

# St Minver Parishes NDP Basic Conditions Statement

## 1.0 Introduction

This report sets out the reasons for producing the Neighbourhood Plan for the community of the St Minver Parishes and explains how the Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (hereafter referred to as “the Regulations”). The Basic Conditions Statement also addresses how the basic conditions of neighbourhood planning have been met as described by the Town and Country Planning Act 1990 (as amended) Paragraph 8(2) of schedule 4B.

The St Minver Highland and St Minver Lowlands Parishes combined are the qualifying body responsible for the preparation, consultation and submission of the Neighbourhood Development Plan (hereafter referred to as the NDP). As part of its process, assistance has been provided by the NDP Steering Group, Neighbourhood Representatives forming Working Groups and Cornwall Council. Some government funding has been made available managed through Locality.

The St Minver NDP area has been designated as the entire Parish Areas for St Minver Highlands and St Minver Lowlands - see Appendix 1.

## 2.0 The Concept of the St Minver NDP

The St Minver Parishes Neighbourhood Development Plan (The Plan) covers the Designated Plan Area comprising the parishes of St Minver Highlands and St Minver Lowlands (The Parishes) - see Appendix 1. The nearest town is Wadebridge approximately 4 miles to the south east. The designated area lies within the area defined as CA34: Camel Estuary in the Cornwall Local Plan.

The Parishes are bordered to the north by rugged coastline, to the west by the sandy bays and dunes of the Camel Estuary and to the east and south by open farm land. Most of the land bordering the coastline is designated AONB or SSSI.

Development in the Parishes consists predominantly of the settlements of New Polzeath, Polzeath, Trebetherick, Rock, Pityme and Tredrizzick which essentially border the protected coastal areas, and the settlement of St Minver Village which is central to the Parishes and surrounded by farmland. The 2011 census suggests that there were some 2067 Residences across the Parishes of which approximately 52% were Second Residences or Holiday Homes. More recent local research suggests the figure is nearer 60% across the Parishes and around 80% in Trebetherick and Polzeath.

To the west the Parishes comprise a number of arable, dairy and sheep farms with moderate sized fields enclosed by Cornish hedges or mixed shrub hedges. To date these have avoided the attention of wind farms and solar farms that are becoming prolific in other parts of the Cornish landscape.

The Parishes currently support an amazing array of shops including two mini-markets, baker, butcher, fish monger, delicatessen, newsagent, three post offices, two garages, electrical goods, hardware, two hairdressers, nine clothes shops and four estate agents. These shops and most of the other 170 identified businesses based in the Parishes rely on the summer trade from second home owners and holidaymakers to remain in business.

The Parishes are sustainable because of the beauty of the area and the coastal pursuits that it offers which make it a very attractive area for retired people and holidaymakers. The Residences in full time occupation do sustain a community spirit and a wide range of activities throughout the year. The maintenance and support of the leisure industry provide substantial levels of employment for local residents. This is supplemented by a number of industries, generally based at a business area that has been developed adjacent to Pityme, and traditional farming.

Over the past 50 years, the Parishes have evolved as a village community that remains sustainable. Environmental controls and structured development have protected and in some cases enhanced the natural and historic environment. In turn, this has stimulated tourism generating employment and revenues from holidaymakers. Development has provided accommodation, services and facilities for both the holidaymakers and the local residents who service the tourism. In parallel the development of business sites, particularly at Pityme, has provided further employment opportunities.

There is a demonstrable, but potentially fragile, balance between development, social needs and environment and it is considered crucial to maintain this balance for the future of the Parishes. Removal of Development Boundaries and the lack of an appropriate development plan would almost certainly result in rampant development of Second/Holiday Homes sprawled across the beautiful areas that currently make the Parishes what they are. Inappropriate development, excessive traffic and house prices beyond the means of local people would upset this sustainable balance and ultimately destroy the “goose that lays the golden egg”.

The motivation for a Neighbourhood Development Plan is to provide the appropriate plan that will enable the Parishes to meet the development needs of local people and the Cornwall local Plan whilst protecting the environment for the enjoyment of both local people and the all important visitors.

Early engagement with the local community established the key priorities as protecting the local landscape character, the provision of additional housing that meets the needs and budgets of local people and supporting economic development to provide a self sustaining settlement.

The community led NDP seeks to positively plan for the future balancing the needs for local housing, sustaining the all important tourist businesses and protecting the environment which makes the area so attractive to both locals and visitors. This in turn provides certainty to land owners, local businesses and developers on the community’s needs and aspirations.

### **3.0 Compliance Statement**

The draft St Minver Parishes NDP was made available for consultation, in accordance with section 14 of the regulations. The formal consultation period was initially from 18<sup>th</sup> November 2014 to the 9<sup>th</sup> January 2015 but extended to the 16<sup>th</sup> January for the consulted organisations. In fact all comments received up to 31<sup>st</sup> January 2015 have been addressed. Minor amendments were made to the plan that were considered appropriate in light of the comments received. The St Minver Parish Councils as the qualifying body agreed at Council Meetings on the 10<sup>th</sup> February 2015 (Highlands Parish Council) and 16<sup>th</sup> February 2015 (Lowlands Parish Council) to submit the plan proposal to Cornwall Council as the local planning authority.

Section 15 of part 5 of the Regulations sets out the requirements for the qualifying body submitting a NDP to the local planning authority as follows:-

#### ***Plan proposals***

*15.(1) Where a qualifying body submits a plan proposal to the local planning authority it must include –*

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;*
- (b) a consultation statement;*
- (c) the proposed neighbourhood development plan; and*
- (d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.*

Part (a) is provided within Appendix 1 of this statement and includes the application, map and designation decision notice.

Parts (b) and (c) have been prepared and accompany this statement as part of the submission.

The requirements for part (d) in respect of neighbourhood development plans are that the St Minver Parishes NDP meets the following basic conditions:

- The plan has regard to national policies and advice contained in guidance issued by the Secretary of State
- The Plan contributes to the achievement of sustainable development
- The plan is in general conformity with strategic policies contained in the development plan for the area of the authority
- The plan does not breach, and is compatible with, the EU obligations.
- Prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the plan.

The following sections of this Statement explain how the St Minver Parishes NDP has met these basic conditions.

## 4.0 Summary of submission documents and supporting evidence

In addition to the Basic Conditions Statement, the following documents have been prepared to support the submission of the Plan and meet the Basic Conditions.

- **The St Minver Parishes NDP** – for the designated neighbourhood area of the two St Minver Parishes which has been developed with extensive involvement of the community and contains policies to guide future development in the area.
- **The St Minver Parishes Consultation Statement** – sets out the community engagement and consultation processes from early engagement through to the formal pre-submission consultation.
- **Supplementary Documentation** – a great deal of gathered data, consultation material and presentations is available on the St Minver NDP website <http://www.stminvercouncils.org.uk/ndp.html> and, where appropriate, relevant documentation is referenced from the Plan and Consultation Statement by direct web links.

## 5.0 The basic conditions

### 5.1 Regard to national policy and guidance

The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development (see paragraphs below relating to achieving sustainable development).

Paragraphs 18 to 219 of the NPPF express the Governments view on what sustainable development means in practice for the planning system. The appraisal of the draft policies contained within the NDP, against the NPPF (refer to Table 1, demonstrates how policies are in conformity for delivering sustainable development.

The NPPF states that there are three key principles to sustainable development:- economic, social and environmental. This prompts the need for the planning system to perform a number of roles which are defined below. It is believed that the policies contained within the draft NDP for St Minver Parishes also contribute to these roles as stated below.

## 5.2 An economic role

***Contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements including the provision of infrastructure.***

Policy **STMNDP 2** identifies two Special Development areas where development for small to medium sized businesses will be allowed and encouraged (see **STMNDP 2.3**). It also identifies three Special Development Areas primarily for Permanent Residence housing but where retail and small offices are permitted (see **STMNDP 2.2**). The NDP also addresses the issues of vehicle access to these areas (see **STMNDP 2.3** and **STMNDP 2.5**). The positioning of the Special Development Areas takes particular note of the need for good access to infrastructure - in particular water, sewerage, electricity and communications.

Policy **STMNDP 4** identifies the support for new, and expansion of existing, enterprises within the Special Development Areas (see **STMNDP 4.4**); expansion of existing businesses, particularly those based on tourism, outside the Development Boundaries or Special Development Areas in appropriate circumstances (see **STMNDP 4.5**); farming site diversification (see **STMNDP 4.6**); and improvement, expansion and promotion of tourism across the St Minver Parishes (see **STMNDP 4.7** and **STMNDP 4.8**).

Policy **STMNDP 6** identifies the support for renewable energy and energy efficiency to the extent that is considered practical for the St Minver Parishes.

The above policies are considered to provide strong economic support for the community that meets the needs of the people whilst recognising the limitations on infrastructure, particularly the roads that provide the access to the Parishes, and the critical need to maintain the environment and landscape character if sustainability of the community is to be maintained.

## 5.3 A social role

***Supporting a strong, vibrant and healthy community, by providing the supply of housing to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services that reflect community needs and support its health, social and cultural wellbeing.***

Policy **STMNDP 2** reinstates the former North Cornwall District Council Development Boundaries with support for new development within these boundaries (see **STMNDP 2.1**). It identifies three Special Development Areas primarily for Permanent Residence housing and where retail, car parking, small offices, community and leisure facilities are permitted (see **STMNDP 2.2**). It also identifies a further Special Development Area for the development of sports facilities and a community centre (see **STMNDP 2.4**). The NDP addresses the issues of vehicle access to these areas (see **STMNDP 2.5**) and the positioning of the Special Development Areas takes particular note of the need for good access to infrastructure - in particular water, sewerage, electricity and communications. It also addresses the need for Residences to have adequate parking and amenity space, to be in harmony with other properties in the adjacent area, and not to impact the landscape view from the South West Coast Path (see **STMNDP 2.7**).

Policy **STMNDP 3** allows for the development of 90 Additional Residences in the Parishes in the period 2015 to 2030, all for Permanent Residence, with at least 50% Moderately Priced or Affordable, and at least 15% Affordable (see **STMNDP 3.1** to **STMNDP 3.6**) which is considered to meet the needs of both the local community and the Cornwall Local Plan. The policy also allows for the reclassification of Holiday Homes as Permanent Residences only (see **STMNDP 3.7**) and development of further self build houses (see **STMNDP 3.8**). The policy also seeks to steer the development and allocation of the affordable housing to meet the needs of local people (see **STMNDP 3.9** to **STMNDP 3.12**).

Policy **STMNDP 4** addresses issues of community, recreational, leisure, infrastructure, communication and transport. This includes support for the development of a community centre (see **STMNDP 4.1**); Public Toilets (see **STMNDP 4.2**); and footpaths and cycle paths (see **STMNDP 4.3**).

Policy **STMNDP 5** addresses issues of road traffic and parking including the requirement for all new development to include safe and effective provision for vehicle access, pedestrians and cyclists (see **STMNDP 5.1**); improvement and extension of public car parks (see **STMNDP 5.2**); rerouting and/or extension of footpaths and cycle paths (see **STMNDP 5.3**); speed limits, sight lines and safety at potential accident spots (see **STMNDP 5.4**); and the potential for Park and Ride (see **STMNDP 5.5**).

The above policies are considered to support the development of the housing, community facilities, employment and leisure activities needed locally for a strong, vibrant and healthy community.

## **5.4 An environmental role**

***Contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy.***

Policy **STMNDP 1** identifies the St Minver Parishes approach to protecting the environment and landscape character of the area which is so important to the well being of the local people and perhaps even more important to the continuation of a thriving tourist industry upon which the sustainability of the community depends.

Policy **STMNDP 2** provides protection to the environment by constraining development to the carefully selected areas where it will have low impact on the local landscape character (see **STMNDP 2.1** to **STMNDP 2.4**), and requiring all new development to be in harmony with the adjacent developments and not visible from the important South West Coastal Path (see **STMNDP 2.7**).

Policy **STMNDP 6** provides protection to the environment and local landscape character by defining the scope of wind and solar power generation that the area can support recognising that in the analysis for the Cornwall Local Plan this area is rated as particularly sensitive to wind turbine and solar PV development.

The above policies are considered to provide strong environmental protection for the benefit of the local community and the all important tourists.

## **5.5 Achieving sustainable development**

The St Minver Parishes NDP has been prepared with a central understanding that the three key areas are addressed: economic, social and environment and they are all closely linked together. The policies, therefore, aim to enable change that the community needs whilst protecting what is valued.

The primary vision and overall objectives for the NDP intend to maintain and enhance the St Minver Parishes as a sustainable and vibrant community which is recognised as both a unique coastal and rural community. The underpinning factor is delivering sustainable development for the St Minver Parishes community to ensure it is self sustaining over the long term. The breadth and interaction of the policies, as described in sections 5.2 to 5.4, illustrate how the St Minver NDP policies embrace and balance the three elements of sustainable development.

## **5.6 Conforming with strategic policies**

The St Minver Parishes NDP has been prepared with close liaison between the Project Team and planning officers from Cornwall Council. This has ensured that the process of developing the policies for the St Minver Parishes has been scrutinised in terms of conformity with strategic policies of the district plan which includes the saved policies of the North Cornwall District Plan 1999. See Table 1 below for detailed analysis in terms of the St Minver Parishes NDP policies being in general conformity with the strategic policies of the district plan.

Cornwall Council officers have included consideration of the preparation of the pre-submission Cornwall Local Plan 2010-2030 and any potential bearing that this may have on the St Minver Parishes NDP. It is considered that if the examination and referendum are successful the St Minver Parishes NDP may be brought into force prior to the adoption of the Local Plan under the new Town and Country (Local Planning)(England) Regulations 2012.

## **5.7 Compatibility with EU Legislation**

A screening opinion was sought from Cornwall Council in terms of the need for Habitats Regulations Assessment (HRA) and Strategic Environment Assessment (SEA). It was concluded that the Plan would have no likely significant effects on the environment or European Sites.

The relevant statutory agencies were consulted in relation to these issues. These consultations confirmed that no HRA was required. Discussions are ongoing between Cornwall Council and Natural England but the St Minver Parishes are proceeding on the basis that no SEA will be required.

It is considered that the St Minver Parishes NDP is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998.

**Table 1 St Minver Parishes Regard to National Planning Policy Framework and General Conformity with Strategic Policies**

St Minver Parishes Submission draft NDP	Regard to NPPF	General conformity with Strategic Policies	
		North Cornwall District Local Plan 1999	Cornwall Local plan submission draft 2014
STMNDP 1: Protecting and enhancing the character and vitality of the St Minver Parishes	<p>This policy responds to the presumption in favour of sustainable development, by providing for sufficient development to meet local housing and business needs, directing this development to appropriately located accessible areas and protecting the environment.</p> <p>Paras 109 – 125 of the NPPF give direction on conserving and enhancing the natural environment.</p> <p>STMNDP 1 responds to this by allowing development in protected areas only in exceptional circumstances and requiring development to minimise impact on protected areas and landscape character.</p> <p>Areas have been allocated for development, taking into account landscape and biodiversity designations.</p>	<p><b>ENV1</b> – prohibits development which affects the AONB and Heritage Coast or its setting and development proposals elsewhere in the countryside will only be permitted they do not have a significant adverse effect on the amenity or landscape character of the area.</p> <p>STMNDP 1 reflects this approach, seeking to resist all but essential development in and affecting protected areas and requiring any such development to minimise and wherever possible avoid adverse effects on the landscape.</p> <p><i>The rest of the policy refers to other policies within the plan and general conformity is assessed under those headings to avoid repetition.</i></p>	<p>Policy 1: Presumption in favour of sustainable development</p> <p>Policy 2: Key Targets and Spatial Strategy – supports housing and employment growth in a sustainable pattern of development, requiring high quality design and protection/enhancement of the environment.</p> <p>Policy 3: Role and function of places – supports the identification of sites where required through neighbourhood plans.</p>

St Minver Parishes Submission draft NDP	Regard to NPPF	General conformity with Strategic Policies	
		North Cornwall District Local Plan 1999	Cornwall Local plan submission draft 2014
STMNDP 2: Development Areas	<p>Achieving sustainable development: ‘To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.’ (para 55)  ‘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’ (Para 28)  STMNDP 2 requires new development to be either within development boundaries that have been based on former NCDC boundaries or in special development areas which are adjacent to existing development and have been chosen through criteria based site assessment. This allows for development to meet local social and economic needs, whilst considering and protecting the environment. This is consistent with the aims of the NPPF.</p> <p>The NPPF, para 28, supports sustainable economic growth in rural areas. STMNDP 2 responds to this by supporting appropriate sustainable growth, consolidating on existing sites and respecting the environment. One of the core planning principles of the NPPF (Para 17) is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; STMNDP2 responds to this by setting criteria for amenity and design standards in new development that reflect</p>	<p><b>HSG1</b>- identifies towns and main villages where development should be located. Rock/Tredrizzick and Polzeath/Trebetherick are identified and development boundaries are identified. <b>HSG2</b> – identifies minor villages, where limited infill will be encouraged – St Minver is named as a minor village. In part 2 of the NCDC Local plan, the settlement boundary around Rock/Tredrizzick is tightly drawn to restrict development to exception sites only and suppress development, due to environmental considerations. <b>POL 1</b>The settlement boundary is also tightly drawn around Polzeath/Trebetherick and parts of the settlement are excluded, particularly low density development in the Greenback area of Trebetherick, where intensification of development is not considered suitable to the character of the area. Open Areas of Local Significance are identified, which make an important contribution to the setting, character and identity of the settlement  STMNDP 2 respects the hierarchy of development in and around main settlements, rather than in the open countryside. However it also allocates ‘special development areas’ at the main villages of Polzeath/Trebetherick and Rock Tredrizzick and at the Minor village of St Minver and a further area Treglyn. This exceeds development anticipated in</p>	<p>Policy 2: Key targets and spatial strategy – supports housing and employment growth in a sustainable pattern of development, requiring high quality design and protection/enhancement of the environment.  Policy 3: Role and Function of Places – supports the identification of sites where required through neighbourhood plans.</p>



	<p>local character.</p> <p>Paras 74 and 75 of the NPPF stress the importance of community recreation space for health and wellbeing and discourage development on open space, sports and recreational buildings and land, including playing fields except in exceptional circumstances. STMNDP 2 reflects this approach, by allocating Special Development area F at Trewint Playing Field, for community facilities and essential supporting businesses to retain and enhance the existing facilities.</p> <p>Para 39 of the NPPF requires local parking standards to take account of local conditions, type of development, accessibility, availability of public transport, local car use and the need to reduce emissions. Balancing these factors it is reasonable for STMNDP 2.7 to require at least one parking space/50sqm of residential development, since this a rural area with basic access to public transport and high levels of tourist traffic in the summer months puts pressure on on-street parking.</p>	<p>the NCDC Local plan. However this plan dates from 1999 and STMNDP is based on more up to date evidence of need. Neighbourhood plans are allowed to exceed the levels of development proposed in strategic local plans, and given the age of the NCDC plan, STMNDP has looked to the evidence base of the emerging Cornwall Local Plan and considered allocations accordingly. The special development area at Polzeath/Trebetherick avoids the low density area at Greenbank which is still excluded by the settlement boundary and the three Open Areas of Local Significance.</p> <p><b>ECN3</b> - Proposals for the expansion of an established business on land adjoining their existing site will be permitted where the development cannot be satisfactorily accommodated on existing or allocated employment land and the proposed site is not allocated or protected for other uses. Proposals for the expansion of rural businesses will be carefully assessed to ensure the scale of development and operations remains compatible with the character and amenities of the surrounding area.</p> <p><b>ECN4</b> - Small scale units for employment purposes will be permitted in or close to Camelford or Padstow or a main or minor village where:</p> <p>(a) the scale of the development is appropriate to the employment needs of the locality and the character and amenity of the surrounding area; and (b)</p>	
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		<p>the siting is well related to existing built development.</p> <p>STMDP 2 promotes the expansion of existing industrial areas, supported by a landscape impact study.</p> <p><b>SAF11</b> –this policy promotes the expansion of community facilities where they are in accessible locations and the expansion is related to the needs of the local community. It resists the loss of community facilities unless they are redundant or the loss is linked to a replacement and improvement of facilities.</p> <p>STMNDP 2 is in conformity with these aims, protecting and enhancing the amenities at Trewint playing field.</p> <p><b>DVS5</b> – Requires development proposals to be served by an adequate road, pedestrian and cycle network.</p> <p>STMDP 2 – requires full specification access for vehicles pedestrians and cyclists and is therefore in conformity with this policy.</p> <p>STMNDP 2 also requires certain amenity criteria to be met, regarding parking provision, amenity space and appearance. These are local design issues where the neighbourhood plan can set appropriate local criteria. It is in general conformity with <b>DVS1</b> which requires development to respect the scale, character and appearance of the immediate surroundings and the wider environment.</p>	
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St Minver Parishes Submission draft NDP	Regard to NPPF	General conformity with Strategic Policies	
		North Cornwall District Local Plan 1999	Cornwall Local plan submission draft 2014
STMNDP 3: Additional Residences Housing numbers Permanent residence Tenure	<p>Para 184 of the NPPF advises that should not promote less development than that set out in the Local plan.</p> <p>Para 16 of the NPPF requires neighbourhoods to develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development. One of the NPPF core principles of planning is that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p> <p>STMNDP has identified that there is a need for affordable housing and moderately priced housing for local people, in a market that is overheated by demand for tourist accommodation and second homes, and sets out policy to meet this need. It allocates more than sufficient land to meet need, to avoid overinflating land prices. It requires new build to be restricted by a condition requiring permanent residence. This is based on local evidence that the housing market is driven by demand for second and holiday homes, which makes it unaffordable for local people.</p>	<p><b>Policies HSG1 and HSG2</b> limit development in main and minor villages in this area, as detailed above.</p> <p>STMNDP 3 Exceeds development anticipated in the NCDC Local plan. However this plan dates from 1999 and STMNDP is based on more up to date evidence of need. Neighbourhood plans are allowed to exceed the levels of development proposed in strategic local plans, and given the age of the NCDC plan, STMNDP has looked to the evidence base of the emerging Cornwall Local Plan and considered allocations accordingly.</p> <p><b>HSG9 The Council will negotiate for an element of affordable housing on sites which are proposed for housing development at an appropriate scale in order to meet its affordable housing target.</b></p> <p><b>HSG10 exception sites</b></p> <p>St Minver plan allows for exception sites in particular circumstances including sympathetic farming site diversification; replacement or extension to existing dwellings and exceptional circumstances where the benefit to local people outweighs any harm to the landscape character of the area.</p> <p>The present local need for additional Moderately Priced and Affordable Residences, and the long standing north Cornwall objective of achieving 50% of additional dwellings as Affordable Residences, have consistently proven</p>	<p>Policy 2: Key targets and spatial strategy – supports housing and employment growth in a sustainable pattern of development, requiring high quality design and protection/enhancement of the environment.</p> <p>Policy 3: Role and Function of Places – supports the identification of sites where required through neighbourhood plans.</p> <p>PP10 Wadebridge and Padstow Community Network Area – Requires the provision of around 1000 dwellings for the rural CNA area. Additional housing and employment growth should be of a size, nature and scale appropriate to the needs character and role and services of the settlement. Development should help rebalance the communities by providing facilities, economic development or housing for local needs of a scale that is appropriate to the settlement and reduces the need to travel. Development should deliver community benefits in the form of affordable housing for local people to balance the high number of holiday homes in the area and contributions to requirements for facilities, services and infrastructure identified locally.</p>

		<p>difficult to achieve particularly in rural areas such as the St Minver Parishes where the total numbers and rate of build of Additional Residences are small. With recent national level relaxation regarding the provision of Affordable Housing on developments of 10 or less dwellings the targets are anticipated to be even more difficult to achieve. For the St Minver Parishes, where development of approximately 90 Additional Residences over the period 2015 to 2030 is required to meet the needs of local people and the Cornwall Local Plan, the build rate of approximately 6 per year essentially drives individual developments of less than 10 dwellings and this might lead to few additional Affordable Residences. The St Minver NDP Policies provide clear guidance that all planning applications will be considered against the local cumulative objectives of at least 50% for Moderately Priced and Affordable Residences and at least 15% for Affordable Residences. Any significant imbalance will result in local rejection or at least deferral of the planning application until the balance is restored. The St Minver NDP Policies provide for local needs recognising that Cornwall Council may apply further restrictions on planning applications in respect of achieving overall County and National targets for Affordable Housing.</p>	
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St Minver Parishes Submission draft NDP	Regard to NPPF	General conformity with Strategic Policies	
		North Cornwall District Local Plan 1999	Cornwall Local plan submission draft 2014
STMNDP 4 – enhancement of community, recreational, business and leisure amenities, infrastructure, communication and transport links	<p>Paras 74 and 75 of the NPPF stress the importance of community recreation space for health and wellbeing and discourage development on open space, sports and recreational buildings and land, including playing fields except in exceptional circumstances. STMNDP 4.1 and 4.2 reflects this approach, by allocating Special Development area F at Trewint Playing Field, for community facilities and essential supporting businesses to retain and enhance the existing facilities.</p> <p>Para 75 of the NPPF says that ‘Planning policies should protect and enhance public rights of way and access.’ Para 35 states that ‘Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people’ and ‘give priority to pedestrian and cycle movements.’</p> <p>STMNDP 4.3 reflects this advice as it supports the provision and enhancement of footpaths and cycle paths.</p> <p>Para 28 supports economic growth in rural areas and says that planning should take a positive approach to sustainable new development. 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. Sustainable tourism and farm diversification are particularly supported in rural areas.</p> <p>STMNDP 4.4 supports the expansion of</p>	<p>SAF11 –this policy promotes the expansion of community facilities where they are in accessible locations and the expansion is related to the needs of the local community. It resists the loss of community facilities unless they are redundant or the loss is linked to a replacement and improvement of facilities.</p> <p>STMNDP 4.1is in conformity with these aims, protecting and enhancing the amenities at Trewint playing field.</p> <p>DVS5 – Requires development proposals to be served by an adequate road, pedestrian and cycle network.</p> <p>STMNDP 4.3 supports the provision and enhancement of footpaths and cycle paths.</p> <p>ECN3 - Proposals for the expansion of an established business on land adjoining their existing site will be permitted where the development cannot be satisfactorily accommodated on existing or allocated employment land and the proposed site is not allocated or protected for other uses. Proposals for the expansion of rural businesses will be carefully assessed to ensure the scale of development and operations remains compatible with the character and amenities of the surrounding area.</p> <p>ECN4 - Small scale units for employment purposes will be permitted in or close to Camelford or Padstow or a main or</p>	<p>PP10 – Wadebridge and Padstow Community Network Area</p> <p>Policy 4: Shopping, services and community facilities</p> <p>Policy 5: Jobs and Skills</p>

	<p>businesses and the establishment of new ones by allocating Special Development Areas for business. This demonstrates a positive approach to supporting the rural economy, balanced with a need to protect the environment. STMNDP 4.5 supports the expansion of existing businesses outside the SDAs, especially tourism ; STMNDP 4.6, supports farm diversification; and STMNDP 4.7 supports tourism development, in line with the NPPF.</p>	<p>minor village where: (a)the scale of the development is appropriate to the employment needs of the locality and the character and amenity of the surrounding area; and (b) the siting is well related to existing built development. STMNDP 4.4 has considered the location of business based on landscape assessment.SDA D embraces extant development where planning approvals have already allowed Sharps Brewery and Rock Marine Services to expand into this area of AONB. Zoning it as an SDA is intended to contain it, stop further encroachment into the AONB and to have appropriate control of any redevelopment of this area for light industry only with no further impact on the adjacent Area of Outstanding Natural Beauty.</p>	
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St Minver Parishes Submission draft NDP	Regard to NPPF	General conformity with Strategic Policies	
		North Cornwall District Local Plan 1999	Cornwall Local plan submission draft 2014
STMNDP 5: Control of road traffic and vehicle parking and reducing the need to drive by car around the parishes.	The NPPF promotes sustainable transport measures, reducing the need to travel through location of development, promoting noncar uses, but recognising that rural areas may have particular needs (para 34) STMND 5 encourages provision for pedestrians and cyclists as well as vehicular access. It promotes extensions to car parks, which are appropriate to the demands of tourism in this rural area. It supports applications which improve safety and alternatives to the private car, which are in line with the NPPF.	DVS5 requires a safe and adequate transport network to serve development, for vehicles, cyclists and pedestrians. STMNDP reflects this approach in para 5.1. DVS6 requires parking provision in development to be commensurate with the proposed use, the location, and the accessibility of the site for walking, cycling and public transport. STMNDP 5 seeks the extension of car parking because of the pressures of tourism	Policy 27: Transport and accessibility

St Minver Parishes Submission draft NDP	Regard to NPPF	General conformity with Strategic Policies	
		North Cornwall District Local Plan 1999	Cornwall Local plan submission draft 2014
STMNDP 6: Renewable energy and Energy Efficiency.	The NPPF supports renewable energy development and energy efficiency. Para 97 says that planning policy should maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts; STMNDP 6 responds to this by supporting small scale renewable energy schemes and energy efficiency in buildings.	TRU4 – Requires windfarm proposal (within or outside the AONB and locally designated areas) to be assessed against landscape impact policy. Proposals for individual wind turbines or wind farms will not be permitted where they, together with existing and approved turbines or wind farms, would lead to a concentration of wind turbines on a scale which would significantly change the character of the wider landscape. STMNDP 6 also supports renewable energy and energy efficiency, but seeks to avoid adverse impact on the landscape, particularly the effects of larger scale installations. The Cornwall Local Plan Landscape Sensitivity and Strategy Matrices for the area conclude that the area is particularly sensitive to any significant level of wind turbine or solar PV development.	Policy 15: Renewable and low carbon energy. Supports the increase in use and production of renewable and low carbon energy, informed by landscape strategy. Landscape strategy and guidance for wind turbines for this area (Camel Estuary) is for, a landscape with occasional single turbines up to and including band C (61-99m) located inland and outside the AONB. There should be no wind energy development on the undeveloped coastal/estuary edges. Elsewhere in the AONB a landscape without wind energy development, except for occasional single Band A (18-25m turbines) linked to existing buildings. For Solar PV Development the landscape strategy is for a landscape with occasional solar PV development up to and including Band C (5-10 ha) on the lower slopes inland with no solar PV development on the undeveloped coast/estuary edges and their immediate hinterland. Elsewhere in the AONB a landscape without solar PV development (except for very occasional well sited Band A development (less than 1 ha)



## Appendix1

### Neighbourhood Development Plan Designation Application and Designation Decision

#### Appendix 1 .1 Application letter for designation of the St Miver Parishes as a Neighbourhood Area



**St. Minver Lowlands Parish Council**

**Chairman: Cllr. Carol Mould** **Parish Clerk: Mrs Gillian Thompson**

18th July 2012

Ms Sarah Sims  
Community Network Manager  
Cornwall Council  
Room 136, Higher Trenant Road  
WADEBRIDGE  
PL27 6TW

Dear Sarah

**APPLICATION UNDER PART 2 (5) (1) OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 FOR THE DESIGNATION OF A NEIGHBOURHOOD AREA**

St Minver Highlands and St Minver Lowlands Parish Councils give notice that they wish to make an application under Part 2 (5) (1) of The Neighbourhood Planning (General) Regulations 2012 for the designation of a Neighbourhood Area to cover the areas encompassed by St Minver Highlands Parish Council and St Minver Lowlands Parish Council.

St Minver is an ancient ecclesiastical parish, administered by St Minver Highlands and St Minver Lowlands Parish Councils. It is considered appropriate that the Neighbourhood Development Plan should cover the same area. A Joint Parish Plan was produced previously and is available on our website [www.stminvercouncils.org.uk](http://www.stminvercouncils.org.uk).

St Minver Highlands and St Minver Lowlands Parish Councils are relevant bodies for the purposes of Section 61G of the 1990 Town and Country Planning Act, being the Parish councils for the entire area applied for.

Members understand that there is a financial implication to the Parish Councils with regard to developing the NDP, and both Parish Councils have each pledged £5,000 for this purpose.

Yours sincerely

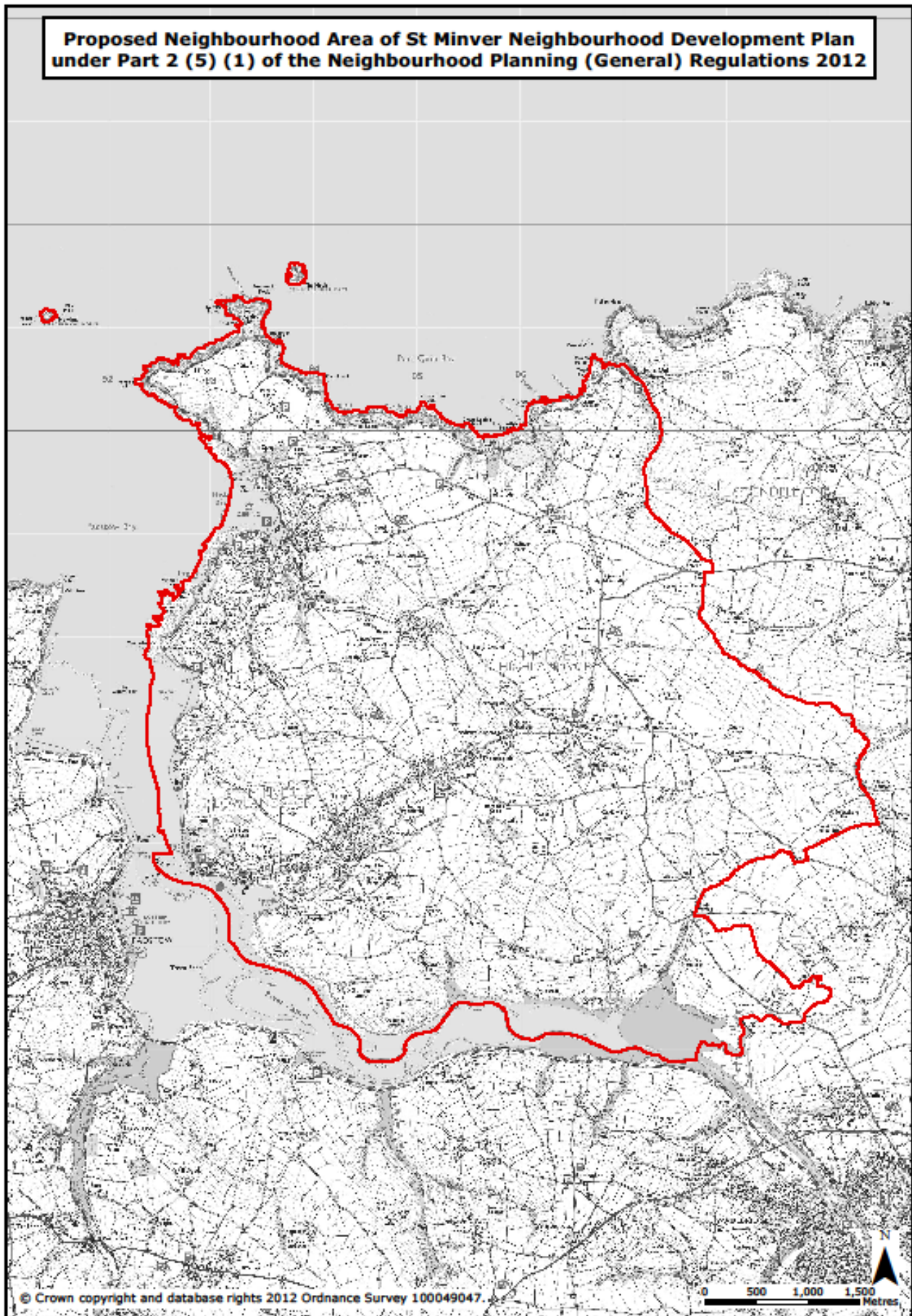
**Mrs Gillian Thompson**  
St Minver Lowlands Parish Clerk

**Mrs Helen Hylands**  
St Minver Highlands Parish Clerk

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Correspondence address: 12 Bonython Drive, Grampound, Truro, TR2 4RL.  
Tel: 01726-882145. E-mail: [clerk@stminver-lowlands.org.uk](mailto:clerk@stminver-lowlands.org.uk). Website: [www.stminvercouncils.org.uk](http://www.stminvercouncils.org.uk).

Appendix 1.2 Map showing the St Miver Parishes as proposed for designation as a Neighbourhood Area



**DECISION OF THE PORTFOLIO HOLDER FOR  
HOUSING AND PLANNING**

In respect of attached report for and on behalf of Robert Lacey

**Dated:** 20 December 2012

**Subject Matter:** Designation of Neighbourhood Plan Area for the St  
Minver Neighbourhood Plan

**Decision:**

The St Minver Neighbourhood Area be designated in accordance with the  
Neighbourhood Planning (General) Regulations 2012.

**Reason for the Decision:**

In accordance with the Neighbourhood Planning (General) Regulations  
2012 ('The Regulations') any Neighbourhood Plan being produced must be  
carried out within a Neighbourhood Area the extent of which must  
submitted to, publically advertised and consulted on for prescribed period  
and approved by Cornwall Council.

**Alternative options considered:**


None other than contained within the report.

**Conflicts of interest declared:**

None.

**Dispensations granted in respect of a conflict of interest:**

Not Applicable.

Signed   
Portfolio Holder for Housing and Planning

Dated 21/12/2012