-street car parking can be provided to ensure that highway safety is maintained;
- d) The new building shall be constructed substantially using facing materials salvaged from the demolition process and other locally sourced appropriate facing materials;
- e) The new building shall be designed to reflect and respect the scale, form, mass and appearance of the original building
- f) In all cases the design, appearance and location of ancillary works including access arrangements, curtilage boundary treatments and any outbuildings should not have an adverse and unacceptable impact on the landscape and visual amenity of the area.

2. In cases where there are sensitive landscape and visual amenity considerations, the removal of permitted development rights will be supported to ensure reasonable controls exist over future extension and modification of reconstructed buildings.

3. Proposals with resulting in harm or loss of the significance or setting of a heritage asset will need to demonstrate that they are necessary to achieve public benefits that outweigh that harm or loss.

4. This policy will not apply to the reconstruction or conversion of temporary buildings or structures, or the demolition and reconstruction or conversion of modern portal framed or similar agricultural or commercial buildings unless such buildings benefit from a prior approval under Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

5. In cases where there are sensitive landscape and visual amenity considerations, the removal of permitted development rights will be supported to ensure reasonable controls exist over future extension and modification of converted/reconstructed buildings.

## POLICY 8 - LANDSCAPE AND HERITAGE VIEWS AND VISTAS

8.23 **The Issues/Justification** The setting and significance of heritage assets is affected by views towards and away from them, and their legibility in the landscape. Similarly, the landscape itself provides important context for heritage assets. Familiar local landscape views can add to people's enjoyment of places, our sense of a place and its local distinctiveness, and even the sense of belonging to a village and community. In this sense, familiar landscapes and views are locally cherished. They are the setting for people's everyday existence within their community and family life, valued as the place where their life experiences occur. This is a 'sense of place' or an 'attachment to the ordinary landscape'. These can affect psychological and social well-being and are part of the sustainable development concept.

8.24 **Policy 8 – Intention.** To ensure that new proposals draw their design inspiration from local sources and thereby fit well within existing landscape and topography in character and form, and that familiar views and vistas are not harmed, so as to preserve the rural look and feel of the landscape and preserve the village character.

### **Important local views include:**

- The spire of St Lalluway's Church seen from the high ground to the north or glimpsed through the breaks in hedgerows formed by field gates, and from trains on the GW main line.
- Panoramas from viewpoints encompassing a broad vista containing many objects of interest, notably those from the high ground in the north and east of the Parish giving open vistas of the plateau with its occasional but very prominent landmark trees, up to distant Bodmin Moor, or into the valleys of Tiddy and Seaton
- The historic landscapes formed by the 'Churchtown' surrounding the Church at the heart of Menheniot village, and the framing view of Coldrennick Viaduct from the south.

### **POLICY 8. LANDSCAPE & HERITAGE VIEWS AND VISTAS**

1. Development proposals which demonstrate that they take account of and enhance the characteristic and distinctive landscape features of Menheniot Parish, the setting and significance of heritage assets, and key viewpoints or vistas from, across and within the Parish's settlements., will be supported

2. The characteristic and distinctive features to be taken into account are:

- a. the distinctive character of the topography of the open undulating plateau and by contrast the intimacy and small scale of the valley landscape;
- b. the characteristic narrow, winding lanes;
- c. the field pattern of Cornish hedges and hedgerows, and the 'landmark' trees, bushes, historic features and gateposts within them;
- d. the historic landscape pattern and characteristic features.

addressing the foreground, middle ground and background impacts and taking into account the cumulative impact caused by any existing unimplemented development proposals.

3. To evaluate the landscape and visual effects created by the proposed development on the characteristics identified in 2. above, applications may be supported by a Landscape and Visual Impact Assessment or a Landscape and Visual Appraisal as appropriate to the scale of the development, in line with the current Landscape Institute Guidelines, to be set out in the Design and Access Statement or Environmental Statement accompanying a planning application.

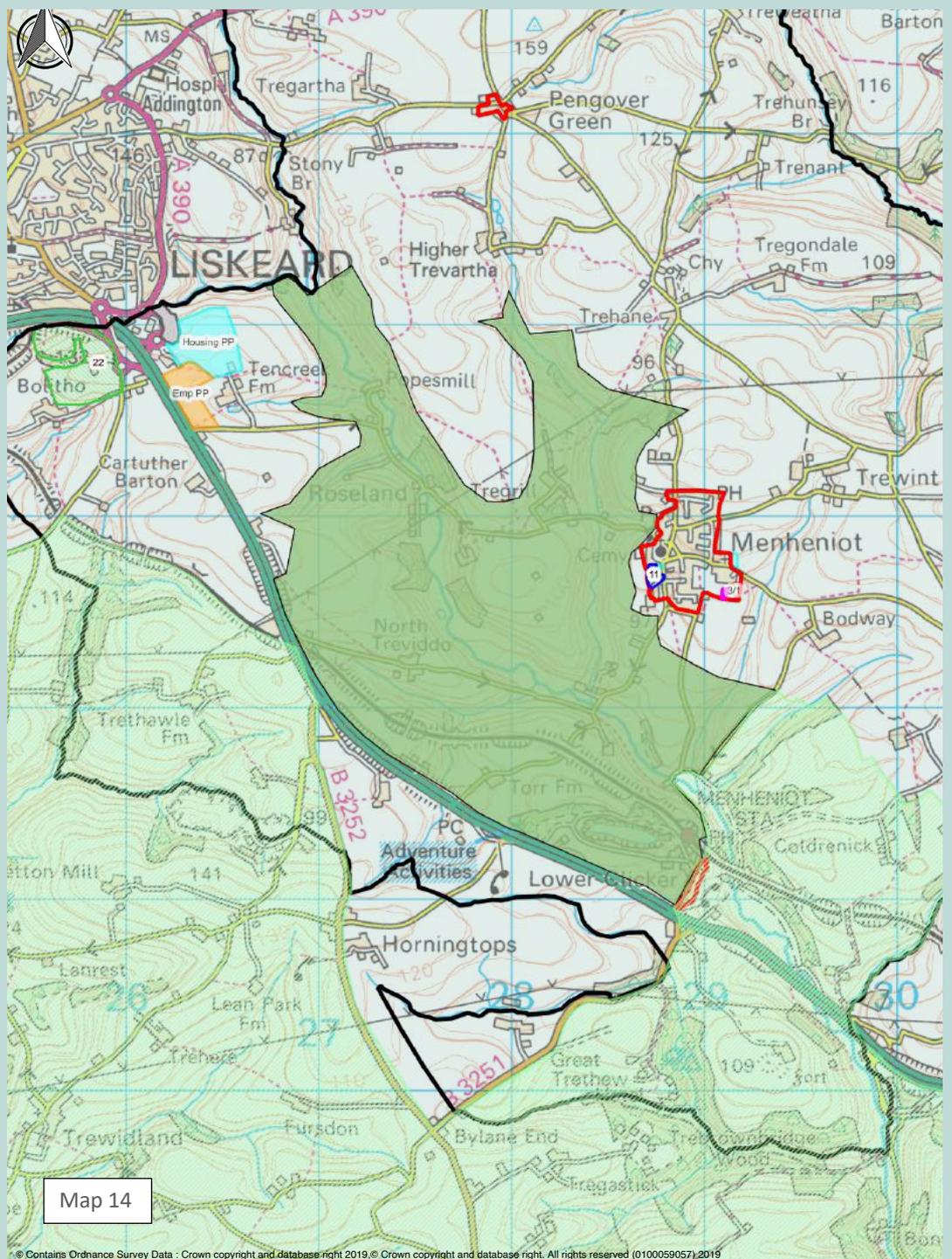


*Photo 11: The landscape setting to the west of Menheniot is of wide appeal.*

**8.25 The Issues/Justification** 'Landscape value' is a summary assessment taking into account landscape and scenic quality, rarity, representativeness of types of landscapes, conservation interests, recreation value, perceptual aspects and cultural associations. Parts of Menheniot Parish are within 2 AGLVs (Looe and Seaton Valleys AONB, and the Caradon Hill). The presence of landscape designations such as AONB and AGLV is an indicator of widely recognised landscape value but does not mean that an undesignated area does not have value. Landscapes and views of them play an important role in shaping our appreciation and understanding of our environment. As noted in the preceding section, the existence of particular and familiar views adds to peoples' enjoyment of places, their sense of place and local distinctiveness, and even their sense of belonging to a particular place and community. As part of the preparation of the Menheniot Parish NDP, a landscape assessment was carried out to identify and describe the characteristic elements and features which come together to make the landscape of Menheniot valuable to Cornwall and the local area. The assessment is included in the NDP Evidence Base.

**8.26 Policy 9 – Intention** To identify a much-cherished area of the Parish and set criteria for development indicating how any proposed development should be integrated into the environment in such a manner as does not undermine its value. This area of the Parish stands out because it incorporates both plateau and valley landscape features, provides a good quality landscape setting for Menheniot and Clicker, incorporates a range of habitat and a potentially wide biodiversity, is used for recreational walking, includes many heritage assets and is under increasing development pressure. The area is in itself also has merit. This area is located to the south and west of Menheniot village, contiguous with the established AGLV area, and is worthy of being identified as a Local Landscape Value Area in the NDP.

## POLICY 9. LOCAL LANDSCAPE VALUE AREA



1. A Local Landscape Value Area is established as shown on Map 14.
2. Within this area development will be supported, subject to Policy 1, where it
  - a) avoids the widening and/or straightening of characteristic narrow, winding lanes unless required for road safety;
  - b) Retains and incorporates the field pattern of Cornish hedges and hedgerows, minimises damage to trees, bushes, ponds, springs, streams and rivers historic features and gateposts within them;
  - c) repairs/replaces any landscape features that will be lost, taking into account local character and vegetation, with shrubs and trees of proven Cornish provenance;
  - d) uses the opportunity wherever practical to replace lost Cornish hedges and field boundaries
  - e) Is in harmony with the undulating character of the plateau landscape; or
  - f) Is appropriate to the small scale and intimacy of the valley landscape; and
  - g) Effectively screens or blends new buildings into the shape and colour of the landscape, so as to reduce the visibility of houses from other areas of the Parish and neighbouring parishes;

- h) reflects the traditional building styles, materials and design of the local area See Policy 14 and Menheniot Design Guide.
  - i) incorporate public rights of way, parish paths and quiet byways in ways that minimise deviation;
  - j) Outlines the use of existing and proposed landscaping and how the landscaping may look in 10 years' time
  - k) Details, where appropriate, of how areas will be retained and managed for open space and/or woodland in the future
3. Proposals to create greater recreational linkages in the form of permissive paths connecting to the existing network of paths and bridleways, signage and interpretive material will be supported.
- See also Policy 24 on renewable energy.



*Photo 12: View across proposed Local Landscape Value Area*

#### POLICY 10 - DESIGN IN HISTORIC CORE OF VILLAGES

**8.27 The Issues/Justification** The setting of listed building and the general character of our villages is very attractive but in places has been affected by unsympathetic modern development. That which remains is worthy of protection and enhancement as it makes a significant contribution to the distinctive 'sense of place' associated with the Parish. Protection from development that could harm their characteristics is justified. Carefully designed development proposals can respond positively to local identity and distinctiveness, reinforcing the existing sense of place and reflecting existing historic street patterns. In so doing it can help reverse previous losses to local character. In applying this policy users should be aware of and carefully take into account the needs of groups with special characteristics as set out in the Equalities Act 2010.

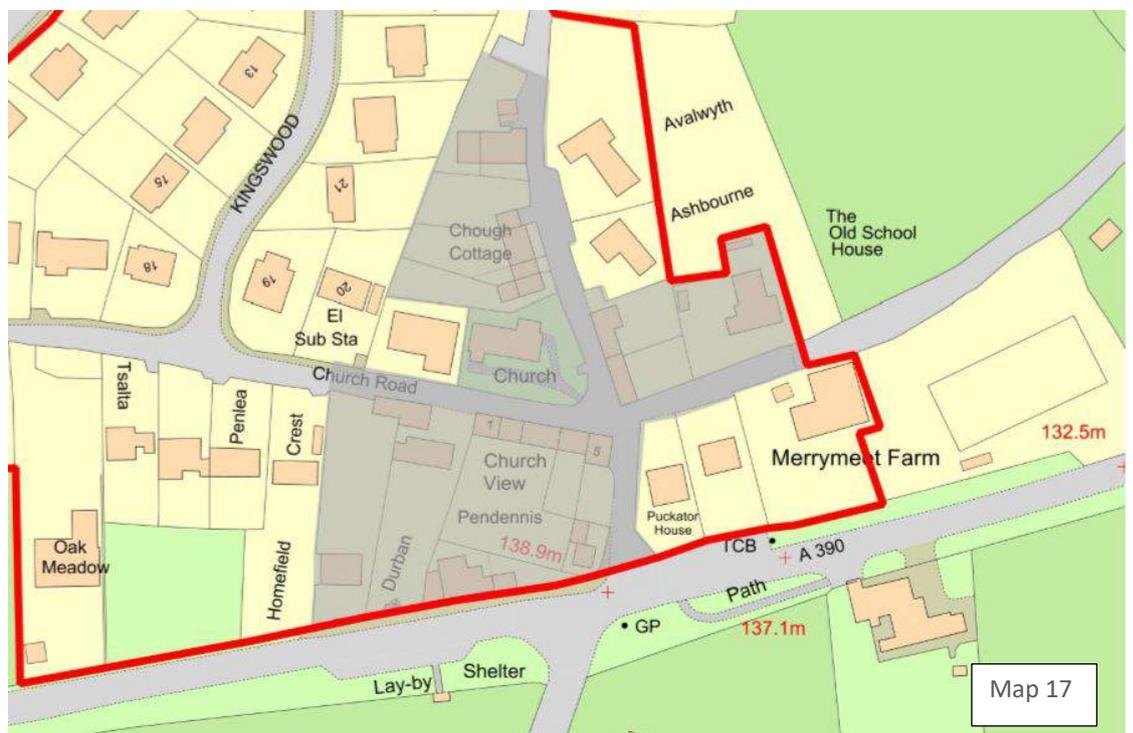
**8.28 Policy 10 – Intention** To ensure that new proposals draw their design inspiration from the local historic context and thereby fit well within existing character and form, ensures that the impact of development on the heritage and archaeological assets of Menheniot Parish is effectively mitigated and encourage opportunities to reverse previous harm to local character.

#### **POLICY 10. DESIGN IN HISTORIC CORE OF SETTLEMENTS**

1. New development proposals within the historic core areas of Menheniot, Pengover and Merrymeet, as defined on the proposals map, will be supported where the design:
  - a) is informed by and consistent with context of the site and its surrounding in terms of the historic topography, height, scale, massing, orientation and location within the site, avoiding any overwhelming impact on buildings nearby, nor impinge unacceptably onto the streetscape, whilst maintaining a human scale and following historic streetlines and established/traditional building line practice;
  - b) demonstrates a positive relationship with the public realm, maintaining and improving the permeability of pedestrian routes;
  - c) uses materials (where practical) which are sourced locally;
  - d) Incorporates design cues should be taken from local listed buildings and landmarks in the built environment;

- e) avoids pastiche and ‘token’ local distinctiveness, making use of appropriate materials and detailing to reflect local building traditions.
- 2. Development proposals should be sensitive to their potential impact upon the setting of the village and inward or outward public views of the settlement.
- 3. Where appropriate and feasible, proposals should help to address any negative features and take up enhancement opportunities.





## POLICY 11 - DARK SKIES

**8.29 The Issues/Justification.** The dark night-time sky above Menheniot Parish is a natural asset which is enjoyed by the community as part of the experience of living in a relatively remote rural area. It also brings several other benefits:

- Enjoyment and appreciation – improving quality of life and provide creative inspiration;
- Health – promoting improved sleep patterns and reducing stress;
- Wildlife – providing a more natural environment for both nocturnal and diurnal animals; and
- Energy efficiency – reducing wastage from unnecessary or excessive lighting.

However, lighting is often installed which is overly bright, needlessly spills upwards, is poorly aimed and creates shadows – making it harder to see as well as being wasteful and harmful to the night sky.

**8.30 Policy 11 – Intention.** To encourages design which will help to preserve the quality of the ‘dark sky’ above the Parish and secure the tranquility and dark skies quality of the landscape for current and future generations.

### **POLICY 11. DARK SKIES**

Proposals for development will be supported where it is demonstrated that, if external lighting is required, it protects the quality of the night sky as far as possible through:

- a) Using low level lighting rather than streetlamps;
- b) The use of full shielding (at the horizontal and above) of any fixture exceeding 500 initial lumens;
- c) Limiting the impact of unshielded lighting through use of adaptive controls in security, rural edge highway and public space lighting;
- d) Restricted number, and position of lamps and careful use of flood and security lighting including effective baffling and motion sensors
- e) Low colour temperature lighting with a limit of 3000 Kelvins or less.
- f) Landscaping to reduce glare and light throw off site.

Further advice can be found at: <http://darksky.org/lighting/lighting-basics/>

### **POLICY 12 - TREES, CORNISH HEDGES AND HEDGEROWS**

**8.31 The Issues/Justification.** Trees are an important character forming aspect of the local landscape with some significant hedgerow trees within the high plateau part of the Parish's landscape, and tracts of substantial woodlands in the deep river valleys, whilst the local pattern of fields and settlements is defined in many places by the pattern of Cornish hedges and hedgerows. Together they give the Parish the character that is valued so much by local people. Trees, hedges and hedgerows also help to enclose and define settlements, serve as screening, and help create well-defined spaces and help support biodiversity. Cornwall Council Biodiversity Guidance which contains important details on new development and Cornish hedges under its Appendix D – Cornish Hedges and Development.

**8.32 Policy 12 – Justification** This policy seeks to protect existing trees and supports the approach set out in the Cornwall Design Guide, which stresses the importance of retaining trees as part of good design and suggests that existing trees need to be carefully designed into the development.

### **POLICY 12. TREES, CORNISH HEDGES AND HEDGEROWS**

1. Development proposals that impact on trees, Cornish Hedges or hedgerows will be supported providing that they:

- i. Sympathetically incorporate and retain trees and Cornish Hedges or hedgerows of good arboricultural and amenity value into the overall design of the scheme;
- ii. Include measures to ensure their protection during the course of development and their continued survival in the long term;
- iii. Maintain a minimum buffer of at least 15 metres in width between ancient woodland, veteran trees and any footprint of the built development including trenches or drainage runs;
- iv. Incorporate the planting of additional trees at a minimum of 3 trees for each dwelling or 1 tree for each 50sq<sup>m</sup> of gross business floorspace.

2. Where development proposals result in the loss of trees replacement should be at a ratio of 3:1 to ensure rapid canopy replacement. Any replacement planting should be of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat [See Cornwall Council Guidance].

3. Whenever a Cornish hedge is lost, and replacement is considered the necessary mitigation, a net gain of Cornish hedge and canopy cover is desirable to avoid a net loss of ecological value and restore the heritage landscape.

4. Proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan in accordance with the latest version of British Standard BS 5837 'Trees in relation to demolition, design and development' to demonstrate how they will be so maintained.

### **POLICY 13 - HABITAT AND BIODIVERSITY**

**8.33 The Issues/Justification.** The protection and enhancement of biodiversity opportunities is a key principle of the NPPF. Menheniot Parish has few special areas so that which it has are locally most precious. Net Biodiversity Gain [NBG] is a new approach to development which aims to leave the natural environment in a measurably better state than before it was involved in development. A

mandatory requirements to achieve a 10% net gain for biodiversity is to be introduced in the Environment Bill 2020. Cornwall Council are now promoting a 10% net gain in biodiversity in the context of CLP Policies 23 and 28.

**8.34 Policy 13 – Intention.** To protect existing habitat and biodiversity by ensuring that new development is located on sites where it will have the least impact on biodiversity, safeguard Cornwall Biodiversity Action Plan Priority Habitats, and require biodiversity gain. Net Biodiversity Gain [NBG] follows the principle of the mitigation hierarchy which seeks to:

- Enhance habitat
- Avoid habitat loss
- Minimise habitat loss
- Restore habitat loss
- Compensate for habitat loss
- Offset Habitat loss

DEFRA have published a 'Biodiversity Metric' to provide a way of measuring and accounting for biodiversity losses and gains resulting from development or land management change.

Examples of appropriate methods to address NBG might include:

- i) purpose designed boxes and bricks for bats, birds (including owls in remoter areas), bees and other invertebrates, within the structure of the building, or within the site boundaries on non-built features if this is not possible;
- ii) hedgehog access points in fences,
- iii) planting new native trees and hedges and flower-rich habitats
- iv) the intentional use of SUDS, and drainage ponding, as habitat,
- v) 're-wilding' of areas to support drainage and create habitat
- vi) measures to protect the integrity of any affected wildlife corridors, mitigate any harmful impact, and incorporate linkages to provide new connections between corridors
- vii) and where appropriate, contributions to a 'green reserve' nearby.



*Photo 12: Cornish Hedge in February, soon to be full of colour.*

### **POLICY 13. HABITAT AND BIODIVERSITY**

1. New development proposals will be supported where they demonstrate that they:
  - a) demonstrate that they minimise impacts on and result in net gains to biodiversity by using a mitigation hierarchy which follows guidance in the Cornwall Biodiversity SPD, is consistent with the British Standard for Biodiversity, BS42020, and supports Cornwall's Environmental Growth Strategy.
  - b) maintain and preferably enhance habitat connectivity and flood resilience by retaining trees and green corridors and use permeable surfaces;
2. Any residential developments of 10 or more dwellings, or employment development of 1000m<sup>2</sup> per hectare or more should demonstrate:
  - a) that the Mitigation Hierarchy has been followed (including proposals for any necessary compensation)
  - b) how the proposal will provide a minimum 10% net gain increase in biodiversity
  - c) how the proposal will integrate into any wider green infrastructure network.
3. Development which results in the loss of or significant harm to the ecological or landscape value of private residential gardens will not normally be supported
4. Developments must ensure that adverse impacts on County Wildlife Sites, Local Geological Sites and sites supporting Biodiversity Action Plan habitats and species, as recorded on the Proposals Map, are avoided, or effectively mitigated where impacts are unavoidable or, as a last resort impacts are compensated for through the creation of habitats elsewhere.

### **POLICY 14 - DESIGN OF NEW DEVELOPMENT**

**8.35 The Issues/Justification.** Menheniot Parish has 5 dispersed settlements of low to medium density development with distinctive historic cores supplemented by much new development originating in the building boom after the opening of the Tamar Road Bridge in 1961. This brought with it many developments that sought to follow local building traditions, some with limited success, and some that were entirely alien to local styles. If new developments are to now occur, however small scale, they should contribute to the maintenance of local distinctiveness, seek to maintain local building traditions and where possible reverse any harm that has occurred during the building boom periods.

**8.36 Policy 14 Intention.** To ensure that all new development fits well and enhances the character of Menheniot and contributes to creating a better place to live, work and play.



### **POLICY 14. DESIGN OF NEW DEVELOPMENT**

New development will be supported where it:

1. is designed to reinforce the distinctive character of Menheniot Parish by making reference to and incorporating the guidance, where appropriate, outlined in the 'Menheniot Parish Design Guidelines' May 2019, paying particular attention to the requirements set out in Section 5 of the design document. Applications should demonstrate in the Design & Access statement how this guidance has been incorporated into the proposed design
2. Responds to and if possible, provides remediation of existing environmental or design issues that are detrimental.
3. Incorporates design features that enhance prevention of crime, anti-social behaviour and disorder and provide a secure environment by application of 'Secure by Design' standards.
4. Exploits any opportunities to reduce surface water run-off.

## COMMUNITY FACILITIES, LEISURE AND LIFESTYLE

### POLICY 15 - COMMUNITY FACILITIES AND SOCIAL INFRASTRUCTURE

**8.37 The Issues/Justification.** The populated areas of Menheniot Parish are within ten to twenty minutes' drive of the various facilities available in Liskeard. However, they are beyond walking distance and the local bus service is insufficiently frequent to attract people away from car usage. Therefore, for future development to be sustainable, it must benefit from and also contribute to the provision and maintenance of appropriate infrastructure and facilities locally, and these must be protected from alternative uses.

**8.38 Policy 15 – Intention.** To identify and protect the community facilities within the parish.

#### **POLICY 15. COMMUNITY FACILITIES AND 'SOCIAL INFRASTRUCTURE'**

The following facilities have been identified as being especially important to the community and to which CLP Policy 4.4 is particularly relevant. Development which makes contributions to off-set the impact of additional users on community owned and operated facilities resulting from new residential development will be supported.

1. Poads Trust Alms Houses, Menheniot
2. White Hart Pub, Menheniot
3. Sportsmans Arms, Clicker
4. Cricket Pavilion, Menheniot
5. Village Hall, Menheniot
6. Old School, Menheniot
7. Menheniot Public Car Park
8. Menheniot Shop
9. Church of St Lalluw, Menheniot
10. Church, Merrymeet
11. The Institute, Menheniot
12. Bus Shelter, Menheniot Village Green
13. Public Conveniences, Menheniot



*Photo 13: Menheniot Sports Club includes well used tennis courts*

### POLICY 16 - FACILITIES FOR YOUNG PEOPLE

**8.39 The Issues/Justification.** The NPPF stresses the need to plan positively for the provision and use of community space and facilities. This includes the provision of facilities that are of the appropriate quality and scale to serve the needs of our young people and encourage them towards pursuing a full and fulfilling life. The evidence base shows that Menheniot Parish has a smaller proportion of young people than is average for Cornwall, the SW and England, that the number of school age residents has fallen since 2002, and that the population profile become dominated by older people. However, the proportion of young adults has increased, as has that for pre-school age children. It is important going forward therefore that the needs of these young people are not hidden amongst the demands for services for the rest of the community.

**8.40 Policy 16 Intention.** To ensure that the needs of the Parish’s young people are not neglected.

**POLICY 16. FACILITIES FOR YOUNG PEOPLE**

Proposals for development that provide facilities for the benefit of young people will be supported where it is demonstrated that:

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

POLICY 17 - LOCAL GREEN SPACES

**8.41 The Issues/Policy Justification.** Within the Parish there some smaller open areas of local significance which are of particular importance to the local community and fulfil the requirements of the NPPF (99 and 100) for Local Green Space designation in that each green space:

- a) Is in reasonably close proximity to the community it serves;
- b) Is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- c) and the land involved is local in character and is not an extensive tract of land.

**8.42 Policy 17 Intention.** Is to identify and protect the key green spaces that are of local significance in the Parish.

**POLICY 17 – LOCAL GREEN SPACES**

1. The neighbourhood plan designates the following locations as local green spaces (as shown on the proposals map).

1. Cricket Ground, Menheniot
2. Recreation Ground and Facilities (including Playspace), Menheniot
3. Allotment Gardens, Menheniot
4. Amenity greenspace, Fourgates, Menheniot
5. Amenity greenspace, Bowling Green, Menheniot
6. Holywell setting, Bowling Green, Menheniot
7. Greenspace and trees at Pool Hall fronting Main Road, Menheniot
8. Cemetery and extension, Menheniot
9. Amenity greenspace, Minehill Road, Menheniot
10. Trelawney Road Community Garden, Menheniot
11. Playspace, Merrymeet
12. Greenspace, Merrymeet
13. The Village Green, St Cleer
14. Merrymeet Churchyard
15. St Cleer Churchyard
16. Community Woodland and Greenspace at Ten creek Urban Extension, Liskeard
17. East Road/William Laundry Close

2. Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space.

**8.43. Community Infrastructure Levy (CIL).** This allows local authorities to raise funds from new building projects undertaken in their area, Menheniot Parish is within CIL Charging Zone 5, and therefore housing development in the Parish will not be charged CIL. However, Cornwall Council has decided to pay Zone 5 parishes a ‘Neighbourhood Portion’ from its ‘Strategic Share’ of CIL. These payments will be made in April and October each year. Section 106 agreements will continue to be used to secure developer contributions necessary to make development acceptable. More information can be found on Cornwall Councils website at [www.cornwall.gov.uk/cil](http://www.cornwall.gov.uk/cil).



Photo 14: Merrymeet Playspace

## OPEN SPACE

8.44 An Open Space Assessment for Menheniot was carried out in February 2020, which concluded that that the Parish is quite well off in quantity levels of provision of open space. However:

- The distribution is mainly focused on Menheniot village, with some provision at Merrymeet, but no facilities are available at Pengover and lower Clicker.
- There is no access to natural open space in the Parish.
- There is no real provision for teenagers.

8.45 Looking forward, the allocated sites at Menheniot are likely to bring only a marginal population increase that will add limited extra demand additional facilities, as most of the development will meet existing local housing needs. However, the urban extension of Liskeard at Tencreek will result in a significant population growth, and therefore it is appropriate to use the established assessment for Liskeard to determine future open space requirements in this area.

8.46 When new development occurs developers will be required to contribute to the provision of additional facilities taking into account the standard and distribution set out in Figure 9 below, in accordance with Policy 28 of the CLP

<b>Figure 9: Existing and Proposed provision of open space</b>				
<b>Type</b>	<i>Existing provision (m2/ person)</i>	<i>Existing requirement based upon distribution</i>	<i>Recommended Standard of Provision (M2 per person) - Villages</i>	<i>Recommended Standard of Provision) – Tencreek Urban Extension (M2 per dwelling)*</i>
<b>Parks and Amenity</b>	6.03	Lower Clicker	6.89	20.12
<b>Natural Space</b>	0.00	-	40.00	Urban boundary planting and open space @ 28.49
<b>Public Sport</b>	3.42	OK	2.00	35.26
<b>Children’s Equipped Play</b>	0.67	Lower Clicker	0.70	1.61 in form of a NEAP
<b>Teen Provision</b>	0.01	Lower Clicker	0.37	0.58 in form of a NEAP
<b>Allotments</b>	10.32	OK	-	-
<b>Cemeteries</b>	4.97	NA	-	1.73
<b>School Pitches and Clubs</b>	11.27	NA		Contribution to Roundbury Park, Liskeard

\* From assessment carried out for and incorporated in the Liskeard NDP: note that part of this provision may be directed to facilities in the Liskeard NDP area.

8.47 In some cases new provision may not be possible due to site constraints or availability of land, in which case an improvement in quality will be needed to mitigate for the additional population. Developments will be required to meet their share of the costs with off-site contributions (through Section 106), which will be required for investment in local open space improvements, such as increasing sports pitch capacity. Further investment may also help address existing accessibility issues.

8.48 Open space must in the future provide a greater degree of multifunction with regards to biodiversity, connectivity and hydrology. The Open Space Strategy for Larger Towns in Cornwall contains a set of design principles that relate primarily to the open space function and it is recommended that their use be considered.

## ROADS, ACCESS AND TRANSPORT

### POLICY 18 - TRANSPORT AND COMMUNICATIONS

**8.49 The Issues/Policy Justification.** Due to the limited public transport availability, most travel by car, leading to parking congestion, road blockages, and safety issues. It is important to ensure that new developments make a consistent and reasonable contribution to meeting the transport and connectivity needs of the Parish in the most sustainable manner without aggravating existing issues. The aim is to increase overall mobility and interconnections between new development and village centres and Liskeard whilst reducing levels of car dependency and improving opportunities to improve health and well-being.

**8.50 Policy 18 – Intention.** To encourage sustainable forms of travel, and integrate new residential developments into the connectivity network in the Parish without aggravating existing issues, and rectifying problems wherever reasonable, by supporting links with walking and footpath routes, ensuring adequate and additional private car parking, encouraging low emission vehicle use, encouraging the take up of Broadband connectivity throughout new developments, and supporting traffic calming.

#### **POLICY 18 – TRANSPORT AND COMMUNICATION**

1. Development will be supported where it:
  - a) Maximises opportunities for safe walking and cycling to services and facilities, including the provision of new paths to link with the existing network and local facilities, to a standard which is accessible to all including people with disabilities, applying the principle of ‘Least Restrictive Access’;
  - b) Incorporates, per dwelling, a garage or provides adequate off-road parking for private vehicles (with the minimum provision for at least two vehicles and a visitors space) and additional amenity parking spaces in the form of unallocated laybys;
  - c) parking for private vehicles with the minimum provision for at least two vehicles;
  - d) incorporation of a passive electric vehicle charging point\* built into individual dwellings and additional charging points within on-street parking areas;
  - e) Incorporates suitable ducting that can accept fibre linked either to the nearest access point to existing internet providers; or a local access network; or another location that can be demonstrated to be effective in a Design and Access Statement;
  - f) Does not increase traffic pressure on school or commuter traffic sensitivity areas; and
  - g) Is designed to takes into account the needs of groups with protected characteristics, particularly those with age-related infirmity, disability and/or poor health.
2. In addition, developments of more than 4 dwellings should:
  - i. Be designed with the following hierarchy of transport in mind: pedestrian, cyclist, public transport, private vehicles;
  - ii. Include turning areas;
  - iii. Support appropriate traffic calming measures within, alongside, or off site on roads approaching the site\*\*
  - iv. Ensure that any shared spaces or surfaces are designed to take into account the needs of people with visual impairment.

\*Passive provision means either cabling in place to enable straightforward connection of a charge point at a later date, or sufficiently wide ducting provided to enable cables to be inserted at a later date without the need for excavation.

\*\*Rural Minor Road Traffic Calming, Sustrans, 2004

<http://satintest.uk/Documents/71-Rural-Minor-Road-Traffic-Calming---Sustrans-Routes-for-People-Information-Sheet-FF38.pdf>



*Photo 15: The bus service is infrequent, and often involves vehicles that are over-large for rural lanes.*

## POLICY 19 - FOOTPATHS AND BRIDLEWAYS

**8.51 The Issues/Justification.** In view of the important contribution that footpaths, bridleways and cycle paths can make to sustainable connectivity, the reduction in greenhouse gas emissions, and to healthy activity and leisure, it is essential that they are retained and not made less convenient or comfortable for users. Such routes are only useful if they are perceived to be safe, reasonably pleasant and take a reasonably direct route from where people start from (usually their home) to where people want to be. Such routes may also be wildlife corridors through fields and built-up areas. There may also be locations where the designation of ‘Quiet Lanes’ might be appropriate as a means of enhancing recreational value through traffic calming.

8.52 The Liskeard Neighbourhood Plan includes a ‘Pedestrian, Equestrian and Cycling Links and Corridors Strategy’ which supports a proposed ‘Walking, Equestrian and Cycling Local Infrastructure Plan and Project’ for Liskeard, in which a ‘Quiet Lanes’ run southwards beyond the town’s boundary with Menheniot Parish.

**8.53 Policy 19. Intention.** To ensure that development proposals do not unacceptably impinge on effectiveness of existing footpath, cycle and bridleway routes.

### **POLICY 19. FOOTPATHS, CYCLE ROUTES AND BRIDLEWAYS**

1. Development proposals which result in the closure or diversion of public footpaths, bridleways, cycle routes and quiet lanes, as shown on the Proposals Map, should protect the existing rights of way network and its ambiance.
2. Where they are routed or realigned through new development, they should be incorporated into the development as a through route which is:
  - i. not diverted to an unreasonable degree,
  - ii. designed as part of landscaped wildlife corridors rather than being routed along estate road pavements as part of the highway network and
  - iii. accessible to all including people with disabilities, applying the principle of ‘Least Restrictive Access’.

## BUSINESS & JOBS

### POLICY 20 - SUSTAINABLE TOURISM

**8.54 The Issues/Policy Justification.** Tourism reaps many benefits for the community, such as employment and additional spending in the local economy, and the maintenance of the fabric of important local buildings. It can often provide facilities which can also be used by local residents, or add to the income of community facilities. However, excessive levels of tourism can be harmful, for example through erosion, traffic congestion and pollution and competition for scarce resources. NPPF Para 83 says that planning policies should enable sustainable rural tourism and leisure developments which respect the character of the countryside. 9

**8.55 Policy 20 - Intention.** This policy has been produced to encourage the expansion of tourism that supports existing facilities, maximises accessibility for visitors, creates income, employment and additional leisure opportunities, whilst offering protection to the special landscape and heritage character of the area.

**POLICY 20. SUSTAINABLE TOURISM DEVELOPMENT**

1. New and extended tourism facilities will be supported where they are for tourism that capitalises on local assets, (i.e. the parish's landscape, local food, heritage features and attractive rural settlements, activities such as cycling, walking and heritage tourism), and:

- a) Are within or adjoining existing settlements, on a scale appropriate to the settlement; or
- b) If in the open countryside and is associated with a farm diversification scheme or an existing tourism site of a scale proportionate to its surroundings;
- c) Is physically accessible to people with impaired mobility and other disabilities such as impaired sight or hearing;
- d) Is socially inclusive, facilitating use by all sectors of the local community;
- e) Respects the historic interest of the surrounding buildings and areas and ensuring that proposals protect or enhance the historic environment that people value;
- f) It improves local biodiversity through the creation of new habitat;
- g) It achieves small-scale improvements to sustainability, for example by recycling waste, using renewable energy and sourcing produce and materials locally;
- h) It protects and enhances the visual quality of the site and its surroundings.

2. New facilities to serve touring caravans, 'glamping' and farm tourism huts/cabins will be considered on their merit having regard to the impact a development may have on the character of the area.

**POLICY 21 - EMPLOYMENT IN RESIDENTIAL AREAS**

**8.56 The Issues/Justification.** Whilst recognising the continued importance of traditional industries and working practices, it is important to broaden the economic base and support sustainable economic growth in rural communities. Embracing flexible working practices is appropriate and Menheniot Parish has a high level of residents who work from and run businesses from their homes. However, sometimes businesses working from home or setting up new business on land within residential areas can cause issues when they expand to a size or intensity of use that requires planning permission to continue.

**8.57 Policy 21 - Intention.** To support new work opportunities whilst protecting residential amenity.

**POLICY 21. EMPLOYMENT OPPORTUNITIES IN RESIDENTIAL AREAS**

Proposals for development to provide small-scale employment opportunities in residential areas within settlement development boundaries, including the creation of live-work units, will be supported provided that the proposals:

- a. do not involve the loss of a dwelling;
- b. are not likely to generate a significant level of additional traffic (staff, deliveries, collections) or result in parking congestion around the site or on approach roads;
- c. do not have a materially adverse impact on the residential environment of nearby properties in terms of, noise, effluent or fumes.

**POLICY 22 - SMALL WORKSHOP DEVELOPMENT**

**8.58 The Issues/Justification.** NPPF paragraph 83 says that planning policies should support economic growth in rural areas to create jobs and prosperity by taking a positive approach to sustainable new development, and that neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. However, in doing so the beautiful and varied character of our countryside, and the heritage buildings within it, must be conserved. Para 84 of the NPPF recognises that that business sites in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. Such sites should be sensitive to surroundings, not have an unacceptable impact on local roads and exploit opportunities to make a location more sustainable. The use of previously developed land is also encouraged.

Development of buildings for agricultural purposes up to 465 Sq.m is 'permitted development' subject to various criteria in Part 6 Class A 'Agricultural and forestry' of the Town and Country Planning (General Permitted Development) (England) Order 2015. Change of use of existing agricultural buildings established for 10 years to a flexible A1, A2, A3, B1, B8, C1 use, C3 and D2 or State Funded School/nursery is also permitted subject to criteria in Part 3 of the same

**8.59 Policy 22. Intention.** This Neighbourhood Plan policy aims to aid diversification and encourage new small firms, specializing in everything from traditional crafts to advanced 'digital businesses', subject to criteria protecting the environment.

#### **POLICY 22. SMALL RURAL WORKSHOPS**

1. Where planning permission is required, the conversion of an existing buildings to small workshop use will be supported if:

- a. It will not add to difficulties with water supply, sewerage and sewage treatment and waste disposal;
- b. It will not have a materially adverse impact on the rural environment in terms of, noise, effluent or fumes it would emit, and the traffic it would generate;
- c. It will not conflict with the need to conserve the best and most versatile agricultural land and minimise interference with farming;
- d. It will not have a materially adverse impact on nature conservation or landscape interests;
- e. It includes measures to improve access on foot, cycling or public transport;
- f. Reasonable measures have been taken to provide for any nature conservation interest.
- g. The building is capable of change or conversion without the need for major extension or rebuilding;
- h. If extension is required the scale, design and use of materials retain the existing character of the building and relate to its surroundings;

2. Where development involves conversion or change of use of a listed building, NDP Policy 7 will apply.

3. Where the need cannot be met by the conversion of an existing building, proposals for new build proposals will be supported where in addition to 1.a to 1.f above:

- a. It is located within or adjacent to existing groups of buildings or use previously developed land.
- b. The scale, form, bulk and general design is appropriate to its location.
- c. It does not create road hazards that are considered unacceptable by the Highway Authority; and
- d. Where appropriate and feasible, it supports opportunities to make the location more sustainable by improving the scope for access on foot, by cycling or by public transport.



*Photo 16: Most businesses in Menheniot Parish are dispersed around the countryside.*

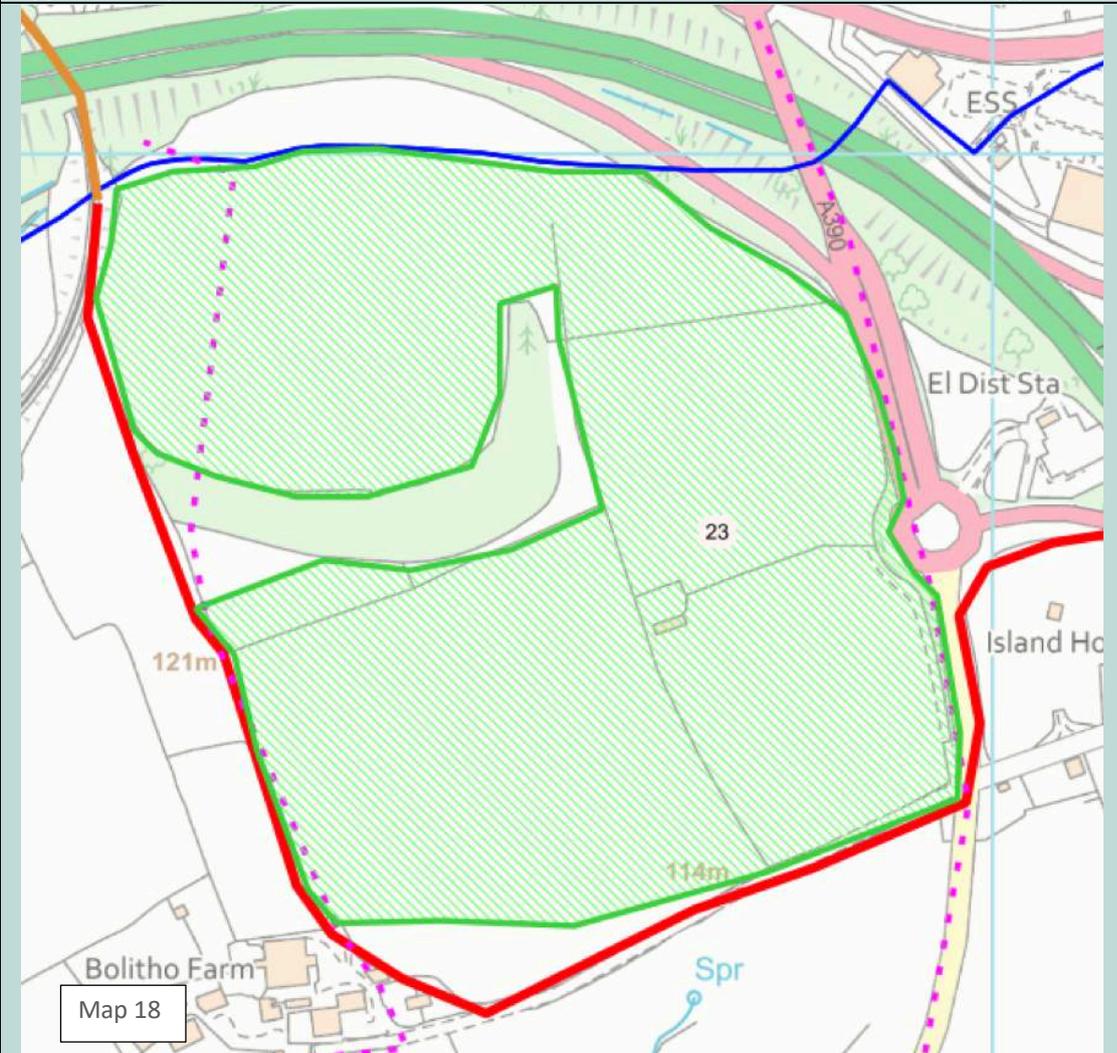
POLICY 23 - BOLITHO AGRI BUSINESS CENTRE PROPOSAL

**8.60 The Issues/Justification.** Although Liskeard Cattle Market has closed, research by Stratton Creber carried out on behalf of Liskeard Town Council and Menheniot Parish Council has indicated that there is a financial case for a new facility in Liskeard to support the future of the agricultural sector in the area which in turn underpins and safeguards the local economy. The research suggests that a facility that acted as both a Collection Centre and Livestock Market combined with a range of other agricultural related activities such as rare breed sales, poultry sales, machinery sales, antique markets, car boot sales, training facilities for vets and workspace to suit the requirements of feed merchants, veterinary practices, and potentially offices for the NFU and CQLP would provide substantial benefits for the local agricultural economy.

8.61 A phased development could over time bring additional users to such a site, including agricultural machinery sales and repair, small scale food and agricultural processing companies etc.

8.62 **Policy 23 – Intention** Bolitho Farm is well suited to a development of this kind as it is not immediately close to any dwellings and has good access. In order to capture the benefits of such a scheme for the SE Cornwall area, the site is identified in this NDP.

**POLICY 23. BOLITHO FARM AGRI BUSINESS CENTRE PROPOSAL**  
The development of an agriculturally based sustainable business and employment site' on approximately 12.72 ha of land at Bolitho Farm, as shown on the proposals map, will be supported.



This proposal would only be acceptable subject to the following criteria

- a) Submission and approval of a phasing scheme for the development which sets out the sequence in which the development will be constructed and brought into use.
- b) Submission and approval of an integrated Landscape and Ecology Management Plan (LEMP) with surface water drainage strategy that covers the whole site.

- c) Submission and approval of a Construction Environmental Management Plan (CEMP).
- d) Submission of a Phased Contaminated Land Assessment and if necessary, approval before construction commences, of a site remediation validation/completion report to verify that remediation has been carried out effectively in accordance with an agreed scheme.
- e) The site sits within the zone of influence of European Protected Sites As a result, the development will be required to provide mitigation to address recreational impact upon the SAC. Further detail on the nature of the mitigation measures are set out in the European Sites Mitigation Strategy Supplementary Planning Document'.
- f) Submission and approval of a heritage impact assessment.
- g) Compliance with other policies of this NDP relating to design, landscaping, biodiversity etc

## CLIMATE CHANGE

8.63 The climate crisis represents a fundamental threat to global well-being, which is recognised internationally through the Kyoto and Paris Climate Conference Agreements and the United Nations Intergovernmental Panel on Climate Change (IPCC) Interim Report, 2018. The UK Government has a commitment to reduce CO2 emissions by 50% on 1990 levels by 2025 and by 80% on 1990 levels by 2050. In May 2019, Parliament declared a 'climate change emergency'. In May 2019 the Committee on Climate Change recommended net zero carbon emissions by 2050 and a new law mandating this is under discussion.

8.64 On 22nd January 2019 Cornwall Council resolved to declare a 'climate emergency' and to prepare a report 'to establish how Cornwall can sufficiently reduce carbon emissions through energy efficiency, low-carbon fuels and investment in renewable energy and other Council strategies, plans and contracts within a timescale which is consistent with an ambition to restrain Global Heating to 1.5° C'. This resolution was made in the context of Cornwall Council's target for Cornwall to become carbon neutral by 2030.

8.65 NPPF 2018 (Para 148) says that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to:

- shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience;
- encourage the reuse of existing resources, including the conversion of existing buildings; and
- support renewable and low carbon energy and associated infrastructure.

Para 152 of NPPF 2018 encourages planning support for community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

8.66 Working within this framework, the Menheniot NDP seeks to

- encourage and support the generation and use of renewable energy in a way that will cause least harm to the area and its setting and benefits local people through reduced energy consumption, reduced carbon footprint and results in lower energy costs.
- encourage design and materials which minimises the need to use energy, and encourage and support the use of renewable energy sources within new and existing properties.



*Photo 17: Combined fluvial and surface water flooding in the Seaton Valley at Factory Bridge in 2016. Such incidents will become more intense and frequent as global temperatures rise.*

#### POLICY 24 - RENEWABLE ENERGY PRODUCTION

**8.67 The Issues/Policy Justification.** Renewable energy is of some significance to Cornwall generally because its geographical characteristics (as an exposed and hilly peninsula) and relatively sparse population make it suitable for wind turbines and the renewable energy industry contributes significantly to the economy and job opportunities in the county. However, Menheniot Parish features 5 differing Landscape Character Areas of moderate to high sensitivity to wind turbine and solar array development. The Bodmin Moor landscape to the north, runs down into the South East Cornwall plateau, which is split into two south-east running ridges by the Seaton River valley. These are enclosed by the Tiddy valley to the east and the East Looe River valley to the west. The valley sides and the land immediately above them are particularly sensitive, although the larger landscape components of the East Cornwall Plateau have greater capacity for renewable energy development, excluding the areas of rising ground around the settlements where turbines and arrays could dominate the skyline and seriously harm their character.

8.68 The three river valleys flowing through the Parish may give opportunities for hydro power generation. It is also possible that there are opportunities for deep geothermal energy production associated with the mining sites within the NDP area. The latter may have impacts on heritage assets within old mine sites and setts.

8.69 Some 54% of the residents of Menheniot Parish showed in the 2017 community engagement that they do not support wind turbines as a form of renewable energy development. However, there was support for a community-based renewable energy proposal which directly contributed to local energy requirements (+79%).

**8.70 Policy 24 – Intention.** To ensure that renewable energy is facilitated in a way that reflects the sensitive character of Menheniot Parish and the wishes of the community.

## **POLICY 24 – RENEWABLE ENERGY PRODUCTION**

### **1. Wind Turbines**

- a) Large scale commercial renewable wind turbine developments will not be supported.
- b) Wind turbines to serve individual properties or groups of properties will be supported provided that the turbine(s) and associated infrastructure:
  - i. Are located as close as practicable to the existing buildings or proposed development it is intended to serve, is in proportion to their scale and is appropriate to the location;
  - ii. Are of a siting, scale and design that would not compromise public safety and allows continued safe use of public rights of way;
  - iii. Would not adversely affect the amenities of local residents or other users of the countryside in terms of noise, vibration, shadow flicker, electromagnetic interference or overbearing visual impact;
  - iv. Would not dominate, or prevent the understanding and appreciation of historic landmarks, heritage assets, views along the Seaton, Tiddy and East Looe valleys, or rising ground above the settlements;
  - v. Where appropriate, would comply with the Microgeneration Certification Scheme; and
  - vi. A scheme is agreed with the local planning authority to remove the turbine(s) and associated infrastructure as soon as reasonably practicable once it is no longer used for energy generation and the site remediated to its previous quality for agricultural use.
- c) Proposals for wind turbines and associated infrastructure will not be supported where they, together with existing and approved turbines, would lead to a concentration of wind turbines on a scale which would significantly change the character of the wider landscape.

Applicants should use Cornwall Council's SPD on Renewable Energy Annexes 1 & 2 to inform their impact assessments.

### **2. Solar PV**

- a) Proposals for solar arrays will not be supported in the Area of Local Landscape Importance.
- b) Elsewhere, small scale solar arrays will be supported, providing they:
  - i. Are of a siting, scale and design that would not compromise public safety and allows continued safe use of public rights of way;
  - ii. Would not adversely affect the amenities of local residents or other users of the countryside in terms of noise or overbearing visual impact;
  - iii. Would not dominate, or prevent the understanding and appreciation of historic landmarks, heritage assets, views along into or out of the Seaton, Tiddy and East Looe valleys, or rising ground above the settlements;
  - iv. Where appropriate, would comply with the Microgeneration Certification Scheme; and
  - v. A scheme is agreed with the local planning authority to remove the arrays and associated infrastructure as soon as reasonably practicable once it is no longer used for energy generation and the site remediated to its previous quality for agricultural use.
- c) Proposals for solar PV development will not be permitted where they, together with existing and approved solar PV, would lead to a concentration of solar PV on a scale which would significantly change the character of the wider landscape

### **3. Hydro Power**

- a) Proposals to harness the power of rivers for the purpose of generating electricity will be supported, provided that:
  - i. Any associated buildings are small scale and designed to hide within the landscape (bundling or through design that reflect local built vernacular)
  - ii. Adequate provision is incorporated to ensure unobstructed passage for fish and other riverine wildlife
  - iii. Any impoundments (weirs or dams) do not aggravate flooding issues and are designed to maximise biodiversity benefit.

#### 4. Deep Geothermal

- a) Proposals to harness deep geothermal energy for heating or for electricity generation will be supported, provided that:
  - i. Drilling rigs, plant and machinery would not
  - ii. dominate, or prevent the understanding and appreciation of historic landmarks, heritage assets, views along the Seaton, Tiddy and East Looe valleys, or rising ground above the settlements; and
  - iii. Would not adversely affect the amenities of local residents or other users of the countryside in terms of noise, vibration, traffic generation or overbearing visual impact;
  - iv. In the case of historic mining sites, the layout and use of buildings is informed by a detailed Heritage Impact Assessment; and
  - v. Wherever possible, the opportunity is taken to re-use existing mine buildings and remediate despoiled ground;
  - vi. Appropriate ecological surveys are undertaken and adequate mitigation of any effects is proposed;
  - vii. The risks of induced seismicity are assessed as being acceptable, and a procedure for monitoring during the life of the plant is agreed with the local planning authority
- b) Co-location of commercial energy/heat users with the geothermal plant will be supported subject to the criteria set out in Policy 21 above.

#### 5. Overall

Reference should be made to the 'Landscape strategy and siting guidance' given in Cornwall Council's Landscape Sensitivity and Strategy Matrices for each Landscape Character Area. March 2016



*Photo 18: Trehawk Solar Farm, nr Dodycross. A 10MW site by Brighter Green.*

## COMMUNITY BENEFITS FROM RENEWABLE ENERGY DEVELOPMENT

8.71 It is a fundamental principle of planning law that planning permission may not be “bought and sold”. Therefore, the offer of community benefits cannot be taken into account when a planning application for any form of development is being considered. However, in the case of renewable energy, it is common practice for developers to offer local communities a range of benefits if permission is granted.

8.72 ‘Community Benefits from Onshore Wind Developments: Best Practice Guidance for England’ DECC 2014, lists community benefits as being community benefit funds and benefits in-kind. It says that ‘community benefits offer a rare opportunity for the local community to access resources, including long-term, reliable and flexible funding to directly enhance their local economy, society and environment. These resources also offer an opportunity to gain access to and leverage for funding from other sources’

8.73 The Good Practice Guidance also says that ‘parish/town Councils should keep their planning role separate from their role in negotiating community benefits. Their response to a planning application should focus on consideration of planning matters and should not be influenced by the potential of community benefits.

8.74. Building on this approach, Menheniot Parish Council has adopted the following protocol. Note that is not a policy of this NDP but serves to provide guidance as to how any offers of community benefit made by renewable energy developers shall be considered.

### **MENHENIOT PARISH COUNCIL PROTOCOL ON OFFERS OF COMMUNITY BENEFIT FROM RENEWABLE ENERGY DEVELOPMENTS.**

Offers of community benefits shall not be taken into account in the Menheniot Parish Council’s determination of its response to consultations by the Local Planning Authority on renewable energy developments.

Where proposals for the development of commercial renewable energy generating development have been approved by the Local Planning Authority, and the developers offer a community benefits package, it should comprise a combination of least two of the following ways:

- a) A contribution to a community benefit fund to be administered by the Menheniot Parish Council and used for community benefit in the Parish;
- b) The provision of a fuel poverty mitigation scheme in the Menheniot Parish;
- c) Installation of small-scale renewable energy technologies for local community buildings, groups or sectors of the community subject to fuel poverty, as advised by Menheniot Parish Council;
- d) A reduced electricity tariff rate for local residents in Menheniot Parish.
- e) A package of benefits-in-kind to be agreed with Menheniot Parish Council

Community energy benefits should remain in perpetuity regardless of the sale and purchase of the asset to another organisation and must form any condition of sale.

Precise agreement on the form of community benefits and the administration of the community benefits package will be reached through negotiation guided by the principles set out in ‘Community Benefits from Onshore Wind Developments: Best Practice Guidance for England’ DECC 2014.

## POLICY 25 - COMMUNITY SUSTAINABLE ENERGY

**8.75 The Issues/Justification.** Whilst the majority of local people are not in favour of large commercial schemes, they do support domestic-scale renewable energy; and more than 79% of the community wants renewable energy development through a community energy project. This could contribute locally by way of the community owning or holding shares in

renewable energy or by providing cheaper energy bills. Potentially it could encourage the take up of electric vehicles.

**8.76 Policy 25 – Intention.** To define how the Cornwall Local Plan Policy and Renewable Energy SPD support for the communities’ relationship with renewable energy should be applied in Menheniot Parish. In particular, future renewable energy schemes will be supported where they can demonstrate they have sought and secured whole or part ownership for the Menheniot Parish community.

**POLICY 25. COMMUNITY SUSTAINABLE ENERGY**

Proposals for community owned renewable energy schemes will be supported where they:

- i. Conform with Policy 21 of the NDP
- ii. Are integrated into the local grid or by other means so that the energy generated can be supplied directly to domestic, business and other buildings in the parish, demonstrated by direct reduction to buildings’ energy consumption.
- iii. Are fully or partly owned by local residents and businesses in a profit sharing cooperative. This can be demonstrated by evidence of the development being fully or partly owned through an appropriately constituted community energy enterprise (CEE, whose members include local residents and/or businesses). or
- iv. If the applicant has sought to deliver via this model but this has not been possible, a local share offer would be, providing there is evidence CEE delivery was not possible; and that residents and business in the Parish are given priority.

**POLICY 26 - ENERGY EFFICIENT AND SMALL CARBON FOOTPRINT DESIGN**

**8.77 The Issues/Justification.** Menheniot supports Cornwall Council’s commitment to increase use and production of renewable and low carbon energy generation subject to the safeguards set out in Policy 15 of the Local Plan. All new developments within the parish should seek to achieve high standards of sustainable development and, in particular, demonstrate in proposals how design, construction and operation seek to:

- a) Reduce the use of fossil fuels,
- b) Promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy,
- c) Adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies.

**8.78 Policy 26 – Intention.** To support the transition to a low carbon future.

**POLICY 26 ENERGY EFFICIENT & SMALL CARBON FOOTPRINT DESIGN**

New development which aims to meet a high level of sustainable design and construction and be optimized for energy efficiency so that it has a small ‘carbon footprint’ will be supported. This includes:

1. Siting and orientation to optimize passive solar gain,
2. Provision of shelter belt planting in areas exposed to wind
3. Use of sustainable water sources (rainwater harvesting, greywater recycling and other measures of water demand management) and efficient use of all water for both internal and external water consumption
4. Layouts that encourage natural cooling to avoid heat stress and avoid the need for air-conditioning
5. Securing at least 20% of total regulated energy requirement from on-site renewable sources.
6. The use of high quality, thermally efficient building materials, locally sourced wherever practicable, and of low embodied energy use.
7. Installation of energy efficiency measures such as loft and wall insulation and double glazing.
8. Modular or flexible designs which are adaptable to meet changing needs.
8. Non-residential developments meeting the Buildings Research Establishment BREEAM building standard ‘excellent’.
9. The sensitive retrofitting of energy efficiency measures in heritage properties/assets and buildings to reduce energy demand, providing that it safeguards the historic characteristics of

these heritage assets and development is done with the engagement and permissions of relevant organizations. Such measures could include:

- a. measures to reduce heat loss, such as double or secondary glazing with wooden windows that meet the latest relevant British standard; and/or
- b. the replacement of fossil fuel burning energy sources with electric power from renewable sources with zero air emissions locally

New housing developments which achieve at least 4 stars in the overall Building Research Establishment Home Quality Mark (HQM)\* and 5 stars in the HQM 'My Footprint' assessment are encouraged.

\* See <http://www.homequalitymark.com/ratings-and-stars>.

# PART FIVE: VILLAGE MAPS

## 9. MENHENIOT PARISH NDP: VILLAGE MAPS

9.1 The following maps are for individual villages and the Tencreek/Bolitho area.

9.2 For the greatest detail, see the NDP website where more extensive, detailed and zoomable maps are available.

9.3 NOTE All scales are approximate and should not be relied on for accurate measurement

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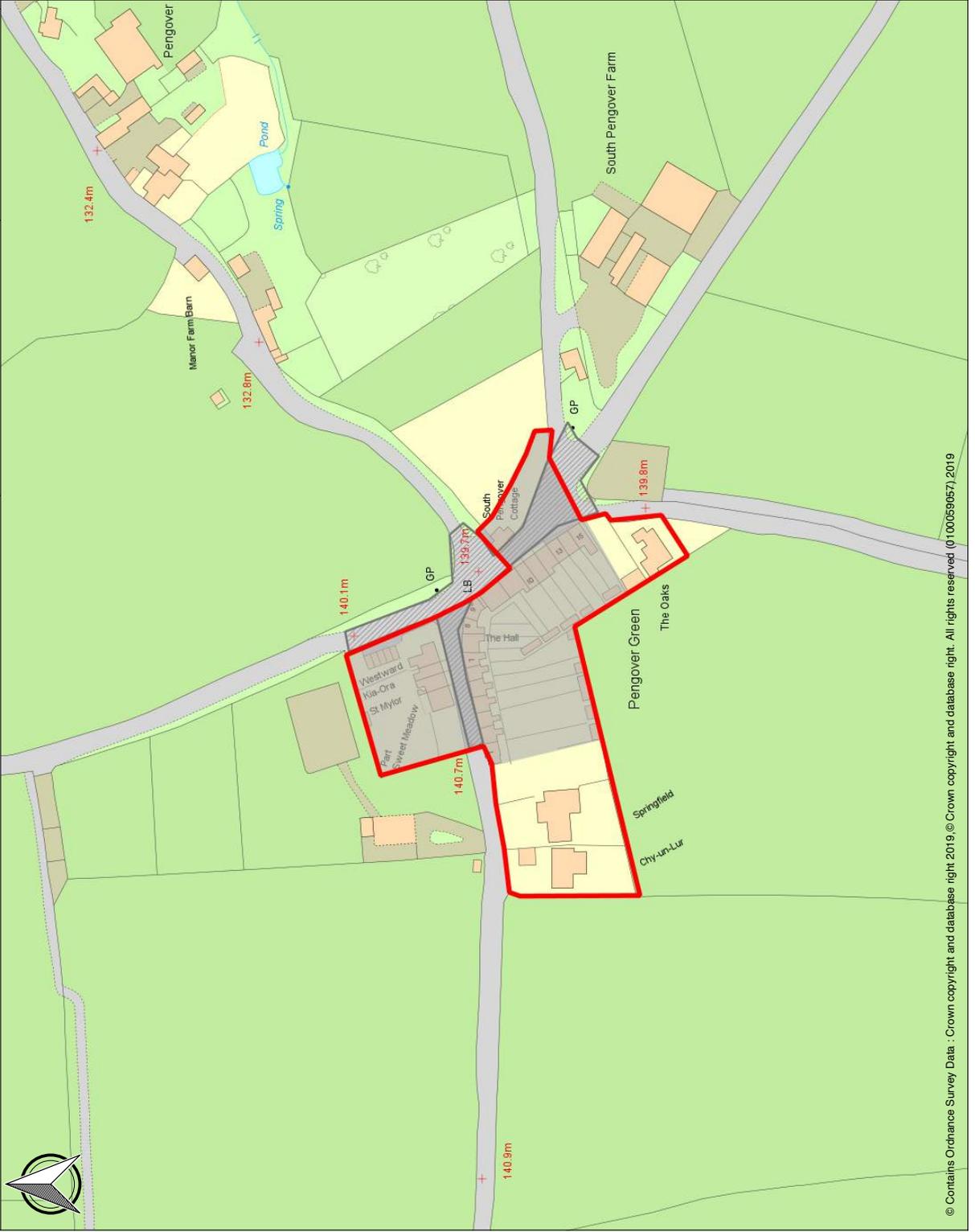
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Map 19 Pengover Green Village Map

Menhentot CP

Author:

Date: 22/10/2019



Policy 1.1 Settlement Development Boundaries



Policy 6 Public Realm Improvements

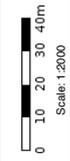


Policy 10 Design in Historic Core of Villages

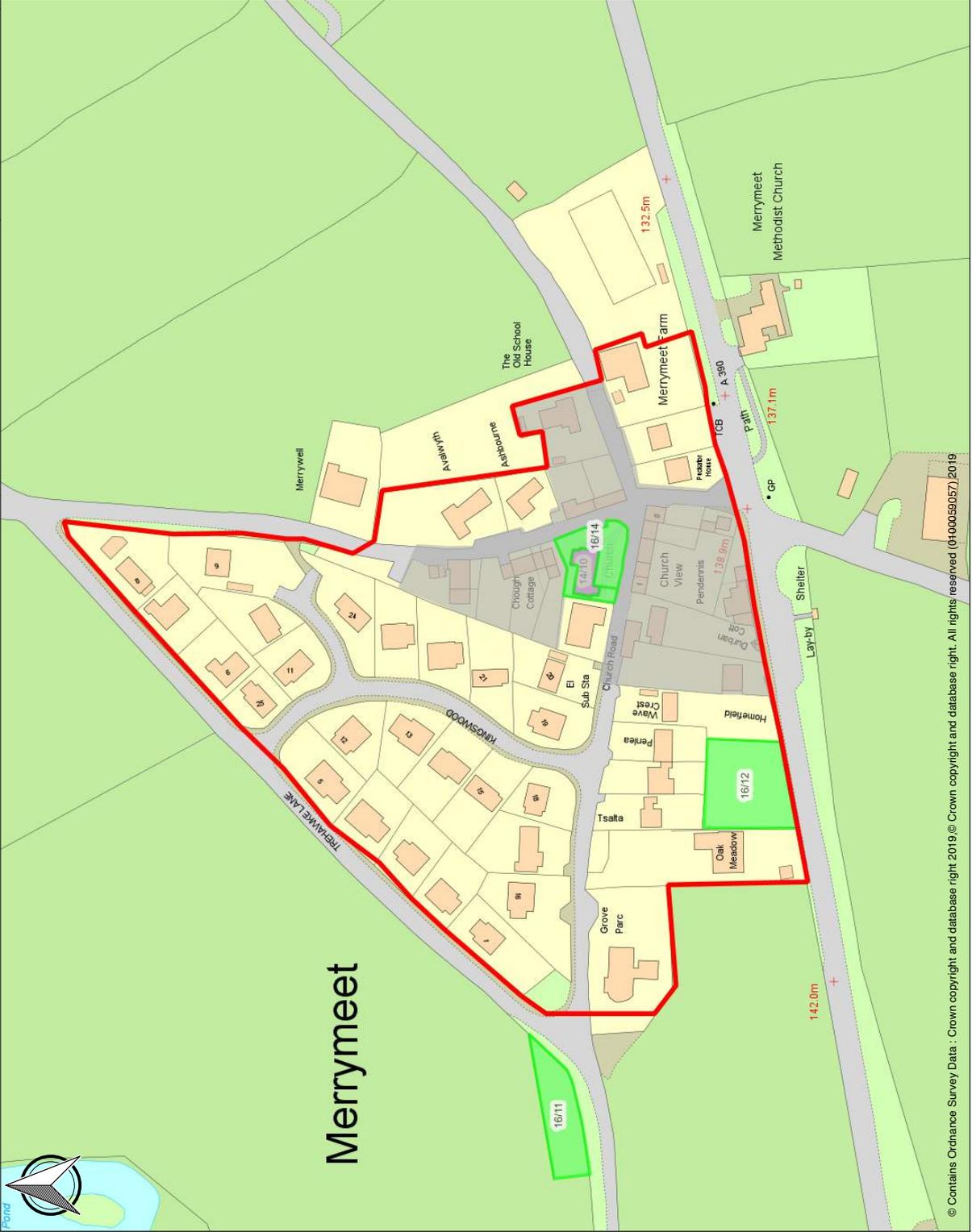


Policy 19 Footpaths and Bridleways





Author:   
 Date: 22/10/2019



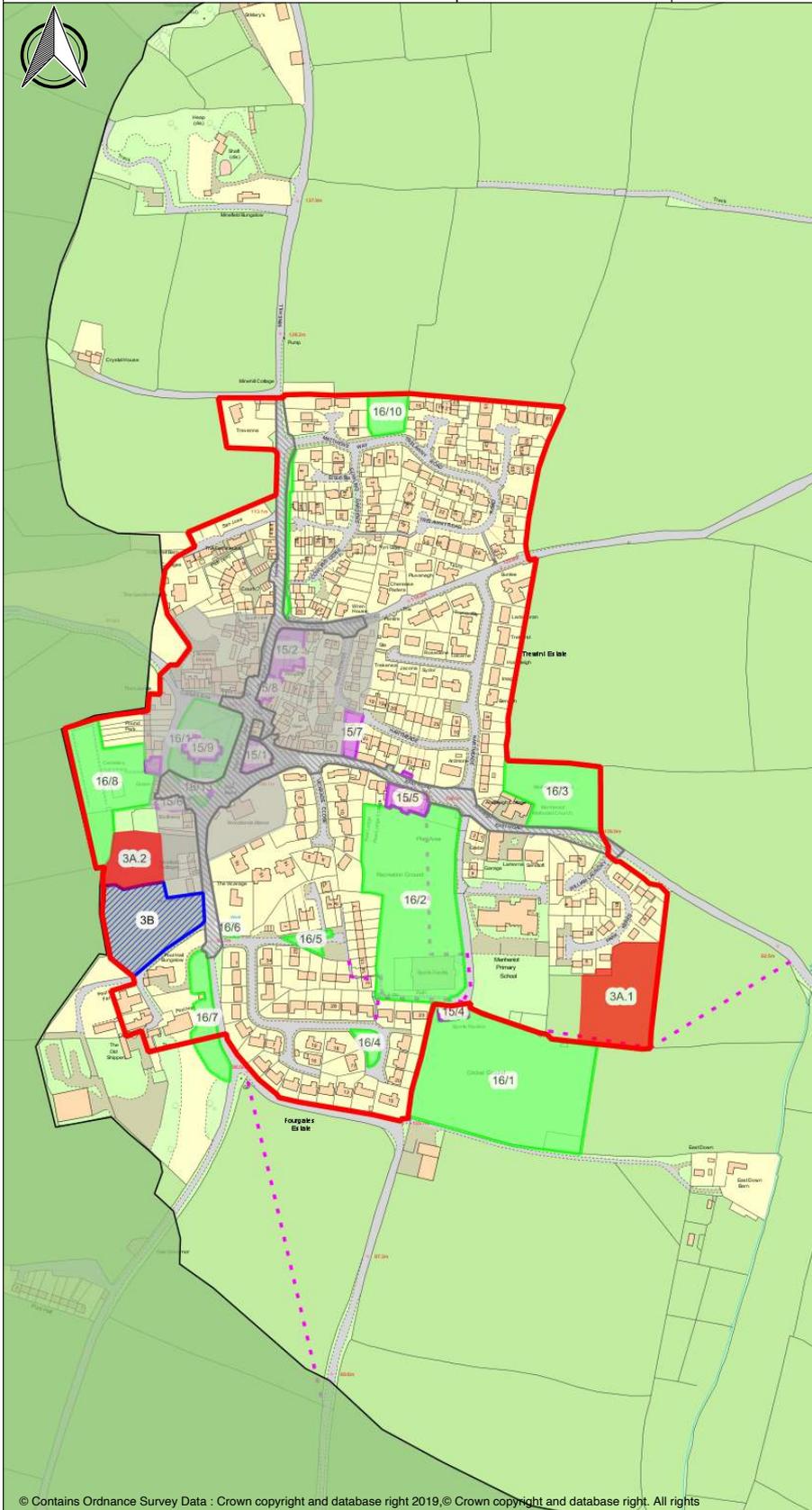
- Policy 1.1 Settlement Development Boundaries
- Policy 17 Local Green Space
- Policy 10 Design in Historic Core of Villages



Author:

Date:

22/10/2019



**Policy 1.1 Settlement Development Boundaries**



**Policy 3A - Housing to Meet Menheniot Parish Needs**



**Policy 3B Meeting Needs of Older Residents**



**Policy 6 Public Realm Improvements**



**Policy 9 Local Landscape Value area**



**Policy 10 Design in Historic Core of Villages**



**Policy 15 Community Facilities & Social Infrastructure**

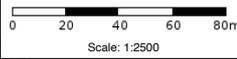


**Policy 17 Local Green Space**

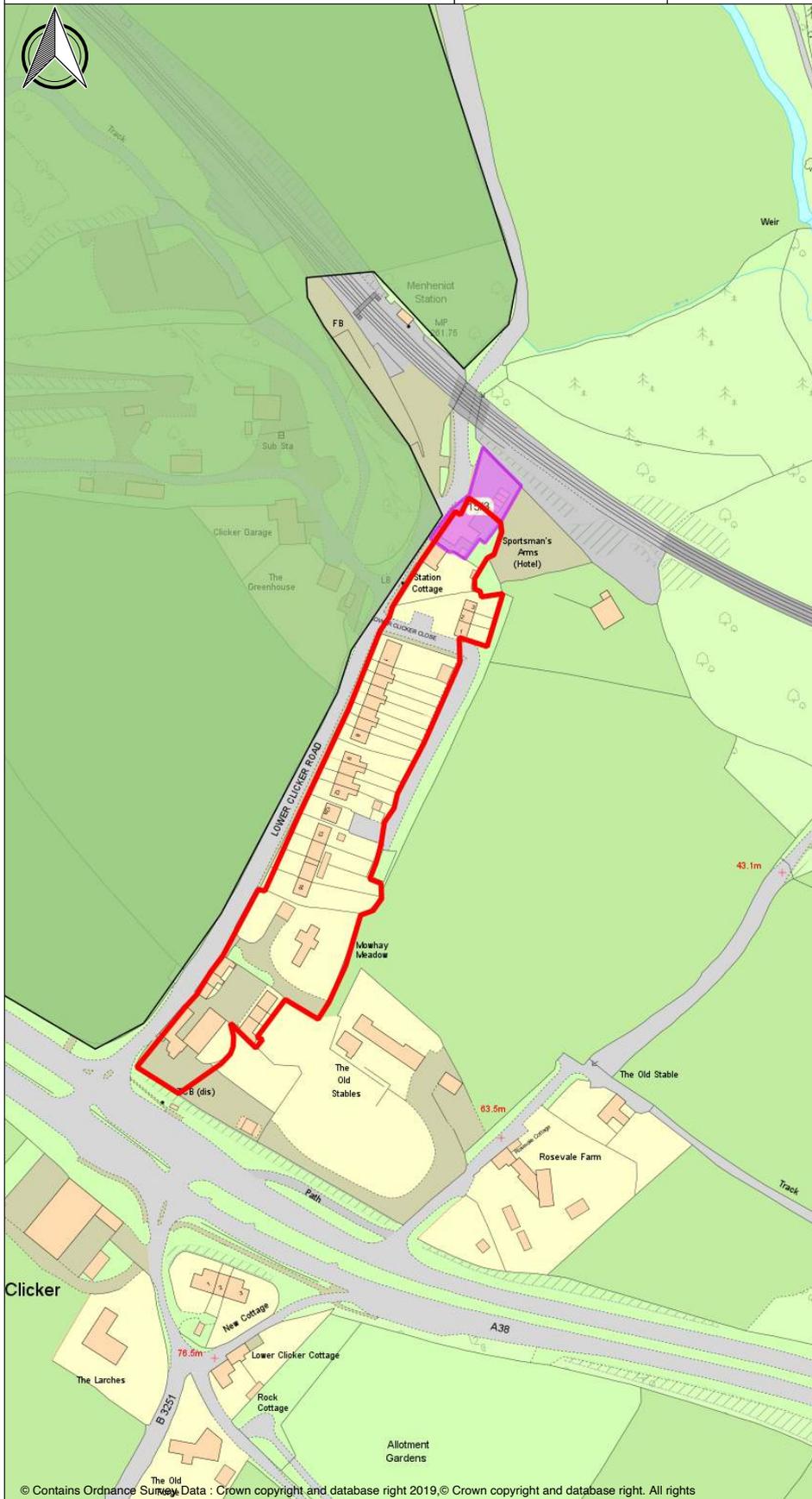


**Policy 19 Footpaths and Bridleways**

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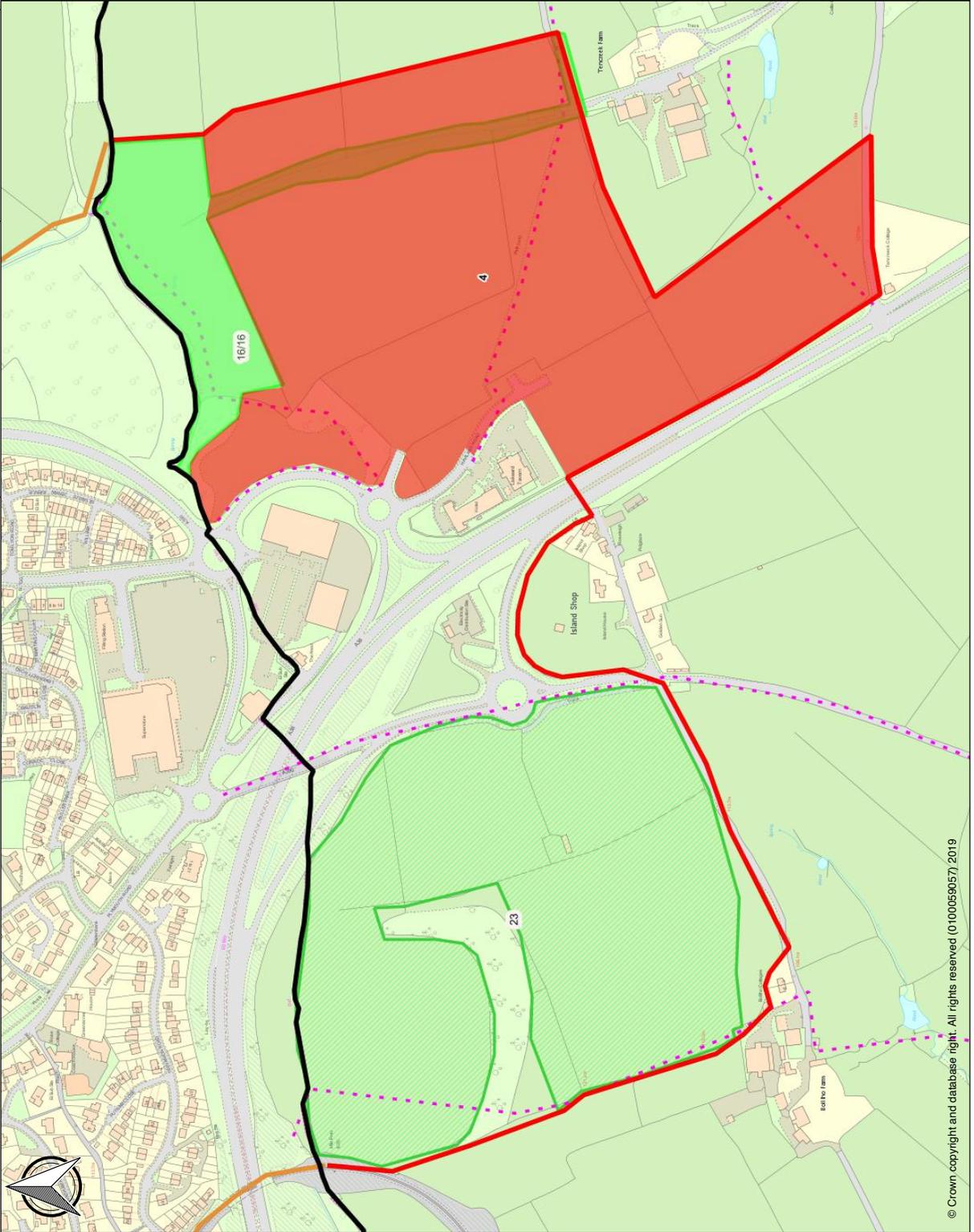


**Author:**  
**Date:** 29/10/2019



- Policy 1.1 Settlement Development Boundaries**
-  Policy 9 Local Landscape Value area
-  Policy 15 Community Facilities & Social Infrastructure
-  Policy 19 Footpaths and Bridleways

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Menheniot NDP Designated Area

- Policy 1.5 Liskeard Development Boundary
- Liskeard area
- Menheniot
- Policy 4 Site to Meet Local Liskeard CNA Needs
- Policy 17 Local Green Space
- Policy 19 Footpaths and Bridleways
- Policy 23 Bolitho Fm Agri Business Hub



## 10. GLOSSARY & ABBREVIATIONS

### **Community Plan** (also known as Parish Plans)

Community plans are produced through collaboration between local residents and representatives of public, voluntary and private sector organisations and businesses. Community plans seek to influence and inform public bodies, organisations and other service providers about the priorities for people in the plan area.

### **Cornwall Local Plan**

A plan setting out the spatial vision and strategic objectives of the planning framework for Cornwall. Our Neighbourhood Plan must conform to the strategic principles and policies of the Local Plan.

### **Habitats Regulation Assessment**

This is a requirement for plans that are likely to lead to significant effects on European sites of nature conservation importance.

### **Homeworking**

This is defined as a householder and one or two other people working in a way which does not intrude on neighbouring properties adversely, for instance by increasing traffic, receiving large vehicles, generating noise or odours, or by working anti-social hours.

### **Local Planning Authority**

A local planning authority is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom

### **Localism Act**

The Localism Act 2011 includes five key measures that

underpin the government's approach to decentralisation. • Community rights • Neighbourhood planning • Housing • General power of competence • Empowering cities and other local areas

### **Listed Building**

A building or structure listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as having special historic or architectural interest. Listing brings it under the consideration of the planning system, so that it can be protected for future generations.

Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I

Grade II\* (referred to as 'two star') buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II\*

Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

### **National Planning Policy Framework (NPPF)**

The NPPF sets out the planning policies for England. This was a key part of the reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

### **Neighbourhood area**

A neighbourhood area has to be formally designated for a neighbourhood plan or order to be produced

### **Neighbourhood Plans**

New type of plans introduced by the Localism Act. They will be prepared by town/parish councils, and develop detailed planning policies for a town/parish (or part of them) in general conformity with the council's Local Plan

### **Planning Advisory Service**

The Planning Advisory Service helps councils provide faster, fairer, more efficient and better quality planning services. See [www.pas.gov.uk](http://www.pas.gov.uk)

### **Permitted development**

Certain types of work can be carried out without need-ing to apply for planning permission. These are called "permitted development rights". Often referred to as 'PD'.

They derive from a general planning permission grant-ed not by the local authority but by Parliament. The permitted devel-opment rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings. Simi-larly, commercial properties have different permitted development rights to dwellings.

Permitted development rights are more restricted. In the Conservation Areas, and the Area of Outstanding Natural Beauty.

### **'Prior approval' process.**

Some proposals for 'PD' developments involving tele-communications, demolition, agriculture or forestry are subject to a process whereby details are notified to the local planning authority prior to the development taking place

### **Qualifying Body**

This is a town or parish council authorised to act in relation to a neighbourhood area for the purposes of a neighbourhood development plan

### **Statutory Consultees**

Statutory consultees for the purposes of neighbour-hood planning are defined within the Neighbourhood Planning (General) Regulations

### **Steering Group**

A steering group is a committee of individuals made up of community representatives who will drive for-ward the neigh-bourhood planning project on behalf of the town or parish council.

### **Strategic Environmental Assessment**

An assessment of certain plans and policies on the environment.

### **'Social Capital'**

This refers to the network that exist between people, voluntary organisations, clubs and societies who have common values and are able to work together to make things happen in their community, for example by caring for more vulnerable people, environmental action, arts and community events. A sustainable community has strong social capital

### **Sui Generis**

Latin phrase used to describe land uses which are literally, 'in a class of their own' and not found elsewhere in the Use Classes Order.

### **Sustainability Appraisal (including Environmental Appraisal)**

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.  
(Environmental appraisal covers only environmental impacts)

### **Town and Country Planning Act 1990**

The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales.

### **The Regs**

The Neighbourhood Planning Regulations 2012 which set out the detailed rules for Neighbourhood Planning.

### **Use Classes Order–**

The legal definition of Planning land use classes defined under the General Development orders and various regulations.

The most common include:

Class A – shops (including some services)

Class A1 – shops and retail outlets

Class A2 – professional services

Class A3 – food and drink

Class A4 – drinking establishments

Class A5 – hot food and takeaway

Class B1 (Business):

Use for all or any of the following purposes:

(a) as an office other than a use within class A2 (financial and professional services),

(b) for research and development of products or processes,

(c) for any industrial process, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class B2 (General industrial):

Use for the carrying on of an industrial process other than one falling within class B1 above.

Class B8 (Storage or distribution):

Use for storage or as a distribution centre.

Use for storage or as a distribution centre.

Class C – hotels, hostels and dwelling houses

Class C1— hotels, boarding houses, guest houses

Class C2— Hospitals and nursing homes,

Schools, colleges or training centres

Class C3— dwelling houses