



# Wendron Parish Neighbourhood Development Plan 2026 to 2030

**Pre-Submission Consultation Draft**

**PRESUBMISSION CONSULTATION  
DRAFT VERSION 2  
APRIL 2026**

# CONTROL SHEET

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## THIS IS THE DRAFT NEIGHBOURHOOD PLAN – YOUR FEEDBACK IS NEEDED!

This document is the **Pre-Submission Consultation Draft** of the **Wendron Parish Neighbourhood Development Plan (NDP)**. It sets out draft policies and proposals developed in response to issues raised through community engagement and a review of evidence.

### Have Your Say

We want to know:

- What do you think is good about the Plan?
- What could be improved?
- Is there anything missing?

All comments received during this consultation will be reviewed. The Plan will then be updated to reflect community views and key evidence before it is formally submitted to Cornwall Council.

### How do I see a copy of the Plan?

To see the draft Plan and supporting evidence base, please go: [plan4wendron.co.uk](http://plan4wendron.co.uk)

Paper copies are available on request by emailing [clerk@wendronparishcouncil.org.uk](mailto:clerk@wendronparishcouncil.org.uk) or phone 0737 5062804

A summary leaflet is also available on [plan4wendron.co.uk](http://plan4wendron.co.uk)

### Supporting Documents

This document is accompanied by a range of background reports and technical studies, all of which can be accessed on our website: [plan4wendron.co.uk](http://plan4wendron.co.uk)

### How to Comment

**The consultation on this draft Plan will run for a minimum of 6 weeks from the 13th April to 25th May 2026.**

You can give your feedback in the following ways:

#### Online

- The easiest way to comment is via the **online feedback form**:  
👉 <https://www.smartsurvey.co.uk/t/UW0I7M/>
- Or scan this QR code using your smartphone or tablet:



#### In Person

- **Drop-in consultation events** where you can see an exhibition about the Plan and discuss your concerns with a member of the NDP Team, are to be held at the following dates and venues:
  - **WENDRON FOOTBALL CLUB - 16TH APRIL 6.30 PM TO 8.30 PM.**
  - **PENMARTH HALL - 22ND APRIL 10 AM TO 12 NOON.**
  - **TRINITY METHODIST CHAPEL, PORKELLIS - 25TH APRIL 10 AM TO 1PM.**
  - **WHEAL DREAM - 5TH MAY 3.00 - 5.00PM**

#### By Post

- Use the **paper copy of the feedback form** sent out with the summary leaflet or available at the local **drop-in consultation events** and send it to **The NDP, C/O Pentreath, Carnmenellis, Redruth. TR16 6PJ.**

## **Abbreviations Used in this Neighbourhood Development Plan**

**NPPF** - National Planning Policy Framework.

**NPPG** - National Planning Policy Guidance.

**CAP** – Community Area Partnership.

**CNA** – Community Network Area.

**CLP** —Cornwall Local Plan.

**CC** - Cornwall Council.

**CEDPD** - Cornwall Climate Emergency Development Plan Document.

**NDP** - Neighbourhood Development Plan.

**PRoW** – Public Right of Way.

**CRoW** – Countryside and Rights of Way Act.

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## **FOREWORD**

Wendron Parish has a long and proud rural heritage. From its scattered hamlets and historic commons to its moorland, farmland and village communities, the Parish reflects centuries of human activity shaped by the Cornish landscape. Today, Wendron remains a distinctive and vibrant rural area, valued for its strong sense of community, attractive countryside and deep connection to place.

This Neighbourhood Development Plan has been prepared by the local community, led by Wendron Parish Council, to help guide development and change across the Parish up to 2030. It reflects the views, priorities and aspirations expressed through public consultation, surveys and community events held over several years.

The Plan gives local people a stronger voice in shaping how the Parish evolves. It sets out policies to protect Wendron's landscape, natural environment and heritage, while supporting sustainable growth that responds to the needs of residents, businesses and future generations.

Its key themes include securing a balanced and affordable mix of homes, supporting rural enterprise and agriculture, strengthening community facilities and green infrastructure, improving opportunities for sustainable transport and renewable energy, and protecting and enhancing the countryside and biodiversity.

The Parish Council would like to thank everyone who has contributed to the preparation of this Plan, including residents, landowners, local businesses, community groups and volunteers, for their time, commitment and local knowledge. The result is a genuinely community-led document which will help ensure that Wendron continues to be a living, working and caring rural parish, where both people and nature can thrive.

Ross Durkin

**Chair of Wendron Parish Council**

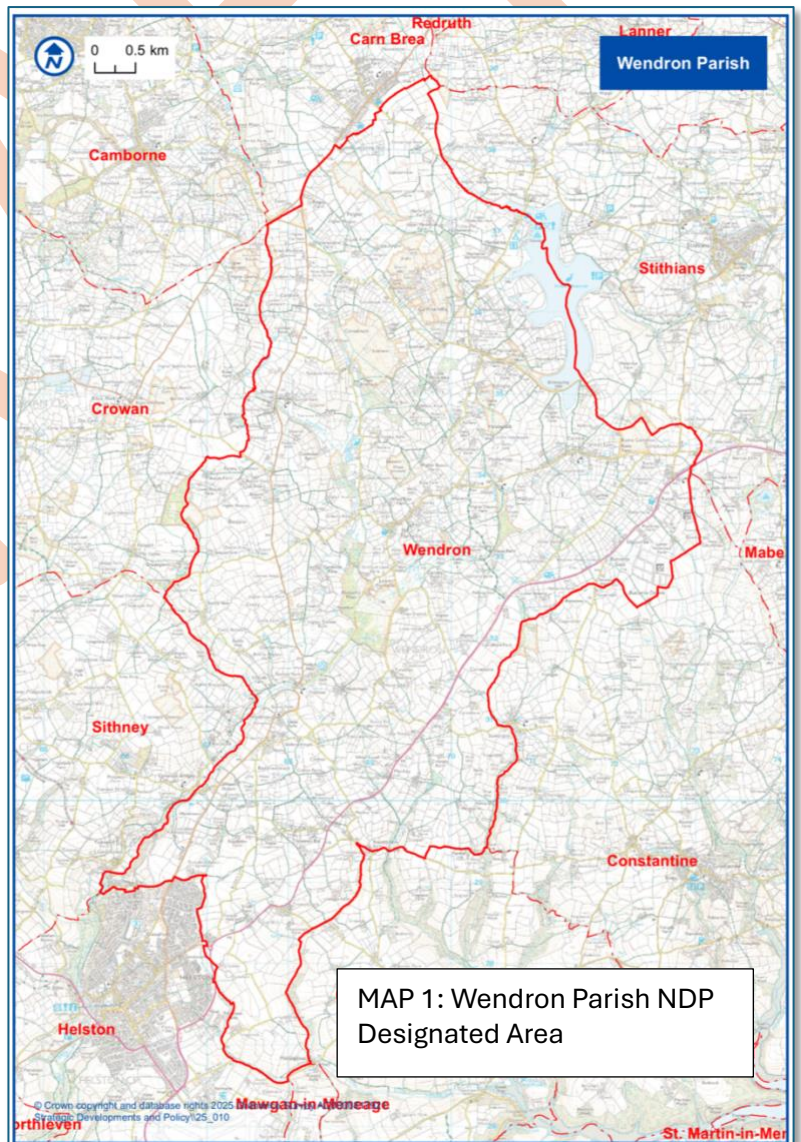
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# 1. INTRODUCTION

- 1.1 This document is the *Consultation Draft Neighbourhood Development Plan (NDP)* for the Parish of Wendron. It sets out a Vision for the future of the Parish and establishes clear Objectives and Planning Policies to help deliver that Vision over the Plan period to 2030.
- 1.2 The Policies contained in this Plan are in general conformity with the National Planning Policy Framework (NPPF) as in force at the time of writing, and the adopted Cornwall Local Plan (2016), in accordance with the requirements of the Localism Act.
- 1.3 This NDP has been prepared through engagement with residents of Wendron Parish and reflects the views, priorities and aspirations of the local community. It provides a detailed local context to sit alongside national and strategic planning policy, including the NPPF and the Cornwall Local Plan.
- 1.4 The Planning Policies set out in this NDP have been carefully developed to ensure that any future growth or development within the distinct settlements of Wendron Parish and its surrounding countryside is shaped by the views of the local community. Once adopted, this Plan will be a key document used by Cornwall Council Planning Officers, Councillors, landowners and developers in the planning process. It will provide valuable local knowledge and insight into the needs, aims and priorities of the Parish.
- 1.5 The Wendron NDP area was designated on 17th April 2015. It covers the entire area of the Parish as shown on Map 1. Note that the Parish area was amended in 2020 by the transfer of the Wheal Oak area from Wendron Parish to Helston Parish. The Designated Area of the NDP was been adjusted accordingly on the 19<sup>th</sup> February 2026.



## What is a Neighbourhood Development Plan?

- 1.6 A Neighbourhood Development Plan (NDP) is a community-led planning document that provides a framework for guiding future development, regeneration, and conservation within a designated neighbourhood area. It sets out locally relevant planning policies that, once adopted, form part of the statutory development plan. These policies are used alongside the Cornwall Local Plan and the National Planning Policy Framework (NPPF) to help determine planning applications within the NDP area [see Info Box 1].

### INFO BOX 1: NEIGHBOURHOOD PLANNING IN A NUTSHELL

- ⇒ Neighbourhood Development Plans (NDPs) were introduced by the **Localism Act 2011** to give local communities a greater role in shaping development in their areas.
- ⇒ NDPs can only be prepared by local communities, working through their **Parish Council**, which acts as the ‘qualifying body’.
- ⇒ They form a locally prepared, lower-tier component of the planning framework and sit alongside the **Cornwall Local Plan** and the **National Planning Policy Framework (NPPF)**.
- ⇒ NDPs include planning policies that relate to the **type, location, timing, and design** of development, as well as any supporting **infrastructure** needed to deliver it.
- ⇒ This enables communities to influence the **nature, quality, scale and distribution** of development within their Parish.
- ⇒ All NDPs must promote **sustainable development** and actively address the impacts of **climate change**.
- ⇒ They must be underpinned by **robust, proportionate evidence** and shaped through meaningful **community engagement**.
- ⇒ NDPs must be in **general conformity** with the strategic policies of the Local Plan and the NPPF. They cannot propose less development than set out in strategic policies or conflict with them.
- ⇒ Every NDP must pass a **local referendum**. If supported by a majority of voters, it is ‘made’ and becomes a **statutory part of the development plan**, carrying legal weight in planning decisions.
- ⇒ In the case of Wendron, **Wendron Parish Council** is the qualifying body responsible for preparing, consulting on, and submitting the NDP for independent examination.

## Plan Period

- 1.7 The Wendron NDP covers the period from **2026 to 2030**, with the end date selected to align with the timeframe of the **Cornwall Local Plan**.
- 1.8 Since work began on the NDP and its policies, the National Planning Policy Framework has continued to change. This includes a major change in the way housing need is calculated, which means housing targets in Cornwall are likely to increase significantly. The Cornwall Local Plan will need to be revised to show how this higher housing requirement will be distributed, and that work is now underway, with a new Local Plan expected to be adopted by the end of 2027. As this

NDP will be adopted before the new Cornwall Local Plan is in place, it is likely to need a review once the new Local Plan is adopted.

## What is Included in the Neighbourhood Development Plan?

- 1.9 This NDP has been prepared to reflect the views of the Wendron community about current local issues and how the Parish should evolve in the years ahead. It seeks to provide a clear, community-led framework to guide future development in a way that responds to local needs and aspirations.
- 1.10 The Plan addresses a range of themes including **housing, business and employment, community facilities, recreation and open space, heritage, design, the natural environment, and climate change**. In doing so, it aims to protect and enhance the distinctive character of Wendron and its settlements so that they can be cherished by future generations.

## Who Prepared the Neighbourhood Development Plan?

- 1.11 The NDP has been developed by the **Wendron Parish Neighbourhood Plan Steering Group**, a team made up of **Parish Councillors and members of the local community**.
- 1.12 Community engagement and consultation are central to the NDP preparation process. The Plan must follow a series of statutory stages set out in Government regulations. These are designed to ensure a transparent and inclusive process, giving everyone who lives, works, or has an interest in the Parish an opportunity to contribute. Further details of the consultation undertaken and upcoming opportunities for involvement are provided in the section titled *Consulting the Community*.

## How is a Neighbourhood Development Plan Prepared?

- 1.13 The NDP must follow several defined stages in line with legal and regulatory requirements. These include area designation, evidence gathering, community engagement, drafting of policies, formal consultation, independent examination, and a local referendum. See Info Box 2.
- 1.14 This document is the **Consultation Draft** of the Wendron NDP. It sets out the proposed planning policies for the area and invites comments from local residents, businesses, community organisations, and statutory bodies as part of the formal consultation process.

## Why Prepare a Neighbourhood Development Plan for Wendron Parish?

- 1.15 Before the introduction of NDPs through the **Localism Act 2011**, only principal authorities - such as Cornwall Council - had the legal power to produce statutory land-use plans. The Act gave local councils, including **Wendron Parish Council**, the opportunity to prepare their own planning policies, subject to specific requirements and procedures.
- 1.16 The planning system in England operates through a combination of **legislation, policy, and guidance**. National policies are set out in the **National Planning Policy Framework (NPPF 2024)**, while local planning policies are provided by authorities such as

### INFO BOX 2: NDP STAGES.

1. Designate NDP area



2. Prepare draft NDP



3. Pre-submission  
publicity & consultation



4. Revise the draft NDP



5. Independent  
examination



6. Referendum & adoption

Cornwall Council through documents like the **Cornwall Local Plan**. Neighbourhood plans add a local tier to this system, enabling communities to set out what kind of development is acceptable, where it should go, and what should be protected or improved.

- 1.17 Preparing an NDP therefore provides a significant opportunity for the local community to develop a **shared vision** for the future of the Parish. It enables us to shape, direct, and help deliver **sustainable development** by influencing decisions on planning applications and land use.
- 1.18 Once it has successfully passed the req - the **Wendron Parish NDP** will become part of the **statutory Development Plan for Cornwall**. This means it must be taken into account by Cornwall Council when making planning decisions and by Planning Inspectors in the event of planning appeals.

### What can a Neighbourhood Plan can and cannot do.

- 1.19 Under the **Levelling Up and Regeneration Act 2023**, a Neighbourhood Development Plan can include policies on a wide range of planning matters, including:
  - **how much development should take place**, what type it should be, where it should go, and when it should come forward,
  - **objectives for the whole parish**, particular parts of it, or specific sites,
  - **infrastructure needs, or affordable housing** required to support development,
  - **the design of development**, either generally or for particular types of development or locations, including standards that proposals must meet in order to gain planning permission.
- 1.20 The Act also makes clear that neighbourhood plans must help ensure that the use and development of land **supports both climate change mitigation and adaptation**. This strengthens the role of NDPs in encouraging development that is low-carbon, climate resilient, and suited to local circumstances.
- 1.21 In preparing this Plan, the NDP Group has also been mindful of concerns raised by the community about matters that cannot realistically be dealt with through planning policies. These include issues such as speeding traffic, blocked or poorly maintained highway drains, better bus services, and similar matters. These are important concerns, but they will need to be pursued separately with Cornwall Council and other relevant bodies through elected representatives and other channels. To help explain what can and cannot reasonably be addressed through this Plan, the following table provides a summary.

INFO BOX 3: THE SCOPE OF THE WENDRON PARISH NEIGHBOURHOOD PLAN	
What it can do....	What it can't do...
<ul style="list-style-type: none"> <li>• <b>Support housing needs:</b> Help provide new homes, including affordable ones, to meet the community's needs.</li> <li>• <b>Shape local planning rules:</b> Create guidelines that reflect the area's unique character, like how new developments should look.</li> <li>• <b>Protect community treasures:</b> Safeguard important places that matter to locals.</li> <li>• <b>Unlock funding opportunities:</b> Help the Parish Council secure money for projects in the Plan, such as new footpaths.</li> <li>• <b>Protect nature and landscapes:</b> Conserve areas important for ecology, biodiversity, and scenic beauty.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Stop people moving into the Parish:</b> It can't block new homeowners from settling here.</li> <li>• <b>Go against higher-level rules:</b> The Plan has to align with national and Cornwall Council planning policies.</li> <li>• <b>Make impossible demands on developers:</b> It can't impose rules that make development unrealistic or unworkable.</li> <li>• <b>Change national laws:</b> Things like Building Regulations or Permitted Development Rights are outside its control.</li> <li>• <b>Repeat existing policies:</b> There's no point duplicating national or Cornwall Council</li> </ul>

- **Guide housing development:** Influence the size, type, and location of new housing in the area.
- Ensure that new homes relate to the local character and the WHS designation for parts of the Parish.
- **Boost developer contributions:** Ensure the Parish gets a bigger share of developer funding through the Community Infrastructure Levy compared to places without a Plan.
- **Encourage renewable energy:** Support the introduction of more renewable energy projects in the Parish.
- **Set parking rules:** Make sure new housing developments include enough parking to reduce on-street congestion.

policies—it's about adding local value.

- **Reduce housing targets:** The number of new homes required by national targets and Cornwall Council's Local Plan has to stay as it is.
- **Promise specific developments:** Unless the Plan explicitly allocates land for development, it can't guarantee that particular projects will happen.
- **Stop all building:** The Plan can't ban all development or prevent planning applications from being made.
- **Handle non-planning issues:** Some things aren't covered by planning, like:
  - Changing speed limits
  - Getting more frequent buses
  - Enforcing parking restrictions
  - Fixing potholes

**The Plan focuses on planning-related matters, it's not a means of controlling every issue of local concern. Its role is to address land use and development matters within the limits of planning law and policy.**

## How is the Neighbourhood Development Plan Organised?

1.22 The Wendron Neighbourhood Development Plan comprises two main documents, supported by a detailed online evidence base. The two principal documents are:

- The **Written Statement** (this document), and
- The **Wendron Parish Design Code**.

1.23 The supporting online material forms the NDP's **evidence base**. It includes reports on key topics such as:

- Climate Change (including surface water management and flood risk)
- Population and Community
- Housing
- Economy and Employment
- Infrastructure and Community Facilities
- Green Infrastructure
- Biodiversity and Landscape
- Heritage and the Historic Environment
- Accessibility and Connectivity (Transport and Movement)

1.24 The **Written Statement** is organised into seven distinct sections:

- **Section One: Introduction:** Explains the purpose of the NDP and the process followed in its preparation.

- **Section Two: Context:** Provides an overview of the Parish today and summarises the key issues that have influenced the Vision for its future.
- **Section Three: Vision and Objectives:** Sets out the Vision Statement for Wendron Parish and the Objectives the NDP seeks to achieve.
- **Section Four: Planning Policies:** Contains the policies for managing development in the Parish, organised by theme:
  - Climate Change
  - Housing
  - Business and Employment
  - Heritage, Cornish Distinctiveness and Design
  - The Natural Environment
  - Community Facilities and Infrastructure

Each thematic policy section also considers key **cross-cutting issues**, including climate change, health and well-being, and environmental sustainability.

- **Section Five: Local Projects:** Identifies community projects that support the NDP's Vision and Objectives but fall outside the formal scope of planning policy.
- **Section Six: Jargon Buster:** Provides plain-English explanations of technical terms used throughout the document.
- **Section Seven: Acknowledgments:** Lists those who contributed to the preparation of the NDP.



**Photo: Engine House, Wendron.**

## 2. THE CONTEXT FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

### National and Cornwall Strategic Policies

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

- 2.1 Members of the United Nations – including the United Kingdom – have agreed to pursue the **17 Global Goals for Sustainable Development** in the period to 2030. These address social progress, economic well-being and environmental protection. In land-use planning, the UK’s commitment is delivered through the National Planning Policy Framework.
- 2.2 At the heart of the **National Planning Policy Framework (NPPF)** is the **presumption in favour of sustainable development**, which is defined through three interdependent objectives: **economic, social, and environmental**. These objectives must be pursued in mutually supportive ways through the preparation and implementation of planning policies and decisions.
- 2.3 The NPPF establishes the national policy framework that all local and neighbourhood plans must align with. This means that our NDP must promote sustainable development, ensuring that current needs are met without compromising the ability of future generations to meet their own.

#### *Cornwall Local Plan (CLP)*

- 2.4 At the local level, the strategic planning framework for Wendron Parish is set out in the **Cornwall Local Plan: Strategic Policies 2010–2030**. Like the NPPF, the Cornwall Local Plan aims to enable **sustainable development**, with the overarching ambition to:

*“Achieve a leading position in sustainable living”* ...through balanced decision-making across economic, social, and environmental considerations.

- 2.5 The CLP interprets the national policy framework at the county-wide level and is the principal strategic document guiding planning decisions across Cornwall, including within the Wendron NDP area.
- 2.6 While this NDP cannot override national or strategic local policies, it builds upon them to provide a detailed local response that reflects the unique needs and priorities of the Parish. The NDP aligns particularly with the following policies in the Cornwall Local Plan:

- **Policy 2 & 2a** – Spatial Strategy and Key Targets
- **Policy 4** – Shopping, Services and Community Facilities
- **Policy 5** – Business and Tourism
- **Policy 6** – Housing Mix
- **Policy 7** – Housing in the Countryside
- **Policy 8** – Affordable Housing
- **Policy 9** – Rural Exception Sites
- **Policy 10** – Managing Viability
- **Policy 12** – Design
- **Policy 13** – Development Standards
- **Policy 14** – Renewable and Low Carbon Energy
- **Policy 15** – Safeguarding Renewable Energy
- **Policy 16** – Health and Well-being
- **Policy 22** – European Protected Sites: Mitigation of Recreational Impacts

- **Policy 23** – Natural Environment
- **Policy 24** – Historic Environment
- **Policy 25** – Green Infrastructure
- **Policy 26** – Flood Risk Management and Coastal Change
- **Policy 27** – Transport and Accessibility
- **Policy 28** – Infrastructure

2.7 In **December 2024**, the NPPF was updated, introducing a revised method for calculating local housing need. This change significantly increased Cornwall’s housing targets. On **9 January 2025**, Cornwall Council confirmed that the existing **Cornwall Local Plan (2010–2030)** was no longer able to meet the revised housing requirement.

2.8 As a result, the following policies are now considered **out of date**:

- **Policy 2a** – Key Targets (housing delivery), and
- **Policy 3 (parts 1 and 2)** – Role and Function of Places

2.9 In addition to a suite of general strategic policies, the **Cornwall Local Plan** also outlines specific objectives relating to local areas and community needs.

2.10 **Wendron Parish** lies within the area covered by the **South Kerrier Community Area Partnership (CAP)**. CAPs are intended to bring together local organisations and individuals to address the issues that matter most to their communities, with the overarching goal that everyone can **start well, live well, and age well**.

2.11 The partnership includes Cornwall Councillors and representatives from town and parish councils within the area, alongside other key stakeholders such as:

- Devon and Cornwall Police
- NHS and local health services
- Voluntary and community sector organisations

2.12 Together, they aim to deliver coordinated responses to community priorities, informed by local voices and shared resources.

2.13 Although the **Community Area Partnerships (CAPs)** currently have no formally adopted planning policies, some relevant planning context remains from the preceding **Community Network Areas (CNAs)**. Wendron Parish formerly sat within the **Helston and South Kerrier CNA** (see **Info Box 3**). These legacy CNAs provided a foundation for locally specific objectives, some of which continue to inform place-based planning approaches today.

2.14 The Local Plan goes on to say that ‘As a result of its relatively peripheral location, Helston represents an important service and employment centre for its local residents, as a well as a wider catchment of other communities.’ On housing it says that as the main settlement with good employment and transport provision, Helston will be required to accommodate the majority of new dwellings. Coordination will be needed amongst the remaining parishes within the CNA to ensure that housing needs are met.

#### *Cornwall Climate Emergency Development Plan Document (CEDPD)*

2.15 The **Climate Emergency Development Plan Document (CEDPD)** is an adopted extension to the Cornwall Local Plan, introduced to deliver targeted planning policies that address both the **causes and impacts of the climate crisis**. It was formally adopted in **February 2023**.

2.16 The CEDPD introduces strengthened policy measures designed to:

- Reduce carbon emissions,
- Support climate adaptation and resilience,
- Promote renewable energy and energy efficiency, and
- Encourage sustainable design and development.

2.17 These policies provide an important framework to support **local community action** on climate change and are directly relevant to the aims and policies of this Neighbourhood Development Plan.

#### INFO BOX 4: CORNWALL LOCAL PLAN OBJECTIVES FOR HELSTON & SOUTH KERRIER COMMUNITY NETWORK AREA.

##### **Objective 1 – Housing**

- Provide good quality housing
- Address high house prices, lack of affordable housing and lack of elderly and special needs accommodation.

##### **Objective 2 – Rural Travel**

- Reduce rural isolation, particularly in the remote villages and hamlets, by encouraging regular public transport for residents to access services, work and education.

##### **Objective 3 – Community Services**

- Encourage improvements to community services, health care and education provision and enhance current levels of provision where possible.
- Consideration should also be given to mobile services.
- Deliver community facilities that are thriving and well used, providing a range of activities for all ages.

##### **Objective 4 – Businesses**

- Maintain and enhance Helston as a high-quality service and retail centre for its local residents and its surrounding parishes. Provide more employment opportunities within Helston, in doing so reducing the reliance on Cudrose as the primary employer, whilst still continuing to support its continued operation.
- Enable the provision of rural workspace and encourage business mentoring and support.

##### **Objective 5 – Environment**

- Ensure development is sensitive to the outstanding natural, built, historic and maritime environment of the area.
- Deliver growth sensitively, in doing so ensuring surrounding settlements / hamlets do not lose their separate identities.

##### **Objective 6 – Recreation**

- Protect Helston's most important 'green assets' whilst improving / increasing the provision of open space and green links for the existing and expanding population.
- Boost access to recreational opportunities for young people.

##### **Objective 7 – Shops and Services**

- Maintain Helston's role as the main retail and service centre in the area and enhance the attractiveness and viability of the town centre.

#### *The New Local Plan for Cornwall*

2.18 Cornwall Council has confirmed through its Local Development Scheme that it will begin preparing a new Local Plan under the Levelling Up and Regeneration Act (LURA) 2023, once the necessary regulations and secondary legislation are in place. In preparing for the new Local Plan, Cornwall Council has emphasised the importance of establishing a clear vision at an early stage. This vision is to be underpinned by a set of principles for sustainable development in Cornwall, which were endorsed by the Cornwall Growth Board in December 2024 and reviewed by the Sustainable Growth and Development Overview and Scrutiny Committee in January 2025. These principles provide a strategic foundation for planning across Cornwall

and are also relevant to the Wendron Parish NDP as it progresses, helping to ensure that local policies remain aligned with the wider direction of planning in Cornwall. **Note:** When Cornwall Council adopts the refreshed Local Plan this current NDP will be reviewed to ensure alignment with the new strategic policies and housing requirements.

2.19 Cornwall Council's emerging Local Plan aims to create happy, healthy, and productive places by delivering high-quality homes in the right locations, while enhancing what communities value most. This includes better access to services and facilities, protecting the environment, and supporting local economies. A key shift in approach is to focus on how and where growth happens, ensuring that new development contributes positively to local life. This means meeting housing needs for all stages of life, planning infrastructure alongside homes, and supporting services that help communities to thrive.

2.20 For rural areas like Wendron Parish, this includes:

- Providing a **mix of housing**, including affordable and adaptable homes;
- Supporting **local services, jobs and facilities** to reduce the need for travel;
- Making **infrastructure delivery more predictable and responsive** to local needs;
- Encouraging **low-carbon development** and improving resilience to climate change;
- Protecting the **distinctive character, culture and landscape** of Cornwall;
- Involving **local people and places** in shaping how their communities grow.

2.21 These principles align with national planning priorities and will help ensure that neighbourhood plans contribute to creating vibrant, inclusive, and sustainable places for the future.

#### *Other relevant strategies*

2.22 A range of adopted and emerging strategies provide useful context and evidence for local NDP policies, especially on matters such as housing mix and affordability, biodiversity and green space, climate resilience, energy, infrastructure, and sustainable transport. These strategies help show what kinds of development are needed in Cornwall and how they can support positive outcomes in line with the National Planning Policy Framework (NPPF).

2.23 The weight that can be given to these strategies in planning decisions will depend on how closely they align with national policy, how far they have progressed, and whether any significant objections remain unresolved. Even so, they are still relevant to the Wendron Parish NDP, particularly in helping to shape policies that respond to local needs and support sustainable development. The most relevant adopted strategies include:

- **Cornwall Supported and Specialist Housing Strategy (2023–2050)**  
Sets out the need for supported and specialist housing across Cornwall, supporting Policy 6 of the CLP and NPPF Para 63. It is already a material consideration in planning decisions.
- **Cornwall Local Nature Recovery Strategy (2025)**  
Provides guidance for enhancing biodiversity, identifying priority habitats and species, and influencing land use. Supports CLP Policy 23 and Policy G4 of the CEDPD.
- **The Cornwall and IoS Local Economic Partnership's 'Cornwall and Isles of Scilly Strategic Economic Plan 2017-2030' and 'Cornwall and the Isles of Scilly Industrial Strategy'**  
Sets economic policy for the county, focusing on cultural identity and excellence, environment-based growth, the promotion of healthy and diverse communities, and innovation in industry, including marine energy-tech and digital connectivity.

2.24 The most relevant emerging strategies include:

- **Revised Housing Supplementary Planning Document (SPD)**  
Expands on the **Local Plan**'s housing policies, especially in relation to affordable housing, supported housing, self-build, co-housing, and community-led schemes.
- **Cornwall Adaptation Strategy**  
Will guide how Cornwall responds to climate risks at the community level, including through the development of local adaptation plans. Relevant to CLP Policies 23 and 26, and CEDPD Policies CC1–CC4.
- **Local Area Energy Plan (LAEP)**  
Details how Cornwall will transition to a net-zero energy system. Supports sustainable energy policies and planning for renewable energy development. Aligned with CLP Policy 28 and CEDPD Policies RE1, RE2, and CC1–CC4.
- **Infrastructure Delivery Strategy (Phase 1 published Dec 2024)**  
Will set out how infrastructure needs such as schools, transport, utilities, and green space will be met alongside new development. This will guide planning decisions and expectations for infrastructure provision.
- **Transport Decarbonisation Strategy**  
Currently under development, this will set out the evidence and interventions required to reduce carbon emissions from transport across Cornwall. CEDPD Policies T1–T3.

## Our Parish

- 2.25 **Physical Geography:** Wendron Parish, covering approximately 12,500 acres (5,058 hectares), is centrally located in Cornwall, positioned inland between Helston and Redruth. It encompasses a varied rural landscape characterized by rolling hills, deep valleys, and upland moors. The underlying geology is predominantly granite-based, giving rise to rugged uplands and fertile valley soils suitable for agriculture and grazing. The River Cober, flowing southward through the parish towards Helston, is the principal watercourse, contributing significantly to the area's drainage and agricultural productivity.
- 2.26 Stithians Reservoir is a prominent physical and recreational feature located just northeast of Wendron Parish, spanning the border between Wendron and Stithians. Constructed in the mid-20th century, it is one of Cornwall's largest inland bodies of water, covering approximately 274 acres (111 hectares). The reservoir sits within a gently undulating granite landscape characteristic of the area, surrounded by pastoral farmland, moorland edges, and pockets of semi-natural woodland. The surrounding landform provides expansive views across the countryside. Its elevated location means it serves as an important water storage and supply resource for west Cornwall. With designated footpaths, picnic areas, and water sports facilities, Stithians Reservoir also plays a role in outdoor recreation and tourism, contributing to the wider landscape character and leisure economy of the region.
- 2.27 The Reservoir feeds into the River Kennal. Elsewhere small streams and tributaries such as the Tolcarn Stream, Mellangoose Stream, part of the Helford River, and the Medlyn Stream create lush valleys and distinctive woodland habitats, enhancing the parish's picturesque and tranquil rural setting. This is recognised in the intention of Cornwall Council to designate most of the Parish as an Area of Great Landscape Value.
- 2.28 **Heritage and History:** Wendron Parish has a rich historical tapestry that includes evidence of prehistoric settlement, medieval heritage, and significant industrial activity. Prehistoric sites include the notable Nine Maidens standing stones and Carnmenellis hill fort, reflecting early settlement and ritual activities in the area. The parish church, dedicated to St Wendrona, dates back to the 15th century and is a prominent feature in the landscape, symbolizing the area's longstanding historical and cultural importance.

- 2.29 During the 18th and 19th centuries, Wendron played a significant role in Cornwall's mining heritage, officially designated as the Wendron Mining District and particularly renowned for its tin and copper production. Historic sites such as Wendron Forge, Wheal Roots, and Wheal Ann stand as enduring symbols of this industrial legacy. The landscape is still marked by the remnants of this era, such as abandoned engine houses, mine shafts, spoil heaps, and miners' cottages, which collectively reflect the deep influence of mining on the Parish's settlement patterns and social development. Today, much of Wendron Parish lies within the Cornwall and West Devon Mining Landscape World Heritage Site, recognising its global importance and the need to preserve its industrial heritage.
- 2.30 Agriculture remains a defining part of Wendron Parish's landscape and economy, with a mix of pasture, smallholdings, and livestock farming, and historic recognition given to the renowned "Wendron Bull," a once-celebrated breed emblematic of the area's strong cattle-rearing tradition.
- 2.31 **Natural Assets and Biodiversity:** The natural environment of Wendron Parish is notable for its diversity, containing a mix of farmland, upland heath, river valleys, and woodland habitats. Areas of upland heathland and rough grassland provide essential habitats for a range of flora and fauna, including notable bird species such as skylarks and kestrels. Woodland areas, primarily concentrated along watercourses, contribute to ecological diversity, supporting various plant and animal species and acting as critical wildlife corridors. There are large areas of County Wildlife Sites and a Site of Special Scientific Interest. The irregular shoreline of Stithians Reservoir includes sheltered inlets, reedbeds, and low banks that support a range of wetland habitats. It is fed by several small streams, with its outflow contributing to the River Kennall, and enhances the area's ecological value, attracting birdlife and supporting biodiversity. The parish's rivers and streams host a variety of freshwater habitats that support otters, trout, and numerous insect species, reflecting the high environmental quality of these water bodies. Conservation initiatives within the parish aim to preserve and enhance biodiversity, particularly focusing on sustainable management of agricultural land and protection of woodland and wetland habitats.
- 2.32 **Settlements:** Wendron Parish comprises a number of distinct settlements, each contributing uniquely to the area's rural character. Wendron village itself, anchored by its historic church and local community facilities, acts as a central hub. Other smaller hamlets and clusters include Porkellis, Treneer, Burras, Carnkie, and Trewennack, displaying a variety of traditional Cornish building styles and rural character.
- 2.33 These settlements historically evolved from agricultural and mining communities, reflecting the parish's economic history. Today, they continue to maintain strong community identities, supported by active village halls, local events, and a vibrant rural lifestyle. Modern development within these settlements has generally been limited, ensuring that they retain their traditional character and visual integrity within the wider landscape.
- 2.34 **Community Facilities.** Like many rural parishes, Wendron has witnessed a steady erosion of traditional community venues over the past two decades. Village shops and Post Office counters at Carnkie, Carnmenellis, Treneer, and Trevenen have closed, and the former filling stations at Trevenen and Rame have disappeared, leaving a single combined shop and Post Office at Rame. Several chapels have also shut their doors: Edgcumb, Carnkie, and Trevennick no longer serve their congregations, so worship and social activities now centre on Penmarth Chapel, Porkellis Chapel, St Wendrona's Church at Wendron, and Penmarth Free Church Hall.
- 2.35 Licensed premises have fared only slightly better. The New Inn at Wendron has recently ceased trading, but three public houses remain: the Star Inn at Porkellis, which also hosts a small village shop and community library, the Halfway House at Rame, and the Golden Lion beside Stithians Reservoir. Community hall provision has suffered a significant setback with the closure of Porkellis Village Hall, meaning that the modest hall at Carnkie is now the parish's sole dedicated indoor meeting space.

- 2.36 The local primary schools remain in place at Wendron and Halwin, although the latter is reported to have a declining school roll.
- 2.37 **Social Capital:** Despite the loss of several facilities, Wendron still enjoys a reasonably strong stock of social capital, [i.e. the relationships, trust, and civic engagement that bind residents together]. The web of local organisations, community venues, and enduring customs continues to support a well-connected and resilient rural parish. Wendron Cricket Club and Wendron Football Club play a pivotal role, offering year-round sport for all ages while hosting social events that draw wide community participation. The West Cornwall Family Motor Show demonstrates Wendron's capacity to stage large, inclusive gatherings. Over the course of a weekend, residents and visitors enjoy classic vehicle displays, entertainment, and fundraising activities, reinforcing local pride and generating revenue for community projects.
- 2.38 Originating more than a century ago as a sheep fair opposite St Wendrona's Church and later evolving into a horse show, the Ram Buck Fair reflects Wendron's agricultural heritage. Now hosted at the Stithians Showground [outside the Parish], it continues to celebrate the parish's link to the land and stands as a testament to cultural continuity and community spirit.
- 2.39 Harvest festivals, carol services, and craft fairs punctuate the village calendar, many centred on the historic church of St Wendrona. The local schools and churches collaborate on performances and celebrations that strengthen inter-generational ties and encourage younger residents to take part in community life. Informal networks that support older neighbours, organise local walks, and coordinate gardening projects provide everyday examples of cooperation. Underpinned by a strong sense of Cornish identity and rural pride, these shared activities help reinforce the depth and resilience of Wendron's social capital.
- 2.40 Looking ahead, national trends toward service centralisation, coupled with escalating energy and maintenance costs, will exert growing pressure on Wendron's remaining community facilities. Each closure would strip residents of a valued meeting point, eroding the web of relationships that underpins social cohesion. If left unchecked, further losses could markedly diminish the parish's resilience, weaken residents' capacity to organise mutual support, and reduce the ability of individual settlements to function as sustainable locations for future development. Proactive measures to safeguard, adapt, and share the facilities that remain are therefore essential if Wendron is to retain its strong social capital and continue to thrive.
- 2.41 **Business and Enterprise:** Wendron Parish supports a diverse mix of small-scale and home-based businesses that reflect its rural setting and entrepreneurial spirit. The local economy includes skilled trades such as carpentry, electrical work, and building services, alongside agricultural enterprises and specialist food producers. Creative and service-based industries are also represented, with florists, artists, wellness practitioners, and digital professionals operating from home studios or workshops. Tourism-related businesses, such as holiday accommodation providers, cafés, and event venues, contribute to the area's appeal, although they remain modest in scale. The Parish also benefits from community-focused enterprises, including just a few local shops, mechanics, and mobile services that help meet day-to-day needs. This varied business base plays a key role in sustaining the local economy, offering employment opportunities and contributing to the vitality of Wendron's dispersed settlements.
- 2.42 In summary, Wendron Parish is a landscape of significant historic, ecological, and cultural value. The parish's unique blend of historical heritage, varied geography, rich biodiversity, and cohesive rural communities underscores its importance within Cornwall and reinforces the need for thoughtful, sustainable planning to preserve these distinctive qualities for future generations.

## Facts and Figures

- 2.43 The population of Wendron Parish has experienced consistent growth, rising from 2,476 residents in 2001 to approximately 3,050 in 2021, marking a 23.1% increase over two decades. This growth rate significantly exceeds the Cornwall average for the same period. A notable demographic trend has been the ageing of the population, with the proportion of residents over 50 increasing from 40.2% in 2001 to 47.8% by 2021. This shift suggests an ongoing need for housing suitable for older residents, alongside improved local support services catering to health, social care, and community interaction.
- 2.44 Household composition data from the 2021 Census indicates there were approximately 1,200 households in the Parish, with an average household size of 2.5 persons, slightly higher than Cornwall's average of 2.24. The Parish also shows a higher proportion of households comprising families and notably fewer single-person households than Cornwall or England as a whole. Of these single-person households, a substantial number (nearly half) are residents aged 66 and over.
- 2.45 Regarding marital status, a significant majority (56.3%) of Wendron Parish residents were married, higher than both the Cornwall and national averages. The ethnic makeup of the Parish is predominantly white (96.8%), with a notably higher identification as 'Cornish' (18.6%) compared to Cornwall as a whole (14%).
- 2.46 Health and wellbeing data reveal that 83.6% of residents considered themselves to be in good or very good health, slightly higher than the national and significantly better than Cornwall averages. Approximately 25.4% of residents reported long-term physical or mental health conditions, aligning closely with the national average but lower than Cornwall.
- 2.47 Economically, Wendron Parish exhibits higher educational attainment levels than the wider region, with 36% holding qualifications at degree level or above. Employment data reflects a predominance of skilled trades, professional occupations, and managerial roles, indicating a community with strong technical and business-oriented skills.
- 2.48 Socio-economic classifications and deprivation indices suggest Wendron Parish is generally affluent relative to Cornwall, although it faces significant deprivation concerning barriers to housing and local services, and challenges associated with living environment quality. Overall, the Parish remains among the 40% most deprived neighbourhoods nationally due largely to geographical isolation and housing affordability issues, despite positive indicators in income and employment domains.
- 2.49 The Parish appears, relative to many other parishes in Cornwall, to have a better-educated, somewhat more prosperous, and healthier community. However, geographical isolation and housing affordability present significant barriers to accessing local services and suitable accommodation. The ageing demographic profile will likely amplify demands on local healthcare, social services, and housing that is suitable for older residents. Additionally, the Parish's relative prosperity may be fragile, dependent on incomes earned in surrounding urban areas, and potentially vulnerable to demographic shifts, such as younger residents moving away due to limited local employment opportunities and housing affordability challenges.

## Consulting the Community

### *Our engagement process*

#### **Consultations and Engagement**

- 2.50 The preparation of the Wendron Neighbourhood Development Plan (NDP) has been led by the Wendron NDP Steering Group, comprising representatives from the **Parish Council and dedicated volunteer members** from the local community, all of whom have contributed significant time and effort.

2.51 A **Communications and Engagement Strategy** was developed and adopted to guide the engagement activities. The detailed strategy is available at: [Wendron Parish Neighbourhood Plan Engagement Strategy](#).

2.52 The content of the NDP has been shaped by extensive consultation activities carried out over the past three years, ensuring local residents have actively contributed to its development. Key engagement activities included:

- A **scoping questionnaire** conducted between 17th August and 20th November 2022.
- A **comprehensive community survey** from 24th June to 25th August 2024, exploring key themes such as Housing, Design, Business and Jobs, and Community Facilities, delivered using the 'GoCollaborate' online engagement platform.
- An explanatory display at the **West Cornwall Family Motor Show 2024**
- A **dedicated business survey** of local firms conducted in March/April 2025.
- An **estate agents survey** investigating local housing market conditions in January/February 2025.



2.53 A **comprehensive log of consultation responses** is publicly accessible at [insert hyperlink]. The feedback gathered through these engagement activities has played a central role in shaping the content of the Plan—directly informing the development of the Vision, Objectives, and the policies set out in the Neighbourhood Development Plan.

2.54 Further information about the preparation of the Wendron Parish Neighbourhood Development Plan, including a summary of all community engagement undertaken to date, is available on the NDP website at [insert website URL]. A full account of these activities, along with how the responses have been considered and integrated into the Plan, will be presented in the Consultation Statement to be submitted alongside the draft Plan at the next formal stage of the neighbourhood planning process.

### *What you told us*

2.55 In the first stage of community engagement, key findings were:

- **Community Priorities:** Respondents highly valued open spaces (58.8% rated as very important), views of the countryside (56.9%), transport (56.9%), walks/trails (54.9%), and rights of way (52.9%).
- **Development Perspectives:** Opinions were divided on future development; 29.7% favored more housing, while 24.3% opposed further development. Suggestions included utilizing redundant farmland and wasteland for development.
- **Health and Well Being:** A significant majority (73%) indicated that medical and dental facilities require improvement to support future development, and 41% highlighted the need for better schools.
- **Housing Needs:** Affordable housing was identified as a priority by 55% of respondents, and 51% emphasized the need for facilities catering to the long-term care of the elderly or disabled.
- **Renewable Energy:** A substantial 80% supported the idea of local renewable energy generation benefiting the community. However, only 50% believed the Neighbourhood Plan should include a policy on turbines, with greater support for policies on drainage, utilities, broadband, solar power, and geothermal energy.

- **Traffic Concerns:** Over 75% expressed concerns about traffic conditions, underscoring the need for traffic management and road safety improvements.
- **Community Facilities:** Approximately 76.5% believed that local community facilities could be enhanced, indicating areas for potential development.
- **Overall Satisfaction:** While 68% were fairly or very satisfied with the Parish as a place to live, only 39% felt optimistic about its future, suggesting a need for initiatives that boost community confidence and engagement.

2.56 A second, more detailed survey, diving deeper into the themes, was held in the autumn of 2024. Key findings were:

- **Community Priorities:** Residents clearly expressed a strong connection to their surroundings, with many identifying most closely with the settlements of Porkellis, Wendron, Trenear, and Trewennack. Porkellis Moor, village halls, local pubs, walking routes, and other landscape features were cited as valued community assets. Respondents emphasised the importance of preserving heritage features and protecting the natural landscape. Many also voiced frustration about excessive new housing developments nearby and stressed that Wendron should retain its rural character.
- **Development Perspectives:** Respondents overwhelmingly favoured small-scale, locally appropriate development. Preferred delivery mechanisms included converting existing buildings, infill development within settlement boundaries, and community-led affordable housing schemes. There was strong support for placing restrictions on the use of new dwellings as holiday lets or second homes: 76.9% of respondents supported such restrictions. Concerns included the impact of second homes on housing supply and prices, and their effect on community cohesion. The community showed clear interest in ensuring that new development respects the local environment, heritage, and existing settlement pattern.
- **Health and Well-being:** While specific health and care service questions were not asked directly, qualitative responses and previous surveys indicated concerns about access to basic services and amenities, especially as the population ages. The demand for downsizing properties and accessible housing highlights a need for better local support for older residents and people with mobility issues. Additionally, dissatisfaction with digital infrastructure was widespread, particularly in relation to broadband and mobile connectivity, which are essential to residents' social and economic well-being: only 23.1% of respondents said their current broadband and mobile service met domestic, social or business needs.
- **Housing Needs:** Housing affordability, availability, and suitability emerged as dominant themes. Respondents prioritised family homes (**29.7%**), affordable rented or social rented options (**25.0%**), and one- to two-bedroom dwellings (**23.4%**). There was strong support for starter homes for local families. Shared ownership models received moderate support, while intermediate products were less favoured. A significant number (**46%**) said someone in their household would like to live independently in the Parish if suitable homes were available. Respondents indicated that the lack of affordable and appropriate housing is already prompting people to leave the Parish.
- **Renewable Energy:** There was broad support for including renewable energy in new developments. **80%** of respondents supported the use of local renewable energy generation where it benefits the community. Solar and geothermal energy sources received the strongest support, while views on wind turbines were more mixed, with approximately **50%** in favour of supportive policies. Respondents indicated a desire for the Neighbourhood Plan to include policies promoting sustainable infrastructure, including green energy generation, drainage, and improved utility services.

- **Traffic Concerns:** Although this consultation did not directly quantify traffic issues, responses to previous consultations and open comments reiterated concerns about road safety, the condition of access routes (especially unadopted lanes), and speeding in villages. In earlier consultations, over **75%** of respondents cited traffic conditions as a concern. There was also interest in promoting safer pedestrian access, maintaining footpaths, and improving overall connectivity.
- **Community Facilities:** Facilities such as Porkellis Village Hall, local pubs (e.g. The Star Inn), and Wendron Cricket and Football Clubs were identified as highly valued community assets. **76.5%** of respondents believed that local community facilities could be improved. Respondents called for formal protection of these amenities through the Neighbourhood Plan. Areas suggested for designation as Local Green Spaces included Porkellis Moor, riverside walks, village greens, and community-accessible nature spaces. There was also support for community-led rewilding and nature recovery projects on low-value agricultural land.

2.57 From the 2025 business survey respondents the key findings were:

- **Employment and Premises:** Among those operating from business premises, 85.7% reported having sufficient space. One business was unsure, and none reported an immediate need for more space. For home-based or aspiring home-based businesses, the main requests were improved digital connectivity (67%) and more room for office or workshop use (50%).
- **Business Environment and Influencing Factors:** Businesses cited the Parish's peaceful rural setting, community connections, proximity to nature, and the ability to work locally without commuting as key advantages. 30% noted concerns about infrastructure, such as high energy costs and unreliable digital connections.
- When asked what they disliked about operating in Wendron Parish, half (50%) said "nothing." The remainder identified rising operational costs, digital infrastructure limitations, and poor access infrastructure as challenges. One respondent noted the inability to work from home due to an inadequately maintained bridleway.
- When ranking factors important to their success, respondents highlighted:
  - Local community support
  - Local tourism
  - Affordable housing for staff
  - The ability to avoid commuting
  - Transport links
  - Digital communications

In contrast, access to skilled labour and proximity to customers were seen as less influential.

- **Wendron as a Place to Do Business:** Overall sentiment was positive. On a scale from 1 (very poor) to 5 (excellent), 40% rated Wendron as a 3, 30% as a 4, and 30% as a 5. No business rated the Parish below a 3.
- **Infrastructure and Digital Connectivity:** Broadband and mobile signal were key issues for home-based and digitally reliant businesses. Two-thirds (67%) of respondents identified better digital connectivity as essential to their business operations or growth.
- **Renewable Energy and Sustainability:** The majority (80%) viewed renewable energy provision as important to the future of their business. Half (50%) anticipated introducing electric vehicles (EVs) within five years, although only 10% had already done so. None currently provided EV charging for staff or customers.

- **Tourism and Second Homes:** Only 20% of respondents believed that second homes or holiday lets were important to their business success, while 70% said they were not. A further 10% were unsure, suggesting that tourism-linked accommodation is not a priority for most local enterprises.
- **Transport and Accessibility:** Transport issues were not seen as a major barrier by most businesses: 80% reported that traffic conditions did not affect operations. However, concerns were raised about road quality, narrow lanes, and overgrown bridleways. Public transport was less favourably viewed: 60% felt that current services did not support their business needs. Key reasons included inconvenient bus stop locations, poor service frequency, and unsuitable scheduling for staff or customer travel.

- 2.58 The estate agents survey 2025 found that Wendron Parish attracts a diverse range of buyers, primarily families, retirees, and first-time buyers, with demand driven by the Parish's rural character and proximity to employment centres like Truro and Falmouth. The market is considered stable, with most activity focused on modern detached homes, traditional cottages, bungalows, and building plots.
- 2.59 Properties with 2 to 4 bedrooms, garages, gardens, and off-street parking are in greatest demand, particularly in and around settlements such as Wendron, Carnkie, and Porkellis. Affordability is a concern, with most buyers seeking homes priced between £200,000 and £400,000. The supply of rental properties is limited, especially those suitable for tenants with pets.
- 2.60 Agents noted strong interest in affordable and discounted market homes and highlighted a growing shortfall in rental housing, partly due to landlord concerns about legislative changes. Buyers favour well-designed, small-scale developments that respect the countryside setting, reinforcing the need for sensitive, needs-led housing policies in the Parish.

## Overview

- 2.61 These surveys have provided a rich understanding of the community's priorities, housing needs, and local economic conditions.
- 2.62 The **Community Consultations** revealed a strong preference for development that meets clearly identified local needs while preserving the Parish's distinct rural character. Respondents overwhelmingly supported small-scale, well-integrated housing, with particular emphasis on affordable homes for local families, accessible dwellings for older residents, and protection of valued green spaces and heritage features. The importance of improved digital connectivity, better community facilities, and well-maintained walking routes was also widely recognised.
- 2.63 While **68%** of residents described themselves as **fairly or very satisfied** with Wendron as a place to live, only **39%** felt **optimistic about its future**. This highlights a potential tension between current quality of life and growing concerns over housing affordability, service provision, and development pressures.
- 2.64 The **Business Survey** demonstrated that most local businesses are small-scale or self-employed, with many valuing the peaceful setting, strong sense of community, and ability to work locally. However, businesses also highlighted rising operating costs, inadequate broadband and mobile coverage, and poorly maintained rural access routes as barriers to growth. There was clear support for sustainable infrastructure improvements and modest workspace provision, along with policies that promote renewable energy and electric vehicle readiness.
- 2.65 The **Estate Agents Survey** added further context to these findings, confirming steady demand for 2–4 bedroom homes, bungalows, and traditional cottages in Wendron and surrounding villages. Agents identified affordability constraints and limited rental availability as key challenges. Buyer interest is largely driven by the Parish's rural setting and proximity to employment hubs, reinforcing the need for well-designed, needs-led development.

2.66 Taken together, these findings offer a consistent message: the community supports planning that addresses local housing and infrastructure needs while conserving the qualities that make Wendron Parish a valued place to live and work. They provide a robust evidence base for shaping the Neighbourhood Plan's objectives and policy framework.

## Key Issues for the Wendron Neighbourhood Development Plan

2.67 Taking into account the social, economic, and environmental information about the Parish, the views of residents and businesses, and the requirements of the Levelling Up and Regeneration Act, the following key issues for the NDP to tackle are proposed:

### *1. Climate Change and Resilience*

- Support development that helps reduce carbon emissions and contributes to climate change mitigation.
- Encourage renewable energy, energy efficiency, sustainable drainage, and other measures that improve resilience to climate change.
- Protect and enhance green infrastructure, trees, hedgerows, and habitats that support biodiversity and help the Parish adapt to future climate impacts.
- Promote development patterns and infrastructure that reduce reliance on the private car and support more sustainable ways of living.

### *2. Maintaining Rural Character, Heritage and Distinctiveness*

- Safeguard Wendron's distinctive rural landscapes, biodiversity, heritage assets, and traditional settlement character from inappropriate development.
- Limit developments to small-scale, well-integrated schemes within existing settlements to retain the rural setting.

### *3. Meeting Local Housing Needs*

- Address growing demand for affordable homes, starter homes, and accessible dwellings, particularly for families, younger residents, and the ageing population.
- Promote small-scale, well-integrated housing development, prioritizing property types (bedroom homes, bungalows, cottages) that meet identified local demand.

### *4. Managing Population Growth and Demographic Change*

- Provide suitable housing and enhanced local services to cater to the rising proportion of residents aged over 50, ensuring older residents can downsize or find suitable accommodation locally.
- Encourage young adults and families to remain within the Parish by improving housing affordability and providing opportunities for local employment.

### *5. Economic Sustainability and Local Businesses*

- Encourage provision of small-scale business premises, live/work units, and flexible home-working spaces to support local businesses and employment.
- Support small-scale and home-based businesses by encouraging improved digital infrastructure.
- Promote sustainable economic growth by encouraging sectors such as digital enterprise, tourism services, and rural-based businesses.

## *6. Environmental Sustainability and Renewable Energy*

- Facilitate sustainable and community-supported renewable energy generation (solar, geothermal, appropriate wind energy) and associated infrastructure (EV charging points).
- Promote sustainable infrastructure policies for drainage, utility provision, and electric vehicle readiness.

## *7. Health and Community Facilities*

- Support community facility enhancements, including village halls, recreation spaces, and social venues, ensuring these are protected and accessible.

## *8. Balancing Current Satisfaction with Future Concerns*

- Address the community's lower optimism about future prospects, ensuring developments sustainably meet future affordability, service, and infrastructure challenges without compromising current quality of life.

## *9. Improving Digital Connectivity [Policy]*

- Support development which enables improvements in digital connectivity.

2.68 Not all the matters raised through community engagement fall within the statutory remit of a Neighbourhood Development Plan, as many involve non-land use issues that cannot be directly addressed through planning policy. Nevertheless, these issues are of significant concern to the local community and are closely linked to quality of life, sustainability, and long-term resilience.

2.69 While the NDP cannot set policies on these matters, they can and should be addressed through parallel routes. The Parish Council has an important role in advocating for local needs and priorities by working in partnership with relevant agencies and service providers. Through ongoing dialogue with Cornwall Council, Devon and Cornwall Police, public transport operators, infrastructure companies, and health and care organisations, the Parish Council can help ensure that community priorities are understood and acted upon. Key areas for such strategic engagement include:

## *10. Improving Digital Connectivity [Action]*

- Liaise with broadband and mobile service providers to deliver reliable, high-speed internet and mobile signal coverage throughout the Parish.

## *11. Enhancing Transport and Road Safety*

- Work with Cornwall Council, Devon and Cornwall Police, and bus and transport operators to improve road safety, public transport provision, footpath maintenance, and traffic management, especially in village centres and along rural routes.

## *12. Health and Social Care Services*

- Advocate to NHS bodies, Cornwall Council, and other relevant agencies for better access to local health, dental, and social care services, particularly to support the needs of an ageing population.

## *13. Economic Development and Local Employment*

- Collaborate with Cornwall Council, business support organisations, and local employers to encourage investment, retain local talent, support home-based enterprise, and broaden employment opportunities within the Parish.

2.70 By capturing these wider concerns, the Parish Council can ensure that the Neighbourhood Development Plan is supported by a broader programme of community-led action and strategic advocacy.

### 3. VISION AND OBJECTIVES

#### *Sustainable Growth and Prosperity*

- 3.1 The underlying aim of the Neighbourhood Development Plan is to support the sustainable growth and long-term prosperity of Wendron Parish. This vision goes beyond economic expansion alone; it is rooted in a holistic understanding of sustainability that integrates environmental integrity, social equity, community wellbeing, and economic resilience.
- 3.2 Sustainable prosperity means fostering not only the generation of wealth but also the enhancement of quality of life for all residents. It involves the responsible use of resources, ensuring that today's actions do not compromise the ability of future generations to meet their needs. The NDP embraces this principle by seeking to balance necessary development with the stewardship of our natural environment, protection of local heritage, and promotion of social inclusion.
- 3.3 The Plan supports initiatives that contribute to climate resilience, such as renewable energy generation, sustainable construction, waste reduction, and biodiversity conservation. It also encourages fair access to housing, services, and employment, helping to ensure that prosperity is shared and inclusive. By embedding these priorities in its objectives and policies, the NDP aims to strengthen the Parish's ability to adapt to future challenges while preserving the landscapes, ecosystems, and community values that underpin Wendron's enduring vitality.

#### *Vision*

- 3.4 Our vision for Wendron Parish is that in the future it will be:

*"A vibrant and flourishing community that embraces the attractions of rural living, benefiting from seamless access to the amenities of nearby towns, the rich cultural heritage of Cornwall, and the thriving opportunities provided by the tourism industry.*

*Through thoughtful and sustainable development, at a pace and scale that reflects the rural nature of the Parish, the housing and service needs of our community will be met whilst the cherished character and qualities of our villages and countryside - both physical and social - will be enhanced and celebrated, ensuring their resilience for generations to come.*

*Recognising the urgency of responding to the causes and impacts of climate change, our community will prioritise environmental stewardship, adopting innovative solutions to protect our natural resources and ensure a sustainable future for all."*

#### *Objectives*

- 3.5 To realise this vision and provide a clear framework for the policies that will guide and shape future development, the following objectives are established to translate the Plan's aims into practical and deliverable outcomes.

**A. Climate Change:** To support a resilient and low-carbon future for Wendron Parish by encouraging renewable energy generation, energy-efficient design, sustainable construction practices, and improved infrastructure for sustainable transport and drainage. The Plan will promote climate-responsive development that helps reduce carbon emissions, supports nature-based solutions, and enhances the Parish's capacity to adapt to the impacts of a changing climate.

**B. Housing:** To enable the delivery of high-quality, small-scale housing that meets the diverse needs of the community, especially affordable homes for local people, accessible homes for older residents, and opportunities for younger generations to remain in the Parish. New housing will be sensitively located, well-integrated within existing settlements, and designed to reflect the rural character and vernacular of Wendron.

**C. Business and Employment:** To support a diverse and sustainable local economy by enabling small-scale enterprises, home-based working, rural trades, and green businesses to thrive. The Plan will encourage the provision of appropriate workspace, improved digital connectivity, and infrastructure that enables local employment, reduces out-commuting, and supports business resilience.

**D. Heritage, Cornish Distinctiveness and Design:** To protect and celebrate Wendron's rich heritage, historic settlement patterns, Cornish identity, and traditional building styles. Development will be expected to respect and reinforce local distinctiveness through high-quality, context-sensitive design that enhances the Parish's historic environment and cultural legacy.

**E. The Natural Environment:** To safeguard and enhance the Parish's landscape, biodiversity, and natural assets, including woodlands, moorlands, watercourses, and wildlife habitats. The Plan will promote nature recovery, green infrastructure, and the protection of valued open spaces to ensure that the ecological integrity and scenic beauty of Wendron are passed on to future generations.

**F. Community Facilities and Infrastructure:** To maintain and improve access to community facilities, social spaces, active travel routes, and essential infrastructure. The Plan will support development that enhances village life, strengthens local connections, improves public and digital services, and ensures that infrastructure keeps pace with the needs of a growing and changing population.

### *Spatial Strategy*

3.6 To achieve this vision and its objectives, the NDP will follow this strategy:

- **Accommodate local growth to meet local needs at the principal villages up to 2030 which is commensurate with their size, local facilities and services.**
- **Recognise that the development necessary to meet the growth needs of Wendron Parish up to 2030 has been met in the 'HX1 Helston Urban Extension' and that no further allocations are necessary in this NDP.**
- **Ensure that the necessary growth does not harmfully impact on the character of the Parish by adopting a Design Code for identified Character Areas.**
- **Support the tourism and leisure industry whilst protecting the distinctive character of the area by providing policy guidance on appropriate forms of rural business diversification and rural tourism.**
- **Strengthen the social fabric of the community and anticipate future community facility requirements by providing policy guidance on the development and improvement of community facilities, including site specific advice where appropriate.**
- **Focus the housing mix of future development on the identified housing needs of the local community.**

## 4. POLICIES

### Policy Writing Framework and Legal Requirements

4.1 Policies are required to make it clear:

- What the intention of the policy is – which should be explained in the supporting text that will accompany each policy in the plan.
- Where (i.e. what location) the policy applies; if additional clarity is required, maps should be used to confirm the location that a policy applies to.
- To what type of development they apply (residential, commercial etc)
- Where appropriate, how compliance with the policy can be demonstrated (for example in a travel statement or design and access statement)

4.2 NPPF says that Plans should be prepared positively, in a way that is aspirational but deliverable,

4.3 Planning Guidance on preparing neighbourhood plans and policies is clear, it states: “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.]

### Equalities Impact

4.4 The NDP has been carefully checked through a simple Equalities Impact Assessment [EqIA] to ensure that its vision, objectives and policies promote fairness, inclusivity, and equality of opportunity for all members of the community with particular focus on:

- Identifying any potential disproportionate impacts of the NDP on individuals or groups with protected characteristics under the Equality Act 2010 (such as age, disability, race, sex, gender reassignment, pregnancy and maternity, religion or belief, and sexual orientation);
- Removing or mitigating barriers that may unintentionally disadvantage any group;
- Ensuring that the Plan actively contributes to fostering good community relations and inclusive, accessible development;
- Supporting the delivery of sustainable development that meets the diverse needs of all residents, now and in the future.

### Climate Change

4.5 **Planning for a Changing Climate:** The climate crisis represents a profound and escalating threat to both global and local well-being [see Info Box 4]. Its urgency has been acknowledged through key international agreements such as the Kyoto Protocol, the Paris Climate Accords, and the findings of the United Nations Intergovernmental Panel on Climate Change (IPCC), including its 2018 Interim Report.

4.6 In May 2019, the UK Parliament declared a national Climate Emergency. The Government subsequently committed to reducing carbon emissions by 78% by 2035, and reaching net zero by 2050, compared with 1990 levels.

4.7 The National Planning Policy Framework makes clear that the planning system should support the transition to a low-carbon future in the context of climate change. It expects planning to take proper account of issues such as flood risk and coastal change, to help shape places in ways that reduce greenhouse gas emissions, limit vulnerability, improve resilience, encourage the reuse of existing

resources and buildings, and support renewable and low-carbon energy together with the infrastructure needed to enable it.

#### INFO BOX 5: CAUSES AND IMPACTS OF CLIMATE CHANGE.

The primary drivers of climate change are excessive emissions of greenhouse gases, particularly carbon dioxide, resulting from global and local patterns of production and consumption.

Based on UK Climate Projections 2018 (UKCP18), by 2040 to 2059, South West England is likely to experience:

- A 2 to 3°C increase in average annual temperatures,
- Wetter winters (10 to 20% wetter) and drier summers (20 to 30% drier), compared to 1981 to 2000.

Climate change is expected to bring a wide range of challenges to Wendron Parish. While the issue is global, its effects will be felt locally, touching on health, the environment, infrastructure, and the everyday lives of residents. These risks include:

- **More frequent and intense heatwaves**, leading to an increase in heat-related illnesses and summer mortality,
- **Greater exposure to harmful ultraviolet radiation**, raising the risk of skin cancer, cataracts, and other sunlight-linked conditions,
- **Higher prevalence of infectious diseases**, such as Covid-19, Legionella, and Salmonella, due to warmer and more humid conditions,
- **Worsening air quality**, with elevated ground-level ozone in summer exacerbating respiratory problems,
- **An increase in the frequency and severity of storms**, resulting in damage, injuries, and potentially loss of life,
- **Reduced water availability and summer droughts**, which pose a particular concern in a parish dependent on agriculture,
- **Declining water quality** following periods of heavy rainfall, putting pressure on water safety and treatment systems,
- **A heightened risk of flooding**, including rare but severe events, such as those previously expected only once in a century,
- **Overloaded drainage and sewer systems**, with growing demands for investment in flood defences and wastewater infrastructure,
- **Soil erosion**, particularly from flash flooding, undermining both agricultural productivity and land stability,
- **Shifts in local biodiversity**, with the loss of species at the southern edge of their natural range and the arrival of others moving northward,
- **Disruption to essential local services and infrastructure**, including:
  - Damage to supply chains and delivery networks,
  - Increased insurance premiums and road maintenance costs,
  - Temporary loss of road access due to flooding or fallen trees, with knock-on effects for critical deliveries such as solid fuel for off-gas households.

Further analysis and projections are available in the **Cornwall Climate Risk Assessment**, which outlines these risks in greater detail.

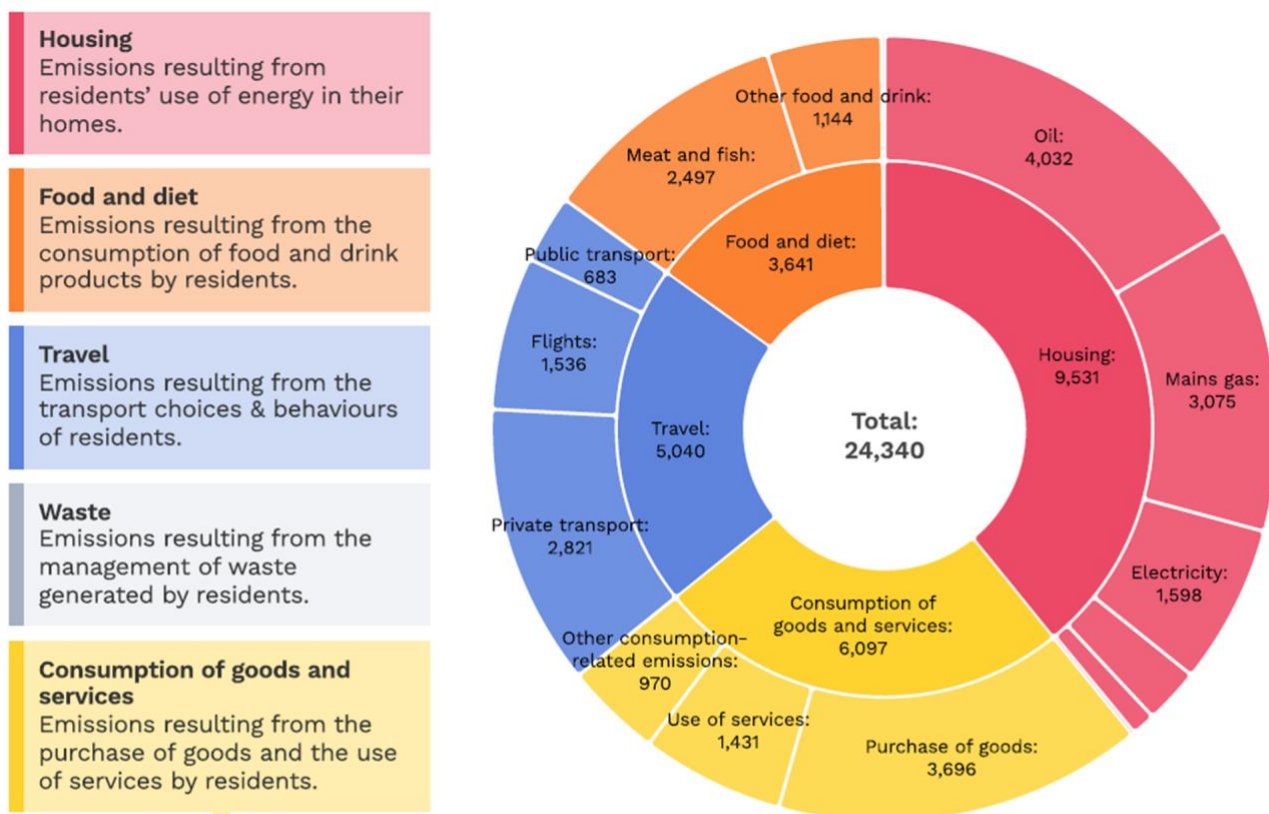
**These projections reinforce the need for proactive resilience planning, and adaptation strategies, to be embedded in the Neighbourhood Development Plan.**

- 4.8 The Levelling-up and Regeneration Act 2023 reinforces this position, requiring that neighbourhood plans must be designed to ensure that the use and development of land contributes to both the mitigation of, and adaptation to, climate change.
- 4.9 Cornwall Council declared a Climate Emergency on 22 January 2019, setting a target for carbon neutrality by 2030. The adoption of the Cornwall Climate Emergency Development Plan Document (CEDPD) as part of the Local Plan marks a concrete step toward that goal.
- 4.10 This section of the Wendron Parish NDP is aligned with the policies set out in the CEDPD, providing locally specific detail to help reduce local emissions [see Info Box 5] and tackle local impacts, and reinforcing the Council’s carbon neutrality objective.

### INFO BOX 6: REDUCING LOCAL EMISSIONS:

According to the IMPACT Community Carbon Calculator, Wendron Parish is estimated to emit around 24,340 tonnes of CO<sub>2</sub>-equivalent greenhouse gases annually from local activity.

This highlights the potential for emissions reductions through energy efficiency improvements, behavioural changes, and local renewable energy generation, including better insulation, decarbonising heating, reducing car and air travel, cutting food and general waste, and switching to electric vehicles.



**Housing**  
Emissions resulting from residents’ use of energy in their homes.

**Food and diet**  
Emissions resulting from the consumption of food and drink products by residents.

**Travel**  
Emissions resulting from the transport choices & behaviours of residents.

**Waste**  
Emissions resulting from the management of waste generated by residents.

**Consumption of goods and services**  
Emissions resulting from the purchase of goods and the use of services by residents.

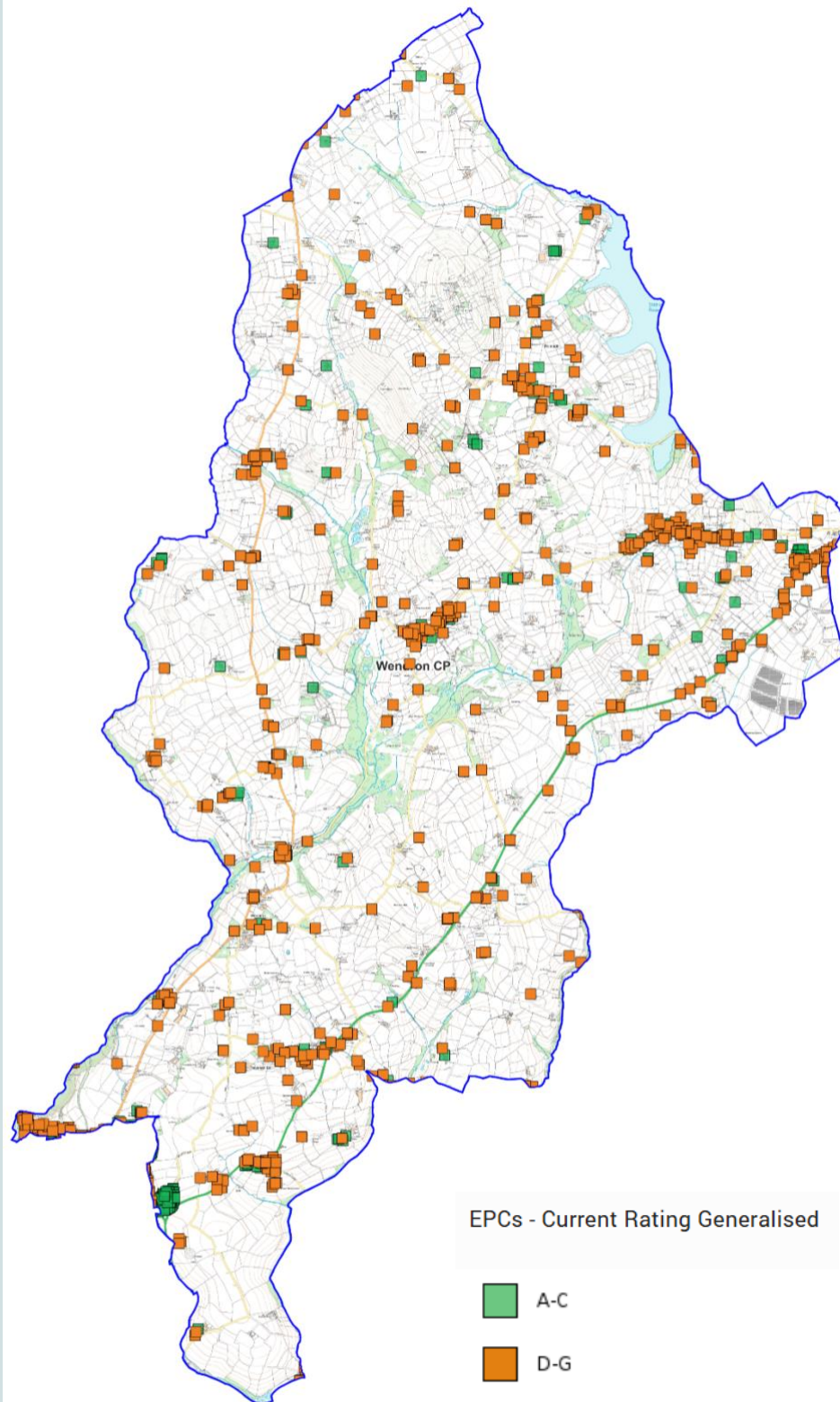
**Goods** – all household goods (not food), including homeware, toiletries, medicines, furnishings, electronic goods, appliances, & large items such as cars.

**Services** – use of services, including the maintenance and repair of home, vehicles and other equipment, banking and insurance, medical services, treatments, education costs, communications (e.g. TV, internet and phone contracts), and other fees and subscriptions.

**Other** – leisure, entertainment, sporting or social activities.

<b>Policy Reference:</b>	<i>Policy 1: Sustainable Design and Low Carbon Heat</i>
<b>Policy Intention</b>	4.11 To ensure that all new development in Wendron Parish contributes meaningfully to the Parish’s response to the climate emergency by promoting high standards of sustainable design, construction, and resource management, and support the Cornwall Climate Emergency DPD Policy SEC1
<b>Justification</b>	<p>4.12 Wendron Parish supports Cornwall Council’s ambition to achieve <b>net-zero carbon emissions by 2030</b>. Promoting sustainable design in new development will play a vital role in reducing greenhouse gas emissions, conserving natural resources, increasing the use of renewable energy, tackling fuel poverty, and promoting social equity. A ‘whole life cycle’ approach is encouraged, taking into account location, orientation, building design, materials, construction techniques, and long-term maintenance.</p> <p>4.13 <b>Policy SEC1</b> of the <i>Cornwall Climate Emergency Development Plan Document (CEDPD)</i> places energy efficiency at the heart of development design. It promotes a clear energy hierarchy by requiring:</p> <ul style="list-style-type: none"> <li>● Design that minimises energy demand through careful siting and orientation,</li> <li>● Maximisation of renewable energy generation and passive solar gain,</li> <li>● Integration of on-site renewable or low-carbon technologies,</li> <li>● Water conservation and re-use systems,</li> <li>● Measures to prevent overheating, such as green infrastructure,</li> <li>● Use of high-quality, thermally efficient, low-embodied-carbon materials, ideally locally sourced,</li> <li>● Sustainable Drainage Systems (SuDS), particularly nature-based solutions,</li> <li>● Sensitive retrofitting of heritage assets to preserve historic character,</li> <li>● Replacement of fossil fuel systems with zero-emission alternatives,</li> <li>● Aspirations for BREEAM ‘Excellent’ (or equivalent) sustainability ratings.</li> </ul> <p>4.14 The <b>Energy Performance Certificate (EPC)</b> system, which rates a building’s energy efficiency from A (most efficient) to G (least efficient), is a useful benchmark. In Wendron Parish, a significant proportion of existing homes fall within the D to G range, reflecting the prevalence of older housing stock. This highlights the pressing need for <b>retrofitting</b>, including better insulation and low-carbon heating systems.</p>

**Map 2:  
EPC  
Ratings  
in  
Wendron  
Parish**



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- 4.15 Recommended retrofit measures include the installation of modern double or secondary glazing and the replacement of fossil fuel heating with electric or renewable systems that produce zero local emissions.
- 4.16 New development is strongly encouraged to meet high standards of energy and environmental performance, such as **BREEAM 'Excellent'**, or an equivalent sustainability benchmark.
- 4.17 To promote sustainable living and improve resource efficiency, development proposals are encouraged to incorporate features such as:
- Built-in kitchen and communal recycling facilities,

	<ul style="list-style-type: none"> <li>● Individual or shared composting systems,</li> <li>● Rainwater harvesting for non-potable uses,</li> <li>● Energy-efficient appliances and low-consumption fixtures,</li> <li>● Green roofs and living walls,</li> <li>● Water-efficient landscaping using native and drought-tolerant planting.</li> </ul> <p>4.18 These features support circular resource use, reduce waste, and help to embed climate resilience into the fabric of homes and communities.</p> <p>4.19 The <b>CEDPD</b> sets a maximum water consumption standard of <b>110 litres per person per day</b> for residential development. Although there is no equivalent standard for non-residential buildings, <b>South West Water</b> advises applying similar water efficiency expectations to commercial and community developments to support responsible long-term resource use.</p>
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**Policy 1: Sustainable Design and Low Carbon Heat**

**1. All development proposals will be supported where they deliver high quality, sustainable design, including low carbon retrofit where relevant, and demonstrate compliance with Cornwall Climate Emergency DPD Policy SEC1.**

**2. Non household proposals are encouraged to achieve three BREEAM Wat 01 credits, delivering a 40% reduction in water consumption.**

**3. Proposals that minimise waste and use resources efficiently will be supported.**

NOTE: BREEAM (Building Research Establishment Environmental Assessment Method) is an internationally recognised standard for assessing the environmental sustainability and performance of buildings and infrastructure. It measures a development’s impact across a wide range of criteria, including energy efficiency, water use, materials, waste management, ecology, and health and wellbeing.

BREEAM assessments can be applied at different project stages — from design and construction through to operation and refurbishment — helping to ensure that buildings are environmentally responsible, resource-efficient, and resilient throughout their lifecycle.

Further information is available at: <https://breeam.com/>

<b>Policy Reference:</b>	<i>Policy 2: Local Energy Storage</i>
<b>Policy Intention</b>	4.20 To encourage battery storage supporting renewable energy generation and distribution in ways that are not environmentally harmful.
<b>Justification</b>	<p>4.21 Local energy storage is essential to increasing the use of renewable and low-carbon energy in rural areas, particularly where the local electricity grid lacks resilience. This is especially relevant in Wendron Parish, where power outages during severe weather are a regular occurrence.</p> <p>4.22 Battery storage systems allow surplus renewable energy to be stored and used when generation is low or when the grid is unavailable. This reduces reliance on external energy supply, improves energy security, and helps manage demand more effectively. Stored energy can provide backup during outages and reduce pressure on the grid during peak times, while batteries are recharged during periods of excess renewable generation.</p>

	<p>4.23 For rural parishes like Wendron, local storage can play a vital role in tackling energy poverty, supporting agricultural operations, and even enabling off-grid systems where appropriate. Integrating energy storage into new residential and non-residential developments can form a key part of their decarbonisation strategy, helping to meet sustainability and resilience objectives.</p> <p>4.24 With careful siting and well-considered design, storage infrastructure can be sensitively incorporated into the built and natural environment. However, as energy storage remains a relatively new and evolving technology, a cautious, evidence-based approach to its deployment is advised, especially in sensitive landscape or heritage settings</p>
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**Policy 2: Local Energy Storage**

**Proposals for renewable and low carbon energy storage developments will be supported and encouraged where they meet the requirements of CEDPD Policy RE1 (6), and providing that:**

- (a) Any new buildings are designed to reflect local building vernacular and minimise visual impact on the landscape.**
- (b) They would not dominate, or prevent the understanding and appreciation of heritage assets; and if a heritage building is used the proposal is informed by an appropriate Heritage Impact Assessment.**
- (c) There would be no significant adverse impact on the amenity of local residents or users of footpaths and cycle routes in terms of noise, vibration, traffic generation, security lighting, fencing, and construction impacts –e.g. noise, vehicle movements, tree removal.**
- (d) Wherever possible, the opportunity is taken to re-use existing agricultural or industrial buildings and or previously developed land.**

<b>Policy Reference:</b>	<i>Policy 3: Community-Led Renewable Energy</i>
<b>Policy Intention</b>	4.25 To complement Policy RE1 of the CEDPD and Policy 4 of this NDP, by supporting community-owned schemes that directly supply energy to homes, businesses, and other buildings within the Parish.
<b>Justification</b>	<p>4.26 Communities play a key role in supporting the transition to renewable energy and fostering local innovation. Across the UK, community energy projects have made a significant contribution, generating over 120 MW of capacity and 265 GWh of clean energy since 2002. These initiatives deliver lasting benefits for residents, businesses, and the wider community by reducing emissions and keeping value within the local economy.</p> <p>4.27 The importance of community-led action is explicitly recognised in national planning policy. Paragraph 168(b) of the National Planning Policy Framework (2024) encourages Neighbourhood Development Plans to support community-led renewable and low-carbon energy projects. The UK Government’s Powering Up Britain strategy (2023), which builds upon the 2022 Energy Security Strategy, further promotes this approach, emphasising partnerships with communities that are willing to host new onshore wind infrastructure in exchange for clearly defined and tangible community benefits.</p>

- 4.28 At the local level, the Cornwall Climate Emergency Development Plan Document (CEDPD) also places significant weight on community-led renewable energy schemes. Support is conditional on projects demonstrating:
- Clear evidence of local support,
  - Appropriate administrative and financial structures to manage operations and revenue, and
  - Delivery of direct community benefits, such as:
    - Affordable or subsidised energy for residents,
    - Local ownership or profit-sharing models, and
    - Contributions to local social and economic priorities.
- 4.29 Encouraging such projects within Wendron Parish aligns with wider climate and energy goals, strengthens community resilience, and ensures that the financial and environmental benefits of renewable energy remain rooted in the local area.

### **Policy 3: Community Led Renewable Energy**

**Development proposals for community led renewable energy schemes will be supported, where they are:**

- (a) Integrated so that the energy generated can be supplied directly to domestic homes, business and other buildings in the Parish, or**
- (b) Fully or partly owned by residents, businesses or community associations located in Wendron parish, for the benefit of the local community, demonstrated by evidence that the development is fully or partly owned through an appropriate community energy enterprise and compliant with other policies of this plan and the CEDPD.**

## INFO BOX 7: TYPE AND SCALE OF RENEWABLE ENERGY DEVELOPMENTS

Development Type	Band	Specification
<b>Wind Energy Development</b>	A	Turbine Height: 18 – 25m
	B	Turbine Height: 26 – 60m
	C	Turbine Height: 61 – 99m
	D	Turbine Height: 100 – 150m
<b>Solar PV Development</b>	A	Area: ≤5 hectares
	B	Area: >5 to 10 hectares
	C	Area: >10 to 15 hectares
	D	Area: >15 to 30 hectares

*“Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value.” ‘An approach to landscape sensitivity assessment – to inform spatial planning and land management’ (June 2019),*



Photo: 13ha (Band C) solar development at Little Trevease.

<b>Policy Reference:</b>	<i>Policy 4: Alternative Energy Production</i>
<b>Policy Intention</b>	4.30 To support appropriate small-scale renewable energy generation in Wendron Parish, while ensuring that proposals respect local landscape character, safeguard heritage assets, protect residential amenity, and respond properly to local circumstances, having regard to the Cornwall Climate Emergency Development Plan Document, including Policy REN1, and the Cornwall Renewable Energy Landscape Sensitivity Assessment [RELS]..

**Justification**

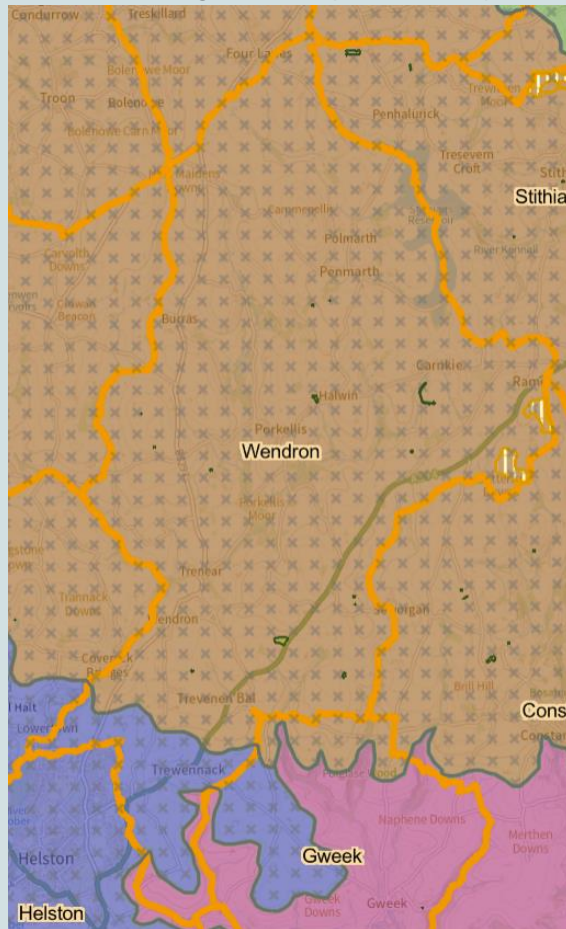
4.31 Almost all of the parish, apart from a very small area at the southern tip of the designated area in the Helford River area and the valley of the Mellangoose Stream, are in the area identified in the CEDPD as 'Suitable areas for wind energy' generation, with windspeeds and consistency suitable for commercial exploitation. Sunlight levels are also adequate for solar PV on a commercial scale. There are 17 existing individual turbines, but these are mostly between 15m to 25m in height or below. Two solar PV installations exist: a 5.8Mw 9.8ha site [Band B] at Nancrossa Farm, Rame Cross, and a 5Mw 12.6ha site [Band C] at Little Trevease, near Rame which is highly visible from along the A394. [See Map 3].

4.32 The Renewable Energy Landscape Sensitivity Assessment (RELS) 2020 splits Wendron Parish into three landscape units [See Map 4], each with specific guidance for wind and solar energy development: Most of the Parish falls into the Carnmenellis character area of the RELS. For wind energy, the RELS says that the area has medium landscape sensitivity and that the A394 corridor may be able to accommodate turbines up to Band C, where levels of tranquillity are low



**MAP 3: 'Broad areas' suitable for wind energy development CEDPD 2023**

and the landscape is of a large scale, subject to careful design and siting. Occasional single turbines up to Band B may be acceptable elsewhere within the RLU, provided cumulative visual impacts are minimised and siting following sensitivity guidance. The area is not considered suitable for Band D turbines, due to high landscape sensitivity. For a definition of landscape sensitivity and the site banding range, see Info Box 6.



**MAP 4: Renewable Energy Landscape Sensitivity Assessment (RELS) 2020 landscape units**

4.33 The RELS also gives strategic landscape siting guidance, and says that, to ensure developments are compatible with the distinctive character and sensitivities of the landscape, Band C turbines should be located well away from existing Band A or B turbines to prevent visual clutter and ensure consistent design and height within each group for better visual harmony. Turbines must respect the landscape by being sited within large-scale field patterns, avoiding smaller historic field systems, complex landscapes, and vulnerable Historic Landscape Character types like ‘Upland Rough Ground’ and ‘Ornamental Parkland’. Developments should not dominate or detract from landmark views, heritage settings, or key historic features such as mining remains, engine houses, stone walls, wooded valleys, skyline silhouettes, and recreational areas. The scenic and cultural qualities of the Carnmenellis

Area of Great Landscape Value must also be protected, ensuring turbine development does not diminish its historic significance or visual appeal.

4.34 For Solar PV, the RELS identifies medium landscape sensitivity and potential for development up to Band C within the Carnmenellis landscape character area, particularly where landform and existing vegetation provide opportunities for screening and containment. Bands A, B, and C solar PV installations may be acceptable in sheltered and folded landscapes, including enclosed valleys and areas along the A394 road corridor. It may be appropriate to extend the development at Nancrossa Farm into neighbouring fields, but not expanding to more than Band C in size and keeping away from the higher ground to the west. The area is not considered suitable for Band D solar PV due to its landscape sensitivities.

4.35 It says that, to ensure developments are compatible with the distinctive character and sensitivities of the landscape, maintain the integrity of the landscape and avoid visual and cumulative harm, Solar PV developments should use existing landscape features like Cornish hedges and woodland for natural screening and integration, while avoiding cumulative impacts that would

make solar infrastructure a dominant feature in the landscape. A consistent design approach—aligned in scale, siting, and layout—should be applied across multiple developments to maintain a unified and simple visual image. Individual schemes must be clearly separated to prevent over-concentration and preserve the area’s rural character, with PV arrays complementing rather than overwhelming the mixed farmland mosaic. Arrays should be sited in natural landform depressions to minimise visibility, avoiding sensitive areas such as remnant heathland and Historic Landscape Character types like ‘Upland Rough Ground’ and ‘Ornamental’ parkland. Strong field patterns, especially medieval enclosures, should be retained by limiting adjacent field use and setting arrays back from field edges. Developments must protect cultural and heritage assets, including Cornish hedges, irregular field patterns, wooded valleys, mining remains, and landmark features within the Carnmenellis Area of Great Landscape Value. Close visual intrusion and side-on views should be avoided, and visibility from key viewpoints and public routes, including areas around local reservoirs, must be considered to ensure a balanced and sympathetic visual impact

- 4.36 The RELS identifies the Helford Ria character area as having medium-high to high landscape sensitivity for wind energy, due to its high scenic, ecological, and landscape value. Occasional single farm-based turbines up to the lower end of Band B could be considered on the hills between the valleys outside of the AONB, particularly where landform and field patterns are larger. However this landscape is not identified as being within the ‘Suitable areas for wind energy’ generation. However it is recognised that scale individual turbines [up to and including Band A] can help enhance the viability of farming and other small businesses by reducing energy costs and providing a measure of independence from the electricity grid, whilst minimizing landscape impact, if they meet the requirements of Policy RE1 of the Climate Emergency DPD, the guidelines set out in the Cornish Renewable Energy Landscape Sensitivity Assessment 2020.
- 4.37 The Helford Ria landscape is identified as also having having medium-high to high landscape sensitivity for Solar PV. Only limited solar PV development, up to and including the lower end of Band B, may be appropriate where carefully sited in sheltered and visually contained locations. Band C and Band D solar PV developments are not considered appropriate anywhere within the Helford Ria character area.
- 4.38 The RELS identifies the Mounts Bay East character area as having medium-high to high landscape sensitivity for wind energy. Occasional single turbines or small clusters of turbines up to Band C could be considered within this landscape, although the scattering of turbines across the RLU should be minimised to avoid significant cumulative impacts on landscape character. It applies similar landscape siting guidance as for the Carnmenellis area.
- 4.39 For Solar PV in this area, medium-high to high landscape sensitivity is noted, but there are opportunities to locate Band A, B and C developments within the more sheltered and folded land utilising the screening provided by woodland and Cornish hedges.
- 4.40 The Parish contains a number of watercourses, including the Rivers Cober and Kennal, which have historically supported mill activity. Where appropriate,

small-scale hydro schemes can contribute to the Parish’s climate goals and energy resilience. Such developments must be sensitively designed to protect the natural environment and avoid unintended impacts on flood risk, habitats, and heritage. Opportunities to enhance existing historic water infrastructure or improve biodiversity as part of hydro projects are particularly welcomed.

4.41 Wendron Parish also hosts the Manhay Geothermal Project, a nationally significant deep geothermal energy development led by Geothermal Engineering Ltd (GEL). Located at Lower Crahan Farm near Helston, the project involves the drilling of two deep wells—one reaching 4,500 metres—and the construction of a power plant capable of generating 5 MW of continuous electrical power and 20 MW of thermal energy, enough to supply over 11,000 homes. Construction began in late 2023 and is expected to take around three years. The project aims to cut over 700,000 tonnes of CO<sub>2</sub> emissions across its lifespan and includes measures to enhance biodiversity, fund local sustainability projects, and support STEM education in local schools. Despite its potential environmental benefits, the scheme has generated local concern over landscape impact and community benefit, prompting design changes to better integrate the facility into the rural setting. Planning approval was granted by Cornwall Council with a condition for partial community ownership if energy output exceeds 5 MW. This development forms part of a wider programme of geothermal energy generation in Cornwall and highlights the role rural parishes can play in contributing to national renewable energy goals. As further developments of this kind may well come forward, it is considered that in support of CEDPD Policy REN 1 an NDP policy setting criteria which focus on local impacts is justified.

## **Policy 4: Alternative Energy Production**

### **1. Wind Energy:**

- (a) In the Carnmenellis character area turbines up to and including Band C will be supported in the A394 corridor. Elsewhere single turbines up to and including Band B will be supported.**
- (b) In the Helford Ria character area single farm-based turbines up to and including Band A will be supported.**
- (c) In the Mounts Bay East character area occasional single turbines or small clusters of turbines up to and including Band C will be supported.**

#### **In all cases proposals must:**

- i. Meet the requirements of Policy RE1 of the Climate Emergency DPD, and**
- ii. Follow the guidelines set out in the Cornish Renewable Energy Landscape Sensitivity Assessment 2020, and**
- iii. Not adversely affect highway safety or public rights of way, and**
- iv. Be back sufficiently from occupied buildings and roads to ensure that there is no risk from structural failure [toppling], detached blades or ice-throw, and that turbine blades do not oversail the highway or a public right-of-way.**

### **2. Solar PV:**

- (a) In the Carnmenellis character area Solar PV up to and including Band C will be supported.**
- (b) In the Helford Ria character area Solar PV up to and including the lower end of Band B will be supported.**

**(c) In the Mounts Bay East character area Solar PV up to and including Band C will be supported.**

**In all cases developments must:**

- (a) Meet the requirements of Policy RE1 of the Climate Emergency DPD, and**
- (b) Follow the guidelines set out in the Cornish Renewable Energy Landscape Sensitivity Assessment 2020, and**
- (c) Not adversely affect highway safety or public rights of way, and**
- (d) Avoid the use of Best and Most Versatile Agricultural Land (Grades 1, 2, and 3a). Where its use is proposed, it must be clearly and exceptionally justified, with evidence that no alternative option is available and that the extent of such use has been kept to the minimum necessary, and the scheme must enable the continued use of the land for productive agriculture.**

### **3. Hydroelectric power generation.**

**Proposals for small-scale hydroelectric power generation will be supported where they:**

- (a) Are located on suitable watercourses and demonstrate a viable and sustainable flow rate;**
- (b) Respect the natural character and ecological function of rivers, streams, and their surroundings;**
- (c) Avoid harm to biodiversity, particularly protected species and habitats, and incorporate measures to protect aquatic life (e.g. fish passes where required);**
- (d) Do not increase flood risk upstream or downstream, and are accompanied by appropriate flood risk assessments;**
- (e) Avoid adverse impacts on heritage assets, historic mills or leats, and their settings unless enhancement or sympathetic reuse is proposed;**
- (f) Minimise landscape and visual impact, particularly in sensitive areas such as the AGLVs;**
- (g) Provide details of any associated infrastructure (e.g. pipelines, turbines, control houses) to demonstrate it is of appropriate scale, design, and siting;**
- (h) Are subject to relevant environmental licensing and regulatory requirements (e.g. from the Environment Agency).**

### **4. Geothermal Energy**

**Proposals for deep geothermal energy development within the Parish will be supported where they accord with CEDPD Policy REN 1 by demonstrating a high standard of environmental stewardship and are sensitive integration into the rural landscape. In particular, such proposals must:**

- (a) Be appropriately sited and designed to minimise visual intrusion and maintain the open, undeveloped character of the countryside.**
- (b) Incorporate screening, low-impact lighting, and agricultural-style or otherwise contextually sympathetic building forms and materials.**
- (c) Ensure that noise, lighting, traffic, and other impacts during both construction and operation are minimised and do not result in unacceptable disturbance to nearby residents.**
- (d) Include a Construction and Environmental Management Plan (CEMP) that addresses hours of work, noise mitigation, traffic routing, and dust control.**
- (e) Clearly explain how the proposal will provide tangible community benefits, such as funding for local sustainability projects, educational initiatives, or opportunities for community ownership or investment.**

- (f) Demonstrate that effective engagement with the Parish Council and local community has been undertaken at an early stage in the project’s development.

#### 5. Anaerobic Digesters or Other Forms of Agricultural Waste-To-Energy Development

Small scale proposals will be supported where they:

- (a) Are directly related to an existing agricultural or rural enterprise, and primarily utilise feedstock arising from that enterprise or its immediate locality,
- (b) Are of a scale, siting, and design appropriate to the character of the surrounding landscape and settlement pattern,
- (c) Demonstrate that traffic movements, particularly by heavy vehicles, can be safely accommodated on the local highway network without adverse impact on rural roads, residential amenity, or the tranquillity of the countryside,
- (d) Include robust measures to control noise, odour, lighting, and any emissions that could affect local environmental quality, and
- (e) Ensure that all ancillary buildings, digestate storage, and infrastructure are sensitively sited and screened by appropriate landscaping.

Proposals involving feedstock imported from outside the local area, or that are not directly linked to a working farm, will only be supported where clear evidence is provided that the scale, transport, and environmental impacts can be fully mitigated.

<b>Policy Reference:</b>	<i>Policy 5: Sustainable Drainage</i>
<b>Policy Intention</b>	4.42 To encourage the use of sustainable drainage solutions that manage surface water naturally, enhance local biodiversity and character, and improve climate resilience in line with CEDPD Policy CC4.
<b>Justification</b>	<p>4.43 According to the latest version of the Cornwall Strategic Flood Risk Assessment (SFRA), properties located near the main watercourses in the Parish, including in the centre of Penmarth, and various roads close to rivers and streams are at risk from both 1 in 30-year and 1 in 100-year flood events. A broader area of the Parish falls within the 1 in 1,000-year surface water flood risk zone. This creates the potential for villages and isolated dwellings to be cut off during prolonged periods of adverse weather. Climate change is expected to increase the frequency and severity of surface water flooding, exacerbating the economic and health impacts associated with property inundation. While engineered flood defences can reduce risk, they often appear unsympathetic to the local natural and built environment. In contrast, Sustainable Drainage Systems (SuDS) offer more environmentally sensitive solutions, helping to manage surface water, improve water quality, support biodiversity, and strengthen the green infrastructure network, while also enhancing the area's distinctive character. Best practice promotes managing water above ground wherever feasible, as this allows for easier maintenance and delivers greater environmental and amenity benefits. Soakaways and underground storage should only be used as a last resort where above-ground options are not viable.</p> <p>4.44 The Policy is also supported by Cornwall Council produced documents as follows:</p>

	<ul style="list-style-type: none"> <li>• Cornwall Local Flood Risk Management Strategy: <a href="https://www.cornwall.gov.uk/environment-and-planning/countryside/estuaries-rivers-and-wetlands/flood-risk/local-strategy/">https://www.cornwall.gov.uk/environment-and-planning/countryside/estuaries-rivers-and-wetlands/flood-risk/local-strategy/</a></li> <li>• Cornwall Council Sustainable Drainage Policy: <a href="https://www.cornwall.gov.uk/media/utmhtixt/sustainable-drainage-policy-v-1-0.pdf">https://www.cornwall.gov.uk/media/utmhtixt/sustainable-drainage-policy-v-1-0.pdf</a></li> <li>• New National Defra Standards for Sustainable Drainage Systems (2025)</li> </ul>
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**Policy 5: Sustainable Drainage**

Development proposals will be supported where they demonstrate that they comply with CEDPD policy CC4 and:

**1. Wherever possible include one or more of the following Sustainable Drainage Systems (SuDS) design features to reduce and manage the risk of surface water flooding within on site and elsewhere in the parish and beyond:**

- (a) The use of “natural” SuDS features including infiltration, swales, storage basins, tree planting, street trees, rain gardens, green roofs, ponds and wetlands which deliver ecological and community benefits
- (b) Permeable driveways and parking areas;
- (c) Water efficiency, for example by incorporating rainwater harvesting and storage technology alongside other SuDS features.

**2. Have site arrangements that make provision for simple, straightforward and wild-life friendly maintenance of SuDS features.**

**3. Are designed to work with the natural topography of a site rather than levelling so as to support natural drainage and maintain the local landscape character.**

**4. Where possible, retrofitted SuDS, rainwater harvesting and water efficiency products should be included in any proposed changes to existing buildings and land.**

<b>Policy Reference:</b>	<i>Policy 6: Natural Flood Management and Groundwater Resilience</i>
<b>Policy Intention</b>	4.45 To ensure that natural flood management arrangements are utilized wherever possible.
<b>Justification</b>	<p>4.46 Given the rural character of the parish, there is strong potential for Natural Flood Management (NFM) and land management solutions that not only help address climate change impacts and groundwater flood risk, but also deliver biodiversity gains, recreational value, and funding opportunities for landowners. Such measures can support rural industries with land management responsibilities, although some interventions such as ponds, wetlands, and woody dams, may require planning permission. Parts of the parish may also be susceptible to groundwater flooding, including from springs, and applicants should be aware that site-specific groundwater assessments may be requested by the SuDS Officer where appropriate.</p> <p>4.1 This policy also aligns with the following:</p> <ul style="list-style-type: none"> <li>• NPPF</li> </ul>

	<ul style="list-style-type: none"> <li>• Objective D and action C1 in the Cornwall Flood Risk Management Strategy, which is a material consideration for planning and a statutory document.</li> <li>• Cornwall Climate Emergency DPD policies C1 (10), CC3 (5) and CC4 (1,2,3,4).</li> <li>• Cornwall and Isles of Scilly Local Nature Recovery Strategy – priorities 9, 10 and 19.</li> </ul>
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**Policy 6: Natural Flood Management and Groundwater Resilience**

**Measures designed to manage flooding which require planning permission will be supported. They should incorporate methods which contribute additional biodiversity and recreational benefits wherever possible and comply with CEDPD Policy CC3.**

Notes: [1] There are online NFM opportunity mapping tools which may assist those proposing new development. The EA’s [WWNP opportunity map](#) indicates high level opportunities along the rivers in the parish. [The Devon and Cornwall NFM Studio Tool](#) is a more technical tool which landowners and consultants may find useful for designing NFM and SuDS schemes. The [CIRIA NFM Manual](#) describes the different NFM approaches that can be taken and could be useful resource for scheme developers. [2] Considerable parts of the river valley network in the Parish are shown as having ‘suitable’ and highly suitable’ potential as beaver habitat in Cornwall Council’s Species reintroduction feasibility study mapping.

**INFO BOX 8: EV CHARGING.**

Recent changes to national Building Regulations require the installation of electric vehicle (EV) charging infrastructure in most new developments. Under Part S of the Building Regulations (introduced in June 2022), new residential homes with on-site parking must be equipped with at least one EV charge point. New non-residential buildings with ten or more parking spaces must also provide charging facilities, along with cabling to allow future installation. Major renovations that include parking areas are also subject to these requirements. These measures are intended to support the transition to low-emission transport and ensure that new development is future-proofed in line with national climate targets.

<b>Policy Reference:</b>	<i>Policy 7: Transition to Low-Carbon Heating in Traditional and Historic Buildings</i>
<b>Policy Intention</b>	4.47 To support the transition of existing buildings, particularly traditional and heritage properties, from oil and gas [bottle and mains] heating to sustainable, low-carbon alternatives in line with national decarbonisation targets and local climate goals.
<b>Justification</b>	4.48 The transition away from oil-fired and gas-based heating systems has significant implications for rural areas such as this Parish, where traditional housing stock and limited infrastructure present particular challenges. Many homes in the Parish currently rely on oil tanks or bottled gas due to the absence of mains gas networks, and are often older, stone-built properties that are less energy efficient and harder to retrofit. Anticipated regulations requiring 80% of homes to adopt sustainable heating systems by 2035, and 100% by 2050, will demand widespread upgrades to heating infrastructure, including the installation of heat pumps or biomass systems, improved insulation, and potentially off-grid renewable energy sources. This shift may place financial pressure on households, shared ground-source systems, or the sensitive integration of modern heating solutions into heritage buildings. Without careful planning, the

	<p>transition risks exacerbating inequalities between rural and urban areas in terms of cost, comfort, and carbon reduction.</p> <p>4.49 Many homeowners, particularly those occupying traditional and historic buildings, are concerned about the transition and its implications for their properties, many of these fears are largely unfounded.</p> <p>4.50 Supporting this transition by encouraging locally tailored, affordable, and future-proof solutions not only helps meet climate targets but also improves living conditions, lowers bills, and increases long-term property value. Particular care is needed for historic buildings, where sympathetic retrofitting can preserve both heritage and climate performance. A variety of alternative heating options are available depending on location and conditions.</p> <p>4.51 Cornwall’s Climate Emergency DPD Policy SEC1.3 supports developments that improve energy efficiency and reduce carbon emissions, especially where they involve the sensitive retrofit or reuse of historic or heritage buildings. Such retrofits must conserve or enhance the character and significance of the buildings while making them more sustainable.</p>
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**Policy 7: Transition to Low-Carbon Heating in Traditional and Historic Buildings**

**Development involving steps to transition from oil-and gas fired heating that improve energy efficiency and reduce carbon emissions will be supported where they meet the requirements of Policy SEC1 of the Climate Emergency DPD.**

Notes: [1] Such work will often not require planning permission unless more significant changes are required, for example where new construction is required. Advice on this can be found in ‘Improving Energy Efficiency in Historic Cornish Buildings’ (cornwall.gov.uk) and ‘Adapting Historic Buildings for Energy and Carbon Efficiency’ Historic England Advice Note 18  
 [2] Helpful information on solar panels is given in Info Box 7.



## INFO BOX 9: SOLAR PANELS AND HISTORIC BUILDINGS

### Solar Panels [PV] on Listed Buildings

A listed building is one of special architectural or historic interest, protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Any changes that might affect the building's character and historical significance require approval through Listed Building Consent, often known as an 'LBC'. However, the fact that your property is a Listed Building does not prevent you from successfully applying for an LBC and installing panels if they are well-designed and carefully located.

To have the best chance of getting your LBC pay attention to these design and placement considerations:

- **Use solar panel design engineers and installers that are experienced with Listed Buildings\***
- **Be discrete and sensitive**
  - ⇒ Panels should be positioned to minimise their visibility and impact on the building's character.
  - ⇒ Use roof slopes not visible from public vantage points, where possible.
  - ⇒ Avoid installation on principal elevations or highly decorative sections of the building.
  - ⇒ Explore less intrusive options, such as ground-mounted solar panels if roof-mounted panels are not feasible.
  - ⇒ In rare cases, solar panels may be exempt from consent if installed in non-visible or modern extensions of a listed building. However, this requires confirmation from Cornwall Council.
- **Avoid non-reversible alterations**
  - ⇒ Any changes must be reversible, ensuring the original building fabric can be restored without permanent damage.
- **Use matching materials**
  - ⇒ Solar panels that blend with the building's materials (e.g., slate-effect solar tiles) may be preferred to maintain visual harmony.
- **Comply with Building Regulations**
  - ⇒ Assess the roof's load-bearing capacity.
  - ⇒ Ensure the installation does not compromise the building's structural integrity.
  - ⇒ Comply with wiring and electrical safety standards.
- **Engage early with Cornwall Council's Conservation Officer for guidance on acceptable solutions and help navigate the consent process.**
- **Get the documentation right**
  - ⇒ Plans, drawings, and an explanation of how the panels will be installed and integrated with the building.
  - ⇒ A Heritage Impact Assessment, outlining how the installation affects the building's character and steps to mitigate any harm.
  - ⇒ Emphasize how the installation supports sustainability goals while respecting heritage values.

*\*Suitable engineers to design PV systems are likely to be Chartered members or fellows of the Chartered Institution of Building Services Engineers (CIBSE and FCIBSE) or The Institution of Engineering and Technology (IET). In addition to the electrical design, the structural design and fixings should be undertaken by a structural engineer. The Institution of Structural Engineers (IStructE) hold a list of engineers. Always ask for examples of their work, written quotations, and information on warranties.*

### Solar Panels [PV] on Non-Designated Heritage Buildings and buildings in the World Heritage Site.

Non designated heritage buildings, though not formally listed, are nevertheless important to the rural and historic character of the Parish that residents cherish. The World Heritage Site is specially protected due

to its distinctive heritage and landscape value, and there are planning restrictions on a range of developments.

Despite these restrictions planning permission for roof-mounted solar panels is not needed if you follow these rules:

- They are sited, so far as is practicable, to minimise the effect on the external appearance of the building and the amenity of the area.
- On a pitched roof, they are not installed above the highest part of the roof (excluding the chimney) nor project more than 200mm from the roof slope or wall surface.
- They are not installed on a flat roof.
- In the WHS, not be on a wall which fronts a highway.

If you intend to install panels on a wall which fronts a highway in the WHS, then you must apply to Cornwall Council for a ‘determination’ as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV equipment on those special areas\*.

*\* The Council will assess the proposal on the basis of its impact on the appearance of the WHS but no other criteria. Nor can it assess the proposal’s compliance with planning policies [such as in the Cornwall Local Plan or this Neighbourhood Plan]. It costs less than a normal planning application. Work must not commence unless the Local Planning Authority has issued its determination, or an 8-week period has passed.*

<b>Policy Reference:</b>	<i>Policy 7A: Replacement Window, Doors and Fascias</i>
<b>Policy Intention</b>	4.52 To support the aims of CEDPD Policy SEC1 by improving energy efficiency in a way that preserves the local character of Wendron Parish, including the architectural interest, appearance, and heritage significance of listed buildings, traditional buildings, and the wider historic environment.
<b>Justification</b>	<p>4.53 The Parish contains a number of listed buildings and structures. In addition, many other properties are of traditional form and appearance. Together, these buildings make an important contribution to the local character and historic distinctiveness of the area.</p> <p>4.54 Replacing traditional windows with uPVC units may improve thermal performance and energy efficiency, but it can also erode the character of both individual buildings and the wider Parish. Original window styles, proportions and detailing often provide evidence of a building’s age, status and historic use, and their loss can diminish its architectural and heritage value.</p> <p>4.55 Historic England’s guidance generally supports the retention, repair and regular maintenance of original windows, especially in listed buildings, rather than their replacement with uPVC units. In many cases, improved thermal performance may be achieved through more sensitive measures, such as draught-proofing, secondary glazing, or, where appropriate, slim-profile double glazing.</p> <p>4.56 Where replacement is genuinely unavoidable, timber windows that closely match the original design, proportions, profile and detailing may be acceptable, subject to any necessary permissions, particularly in the case of listed buildings.</p> <p>4.57 In other buildings, where formal permission may not be required, any replacement windows should still respect the character of the property. Where</p>

sash windows are part of the building's established character, correctly proportioned replacements are likely to be more appropriate than standard casement windows.

## **Policy 7A: Replacement Window, Doors and Fascias**

### **1. Listed Buildings**

- a) Repairs to windows, doors and fascias on listed buildings will be supported where they are necessary, carried out on a like-for-like basis to match the originals, and take the opportunity to incorporate appropriate energy efficiency measures in line with relevant Cornwall Council and Historic England guidance.**
- b) Replacement of historic windows, doors and fascias on listed buildings will be supported only where repair is not feasible, and where replacements match the originals in material, design and method of opening, reuse original ironmongery where possible, and use glazing suitable for heritage buildings.**
- c) The use of historic glass is encouraged where it makes a positive contribution to the character of the listed building.**
- d) Replacement with plastic windows will be supported only where it is clearly demonstrated and accepted that it is unavoidable and where the design closely replicates the original in opening method, proportions and pane pattern.**

### **2. Other Heritage Buildings**

- a) Correctly proportioned double-glazed timber windows and doors are preferred. Plastic replacements may be supported where they retain the original window format, use glazing bars of the correct width and colour, avoid inappropriate textured, figured or coloured glass unless this reflects the existing, and, in the case of casements, are side-hung rather than top-hung.**

Notes: [1] Guidance can be obtained for the Cornwall Council Historic Environment Planning [Conservation Officer] for the area

## Housing

### *Facts and Figures*

- 4.58 The adopted CLP sets a minimum target of 52500 homes in Policy 2a. Of this it 'apportions' 2,300 dwellings to the Helston and South Kerrier Community Network Area, of which Wendron Parish is part. Of this requirement, 1,100 were apportioned to the rural parts of the Network. The remainder of the apportionment, 1,200 dwellings was to be delivered through the Site Allocations Development Plan Document. The designated area for this DPD covers part of Wendron Parish, but no allocations were made.
- 4.59 As at 1st April 2024 no further homes were needed in Wendron Parish to meet the Parish baseline requirement under the Cornwall Local Plan, the housing apportionments being significantly exceeded by that date. although it would still address local affordable housing needs and remain responsive to the local housing market.
- 4.60 In December 2024, the National Planning Policy Framework (NPPF) was changed, introducing a new method for Local Planning Authorities to calculate their housing requirements. This revised approach resulted in a significant increase to Cornwall's housing targets. On 9 January 2025, Cornwall Council (CC) announced that its current Local Plan (covering the period to 2030) would be unable to meet these

new targets. As a result, the Local Plan's housing supply Policy 2a – Key Targets along with parts 1 and 2 of Policy 3 – Role and Function of Places is now considered 'out of date.'

- 4.61 By law, the Neighbourhood Development Plan (NDP) must demonstrate general conformity with the strategic policies of the adopted Local Plan to 2030, while also having regard to national policies and advice such as the updated NPPF. Consequently, it cannot rely on the out-of-date housing supply policies, but it must continue to align with those strategic Local Plan policies that remain consistent with the revised NPPF.
- 4.62 In practical terms, this means the NDP must plan for increased housing figures in accordance with NPPF intentions, guided by the Cornwall Local Plan policies that remain relevant and Interim Planning Policy Statement, rather than relying on the superseded Local Plan policies, to ensure it meets the Basic Conditions.
- 4.63 To establish a local housing provision target in line with NPPF expectations, the following factors were considered:
- Affordable housing need.
  - The expectation that neighbourhood planning should make a proportionate contribution to addressing the wider Cornwall housing crisis,
  - Community feedback.
  - Responsiveness to the local housing market.
  - The potential for increased housing supply to reduce prices.
  - The role of additional houses (and population) in helping to sustain and extend local services and facilities.
  - Awareness that developer investment could have benefits in terms of other infrastructure provision.
  - Special provision needs for older people.
  - Impacts of second homes on house prices and local service viability.
  - An indicative housing requirement setting out a minimum number of additional homes that might be expected as a result of the NPPF 2024 changes.
- 4.64 **Affordable Housing Need.** Affordable housing need evidence for Wendron Parish was reviewed using the latest available parish-level housing needs data (January 2026), which identifies a total of 73 households in housing need across the categories recorded (A, B, C and General Housing Need) [see Info Boxes 8 and 9]. This indicates an increase of 14.1% compared with the January 2025 HomeChoice snapshot (64 households) and continues to demonstrate a clear and ongoing need for affordable housing provision within the parish. [Homechoice is the choice-based system for letting council and housing association homes to rent in Cornwall].
- 4.65 The January 2026 evidence shows that the greatest need remains for 1-bedroom accommodation, with 35 households (approximately 47.9% of all recorded need), followed by 2-bedroom homes (18 households, approximately 24.7%). Need is also recorded for larger homes, including 10 households requiring 3-bedroom homes (approximately 13.7%), and 8 households requiring 4-bedroom homes (approximately 7.6%), 2 households requiring larger homes (approximately 2.8%).
- 4.66 The info-boxes also record that the largest single component of identified need falls within the General Housing Need category, accounting for 35 households. Within this category, the strongest requirement is again for smaller dwellings, particularly 1-bedroom (19 households) and 2-bedroom (12 households) accommodation, with more limited need for 3-bedroom (3 households) and 4-bedroom (1 household) homes.

**INFO BOX 10: JANUARY 2026 AFFORDABLE HOUSING NEED BY CATEGORY AND BEDROOM NEED.**

Category	1 Bed	2 Bed	3 Bed	4 Bed	4 -5 Bed	5 Bed	Total
A	2	1	0	0	0	0	3
B	3	0	1	1	0	0	5
C	11	5	6	6	1	1	30
<b>General Housing Need</b>	19	12	3	1	0	0	35
<b>TOTAL</b>	<b>35</b>	<b>18</b>	<b>10</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>73</b>

**INFO BOX 11: JANUARY 2026 AFFORDABLE HOUSING NEED BY BEDROOM NEED.**

Bedrooms Needed	Households	% of total
1 bed	35	47.9%
2 bed	18	24.7%
3 bed	10	13.7%
4 bed	8	11%
4 - 5 bed	1	1.4%
5 bed	1	1.4%
<b>TOTAL</b>	<b>73</b>	<b>100.0%</b>

- 4.67 While applicants in this category may have a lower priority than households in Bands A to C for the purposes of allocating affordable rented homes, they are nevertheless qualifying households in housing need and remain eligible to bid for affordable homes through HomeChoice. Their lower priority reflects relative urgency within the allocations framework, not an absence of need.
- 4.68 For the avoidance of doubt, General Housing Need applicants are households whose needs have been assessed and recognised within the HomeChoice system, but who have not been awarded the higher priority banding applicable to households with more acute or urgent housing circumstances. This distinction is important in interpreting the evidence and understanding the full scale and nature of local housing need.
- 4.69 Examples of households likely to fall within General Housing Need may include, but are not limited to:
- young adults, with or without children, living with parents, family members or friends, who are unable to secure private rented accommodation or purchase on the open market,
  - households in private rented accommodation who are unable to sustain rents over the longer term, including those facing affordability pressures and, in some cases, insecurity of tenure.
- 4.70 Such circumstances are not uncommon in Cornwall, where local incomes are often insufficient to access market housing or sustain private sector rents, particularly in areas experiencing strong house price and rental pressure.
- 4.71 In policy terms, the General Housing Need group may include households whose needs could potentially be met through intermediate housing products, including Low-Cost Homeownership options such as Shared Ownership or Discount Market Sale, subject to eligibility, affordability and scheme availability. Appraising General Housing Need in this way provides a broader and more complete understanding of local housing pressures, including intermediate need, as part of the overall housing needs assessment for the parish.
- 4.72 **The distinction between bandings becomes particularly relevant where the number of locally qualifying households exceeds the supply of available affordable homes. In these circumstances, priority is given to those assessed as being in the greatest housing need. Accordingly, even where affordable homes are delivered, there may still be insufficient supply to meet all locally arising**

**needs at any one time, and households in lower priority bands may wait longer despite being in genuine housing need. This underlines the importance of considering both affordable rented provision and intermediate housing products as part of a balanced response to local housing need.**

4.73 In the spring 2024 community survey 14 of the 26 respondents [53.8%], to the question ‘How many members of your household, including previous members, would like to live independently in the Parish now if suitable accommodation was available locally?’ indicated that at least one person in their household, or a previous member of it, would like to live independently in the Parish at that time. On a minimum-count basis, these responses point to at least 25 people needing separate accommodation locally. This is a significant indicator of both suppressed ‘hidden household’ need [see Info Box 10], and emerging local housing need, particularly as the question refers to people who would live independently now if suitable homes were available.

**INFO BOX 12: ‘HIDDEN HOUSEHOLDS’**

This usually refers to people or family groups whose need for their own home is not fully visible in normal household figures because they are living within someone else’s household, often because they cannot afford separate accommodation. Typical examples are adult children still living with parents, couples sharing with relatives, or people staying temporarily with friends. In housing evidence, it is used as an indicator of unmet or suppressed housing need.

Some ‘Hidden Households’, particularly young couples, may be also registered with Homechoice, but single people are likely not to be.

4.74 **Taken together, this data suggests a reasonable snapshot estimate of affordable housing need in the parish of around 100 homes.**

4.75 Set against this substantial level of identified need, the parish has a relatively small stock of social and affordable housing, comprising 43 dwellings in total, see Info Box 11. This is equivalent to around 3% of the parish’s total housing stock. The size profile of this stock is skewed towards larger homes, with 21 three-bedroom dwellings, 48.8%, and 2 dwellings with four or more bedrooms, 4.7%. By contrast, there are only 10 one-bedroom homes, 23.3%, and 10 two-bedroom homes, 23.3%. This pattern points to a clear mismatch between the existing affordable housing stock and the profile of need, particularly given the strong need for smaller one and two-bedroom homes.

**INFO BOX 13: SOCIAL AND AFFORDABLE HOUSING DWELLING STOCK**

<b>Total Social and Affordable Housing Dwelling Stock</b>	<b>1 bedroom</b>	<b>2 bedrooms</b>	<b>3 bedrooms</b>	<b>4 or more bedrooms</b>
<b>43</b>	10	10	21	2
	23.26%	23.26%	48.84%	4.65%

4.76 **The Cornwall Housing Crisis.** Cornwall Council adopted *Securing Homes for All: A Plan to Respond to Cornwall’s Housing Crisis* in 2022. The document recognises that Cornwall is facing a housing crisis and sets out a strategic framework of objectives and actions in response. It provides important county-wide context for local housing discussions and is relevant to the preparation of the Wendron Parish NDP.

4.77 The *Securing Homes for All* Plan identifies four main priorities:

- to work towards ending homelessness and rough sleeping,

- to improve the availability of, and access to, homes for local people,
- to secure a step change in the delivery of affordable housing across Cornwall, and
- to support the delivery of housing targets set through the Cornwall Local Plan.

- 4.78 These priorities are intended to be delivered through partnership working between Cornwall Council, housing providers, local councils and communities. In this context, the Wendron Parish NDP, as a material consideration in planning decisions, can make a proportionate local contribution to the wider response to Cornwall's housing crisis. This may include supporting housing provision that responds to evidenced local needs and market pressures, helping to facilitate rural exception housing by providing policy clarity on where such development may be acceptable, supporting homes that meet the needs of older and disabled residents, and enabling community-led housing initiatives where appropriate.
- 4.79 The NDP can also assist by setting locally specific policy expectations for the affordable housing element of new development, including matters such as tenure mix and, where relevant, the role of discounted market housing. This is particularly relevant to schemes on rural exception sites and previously developed land, where local policy clarity can help steer outcomes towards identified parish needs. In addition, the NDP may support, subject to appropriate criteria and safeguards, alternative forms of residential accommodation where these would make a positive contribution to local housing choice and need.
- 4.80 **Responsiveness to the local housing market.** In line with the NPPF, the Neighbourhood Plan must be responsive to housing market signals and demographic pressures. A survey of five estate agents operating in the Parish, conducted in late 2024 and early 2025, found that housing market demand was generally considered to be active and stable. The most common clients were first-time buyers and people looking to upsize, though there was also steady interest from downsizers, retirees, and families attracted by local schools. Wendron village and Carnkie were the most favoured locations, followed by Porkellis, Trewennack, and Penmarth, with countryside properties near these settlements also in demand.
- 4.81 Three principal macroeconomic factors underpin this local demand:
- Commuting access to key employment centres, including Truro (as Cornwall's administrative and public service hub), Falmouth and its University, and the nearby towns of Camborne and Redruth;
  - Helston and RNAS Cudrose, which continue to provide employment and sustain rental and purchase demand;
  - The Parish's rural character, proximity to the coast, the Cornwall and West Devon Mining Landscape World Heritage Site, and the wider Lizard and West Cornwall area, all of which contribute to continued inward migration from those seeking a lifestyle change.
- 4.82 Together, these dynamics have created sustained and generalised pressure for housing within the Parish, driven by a combination of local residents' needs, incomers seeking higher quality of life, and market-responsive buyers across the socio-economic spectrum, which the NDP must take into account.
- 4.83 **The potential for increased housing supply to reduce prices.** In theory, increasing housing supply can help reduce prices and improve affordability. In practice, this usually only happens where supply rises enough to outpace demand by a clear margin. In Wendron Parish, however, strong and sustained market demand means that increasing supply is unlikely, on its own, to reduce prices to genuinely affordable levels. The median house price is approximately 9.2 times the median local income, whereas a ratio of 4.5:1 is generally considered affordable. Reaching that level would require a fall in prices of about 56.5%. In rural areas such as Wendron, where demand is reinforced by wider market and lifestyle factors, price responsiveness is usually limited, meaning that even a substantial increase in housing supply is likely to

produce only modest reductions in price. UK studies suggest that, in such areas, a 10% increase in housing might reduce prices by only 1 to 3%. Therefore, to achieve around 56% in prices would require an overall increase in housing supply of roughly 190% to 565% of current stock. Achieving affordability through supply alone would therefore require a scale of development that would be unrealistic and environmentally inappropriate in this parish context.

- 4.84 **The role of additional houses (and population) in helping to sustain and extend local services and facilities.** Even a small number of additional homes occupied by new residents can help support existing local services by increasing demand within walking distance. Modest housing growth could also help meet the staffing needs of local industries, including agriculture.
- 4.85 However, the introduction of new local services or facilities typically requires a much greater level of population growth to achieve a viable customer base. Studies by the Plunkett Foundation, the ACRE (Action with Communities in Rural England) network, and the Rural Shops Alliance indicate that several hundred new homes, typically in the range of 700 to 1,000+ are needed to ensure the viability of a rural shop in a competitive market. In practice, viability is influenced by factors such as proximity to competing centres, travel patterns, tourism footfall, and whether community ownership or volunteer-supported models are in place. Such a scale of development would be out of proportion with the size and character of existing settlements in the Parish and could have significant environmental and infrastructure impacts.
- 4.86 **Awareness that developer investment could have benefits in terms of other infrastructure.** New development should directly fund infrastructure provision needed to allow a development to proceed. However, seeking to justify development primarily on the basis of infrastructure funding or wider “planning gain” benefits, where those benefits are not directly related to the development’s impacts, may create risks. In particular, development can result in adverse effects such as changes to character, increased traffic, and pressure on local infrastructure and services. Where such impacts remain significant after mitigation, they should carry decisive weight in planning judgement, and should not be outweighed simply by perceived ancillary benefits.
- 4.87 However, smaller-scale development may still provide opportunities for targeted local benefits. In some cases, a developer may be willing to support a specific community, social or leisure facility where the development would generate additional local demand. Equally, a development may contribute to resolving a small infrastructure constraint, either as a direct requirement to enable the scheme to proceed, or as an additional planning gain. Such benefits can be material and valuable at the local level, but they do not in themselves justify growth at a scale that would be inconsistent with the Parish’s character, infrastructure capacity, or environmental constraints.
- 4.88 **Special provision needs for older people.** The population of the Parish is ageing significantly [by 2021 the proportion of over 50’s in the Parish had increased to 47.8%, compared to 40.2% in 2001]. The likely causes include the existing resident population ageing in place, the out-migration of some working-age households in search of employment or more affordable housing, and in-migration by older households. This change in population structure has important implications for the Parish, including health and wellbeing needs, the future balance of local services, and the risk that the needs of younger people may be overshadowed by the increasing scale of need associated with an older population.
- 4.89 Despite this changing demographic profile, the housing market is not providing enough specialist or age-appropriate accommodation to meet the needs of older residents. As a result, many are having to relocate to care homes or more suitable housing outside their familiar communities, away from family and friends. It is therefore advisable to include some provision for affordable, age-appropriate housing within the overall housing mix, though this need not require a separate site allocation.
- 4.90 These trends support the case for provision that responds more directly to later-life needs. In particular, there is likely to be increasing demand for smaller, accessible and adaptable homes, including homes

suitable for downsizing, so that older residents can remain within the Parish close to established family, social and community support networks. There is also a related need to support local facilities and services that contribute to independent living and wellbeing, including health, care and community meeting spaces.

- 4.91 **Impacts of second homes on house prices and local service viability.** Across Cornwall, external market pressures continue to drive up house prices in both the owner-occupier and private rented sectors, often placing local housing beyond the reach of residents. This challenge is particularly acute in ‘high amenity’ areas, where strong demand for second homes can exacerbate affordability issues and undermine community stability. Wendron Parish lies within such a high-amenity region, and local concern has been expressed about the potential impacts of second home ownership. However, available data suggest that the Parish is not currently experiencing significant pressure from second homes. A comparison between the number of dwellings recorded in the Census and the number of usually resident households indicates that approximately 8.3% of dwellings may be used as second homes (see Info Box 12). This is below the commonly recognised threshold of around 20%, above which adverse effects on local services, community cohesion, and residential amenity are more likely to occur. Therefore, no special provisions are required.

INFO BOX 14: SECOND HOMES ESTIMATE 2021				
2021 output area	Dwellings	Households	Empty Dwellings [Implied 2 <sup>nd</sup> Homes]	
Trewennack and Helston Fringe	232	214	18	7.8%
Rame East	175	167	8	4.6%
Burras Rural and Polkerris	171	158	13	7.6%
Penmarth and Rural North	154	141	13	8.4%
Carnkie West	137	132	5	3.6%
Polkerris, Halwin and Rural	158	138	20	12.7%
Wendron and Rural West	154	140	14	9.1%
Wendron and Rural Mid Parish	160	140	20	12.5%
Totals	1,341	1,230	111	8.3%

Source: Census 2021 Tables TS041 and RM204

- 4.92 **Community Feedback.** Community consultation has demonstrated strong and consistent concern about housing affordability, availability, and suitability within the Parish. When asked what type of development they would most like to see, 35.9% of respondents identified housing, with many comments emphasising the need for affordable small homes, key worker housing, and homes for younger people and families currently unable to remain in the area.
- 4.93 When asked about the types of housing needed now or in the future for their own households or family members, 54.9% identified affordable housing, and 43.1% identified homes for sale on the open market. There was also strong support for starter homes, shared ownership, and rent-to-buy schemes. A significant number of respondents (46%) said someone in their household would like to live independently within the Parish if suitable homes were available. The lack of affordable and appropriate housing was identified as a key factor forcing people to leave the area.
- 4.94 Respondents highlighted the top three most important types of housing as family homes, affordable social rented or affordable homes to buy, and one-and two-bedroom homes suitable for single people and couples.

- 4.95 When asked how new housing should be delivered, residents expressed a clear preference for: development on brownfield land, small-scale rounding off on the edge of settlements, and infill between existing dwellings.
- 4.96 **Indicative housing requirement.** This is based on the Government approach, which uses the number of existing homes in an area and applies a multiplier, adjusted for local affordability, to give a housing requirement. **The indicative target derived is 92 dwellings, from which the 431 existing commitments at the time of calculation can be deducted, leaving a requirement of nil.**

#### *The Parish Housing Requirement*

- 4.97 **Setting the NDP Housing Requirement.** The absence of a residual quantitative requirement does not remove the need for the NDP to respond positively to identified local housing issues. In January 2026 the HomeChoice Register showed 73 households with a valid local connection to the parish were looking for an affordable home. In addition, the spring 2024 community survey identified a further 25 ‘hidden households’ requiring accommodation. The requirement is therefore for 98 new affordable dwellings by 2030, which to allow for some flexibility is rounded up to 100 dwellings.
- 4.98 Although much of the need for new market housing is likely to be met through the larger housing schemes adjoining Helston, it is also important to recognise the community’s support for some new homes for sale on the open market within the wider parish, particularly for families and for local households who are in a financial position to move to a larger home but wish to remain in their community. Some provision for market housing away from Helston is therefore justified.
- 4.99 Taking the evidence on housing need, demographics, the local market and community feedback together, the NDP housing strategy should seek to support the delivery of homes for around **115 local households** as summarised in Info Box 13, through an appropriate mix of sizes, dwelling types and tenures that reflects local needs.
- 4.100 This figure should be treated as a **minimum plan-making target** for the purposes of strategy and policy direction. Actual delivery may vary over time in response to changing circumstances, site availability, viability and the changing nature of local housing need.

INFO-BOX 15: PROPOSED HOUSING REQUIREMENT FOR WENDRON PARISH		
Type	No.	Comment
Affordable Local Needs	100	Likely to be delivered through affordable housing rural exception schemes under CLP Policy 9.
Open Market	15	Likely to occur as infill, rounding off and development of ‘brownfield’ land at the settlements within the Parish
<b>TOTAL</b>	<b>115</b>	

#### *Delivering the Housing Requirement for Wendron Parish*

- 4.101 **Policy Context.** Recent changes to the NPPF have made parts of the adopted Cornwall Local Plan out of date, particularly Policy 2a and parts 1 and 2 of Policy 3. These can no longer be relied on to frame neighbourhood plan housing policies. In this context, the NPPF presumption in favour of sustainable development applies, meaning that planning permission should generally be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits.

- 4.102 However, a number of Cornwall Local Plan policies remain consistent with national policy and continue to carry weight. These include Policy 2, Spatial Strategy, parts 3 and 4 of Policy 3, Role and Function of Places, and Policies 6, 7, 8 and 9 on housing mix, countryside housing, affordable housing and rural exception sites.
- 4.103 Against this background, the Wendron NDP supports a sustainable pattern of development that meets local housing and infrastructure needs, makes effective use of land, supports climate change mitigation and adaptation, and protects and enhances the natural and built environment.
- 4.104 The NPPF continues to emphasise that development should be directed to sustainable locations. In this respect, Cornwall Local Plan Policy 2 remains relevant, as it seeks to focus development in settlements according to their role, function and accessibility.
- 4.105 National policy also supports planning approaches that respond to local housing needs, including affordable housing, enable community-led and rural exception housing, support the vitality of villages and rural services, and avoid isolated homes in the open countryside unless specific policy exceptions apply.
- 4.106 Although parts of Cornwall Local Plan Policy 3 are no longer up to date, parts 3 and 4 still provide a useful framework for rural development, particularly in relation to infill, rounding off and rural exception sites, and remain broadly aligned with national policy.
- 4.107 **Interim Policy Position Statement.** Cornwall Council has issued an Interim Policy Position Statement to support continued housing delivery while the presumption in favour of sustainable development applies in Cornwall. It recognises the need for a significant increase in housing delivery, including through a wider range of sites, particularly those capable of coming forward quickly and those delivered by small and medium-sized builders. At the same time, it supports the principle of securing the right development in the right place, with proper regard to settlement scale, character and function. In broad terms, the Statement supports:
- growth in the more sustainable settlements, based on services, facilities, accessibility and functional links with nearby places, rather than settlement size alone,
  - strengthening local services and connectivity, including public transport, schools, shops, and walking and cycling links, where modest growth can help support them,
  - meeting a broad range of housing needs, including affordable, specialist, supported and market housing, informed by policy and local evidence,
  - making effective use of land, including previously developed land, appropriate densities, and resisting artificial subdivision to avoid policy requirements,
  - ensuring that development is supported by necessary infrastructure and located to reduce car dependence and improve accessibility,
  - the continued role of rural exception sites in smaller communities, particularly for delivering genuinely affordable homes for local people, and
  - a restrictive approach to isolated homes in the countryside, unless clearly justified under national and local policy.
- 4.108 **This NDP's vision of a vibrant and flourishing rural community aligns well with the Interim Policy Position Statement.** Both support development in the most sustainable locations, to help meet local housing needs, sustain services, improve connectivity, and make effective use of land. The Interim Policy Position Statement also reflects the vision's emphasis on growth at a pace and scale appropriate to the Parish, while protecting local character, supporting community resilience, and contributing to climate change mitigation and adaptation.

4.109 **Proposed Spatial Strategy to Deliver the Housing Requirement.** Taking account of national policy, the continuing relevance of Cornwall Local Plan Policies 2 and 3, parts 3 and 4, the Council’s Interim Policy Position Statement, and the evidence set out earlier in this chapter, the Parish’s housing requirement will be delivered through the following approach:

- **recognising that substantial new market and affordable housing will come forward at Helston** through the Cornwall Local Plan Site Allocations DPD and any successor plan,
- **focusing additional growth within the Parish on the sensitive and sustainable development of Wendron, Porkellis, Penmarth, Trenear, Burras, Carnkie, Trevennan Bal, Trewennack and Rame,**
- encouraging development at a scale appropriate to those settlements, which helps sustain and enhance local services and community infrastructure,
- supporting suitable forms of development, including infill, rounding off, redevelopment of previously developed land, conversion of existing buildings, and rural exception sites for affordable housing.
- maintaining the separate identity and landscape setting of settlements by requiring development to respond positively to local heritage, Cornish distinctiveness and landscape character,
- securing a mix of dwelling sizes, types and tenures that reflects evidenced local need,
- improving pedestrian and cycle connectivity so that new residents can access local services and become integrated into the life of the Parish,

<b>Policy Reference:</b>	<i>Policy 8: Sustainable Settlements</i>
<b>Policy Intention</b>	4.110 To ensure that any new housing development occurs at the most sustainable locations in a form which is appropriate to the settlement scale, facilities, and environment.
<b>Justification</b>	<p>4.111 The National Planning Policy Framework is clear that development should follow a sustainable pattern. Plans must aim to meet identified local development needs, ensure growth is aligned with infrastructure provision, improve the environment, and both mitigate and adapt to climate change. Furthermore, development should be directed towards sustainable locations.</p> <p>4.112 The Cornwall Local Plan (CLP) reflects these national principles. Policy 2: Spatial Strategy sets out that new development should adopt a sustainable approach to accommodating growth, achieving a balanced mix of economic, social, and environmental benefits. It supports the continuation of Cornwall’s dispersed settlement pattern, with homes and jobs provided in line with the role and function of each place.</p> <p>4.113 The NPPF reinforces the need for planning policies in rural areas to address local housing needs, including support for community-led housing and rural exception sites to deliver affordable homes. It promotes housing that supports community vitality, enables villages to grow and thrive, and enhances local services. At the same time, paragraph 84 confirms that, subject to specific exceptions, isolated homes in the open countryside should be avoided.</p>

- 4.114 At the local level, CLP Policy 3 allows for development through infill, rounding-off, and rural exception sites, while recognising the need to conserve and enhance Cornwall's National Landscapes (Areas of Outstanding Natural Beauty).
- 4.115 The CLP (para 1.65) defines infill as the development of a small gap in an otherwise continuously built-up frontage, without extending the settlement into open countryside. Successful infill schemes should integrate with their surroundings in terms of scale, density, character, landscaping, and parking, and may positively contribute to the local built environment. The NPPF (2024) defines brownfield land as land that is or was occupied by a permanent structure, including its curtilage and associated infrastructure.
- 4.116 Rounding-off refers to development on land that is substantially enclosed, typically bounded by a physical barrier such as a road, and which does not extend the built form into the open countryside. In a rural parish such as Wendron, opportunities for appropriate rounding-off are likely to be limited, and proposals must be carefully designed to ensure they are proportionate and sensitive to the scale and character of the surrounding settlement.
- 4.117 The Wendron Parish NDP Settlement Assessment which applies the sustainable development approach set out in the NPPF 20-24, Cornwall Local Plan and the Interim Planning Statement, concluded that the settlements of Wendron, Porkellis, Trenear, Burras, Carnkie, and Trewennack, are appropriate locations for limited, proportionate development. Any future development at these locations should reflect the scale of each settlement, respond to local environmental constraints, and be designed to support and enhance existing social and community infrastructure.

## **Policy 8: Sustainable Settlements**

**1. Proposals for residential development at the settlements of Wendron, Porkellis, Penmarth, Trenear, Burras, Carnkie, Trevennan Bal, Trewennack, and Rame as shown on the Proposals Map [Maps 5] will be supported where it:**

- a) Is at a level that is proportional to the scale of the settlement and commensurate with and will help to support and enhance the social and community facilities available in the Parish; and**
- b) Respects the setting, form, character and natural environment of the settlement and the criteria set out in NDP Policies relating to Heritage, Cornish Distinctiveness and Design, and the Natural Environment and Landscape; and**
- c) Allows or delivers safe and convenient pedestrian and cycle connectivity to key community facilities and services within the settlement which provide the means for residents of new developments to physically and socially become part of an existing community; and**
- d) Is either:**
  - a. an infill scheme, which fills a small gap in an otherwise continuous built frontage and does not physically extend the settlement into the open countryside, or**
  - b. a rounding off scheme, which involves the rounding off the settlement, is surrounded on at least two sides by the existing built edge of the settlement and does not visually extend building into the open countryside, or**

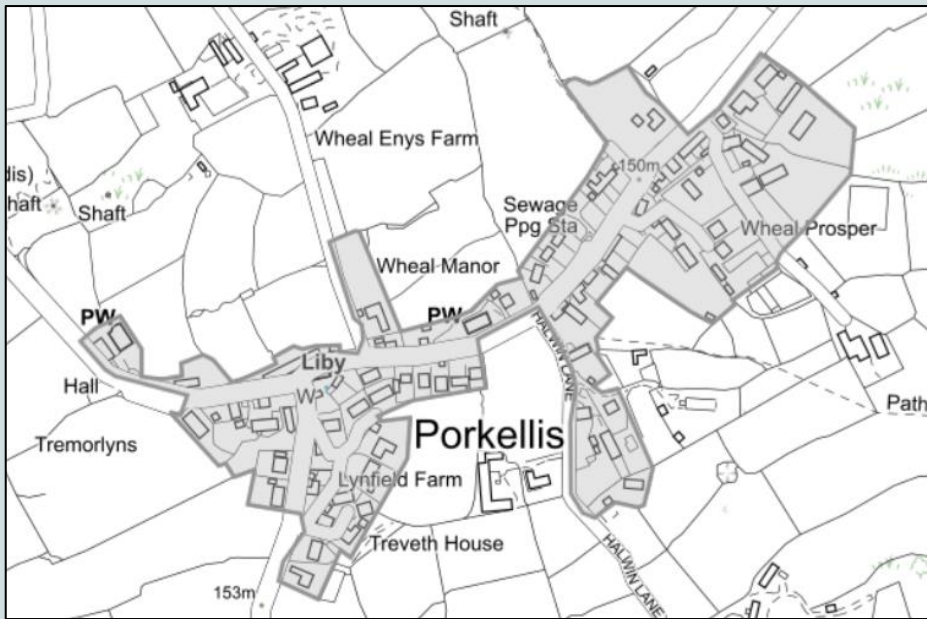
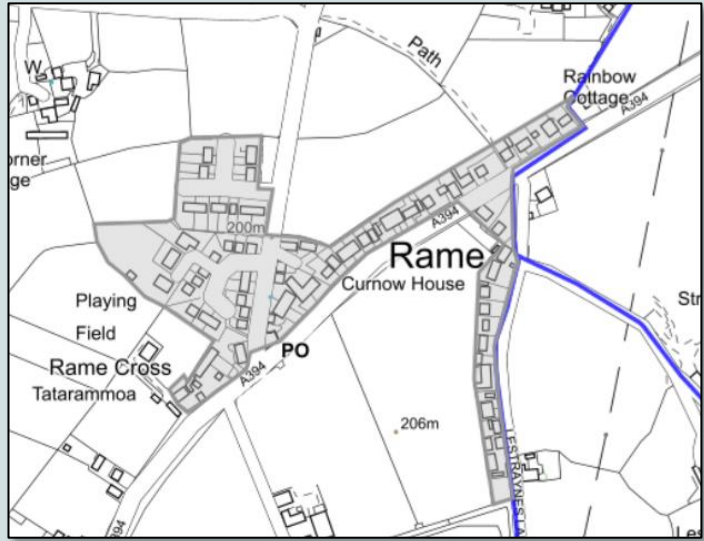
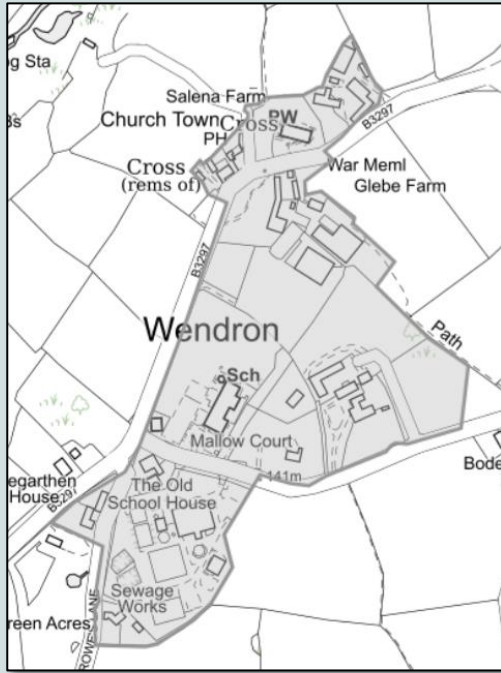
- c. the development of previously developed land within or immediately adjoining the settlement of a scale appropriate to the village, or**
- d. a conversion of a building that is structurally suitable, that retains its rural and historic features and that does cause detriment to the residential amenity of any existing or neighbouring dwellings, or**

**2. Residential development outside of the settlements named in 1. will only be supported where the proposal is for:**

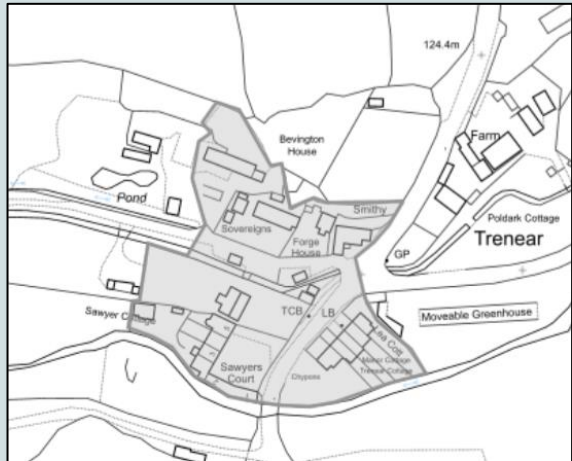
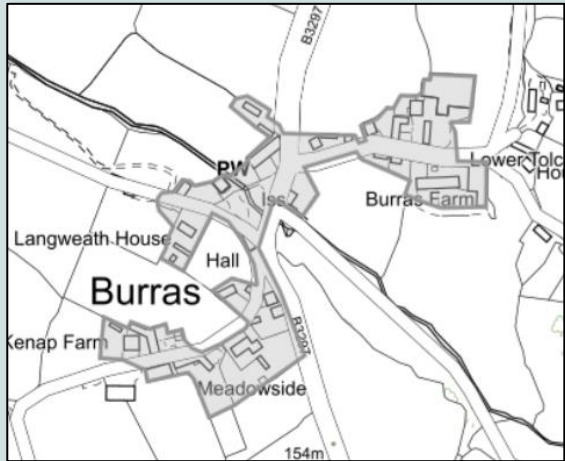
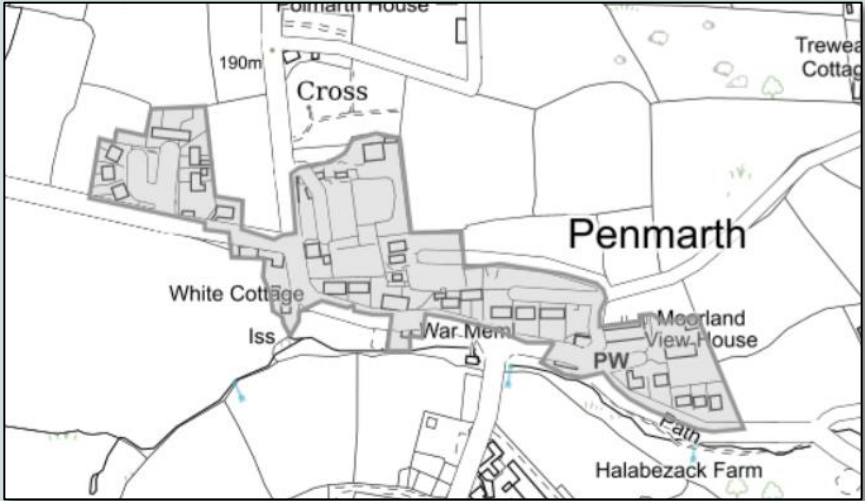
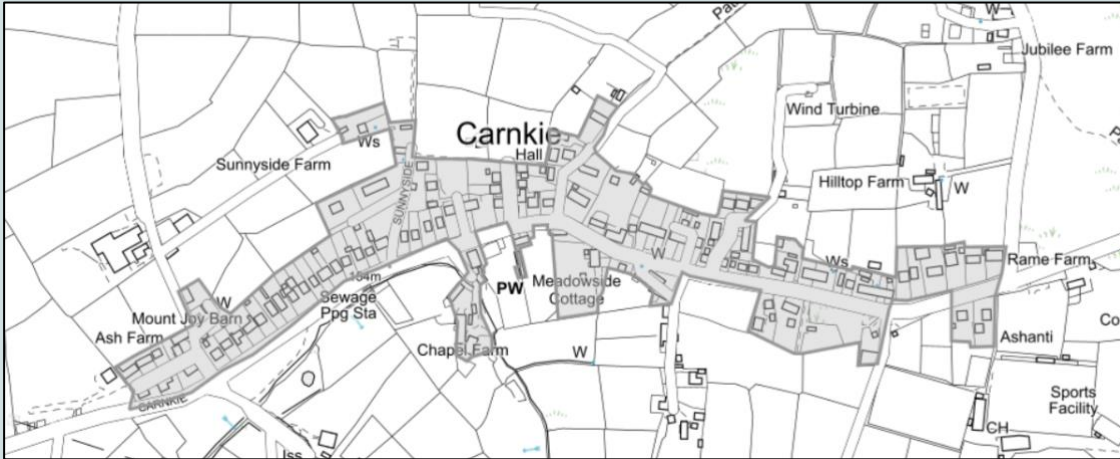
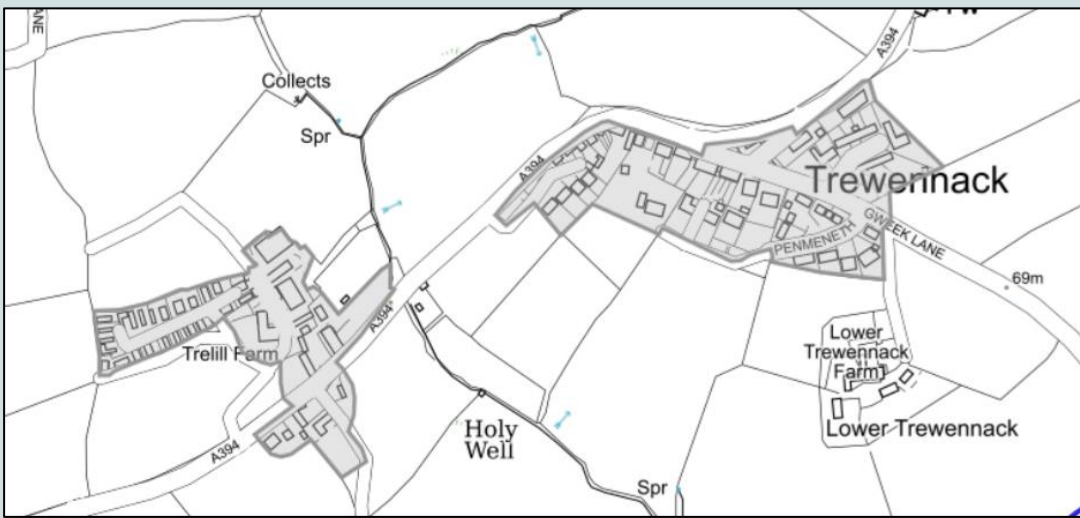
- a. a rural exception site to deliver affordable homes in accordance with Policy 9 of the Cornwall Local Plan; or**
- b. for the replacement or subdivision of dwellings; or**
- c. the reuse of suitably constructed redundant, disused or historic buildings; or**
- d. temporary accommodation for workers to support established and viable rural businesses; or**
- e. Full time agricultural and forestry and other rural occupation workers where there is an essential need; or**
- f. For 'Regenerative, Low Impact Development' in accordance with CEDPD Policy AL1; or**
- g. small scale infill within established hamlets and small groups of dwellings that complies with NDP Policy 12.**

Notes: [1] In the 'open countryside' beyond the development boundaries, development will be strictly controlled by CLP Policy 7 and will be limited to dwellings for rural workers, employment development in rural areas, buildings for agriculture and forestry, replacement dwellings, house extensions, replacement buildings and renewable energy projects and development specifically permitted by other Wendron Parish NDP policies.





**Maps 5: Settlement Areas. For a more detailed view see: [DETAILED MAPS](#)**



<b>Policy Reference:</b>	<i>Policy 9: Housing Mix</i>
<b>Policy Intention</b>	4.118 To help ensure that any new build development responds, in terms of its mix of housing types, sizes, tenures and layout, to local needs in the Parish.
<b>Justification</b>	<p>4.119 National planning policy requires that housing plans identify the type, size, and tenure of homes needed, particularly for groups with specific requirements.</p> <p>4.120 House prices in the Wendron local market area have risen sharply over time. Lower quartile prices increased from £41,875 in 1995 to £283,750 in March 2024, a rise of 578%, while median prices increased from £55,000 to £332,500, a rise of 505%. More recently, since 2011, lower quartile prices have risen from £166,875 to £283,750, 70%, and median prices from £195,000 to £332,500, 71%. The affordability evidence shows that to buy a median-priced home an income of around £66,500 is required, and to buy a lower quartile home an income of around £57,389 is required, assuming a 10% deposit and a mortgage multiplier of 4.5. By comparison, the income needed for an entry-level market rent, 1 bedroom, is about £23,000, rising to £36,500 for a 2-bedroom property and £51,000 for a family-sized rented home. For affordable home ownership products, an income of about £33,250 is needed for First Homes at 50% discount, while shared ownership products require incomes ranging from around £27,666 to £47,104, depending on the equity share and whether the benchmark is lower quartile or median value. By contrast, affordable rent requires an income of about £22,799, and social rent about £15,869.</p> <p>4.121 Compared with local income levels, these figures show that market housing in Wendron is beyond the reach of many local households. A household on the local median income of £39,343 cannot afford either a lower quartile or a median-priced home, and would only just be able to afford some lower-cost rental or discounted products. A household on the lower quartile income of £24,995 is effectively excluded from market purchase and from most private rented housing other than the very lowest entry-level rent. Even a household with two lower quartile incomes, £49,990, would still be unable to afford lower quartile or median market purchase. The evidence therefore points to a marked affordability gap, with many local households falling into a “can rent, cannot buy” position, and with affordable rent, social rent and discounted affordable home ownership remaining critical to meeting local need.</p> <p>4.122 The government’s First Homes product [more easily understood as discounted market housing], offering a minimum 30% discount, is not accessible to average earners in Cornwall unless the discount is increased to 50%, a conclusion supported by both Cornwall Council and local NDP evidence. Shared Ownership is also only affordable at a 25% share or less.</p> <p>4.123 Given these findings, it is critical that affordable housing includes a balanced mix: 50% social rent and 50% intermediate tenure (including 25% discounted market housing where required). Local connection criteria should apply to discounted market housing for the first three months of marketing to ensure they meet parish needs. For affordable rented homes, the mix should prioritise one-bedroom dwellings to reflect the local pattern of demand.</p>

- 4.124 Available income data indicates that purchasing property or renting at market rates is generally beyond the means of single people and households on below-average incomes. As a result, the affordable rented sector plays a crucial role in Wendron Parish, providing the only realistic housing option for a significant proportion of those in greatest housing need.
- 4.125 An analysis comparing household sizes to the size of available dwellings reveals a significantly unbalanced housing stock in the area. While 21.3% of households consist of a single person, only 5.1% of the housing stock comprises one-bedroom dwellings. Similarly, 63.1% of residents live in one- or two-person households, yet just 29.2% of dwellings have one or two bedrooms. Whilst 72.6% of affordable housing need was for one- or two-bedroom dwellings, only 46.6% of the social and affordable housing stock was one- or two-bedroom. This stark mismatch highlights a high level of under-occupation, particularly in larger homes. At the opposite end of the spectrum, households with three or more people make up 36.8% of the population, but are served by 70.7% of the housing stock, which has three or more bedrooms. This imbalance may in part reflect higher local wealth levels, allowing residents to occupy larger homes than they require. However, it could also point to unmet housing need, where older residents who wish or need to downsize cannot find suitable smaller properties, and younger people or small households face limited options and are compelled to purchase or rent homes that exceed their needs, simply to remain in the area.
- 4.126 Sustained housing demand in the Parish is driven not only by local needs but also by its accessibility to major employment centres such as Truro, Falmouth, Camborne, Redruth, Helston and RNAS Culdrose, together with its strong rural and coastal appeal and proximity to the Cornwall and West Devon Mining Landscape World Heritage Site. These factors create broad market pressure from local households, incoming residents and other buyers across a range of income levels. In this context, it is appropriate for the Neighbourhood Plan to support some provision for market housing alongside affordable and social housing, so that it responds realistically to the full range of local housing pressures rather than addressing only part of the parish housing market.
- 4.127 Evidence indicates a clear need for some new homes in the Parish to be designed for older people, disabled people, and those with reduced mobility. Although overall health levels are relatively good, 17.6% of residents, 543 people, are disabled under the Equality Act, and in total 25.4% of the Parish population, 785 people, report a long-term physical or mental health condition. In addition, 10.4% of residents aged 5 and over provide unpaid care, with 3% providing 50 hours or more each week. Taken together, this points to a significant need for housing that is accessible, adaptable and capable of supporting independent living, reducing the need for people to move away from their community as their circumstances change. It is therefore justified for the NDP to require an appropriate element of M4(2) Accessible and Adaptable Homes and M4(3) Wheelchair Accessible Homes, in suitable locations with level access and good access to community facilities.
- 4.128 In addition, the increasing viability of home-based working, accelerated by advances in digital connectivity and the behavioural shift brought about by the COVID-19 pandemic, means that future housing provision should also support

live-work lifestyles, including through suitable design, flexible internal layouts, and reliable broadband infrastructure [see NDP Policy 15].

### **Policy 9: Housing Mix**

**1. Proposals for residential development are encouraged in accordance with CLP Policy 6 if they provide a mix of formats, sizes and tenures of dwellings to ensure a range of housing choices are available to meet the identified housing needs in the Parish. These may include:**

- a) a predominant mix of smaller one and two bedroom homes for the young and elderly in the form of social/affordable rented and low cost home ownership, with some family homes of 4 to 5 bedrooms.
- b) homes that provide enhanced opportunities to 'work from home';
- c) the provision of well-designed housing intended for occupation by older people including accessible and adaptable homes, and ground floor apartments or bungalows, within a sustainable location with access to services and amenities.
- d) Self-build opportunities.

**2. When applications for housing are being considered developers should assess current demographic and market information to determine the proportional balance of specialist housing required and demonstrate how their proposals meet the local requirements identified in the assessment. Provision should include an appropriate element of M4(2) Accessible and Adaptable Homes and M4(3) Wheelchair Accessible homes.**

**3. The affordable housing portion of development proposals, secured through developer contributions as required by Policies 8 and 9 of the Cornwall Local Plan, should comprise 50% social rented and 50% intermediate housing (including 25% discounted market sale housing when there is a requirement for the tenure).**

**4. To enable affordability within Wendron Parish's housing market:**

- a) discounted market sale provision should be offered at a discount of 50% of market value in perpetuity.
- b) Shared ownership homes provision should be offered at a viable price point and discount that is affordable at average local salaries.
- c) To meet the needs of the community on or below local average households, the rented portion should maximise the proportion of 1 and 2 bed roomed units in socially rented tenure taking into account the current assessed housing need for the parish.

**To meet the needs of the community on or below local average households, the rented portion should maximise the proportion of 1 and 2 bed roomed units in socially rented tenure taking into account the current assessed housing need for the Parish.**

NOTES [1] When applications for housing are being considered developers should assess current demographic and market information to determine the proportional balance of specialist housing required.  
[2] Housing for the Over 55's and 1.5 bedroom properties - the inclusion of 1.5 bed 2 person dwelling type in developments will be welcome as they will enable accommodation that provides a small ancillary room for a carer or for homeworking, that is not considered a bedroom for rental charging purposes. Such dwellings should have a Gross Internal Area of 50m<sup>2</sup> as a minimum, but should also be less than 61m<sup>2</sup>, with the second bedroom being smaller than 7.5m<sup>2</sup>.

**Policy Reference:** *Policy 10: Rural Exception Sites for Affordable Housing*

<b>Policy Intention</b>	4.129 To set effective criteria for consideration of planning applications for exceptional developments, to ensure that this ‘unplanned’ development occurs in an acceptable format.
<b>Justification</b>	<p>4.130 Rural exception sites are small parcels of land located outside but adjoining the built-up areas of smaller towns, villages, and hamlets. Their primary purpose is to deliver affordable housing that meets identified local needs. As defined in the NPPF (2024) and Cornwall Local Plan (Policy 9), these sites must be clearly affordable-led, closely related to the settlement’s form, and appropriate in scale, character, and appearance. While up to 100% of dwellings may be affordable, limited open market housing is permitted only where essential to cover delivery costs, as evidenced by a robust financial viability assessment.</p> <p>4.131 Because rural exception sites cannot be pre-allocated and rely on landowner and developer willingness to bring them forward, it is essential to have clear, locally relevant criteria in place to guide planning decisions. These criteria should ensure schemes reflect the scale and form of adjacent settlements, are sensitively located, and deliver the housing mix most needed in the area. While Cornwall Local Plan Policy 9 sets out general principles, the Wendron Parish NDP may apply further localised criteria.</p> <p>4.132 Self-build housing can form part of rural exception provision, for example through low-cost serviced plots for individuals in local housing need. Delivery models may include discounted plots, watertight shell units, self-finish homes, or financial contributions in lieu of on-site provision. While self-build allows for individual design, proposals must still reflect common characteristics of form, scale, and materials to ensure coherence with neighbouring development and the surrounding landscape.</p>

**Policy 10: Rural Exception Sites for Affordable Housing**

**Proposals for affordable housing-led residential development under CLP Policy 9 [‘Rural exception Sites’] and proposals which meet the criteria for affordable self-build dwellings will be supported where they meet an identified local need for affordable housing on sites outside of and well-related to Ponsanooth Village Development Limit and the small rural settlements of Wendron, Porkellis, Penmarth, Trenear, Burras, Carnkie, Trevennan Bal, Trewennack, and Rame where they accord with the design policies set in this NDP;**

**2. For a rural exception site to be “well-related”, it should normally be:**

- a) adjacent to the built up area, or**
- b) very close to it, with no obvious separation in character, and no intervening open countryside that makes it read as detached; and**
- c) Accessible via a continuous, publicly available walking and wheeling route with an all-weather surface, which has no pinch points or gaps, is traffic free or physically separated from traffic, with safe crossing points as needed.**

**3. Where there is potential for harm to the landscape setting of the settlement, a landscape and visual impact assessment (LVIA) prepared under the Landscape Institute guidelines must be submitted, and appropriate mitigation demonstrated in the design;**

**4. If market homes are included, the overall scheme must be ‘tenure blind’ such that market and affordable homes are indistinguishable in design, materials and form.**

**5. Where feasible schemes will deliver some homes that are accessible and suitable for older or less mobile residents, including those that may require an overnight carer.**

<b>Policy Reference:</b>	<i>Policy 11: Community Led, Self and Custom Build Housing</i>
<b>Policy Intention</b>	4.133 To enable and encourage the delivery of genuinely affordable homes that meet local needs through community-led initiatives, self-build, and other innovative models, while ensuring that housing is well-designed, appropriately located, and remains affordable for future generations.
<b>Justification</b>	<p>4.134 The NPPF encourages multiple pathways to affordable home ownership, especially for those unable to buy on the open market. These include shared ownership, equity loans, rent-to-buy, and self or custom-build homes, which may be built by individuals, groups, or with professional support. Community Land Trusts (CLTs) also offer an important mechanism, enabling communities or landowners to develop and retain affordable housing for local benefit.</p> <p>4.135 The NPPF also supports the delivery of community-led exception sites, even where land may not normally be suitable for development. These sites must be adjacent to settlements, proportionate in scale (no larger than one hectare or 5% of the settlement), avoid harm to designated assets or landscapes, and comply with local design standards.</p> <p>4.136 Self and custom-build (self-build) housing is defined in the NPPF as housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Policy 6 of the Cornwall Local Plan says that self-build housing can be affordable, market housing or starter homes. Self-build can be more affordable than purchasing a home in the local market, especially where there is an element of ‘sweat equity’ (personal labour) which can provide the equivalent of a further 10% discount on the open market value of a property, so it may provide an “other affordable routes to home ownership” (NPPF definition) solution for those people whose needs may not be met by the market and who are unable to find a suitable affordable home in their area. This will help people to stay local and support their communities.</p> <p>4.137 Self build can be difficult to finance as an affordable housing product and will often result in less affordable, detached dwellings. Such sites need to be appropriately restricted so that they continue to provide local affordable housing in the long term.</p> <p>4.138 Self build can be provided on ‘exception’ sites in the form of low cost serviced plots offered to self-builders in local housing need, and would need to be occupied by that individual, discounted serviced plots, watertight shell units or built units (in the case of self-finish proposals. Whilst self-build can allow for greater expression of individual tastes in design, it is important that the resultant dwellings share broad characteristics of form, scale and materials to ensure that they are well related to each other and to neighbouring development and landscape.</p> <p>4.139 Larger self-build schemes may benefit from an accompanying Design Code agreed with the local authority to guide plot layout, form and materials. This increases clarity for applicants and planners alike. A mix of plot sizes should be encouraged to reflect varying household needs and affordability levels.</p>

### Policy 11: Community Led, Self and Custom Build Housing

1. Proposals that deliver locally restricted affordable housing in perpetuity will be supported where they are brought forward by individuals, community groups, Community Land Trusts, registered providers, or developers, acting alone or in partnership, and where they meet all of the following criteria:

- a) Are located within or adjoining the settlements of Wendron, Porkellis, Trenear, Burras, Carnkie, Trewennack, or Rame as shown on the Proposals Map 5, or in other sustainable rural locations in accordance with NDP Policies 1 and 13;
- b) Clearly demonstrate they meet an identified local affordable housing need and secure affordability in perpetuity, including where delivered through community led housing, or other affordable route to home ownership, including self-build or custom build plots, provided that the affordable housing outcome is secured through planning obligation and any necessary delivery partner arrangements;
- c) Are secured through a planning obligation to ensure local eligibility, nomination arrangements, and local restriction on all future resales;
- d) Reflect the scale and type of need identified in the most recent housing needs assessment, and do not exceed the Nationally Described Space Standards (NDSS) for that property type by more than 10%;
- e) The number of bedrooms/unit size to be provided reflects the need identified in a current housing needs assessment; and are no larger than the relevant Nationally Described Space Standard (NDSS) for the property type +10%; and
- f) Where a rural exception scheme includes any self-build or custom build component, the scheme must demonstrate that:
  - i. the inclusion of such plots does not prejudice the delivery, phasing, or viability of the affordable housing as a whole, and the affordable housing element is secured to be delivered in full.
  - ii. Where part of a multi-plot or estate proposal, they include an agreed site-wide Design Code to guide the scale, form, materials and relationship between individual dwellings; and
  - iii. They are brought forward as small-scale development or infill, including as part of the affordable housing mix on rural exception sites.

Proposals for community-led housing on sites that would not otherwise meet rural exception criteria will also be supported, where they comply with the NPPF and with criteria (b) to (f) above.

<b>Policy Reference:</b>	<i>Policy 12: Infill Within Hamlets and Small Groups of Dwellings.</i>
<b>Policy Intention</b>	4.140 To ensure that residential development in the countryside and in hamlets and groups of dwellings is sustainable and of a scale and form suitable for their location.
<b>Justification</b>	4.141 In St Iv Parish, there are several small clusters of dwellings that lie outside of settlements defined in this NDP. In accordance with the National Planning Policy Framework (NPPF) and Cornwall Local Plan guidance, new housing in the open countryside is highly restricted. Permissible development is typically limited to rural worker dwellings, house extensions, replacement dwellings, and very limited infill within established hamlets.

- 4.142 Such hamlet clusters often lack local services, infrastructure, and public transport, meaning they are generally unsuitable for larger-scale development. Allowing significant growth in these areas could result in rural isolation and place an unrealistic burden on residents to access essential services elsewhere. Cornwall Local Plan Paragraph 1.67 also cautions against treating areas with significant gaps between buildings as suitable for infill, especially where these do not form a coherent settlement pattern.
- 4.143 Development in these locations must not consist of or intensify sporadic, low-density straggles of housing and should instead demonstrate a clear relationship with nearby settlements and facilities. Proximity to employment, services, and public transport remains an essential consideration for sustainability and quality of life.
- 4.144 An exception to conventional planning constraints may apply in the case of Regenerative Low Impact Developments, which aim to enable off-grid, low-carbon lifestyles. Such schemes can contribute positively to biodiversity, food production, and self-sufficiency while respecting landscape character and heritage. Under Policy AL1 of Cornwall’s Climate Emergency DPD, such development may be permitted in countryside locations only where a truly low-impact approach is demonstrated and proposals are subject to rigorous assessment and long-term monitoring to ensure they remain environmentally and socially sustainable.

**Policy 12: Infill Within Hamlets and Small Groups of Dwellings.**

**1. Small-scale residential developments will be supported within rural hamlet settlements which have a form and shape with clearly definable boundaries where:**

**a) The development would constitute either:**

- i. ‘infill’ of a gap in an otherwise continuous frontage [which will normally be a road frontage]; or**
- ii. Small-scale rounding-off, which is surrounded on at least two sides by the existing built edge of the settlement and does not visually extend building into the open countryside; and**

**b) The design of the development is in accordance with NDP Policy X; and**

**c) The development will not diminish open land that is considered important to the character of the hamlet or setting of a nearby settlement or historic environment asset.**

**2. In order to ensure that such developments are sustainable and that rural isolation is not increased, account should be taken of:**

- a) The proximity, accessibility and relationship of the hamlet / small group of dwellings to facilities, employment and services required for day to day living; and**
- b) Whether opportunities exist to minimise the number or length of car trips including:**
- c) the availability of superfast broadband for home working,**
- d) access to bus links to nearby settlements and towns for employment and services, and**
- e) the ability to make short journeys on foot or bicycle.**

**Beyond the settlement edges of rural hamlet settlements development will not be supported unless it is in accordance with CLP Policy 7, 9, or 21 or CEDPD Policy AL1.**

## Business and Employment

- 4.145 Wendron Parish boasts a vibrant, locally rooted economy, home to 99 registered businesses across a broad spectrum of activities. Reflecting its rural heritage, almost one in five enterprises (19.2%) are engaged in agriculture, animal services or environmental management. Hospitality and leisure account for a further 16.2%, while engineering & technology, construction & property development, and miscellaneous services each represent 11.1% of businesses. Smaller but still notable shares include automotive services (8.1%), professional & technical services (8.1%), retail & artisanal production (6.1%), community & cultural services (5.1%) and health & wellbeing (4.0%).
- 4.146 Self-employment is a key feature of the local economy, with 433 residents working for themselves. The 2021 Census recorded 457 Wendron residents working from home, which is around 30% of the working population, broadly in line with the national average (31.5%) and well above the Cornwall average (24.7%).
- 4.147 Beyond the Parish boundaries, Helston serves as a primary centre for jobs and services, with additional employment opportunities available in Truro and Falmouth to the east and Camborne–Redruth to the north. RNAS Culdrose also provides a significant source of local employment.
- 4.148 Supporting the resilience of existing firms and creating new job opportunities within the Parish not only helps retain local talent but also contributes to reducing travel-related emissions, advancing both social and environmental objectives.

<b>Policy Reference:</b>	<i>Policy 13: Small Business Development and Safeguarding of Employment Land</i>
<b>Policy Intention</b>	4.149 To ensure any new business and commercial enterprises are appropriate for our rural environment, assist the sustainability of existing businesses, and to encourage the development of new small commercial ventures. .
<b>Justification</b>	<p>4.150 The UK’s Modern Industrial Strategy 2025, launched in June 2025, reinforces this direction. It sets a bold 10-year vision to make the UK the best place to start and grow a business, by promoting innovation-led growth in eight priority sectors and reducing barriers to long-term investment It places strong emphasis on regional investment, clean energy, digital technology, and frontier industries—all aligned with objectives for rural innovation and sustainable business spaces.</p> <p>4.151 Cornwall Local Plan Policy 5 requires Neighbourhood Plans to identify and protect land that supports local economic strategies. This is reinforced by the NPPF. It supports the sustainable growth of rural businesses, including through the conversion of existing buildings, well-designed new buildings, and farm diversification. It also recognises that some rural businesses may need to be located close to, or beyond, existing settlements. In such cases, regard should be had to landscape sensitivity, transport impacts, sustainability, and the use of previously developed land where suitable.</p> <p>4.152 Cornwall Local Plan Policy 21 similarly supports sustainably located proposals that make use of previously developed land and existing buildings. However, in the context of national policy pressure to boost housing supply, it would not be appropriate to support business conversions where these would result in the loss of an existing dwelling.</p> <p>4.153 Cornwall Local Plan Policy 2(h) supports provision for home working through live/work units. These are buildings, or groups of buildings, that combine living</p>

and working in one location, with the residential element remaining subordinate to the business use. They may be newly built or created through conversion. In some cases, a site that would not be suitable for a standalone dwelling may nevertheless be appropriate for a live/work development in accordance with Policy 2(h).

- 4.154 To maintain and enhance Cornish distinctiveness, it is important that new development, conversions, and improvements to existing buildings, especially in sensitive rural and historic settings, are of a high design quality. Where relevant, proposals should have regard to Cornwall Council's Using Distinctiveness guidance, the associated Farmsteads Guidance, and the Sustainable Building Guide on retrofitting existing buildings and improving energy efficiency in historic buildings, all of which are available on the Council's website.
- 4.155 The broad range of businesses operating within the Parish demonstrates the importance of safeguarding and strengthening employment sites in order to support a diverse local economy. The Business Survey found that most premises are currently adequate in size, but home-based businesses in particular identified a need for better digital connectivity and additional office or workshop space. Wider infrastructure concerns were also raised, particularly high energy costs and unreliable broadband.
- 4.156 The long-term resilience of these businesses is closely linked to sustainability. Eighty per cent of respondents identified renewable energy as important to their operations, and half expected to adopt electric vehicles within five years, although existing EV charging infrastructure was considered insufficient.
- 4.157 In accordance with Cornwall Local Plan Policy 5, which seeks to protect appropriate existing employment land, the two principal business clusters at Old Woodyard, Laity, and Halwin Industrial Estate, Porkellis, are identified as particularly important to the local economy. Together with other dispersed businesses across the Parish, they make a valuable contribution at local, Cornwall-wide, and national levels.
- 4.158 The Parish also contains 433 self-employed residents, many of whom are likely to work from home and may in future require suitable business premises or space to expand. Supporting this part of the local economy is important if enterprise is to grow in a sustainable way.
- 4.159 The protection of these employment assets, alongside their appropriate modernisation, is therefore essential to the Parish's long-term economic resilience. This includes enabling improvements that respond to environmental objectives, energy efficiency, and sustainable transport needs.

**Policy 13: Small Business Development and Safeguarding of Employment Land**

- 1. Safeguarding. The existing employment sites at Old Woodyard, Laity and Halwin Industrial Estate, Porkellis, as shown on Maps 7 and 8 are safeguarded in accordance with CLP Policy 5.**
- 2. Redevelopment of existing commercial premises and conversion to business use: Where planning permission is required, redevelopment or conversion of existing buildings to small business use will be supported if:**

- a. The building is capable of change or conversion without the need for major extension or rebuilding.
  - b. A water supply, sewerage and sewage treatment and waste disposal can be provided.
  - c. If extension is required the scale, design and use of materials retain the existing character of the building and relate to its surroundings; and
  - d. There is no net loss of residential dwellings, or any loss can be justified.
3. Where development involves conversion or change of use of a listed building, CLP strategic policy 24 will apply.
4. **New Business Development:** Where the need cannot be met by the conversion of an existing building, proposals for new build and extension proposals will be supported if they meet the following criteria:
- a. They deliver attractive and adaptable spaces suitable for a wide range of modern manufacturing, innovation and evolutionary processes, and other commercial enterprises.
  - b. They are physically well-related to existing settlements, or if not, they exploit opportunities to make the location more sustainable by improving the scope for access on foot, by cycling or by public transport.
  - c. The proposed use will not have a materially adverse impact on the environment and the amenity of adjoining residential properties in terms of, noise, effluent or fumes it would emit, and the traffic it would generate;
  - d. The scale, form, bulk and general design is appropriate to its location.
  - e. Appropriate on-site or nearby on-street parking is provided to meet the needs of the business without creating unacceptable road hazards, as determined by the Highway Authority in line with the Cornwall Council Travel Plan and Parking Standards Advice for Developers’.
5. **Live/Work Units.** Proposals for Live/Work Units will be supported where:
- a. Criteria 4, a) to e) apply.
  - b. The residential use is subservient to the business use with at least 60% of the built infrastructure for employment use; and
  - c. In rural locations, the need for a live-work unit in the location can be justified and evidence is provided to demonstrate the long-term business viability; and
  - d. The residential space may only be occupied by a person working full-time in the business and their immediate family; and ,
  - e. The development is restricted to live-work use.

**Change of use or conversion to fully residential use is not supported.**



working offers individuals several personal benefits, including greater flexibility and work–life balance, reduced commuting time and costs, increased autonomy, and the ability to work in a comfortable, familiar environment. It can also improve wellbeing and reduce stress for many people.

4.163 As this trend grows, so too does the demand for dedicated home office space, high-speed broadband, and appropriate working environments within residential properties. Not all homes are suitable for remote work or running a business, and some residents may prefer to clearly separate their work and living areas. There may also be occasional visits from support staff, such as bookkeepers or managers.

4.164 To support this evolving way of working, there is a growing need for policies that enable the creation of home-based workspaces, including extensions, conversions of existing outbuildings, or the development of new garden buildings. These adaptations can help ensure that home-based enterprises are viable and sustainable in the long term, helping to retain residents and foster small-scale, sustainable economic activity. It also supports the case for modest, well-designed new housing in villages, ensuring that they remain vibrant and economically viable, especially as commuting becomes less of a necessity for many.

#### **Policy 14: Working from Home and Home Based Businesses**

**1. Where planning permission is required, the use of part of a dwelling for office Use [Class E (g) (i)] and/or light industrial uses [Use Class E (g)(iii), and the erection of small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported, provided that: :**

- a) Other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling; and**
- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour, or other nuisance associated with the work activity; and**
- c) The activities involved are not likely to generate a significant level of additional traffic (eg, off-site staff visits, deliveries, collections) or result in parking congestion around the site or on approach roads, or harm road safety;**
- d) Any extension or free-standing building shall be designed having regard to the design policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.**

**2. Proposals for development to provide small-scale employment opportunities in residential areas will be supported provided that the proposals do not involve the loss of a dwelling and do not unacceptably detract from the residential character of the area.**

Notes: [1]

In most cases planning permission is not required. However, where building alterations beyond Permitted Development limits are involved, or the scale of business materially changes the use of the premises, including impacts on the amenity of adjoining residents through activity outside of reasonable work hours, or other environmental harm such as increased traffic, noise and smells, then planning permission may be required. N.B. for purpose built live/work units see NDP Policy 16 above.

<b>Policy Reference:</b>	<i>Policy 15: Rural Business Diversification and Rural Tourism</i>
<b>Policy Intention</b>	4.165 To support sustainable farm diversification through the planning system, enabling rural economic resilience while ensuring that proposals do not harm the local community or environment.
<b>Justification</b>	<p>4.166 Wendron Parish is generally rural in character, with a rolling open agricultural topography on which are located small farms that form the backdrop to and an essential part of the brand image for the successful tourism businesses that have gathered in the area. Farmers are important stewards of the local landscape, biodiversity, heritage and recreational resources that benefit the Parish residents and visitors. Therefore, the business viability of the agricultural sector locally needs to be supported.</p> <p>4.167 The average income from farming enterprises is low in comparison to other industries and also unpredictable, being easily affected by currency exchange rates, supply and demand factors, and climate change impacts. The uncertainty over the future of farming after Brexit means there is a need to sustain existing businesses by providing more predictable revenue streams.</p> <p>4.168 A proven successful approach to the development of the rural economy in accordance with NPPF [2024] para 88 is to support the diversification of agricultural and other land-based rural businesses.</p> <p>4.169 Diversification of agricultural product and extended processing or into other land-based activity through activities such as food processing, farm retail, rural crafts, rural tourism and local retailing can be of great assistance. However, diversification generally requires significant investment and commitment to a long payback period. It can also have negative environmental and amenity impacts.</p> <p>4.170 Given the distinctive historic environment and landscape identified in the NDP Evidence Base, it is therefore necessary to support the diversification of agricultural, and land based rural businesses in ways that protect and enhance the special qualities of the area.</p> <p>4.171 To be sustainable, such development must respect the rural character and environmental sensitivity of the parish. Suitable forms of diversification may include ‘added value’ organic food production, traditional crafts, home-based digital enterprises, and small-scale tourism ventures such as glamping sites or farm stays, where they are well-designed and appropriately located, as unmanaged tourism growth can harm the very qualities that attract visitors, including landscape, heritage, and local amenity.</p> <p>4.172 Cornwall Local Plan Policy 5 supports sustainable, high-quality tourism that delivers a balanced mix of social, economic, and environmental benefits. Tourism development should enhance the local offer, extend the season, and avoid adverse impacts such as traffic congestion and environmental degradation.</p> <p>4.173 Where tourism accommodation is designed to residential standards and appropriately located, there may be future potential for such units to support local housing need, subject to planning policy flexibility. This ensures a</p>

balanced and adaptable approach that supports both the current rural economy and future community needs.

4.174 A significant number of agricultural holdings in the Parish rely on private water sources—such as boreholes—as their primary supply, with the public water system serving as a secondary backup. This reliance underscores the importance of incorporating Sustainable Drainage Systems (SuDS) and water-efficient practices into agricultural development and diversification proposals. Measures such as rainwater harvesting and on-site storage can help reduce pressure on both mains and groundwater supplies, particularly during periods of water stress. These practices support climate resilience and contribute to more sustainable agricultural operations by managing surface water run-off and providing sustainable storage for slow attenuation or reuse in irrigation systems.

### **Policy 15: Rural Business Diversification and Rural Tourism**

**Farm business diversification proposals that require planning permission will be supported where they:**

- a) Accord with Policies AG1 and G2 of the Cornwall Climate emergency DPD**
- b) Are complementary to and sustain the long-term operation of the farm business; and**
- c) Do not compromise the working of the farm business and its land management; and**
- d) Are located within or closely related to existing building clusters or where an alternative location can be justified; and**
- e) The activities and structures are of an appropriate scale to their setting and do not have an adverse effect on the environment, tranquility, wildlife and landscape, or place an unacceptable burden on local infrastructure; and**
- f) Include water efficiency and sustainable drainage measures, where practicable.**
- g) Demonstrate how they take account of NDP policies having regard to Design DH1.**

**2. Proposals for high-quality, small-scale tourism facilities and accommodation will be supported where they:**

- a) Are of a scale appropriate to the host settlement or landscape setting, and do not result in disproportionate expansion into the open countryside or dominate rural villages;**
- b) In countryside locations, are clearly linked to farm diversification or existing employment sites, and reflect the form, scale, and landscape character of the area;**
- c) Do not cause significant adverse impacts on nearby residents or sensitive land uses due to noise, traffic, odours, or other nuisances associated with tourism activities;**
- d) Comply with relevant NDP policies on design, landscape, and biodiversity, and with Cornwall’s Climate Emergency DPD policies including biodiversity net gain;**
- e) Are physically accessible to people with impaired mobility and other disabilities, such as visual or hearing impairments wherever possible;**
- f) Facilitate use by a broad spectrum of users, including tourists and members of the local community.**
- g) Do not increase the risk of flooding to visitors or local infrastructure.**

**3. Sustainability measures such as renewable energy use, recycling and waste minimisation, and use of locally sourced materials are encouraged in all proposals.**

**4. Tourism accommodation that is not suitable for permanent residential use must be subject to a planning condition or legal agreement to restrict occupancy to holiday-only use.**

Notes: [1] Notes. CEDPD Policy TC5 aims to support new rural service and employment hubs, including small scale day to day retail facilities to meet the needs of the settlement or cluster of settlements. Wendron Parish NDP Policies 13 to 16 cover existing and new commercial development, live/work proposals, farm business diversification and rural tourism and are intended to sit alongside and work with CEDPD Policy TC5

[2] A new permitted development right was introduced in July 2023 allowing for the temporary use of land for recreational campsites for up to 60 days per calendar year. It is subject to limitations and conditions, including an annual prior notification to the Local Planning Authority before land is used as a campsite and prior approval in Flood Zones 2 and 3.

## The Natural Environment

- 4.175 Wendron Parish, covering approximately 12,500 acres (5,058 hectares), lies at the heart of Cornwall's rural landscape, situated inland between Helston and Redruth. Its physical geography is defined by a distinctive and varied landscape of rolling hills, deep wooded valleys, and upland moors underpinned by granite geology. This rugged terrain gives rise to fertile valley soils and contributes to the area's rich agricultural tradition. The River Cober is the main watercourse, flowing south through the Parish towards Helston and playing an important role in local drainage and land productivity.
- 4.176 A key landscape feature is Stithians Reservoir, which straddles the boundary between Wendron and Stithians parishes. Covering over 270 acres, it is not only a strategic water supply for west Cornwall but also a valuable ecological and recreational asset, supporting wetland habitats and a range of leisure activities. Numerous smaller streams and tributaries, such as the Tolcarn, Medlyn, and Mellangoose Streams, feed into the area's river systems and help to create the Parish's network of sheltered valleys and semi-natural woodlands. These watercourses contribute significantly to local biodiversity and are home to species such as otters, trout, and a variety of aquatic insects.
- 4.177 The Parish's landscape is also shaped by its historical legacy. Wendron's rich prehistoric and medieval heritage is visible in sites like the Nine Maidens standing stones and Carnmenellis hillfort, while its prominence during the 18th and 19th centuries as part of Cornwall's tin and copper mining industry has left a striking imprint on the environment. Abandoned engine houses, spoil heaps, and miners' cottages remain scattered across the countryside, bearing witness to this era. Much of the Parish now lies within the Cornwall and West Devon Mining Landscape World Heritage Site, recognising both its historical significance and the importance of conserving this industrial heritage.
- 4.178 The northern area of the Wendron Parish is recognised by the 2016 Cornwall Local Plan as an Area of Great Landscape Value (AGLV). An AGLV signifies land of exceptional scenic quality and unique characteristics that warrant special protection from development. This designation was established by the Town and Country Planning Act 1947. The AGLV encompasses the entire northern boundary area from Burras across to Stithians Reservoir in the east and up to and including Carn Brea (north west), and across just south of Camborne. The Parish is mainly covered by Cornwall Character Area (CCA) 10 Carmenellis, with southern areas close to Helston covered by CCA 6: Hayle to Helston Hinterland.
- 4.179 Despite its scenic quality and cultural value, public access to the countryside remains relatively limited, with only a modest network of Public Rights of Way. However, the Parish contains a range of important habitats including upland heath, rough grassland, semi-natural woodland, and wetland environments, many of which are designated as County Wildlife Sites or lie within a Site of Special Scientific Interest.

These landscapes support species such as skylarks, kestrels, and other priority wildlife, and are the focus of local conservation efforts aimed at enhancing biodiversity through sustainable land management.

- 4.180 Agriculture continues to define much of Wendron’s land use, with a mix of pasture, livestock farming, and smallholdings. The Parish’s historic reputation for cattle rearing is reflected in the heritage of the “Wendron Bull.” In recent years, the landscape has also become increasingly important for renewable energy generation. In addition to 17 individual wind turbines and two solar PV installations at Nancrossa Farm and Little Trevease, the Parish is home to the nationally significant Manhay Geothermal Project. Once complete, this deep geothermal plant will produce both electricity and heat, supplying thousands of homes while aiming to reduce carbon emissions significantly. The project incorporates biodiversity enhancements and local sustainability funding but has also raised concerns around landscape impact.
- 4.181 Given these diverse influences—ranging from ancient ritual sites and mining legacies to rich natural habitats and innovative low-carbon energy developments—the landscape of Wendron Parish is both historically layered and environmentally dynamic. This Neighbourhood Development Plan seeks to support the sensitive stewardship of these natural and cultural assets, improve access to the countryside, and strengthen local resilience to climate and ecological change while preserving the Parish’s distinctive rural character.

<b>Policy Reference:</b>	<i>Policy 16: World Heritage Site Setting and Scenic Protection</i>
<b>Policy Intention</b>	4.182 To ensure that all development proposals within Wendron Parish respect and safeguard the setting of the UNESCO Cornwall and West Devon Mining Landscape World Heritage Site
<b>Justification</b>	<p>4.183 A significant part of Wendron Parish lies within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS)—a UNESCO-designated heritage asset of the highest global importance. This designation recognises the area's outstanding universal value, under the Convention Concerning the Protection of the World Cultural and Natural Heritage, and places a formal obligation on the United Kingdom to protect, conserve, present, and transmit this heritage to future generations.</p> <p>4.184 While only part of the Parish lies within the WHS boundary, a much wider area falls within its setting—the wider landscape that contributes to its character, legibility, and significance. Development within this setting can directly or indirectly affect the WHS’s integrity, authenticity, and the ability to understand and appreciate its historic value. Accordingly, it is essential that development proposals within the WHS setting are assessed with the same rigour as those within the setting of a National Landscape (formerly AONB), with careful consideration given to impacts on views, historic features, and the overall rural and historic character of the area.</p> <p>4.185 Cumulative impacts are a particular concern. While individual developments may appear minor in isolation, their combined effect over time can lead to substantial harm. Incremental increases in traffic, lighting, visual clutter, noise, and inappropriate architectural forms or materials can gradually erode the qualities that justify World Heritage designation. Such effects are often irreversible and can undermine both the visual coherence and interpretive value of the WHS and its landscape setting.</p>

	<p>4.186 Given Wendron’s deep historical association with Cornwall’s mining heritage, including prominent remains such as engine houses, spoil heaps, and miners’ cottages, it is essential that development respects this distinctive character. The Neighbourhood Development Plan therefore supports a strong policy approach to safeguard the WHS and its wider setting, ensuring that all proposals preserve and where possible enhance the heritage values of this globally significant cultural landscape.</p> <p>4.187 The Neighbourhood Plan reflects the UK’s obligations under the World Heritage Convention to protect, conserve, and transmit this cultural landscape to future generations, recognising that both direct and indirect impacts on the WHS must be carefully managed.</p>
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**Policy 16: World Heritage Site Setting and Scenic Protection**

**Development proposals located within or affecting the setting of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) will only be supported where it can be clearly demonstrated that they:**

- a) **Clearly demonstrate compliance with the adopted World Heritage Site Management Plan, the World Heritage Site Planning Toolkit and all other relevant guidance from the NPPF, Historic England, UNESCO ; and,**
- b) **Conserve and enhance the outstanding universal value of the WHS, including its natural beauty, scenic quality, historical integrity, and important views to and from key heritage features; including the impact of the proposal outside the WHS boundary where it may affect the WHS landscape setting.**
- c) **Are of a scale, siting, design, layout, materials, and use that are sensitive to the surrounding historic and landscape character, and do not cause harm to the fabric, setting, or interpretation of the WHS;**
- d) **Avoid or satisfactorily mitigate cumulative adverse effects on the WHS and its setting, including impacts from increased traffic, lighting, noise, visual clutter, and additional pressures on land management, access networks, and Public Rights of Way.**

**Proposals with the potential to affect the WHS or its setting must be supported by a proportionate Heritage Impact Assessment and/or Landscape and Visual Impact Assessment, as appropriate to the scale and nature of the development.**

Notes: [1] In practice 2–5 kilometres is often used as a guideline range for assessing potential visual or landscape impact, especially where there are prominent viewpoints or elevated landforms  
 [2] Where relevant, the proportionate Heritage Impact Assessment (HIA) should utilise the “Guidance and Toolkit for Impact Assessments in a World Heritage Context” (2022) produced by UNESCO, ICCROM, ICOMOS and IUCN.

<b>Policy Reference:</b>	<i>Policy 17: Green Infrastructure and Biodiversity Gain</i>
<b>Policy Intention</b>	4.188 To ensure that development contributes to long-term nature recovery by strengthening ecological networks, enhancing biodiversity, and creating a more sustainable, resilient, and attractive environment for both people and wildlife.
<b>Justification</b>	4.189 The natural environment plays a central role in shaping the identity, character, and wellbeing of Wendron Parish. Protecting and enhancing biodiversity and green infrastructure is not only an environmental priority but also a legal and planning requirement that supports public health, climate resilience, and overall quality of life.

- 4.190 To address the ecological and climate challenges facing the UK, national legislation and planning policy now place greater emphasis on nature recovery. The Environment Act 2021 introduced a mandatory requirement for most planning applications to deliver a minimum of 10% Biodiversity Net Gain (BNG). As of April 2024, this requirement applies to both major and small development sites in England. Developments must now demonstrate that they leave the natural environment in a measurably better state than before, following the principle of ‘Better than Before’. This means retaining existing on-site habitats where possible and applying an approved mitigation hierarchy to compensate for unavoidable losses.
- 4.191 Wendron Parish benefits from a rich and diverse green infrastructure network. It contains multiple nationally and regionally important biodiversity assets, including:
- Areas of Priority Habitat
  - Habitats supporting Priority Species
  - National Forestry Inventory Woodlands
  - Cornwall Wildlife Sites
  - A Site of Special Scientific Interest (SSSI)
- 4.192 These natural assets form a crucial part of the Cornwall Nature Recovery Network and underpin the aims of the county’s Environmental Growth Strategy. They contribute not only to local biodiversity but also to wider ecological connectivity, water management, climate regulation, and community wellbeing.
- 4.193 Policy G2 of the Cornwall Climate Emergency Development Plan Document (CEDPD) requires that all developments deliver measurable Biodiversity Net Gain using the DEFRA Biodiversity Metric. Policy G4 further requires that development adjacent to a Local Nature Recovery Network (LNRN) maintains its ecological integrity and supports its strategic aims.
- 4.194 National policy reinforces these expectations. The NPPF (2024) requires that local plans identify, map, and safeguard ecological networks, wildlife corridors, and priority habitats, and promote opportunities for measurable net gains in biodiversity (Paragraphs 188–192). It also recognises Green Infrastructure as a multi-functional network of green and blue spaces delivering a range of benefits—from habitat provision and flood resilience to recreation, health, and social cohesion.
- 4.195 Wendron’s Neighbourhood Plan therefore supports an approach in which nature recovery is integrated into land use planning, with development proposals expected to maintain and enhance ecological networks, deliver measurable net gains in biodiversity, and contribute to the wider sustainability and attractiveness of the Parish for both people and wildlife. This will help ensure that growth supports a more resilient, healthy, and ecologically rich rural environment.

## **Policy 17: Green Infrastructure and Biodiversity**

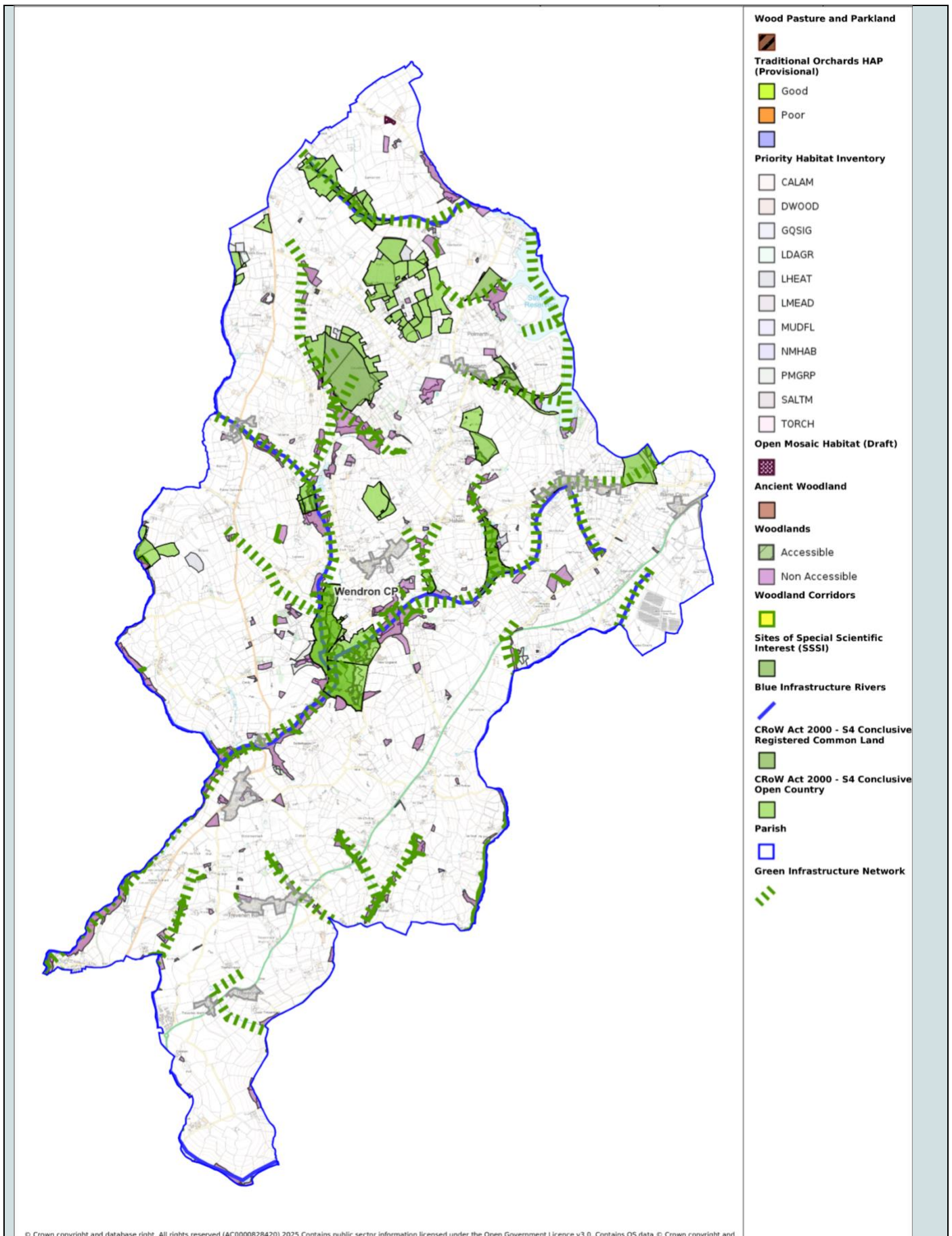
**1. The Wendron Parish NDP identifies a network of *green infrastructure* across the Parish, as illustrated on Map 9. Development proposals on land that lies within or adjoining the network of green infrastructure will be supported where it:**

- a) Does not compromise the integrity of the network of green infrastructure and its assets, by avoiding adverse impacts, or providing effective mitigation where impacts are unavoidable, and**
- b) Ensures that through landscaping schemes, layouts, access and public open space provision, it contributes to the connectivity, maintenance and improvement of the Network and**
- c) Contributes to a biodiversity net gain as required under Cornwall Climate Emergency DPD Policy G2.**

**Net Biodiversity Gain**

- 1. New development will be supported where it is planned and designed to protect and enhance local wildlife species and habitats, demonstrating how it will deliver a net gain in biodiversity, in accordance with Policy G2 of the Cornwall Climate Emergency DPD.**
- 2. The receptor site for any local offsite biodiversity gains should have regard to the Wendron Green Infrastructure Network and the Local Nature Recovery Network.**

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**Map 9 Green Infrastructure Network [Zoomable Map]**

Notes: [1] .Major development is one where the number of residential units to be constructed is 10 or more, or where the number of residential units is not given, a site area of 0.5 hectares or more. For all other uses, a major development is one where the floor space to be built is 1,000 square metres or more, or where the site area is 1 hectare or more

[2] Local Nature Recovery Network. Cornwall Council has drafted a Local Nature Recovery Strategy under the terms of the Environment Act 2021. It includes a map of the most valuable areas for wildlife presently [Zone 1], opportunities to improve nature in the future [Zone 2], and short-term priorities. The aim is to use the high-quality existing habitats as core wildlife hubs and connect them together through the restoration and creation of strategically placed opportunity habitats, thereby creating one larger network.

A map showing the NRN zones in Wendron Parish can be found at the LAGAS Natural Capital Information and Management Hub. [ <https://lagas.co.uk/> ].

[3]. Species Reintroduction Feasibility Study. One way nature recovery is to restore lost wildlife back into Cornwall. This study examined the benefits and challenges of reintroducing species that once lived here, such as beavers, water voles, red squirrels, pine martens, wild boar and wildcats. The mapping in the study shows the green infrastructure network in the Parish as having potential for various species re-introduction.

[4] Examples of appropriate measures to address net biodiversity gain in developments in the rural the Parish might include:

- purpose designed boxes and bricks for bats, birds (including owls in remoter areas), bees and other invertebrates, providing hibernacula for reptiles and amphibians.
- within the structure of the building, or within the site boundaries on non-built features if this is not possible;
- hedgehog access points in fences,
- planting new native trees and hedges and flower-rich habitats
- improving the quality of existing hedgerows by filling gaps and encouraging dense growth
- the intentional use of SuDS, and drainage ponding, as habitat to support amphibians and aquatic species.
- ‘re-wilding’ of areas to support drainage and create habitat,
- measures to protect the integrity of any affected wildlife corridors, mitigate any harmful impact and incorporate linkages to provide new connections between corridors.
- Restoring degraded wetlands, ponds, or streams.

<b>Policy Reference:</b>	<i>Policy 18: Trees, Cornish Hedges and Hedgerows</i>
<b>Policy Intention</b>	4.196 To ensure that trees, woodlands and hedgerows are protected and enhanced ensuring they continue to support biodiversity, climate resilience, and contribute to the rural character of Wendron Parish.
<b>Justification</b>	<p>4.197 The landscape of Wendron Parish is predominantly agricultural, characterised by rolling hills divided into regular field patterns bounded by traditional Cornish hedges. These hedges, often overgrown with wildflowers in spring and summer, contribute significantly to the area’s scenic beauty. Scattered areas of heathland, moor, and pockets of semi-natural woodland add to the picturesque and varied rural character.</p> <p>4.198 Although woodland cover is generally limited and the area remains sparsely treed, the landscape is far from barren. It retains strong structural elements, including well-preserved Cornish hedges, historic hedgerows, and occasional mature trees, all of which play a vital role in shaping local identity. These features define the field structure, provide visual interest, and support local biodiversity, helping to maintain the ecological integrity and visual cohesion of the countryside.</p> <p>4.199 Cornish hedges are among the most distinctive and culturally significant features of Wendron’s rural landscape. These ancient structures, often centuries old, not only define historic field patterns but also serve as rich habitats—functioning as <i>vertical meadows</i> and vital wildlife corridors. They support a wide variety of species, including birds, bats, pollinators, and reptiles</p>

such as adders, contributing greatly to local biodiversity. Despite their value, Cornish hedges face increasing threats from agricultural intensification, development, and the decline of traditional maintenance skills. Unlike standard hedgerows, they are not protected under the Hedgerow Regulations 1997, making their preservation dependent on community awareness and the continuation of traditional practices.

4.200 Similarly, trees—whether in hedgerows, scattered across fields, or in small woodland pockets—play a crucial role in shaping the landscape and supporting biodiversity. They provide essential habitats for a wide range of species and offer ecosystem services such as carbon sequestration, air and water filtration, flood mitigation, and climate regulation. These natural assets enhance both landscape character and climate resilience, and their protection is vital to maintaining the environmental quality and identity of the Parish.

### **Policy 18: Trees, Cornish Hedges and Hedgerows**

**1. Developments which seek to retain and sympathetically incorporate trees and Cornish Hedges or hedgerows of good arboricultural and amenity value into their overall design, and include measures to ensure their protection during the course of development and their continued survival in the long term, will be supported.**

**2. . Major development proposals should:**

- a. 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 maintained.**
- b. Are accompanied by a detailed landscaping scheme which:
  - i. Provides for canopy coverage in compliance with Cornwall Climate Emergency DPD Policy G3.**
  - ii. Includes replacement planting of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat. (See Cornwall Council Guidance).**
  - iii. Includes a scheme depicting the method by which retained trees and hedges will be protected for the duration of development.****
- c. Provide an adequate buffer between residential or commercial development and edge of canopy of any adjoining woodland in accordance with the appropriate tree survey recommendations, to minimise any long-term impact on the woodland.**

**3. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; European and UK protected species and Biodiversity Action Plan habitats and species must be avoided wherever possible, unless the need for and benefits of the development clearly outweigh the loss.**

**4. Where appropriate when proposals involve new Cornish Hedges, the local stone facing patterns and stone type should be retained and/or replicated.**

**5. Where Cornish Hedge or hedgerow removal is necessary to facilitate access, replanting will be required along vision splays using local stone facing patterns and stone type and appropriate native species.**

Notes: [1], CEDPD Policy G3 - requires that all major development should provide, through the retention of existing and or / the establishment of new, canopy coverage equal to at least 15% of the site area.

[2] The Hedgerows Regulations 1997, made under the Environment Act 1995, aim to protect countryside hedgerows which are ancient or ecologically valuable, vital for wildlife, landscape character, and historical features from being removed without proper oversight.

Key Provisions:

- Notification Requirement: Landowners must notify the local planning authority (LPA) before removing a hedgerow.
- Protection Criteria: The LPA assesses whether the hedgerow is 'important' based on ecological, historical, or landscape criteria.
- Permission to Remove: If the LPA deems the hedgerow important, it may issue a Hedgerow Retention Notice, prohibiting its removal.
- Penalties: Unauthorised removal of protected hedgerows can result in fines and a requirement to replant.

These regulations apply mainly to hedgerows in the countryside over 20 metres long or connected to other hedgerows, but exclude garden boundaries.

Further information <https://www.cornwall.gov.uk/environment/trees-hedges-and-woodlands/hedges/>

<b>Policy Reference:</b>	<i>Policy 19: Tranquillity and Dark Skies</i>
<b>Policy Intention</b>	4.201 To ensure that development within the Parish carefully considers the impact of noise and light on rural character, biodiversity, and the wellbeing of both residents and wildlife.
<b>Justification</b>	<p>4.202 The tranquillity and unspoilt night skies of Wendron Parish are among its most valued environmental and cultural assets, forming an essential part of the area's rural identity and quality of life. These qualities contribute significantly to the Parish's character, offering opportunities for peaceful enjoyment, recreation, and appreciation of natural landscapes. The absence of intrusive noise and artificial lighting not only enhances the area's charm but also supports mental and physical wellbeing, as well as providing critical habitats for nocturnal wildlife, including protected and priority species.</p> <p>4.203 The centre of the Parish benefits from notably dark night skies. According to <a href="http://lightpollutionmap.info">lightpollutionmap.info</a>, it possesses one of the highest quality dark sky environments in the region, with low levels of artificial light intrusion, where the Milky Way and a wide range of stars remain visible in good conditions.</p> <p>4.204 Tranquil countryside areas bring a wide range of public benefits, including stress reduction, improved sleep quality, opportunities for outdoor activity, and stronger community cohesion. National planning policy recognises this: paragraph 198 of the <b>NPPF (2024)</b> requires local plans to identify and protect areas of tranquillity and limit the adverse impacts of artificial lighting on amenity, biodiversity, and dark landscapes.</p> <p>4.205 Dark skies also offer wider educational, cultural, and economic benefits. They attract visitors, especially during the winter months, supporting low-impact rural tourism. They provide inspiration for astronomy, education, and the arts, further enriching the community and local economy.</p> <p>4.206 However, inappropriate lighting—overly bright, poorly directed, or needlessly upward-facing—can undermine these benefits. Light pollution affects wildlife by disrupting natural behaviours, especially in nocturnal species such as bats and</p>

moths. It also harms human health by disturbing circadian rhythms and reducing sleep quality. Artificial light knows no boundaries, spreading across long distances and diminishing the special qualities of the wider countryside, including the nearby National Landscape.

4.207 Modern, low-impact lighting technologies offer a simple and effective means of protecting Wendron's night skies while also saving energy and reducing carbon emissions. Thoughtful lighting design, sensitive to both place and purpose, is a vital tool in supporting the Parish's environmental goals, protecting biodiversity, and sustaining its valued rural tranquillity for future generations.

### **Policy 19: Tranquillity and Dark Skies**

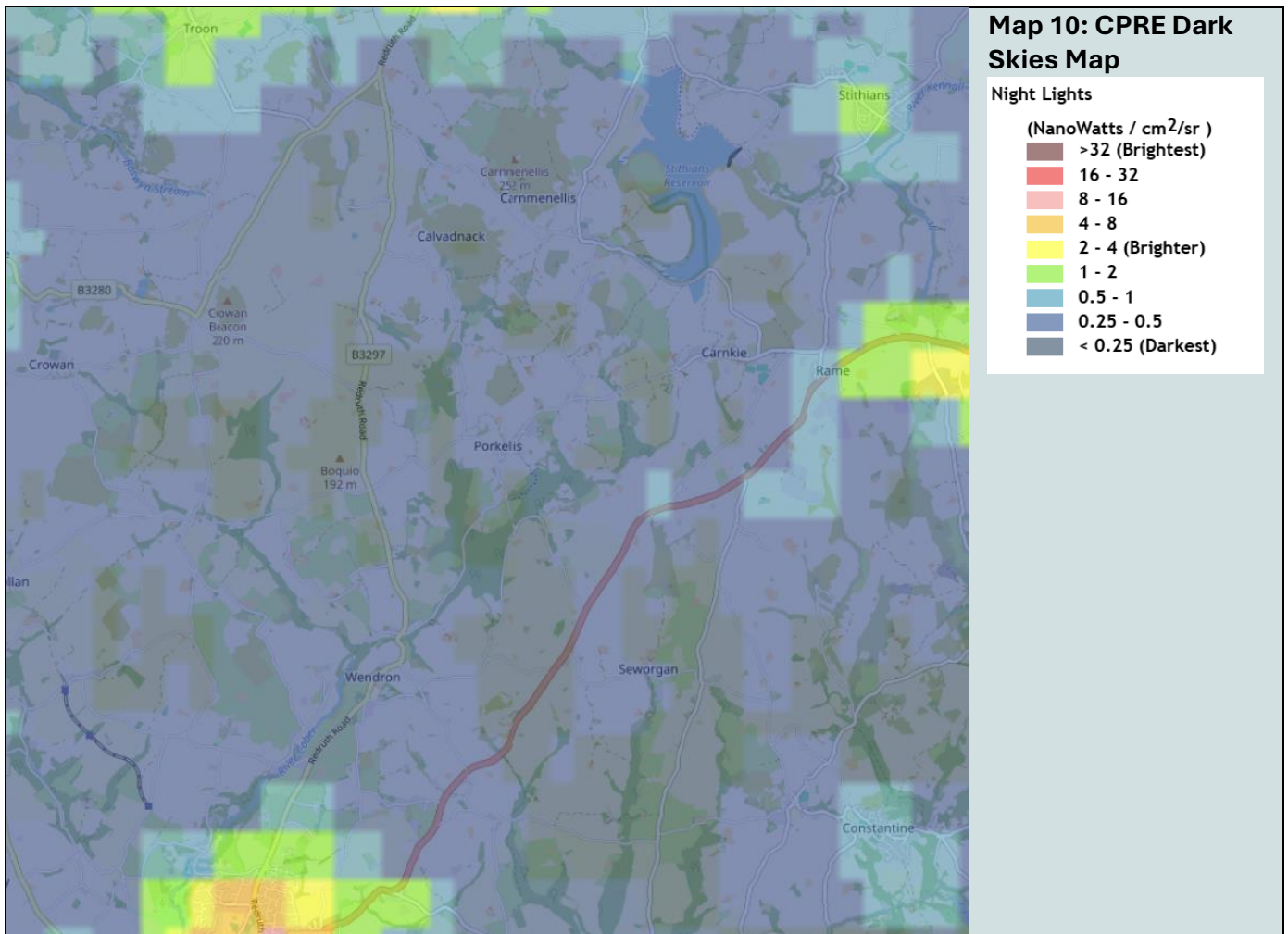
**1. Development proposals will be supported which protect and, where appropriate, enhance the tranquillity and dark sky character of the Parish. Proposals will be supported where they demonstrate sensitivity to local landscape character, biodiversity, and amenity, and contribute positively to the Parish's rural setting.**

**2. Proposals will be expected to:**

- a) Identify, preserve, and where possible enhance areas of relative tranquillity, especially those valued for recreation, visual amenity, and wildlife;**
- b) Avoid introducing or increasing noise disturbance, particularly in areas currently free from intrusive noise;**
- c) Minimise light pollution by:**
  - i. Using fully shielded, downward-facing external lighting to prevent skyglow;**
  - ii. Selecting low-intensity, warm-colour LED lighting that mimics natural light;**
  - iii. Avoiding lighting in or adjacent to ecologically sensitive areas or locations with identified dark sky value;**
  - iv. Using timers, dimmers, and motion sensors to limit lighting to times and places where it is truly needed.**

**3. Proposals that risk harming nocturnal wildlife, including protected and priority species, must demonstrate how the development complies with the NPPF (2024) and relevant ecological guidance. Ecological assessments should consider the impact of artificial lighting on foraging, migration, and breeding behaviour.**

**4. Low-impact development that supports public enjoyment and understanding of dark skies, such as educational, recreational, or sustainable tourism proposals, will be supported, provided it does not compromise the tranquillity or dark landscape character of the area.**



## Heritage, Cornish Distinctiveness and Design

- 4.208 Cornwall’s rich historic and cultural identity is one of its most valuable assets—socially, environmentally, and economically. In Wendron Parish, this identity is deeply embedded in the landscape, buildings, place names, and traditions that reflect centuries of human interaction with the environment. The Cornwall Historic Environment and Cultural Distinctiveness Project, developed as part of Cornwall’s devolution agreement, recognises that planning and design have a vital role to play in protecting and promoting what makes Cornwall—and each of its communities—distinctive.
- 4.209 Cornish identity is understood through five interlinked themes: language, economy, landscape, natural environment, and cultural spirit. Together, these elements shape a shared sense of place and belonging. Maintaining this distinctiveness is not only essential to the wellbeing of local communities but is also key to the long-term sustainability of Cornwall’s visitor economy, which contributes nearly £2 billion annually. Beyond tourism, a strong sense of heritage fosters community pride, supports mental and emotional wellbeing, and strengthens the connection between people and place.
- 4.210 The distinctiveness project differentiates between characteristics that are “Typical” of Cornwall—such as historic field patterns, Cornish hedges, and granite-built farmsteads—and those that are “Particular” to specific areas, such as mining landscapes, vernacular architecture, and local traditions. To help communities identify and protect these characteristics, Cornwall Council has produced a Distinctiveness Assessment Framework, which this Neighbourhood Plan applies locally.
- 4.211 In Wendron Parish, that framework is reflected through the Local Green Space Report and accompanying Design Note, which together provide a detailed local distinctiveness assessment. These tools embed heritage values and local character into the planning process, ensuring that development reinforces,

rather than erodes, the special identity of the Parish. In doing so, the Plan supports the transmission of local distinctiveness to future generations.

4.212 The Parish contains a number of Designated Heritage Assets, including *Grade I, II and II Listed Buildings\** and Scheduled Monuments, which are protected by law under the provisions of the National Planning Policy Framework (NPPF, Section 16) and Policy 24 of the Cornwall Local Plan. As such, no additional protective policies are required in this Plan for these nationally significant sites. However, many non-designated heritage assets, such as historic farmsteads, vernacular cottages, industrial remains, and archaeological sites, are recorded in the Cornwall Historic Environment Record. These contribute to the Parish’s rich and layered historic character and are equally deserving of sensitive treatment in planning decisions.

4.213 Through this approach, the Wendron Neighbourhood Development Plan seeks to respect, celebrate, and enhance the Parish’s historic and cultural character, ensuring that future development contributes positively to the long-established sense of place.

**Scheduled Monuments and Statutorily Listed Buildings are strongly protected by law, Section 16 of the NPPF and Policy 24 of the Cornwall Local Plan. Therefore, protective policies for them are not needed in this NDP.**

*Placenames*

4.214 The Plan also recognises the cultural significance of place names—including farms, hamlets, and historic landmarks—which often preserve traces of Cornwall’s ancient linguistic and settlement history. Names featuring elements such as Pen-, Tre-, Bod-, Lan-, and Car- are clues to the early history of the landscape. These names are an important part of the local historic context and should be considered during development proposals to help ensure that the historic setting and significance of sites is fully understood. Wherever possible, such names should also be retained in building and street naming to reinforce local identity.

<b>Policy Reference:</b>	<i>Policy 20: Design Principles for Sustainable, Characterful Development</i>
<b>Policy Intention</b>	4.215 To ensure that new projects are safe, accessible, visually considerate, and supportive of community needs whilst addressing local concerns and conditions.
<b>Justification</b>	<p>4.216 The design of new development plays a crucial role in shaping the future of Wendron Parish. As emphasised in paragraph 131 of the National Planning Policy Framework (NPPF, 2024), creating high-quality, beautiful, and sustainable buildings and places is fundamental to good planning and essential to achieving sustainable development. Well-designed places not only function effectively but also contribute to the wellbeing of communities and the attractiveness of their surroundings—values that are strongly supported by residents of Wendron Parish.</p> <p>4.217 At the county level, Cornwall Local Plan Policies 13 (‘Design’) and 14 (‘Development Standards’), alongside the Cornwall Design Guide (2021), provide important benchmarks for good design. However, these must be interpreted in a way that reflects the distinct character and rural setting of Wendron. To support this, the Wendron Parish Design Codes and Guidelines (2024) have been prepared as part of the Neighbourhood Development Plan. These offer practical advice on how development can respond sensitively to local character, settlement form, materials, and landscape setting. Further detail is provided in the supporting material that follows this policy.</p>

- 4.218 National guidance, including the National Design Guide and Building for a Healthy Life (BHL 12), sets out core principles for people-focused, environmentally responsible, and context-sensitive design. The Parish Design Codes build on these frameworks, ensuring that development is not only fit for purpose but also enhances the unique visual and historic identity of Wendron’s settlements and countryside.
- 4.219 Although Wendron is a low-crime area, good design can also help improve safety, resilience, and community cohesion. Incorporating features such as natural surveillance, appropriate lighting, and clearly defined public and private spaces helps to foster safe and welcoming environments, without compromising the Parish’s rural charm.
- 4.220 Design also plays a critical role in promoting active travel and social interaction. Development that supports walkability and creates strong relationships with public spaces and footpaths contributes to a more inclusive, accessible community and helps reduce dependence on car travel for short journeys.
- 4.221 The exposed, windswept conditions of Wendron’s upland landscape require development to be climate-resilient, with durable materials and construction methods that address high winds, heavy rainfall, and temperature variation. These measures support energy efficiency, comfort, and long-term sustainability while reinforcing the Parish’s commitment to low-carbon living.
- 4.222 Innovative building practices such as Modern Methods of Construction (MMC)—including off-site manufacturing and rapid assembly—offer potential benefits in terms of speed, cost-efficiency, and environmental performance. However, proposals must avoid uniformity and respond meaningfully to the local vernacular, so as not to erode the character and distinctiveness of the Parish.
- 4.223 High-quality outdoor space is another essential component of good design. Gardens, communal green areas, and spaces for biodiversity, play, or small-scale food production enhance quality of life, contribute to mental and physical wellbeing, and help maintain the Parish’s rural identity.
- 4.224 Finally, access and parking must be designed with care. Many of Wendron’s roads are narrow, winding, and heavily used by agricultural and tourism traffic. Development must not exacerbate congestion or reduce accessibility. The Parish Council supports the provision of at least two on-plot parking spaces per dwelling, with additional provision for larger homes, ensuring that parking is safe, well-integrated, and does not create visual clutter or road safety issues.
- 4.225 Through these principles, the NDP promotes development that is not only functional and sustainable but also locally distinctive and rooted in the character and landscape of Wendron Parish.

**Policy 20: Design Principles for Sustainable, Characterful Development**

**New sustainable development will be supported if it meets all the following design and functionality standards:**

- a) Is demonstrably aligned with the National Design Guide and the Wendron Parish Design Codes and Guidelines (2025), and incorporates the principles of the Building for Life 12 standard (or any successor scheme));**

- b) Incorporate appropriate ‘Secure by Design’ features to reduce crime risk and promote a safe and welcoming environment;**
- c) Demonstrate a positive relationship with public spaces and footpaths, maintaining or improving permeability, connectivity, and pedestrian safety;**
- d) Use materials and construction techniques suited to the local climate and increasing exposure from climate change, ensuring durability and long-term resilience;**
- e) Where Modern Methods of Construction (MMC) are used, ensure that buildings are contextually appropriate and reflect local vernacular in scale, form, and appearance;**
- f) Ensure sufficient road widths and internal layout to prevent obstruction from parked vehicles, and maintain access for delivery, service, and emergency vehicles;**
- g) Safeguard the privacy, outlook, and daylight of neighbouring properties through sensitive layout and orientation;**

**Residential developments must also:**

- a) Offer provision of private and communal outdoor space where:**
  - i. Each dwelling includes adequate private garden space that allows for recreation, play, and domestic activities such as drying clothes or food growing.**
  - ii. If private gardens are not feasible, well-designed communal green areas are provided that encourage recreation and physical activity for all ages**
  - iii. Green spaces enhance biodiversity and self-sufficiency, incorporating planting, habitat features, and sustainable drainage where possible.**
  - iv. Communal areas are designed to foster social interaction, creating safe and attractive spaces where residents of all ages can meet, interact, and feel part of the community, in line with Policy G1(8) of the Cornwall Climate Emergency DPD;**
- b) Provide car parking and vehicle access where:**
  - v. Sufficient parking provision is included to realistically meet demand in accordance with Cornwall Council Travel Plan and Parking Standards Guidance (including residents, visitors, delivery and work vans),**
  - vi. Parking design does not detract from the appearance, character, or safety of the development or surrounding streets.**
  - vii. On-plot parking is designed to accommodate at least two family-sized vehicles per dwelling as a minimum standard.**
  - viii. Any additional or communal parking areas are located where users feel safe and confident about the security of their vehicles and personal safety.**
  - ix. Parking layouts integrate landscaping and screening to soften visual impact and contribute positively to the street scene.**
  - x. There is sufficient space within the development layout for safe and convenient vehicle manoeuvring, without impeding access to garages, driveways, or parking spaces on neighbouring plots;**
  - xi. Footways, pavements, entrances, and driveways will not be obstructed by parked vehicles and that the street layout provides safe and unimpeded access for pedestrians, cyclists, and vehicles, including refuse collection and emergency services.**

Notes: [1] For guidance, where possible for larger dwellings, one parking space per bedroom should be provided. For other levels of appropriate parking please reference the Cornwall Council Travel Plan and Parking Standards Guidance.

[2] Where possible for 3 and more bedroom dwellings one parking space per bedroom is encouraged.

## INFO BOX 16: WENDRON DESIGN CODES AND GUIDELINES

The "Wendron Neighbourhood Area Design Codes and Guidelines" provides a comprehensive framework for guiding residential development in Wendron Parish. It includes:

**Introduction:** Context and objectives of the design codes, emphasizing sustainable development and alignment with the National Planning Policy Framework (NPPF).

**Neighbourhood Area Context Analysis:** Detailed analysis of Wendron's location, land use, landscape, ecology, heritage designations, water and flood risks, cultural associations, and historic development.

**Character Assessment:** Identification of eight distinct settlement character areas within Wendron Parish, analyzing their patterns, architecture, green infrastructure, and materiality.

**Design Guidance and Codes:** General design principles and area-wide guidelines for new developments, focusing on building layout, green infrastructure, architecture, materiality, and sustainability.

**Deliverability:** Roles of various stakeholders (developers, local authorities, parish council, community) in implementing the design codes.

**References:** Sources used for the document's preparation.

**Glossary:** Definitions of key terms related to planning and design.

Under these headings the Design Codes and Guidelines provide area wide design principles and Character Area specific codes that should be followed in new development to ensure that the design lineage that makes the Parish's special 'Sense of Place' is maintained and extended.



The Design Codes and Guidance will be adopted alongside the Neighbourhood Plan.

The Wendron Parish Design Codes and Guidelines can be accessed through this link: <https://plan4wendron.co.uk/wp-content/uploads/2024/07/Wendron-Designcode.pdf>

<b>Policy Reference:</b>	<i>Policy 21: Heritage, Design &amp; Cornish Distinctiveness</i>
<b>Policy Intention</b>	4.226 To ensure new developments draw inspiration from the local historic context and harmonize with the existing character and form of Wendron Parish, mitigate their impact on the parish's heritage and archaeological assets, and encourage opportunities to reverse any previous harm to the local character.

**Justification**

- 4.227 Wendron Parish has a deeply rooted and distinctive historic and cultural character, shaped by centuries of agriculture, mining, faith, and creative endeavour. Its settlement patterns, buildings, landscapes, and place names collectively form a unique identity that is both locally cherished and of wider historic significance.
- 4.228 Much of the Parish lies within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS), specifically the Wendron Mining District, which includes a wealth of historic mining features such as chimney stacks, engine houses, scarred ground, and linear settlement forms. These are the visible legacies of Wendron’s prominent role in Cornwall’s tin and copper mining heritage. The area has one of the longest recorded histories of tin working in Cornwall, with tin streaming in the valleys from at least the 1500s and deep-shaft mining expanding in the 17th century. By the late 19th century, over 800 people were employed in mining locally.
- 4.229 The closure of the mines led to economic decline, prompting landowners such as Lord Robartes to bring uncultivated land into agricultural production in the 1870s. This transition shaped the Parish’s modern identity, with agriculture—particularly livestock rearing and dairy farming—now dominating the landscape. Yet, the historic mining infrastructure remains highly legible, contributing to both the World Heritage designation and the Parish’s cultural distinctiveness.
- 4.230 The Parish also contains a rich and layered historic built environment, including numerous Listed Buildings such as the Grade I Church of St Gwendron (13th–15th century), and a range of Grade II listed farmhouses, chapels, and industrial buildings dating from the 18th and 19th centuries. Settlements like Carnkie and Rame retain much of their historic form, with many road layouts unchanged since 1877 and residential expansion occurring in clearly defined phases. This continuity reinforces the rural and historical character of the Parish.
- 4.2 Wendron’s cultural associations add further depth to its identity. These include Cornish wrestling events once held near the church at the site of a former plen-an-gwary, the long-standing Wendron Rambuck Fair, and individuals of national interest such as botanist John Davey, Methodist revivalist Thomas Grylls, and D.M. Thomas, a Booker Prize-nominated writer. The play *Evaristo’s Epitaph*, inspired by a Wendron grave, is another example of how local history has inspired wider cultural work.
- 4.231 The Parish’s place names—often derived from Cornish linguistic roots such as *Pen-*, *Tre-*, *Lan-*, and *Car-*—reflect ancient patterns of settlement and should be preserved in naming new developments, as they provide insight into the area’s historic landscape and contribute to a strong sense of place.
- 4.232 Protecting this rich heritage is about more than conservation—it is fundamental to the social, cultural, educational, and economic fabric of the community. Cornwall’s Historic Environment and Cultural Distinctiveness Project encourages planning that reflects both the “typical” and “particular” characteristics of Cornish places. In Wendron, this includes historic field patterns, traditional granite buildings, World Heritage mining features, and spiritual and literary associations.

- 4.233 In a rural Parish like Wendron, articulation of design elements should therefore reflect traditional Cornish building forms by breaking up building mass through variations in form, height, materials, and detailing. This includes using local materials to define base and upper levels, varying rooflines in response to historic patterns, and respecting the rhythm of openings found in cottages and barns. Proper articulation ensures that new development complements the grain, scale, and character of existing settlements and the wider rural landscape.
- 4.234 The Wendron Parish Design Codes and Guidelines (2024) apply this approach locally, offering tools to ensure new development respects historic patterns and strengthens the character and distinctiveness of the area. They are aligned with national guidance in the National Design Guide and Building for a Healthy Life, which promote place-responsive, high-quality, and sustainable design.
- 4.235 The policy also aligns with key provisions of the National Planning Policy Framework (NPPF, 2024), notably paragraphs 8(b), 20(d), 92, 185, and 197, and with Policy 24 of the Cornwall Local Plan, which seek to ensure that new development conserves and enhances the historic environment. The Cornwall Local Plan also requires proportionate heritage assessments to be submitted with proposals likely to affect heritage assets, to ensure their significance is understood and protected.
- 4.236 Together, designated and non-designated heritage assets, settlement character, local naming traditions, and World Heritage features form the foundation of Wendron’s unique identity. Protecting and enhancing them is essential not only to preserve character, but to support sustainable development, encourage heritage-led regeneration, stimulate tourism and education, and foster community pride.
- 4.237 The Neighbourhood Plan seeks to ensure that future development is grounded in an understanding of place, reinforcing Wendron’s cultural legacy and distinctiveness while allowing for appropriate and sustainable change.

## **Policy 21: Heritage, Design & Cornish Distinctiveness**

**1. New development will be supported which contributes to and reinforces the distinctive historic and ‘sense of place’ of Wendron Parish, including the cultural and landscape qualities that define the area. Proposals should:**

- a) Be demonstrably aligned with the Wendron Design Codes and Guidelines (2024), taking cues from the local design lineage in terms of built form, proportions, rooflines, scale, massing, density, orientation, and site layout, articulation of design elements, including the fenestration rhythms, use of locally distinctive materials, finishes and colours, [sourcing locally where possible].**
- b) Respect and, where feasible, enhance the historic topography, street patterns, and nineteenth-century settlement morphology, interpreting these in a contemporary and context-sensitive way that maintains or improves the permeability and connectivity of pedestrian routes;**
- c) Retain and, where feasible, repair or reinstate features such as Cornish hedges, stone walls, railings, kerbs, trees, and surfacing that contribute to the historic streetscape and village character.**

**2. A design approach that deliberately contrasts with the local design lineage may be supported in exceptional cases, but only where it:**

- a) Demonstrably delivers greater quality and distinctiveness than would be achieved by replicating existing styles; and
- b) Enhances the historic environment or makes a meaningful contribution to the character of the area.

**3. Proposals for the residential conversion of existing buildings will be supported where:**

- a) The building is structurally suitable for conversion;
- b) The scheme retains the rural or historic features of the building and its setting;
- c) The proposal does not result in undue harm to the amenity of nearby dwellings, through design, overlooking, access, or intensification.

**4. Proposals within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) or its setting must also:**

- a) Demonstrate compliance with the WHS Management Plan, the WHS Planning Toolkit, and relevant national and local guidance;
- b) Conserve or, where possible, enhance the Outstanding Universal Value (OUV) of the WHS by better revealing its significance, protecting important views and visual corridors, and improving public access where appropriate.

**4. 5. Where appropriate and feasible, development should:**

- a) Address any detracting features identified in the Wendron Design Codes and Guidelines (2024);
- b) Seek opportunities for visual, environmental, or functional enhancement.

**6. All proposals affecting designated or non-designated heritage assets, or located within or adjacent to sensitive historic areas, must be accompanied by a Heritage Statement proportionate to the significance of the asset and the scale of the proposed works. This must assess potential impacts and outline how harm will be avoided or mitigated in accordance with the NPPF and Cornwall Local Plan Policy 24.**

Notes: [1] 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.

[2] [World Heritage Site Planning Guidance](#)

<b>Policy Reference:</b>	<i>Policy 22: Non-listed Historic Assets</i>
<b>Policy Intention</b>	4.238 To safeguard the local historic environment by ensuring that new development proposals affecting non-designated heritage assets preserve and enhance the special architectural, historic, and archaeological character of the Parish
<b>Justification</b>	4.239 The NPPF recognises designated heritage assets as irreplaceable resources that should be conserved and, where appropriate, put to viable uses consistent with their conservation, so that they can continue to contribute to the quality of life of present and future generations. Cornwall Local Plan Policy 24 supports this approach by enabling development that sustains the significance and distinctiveness of Cornwall’s historic environment, whether rural, urban, or

coastal. This applies to both designated and non-designated heritage assets, including buildings, monuments, sites, and landscapes of heritage significance.

4.240 Wendron Parish has a rich and layered historic environment shaped by centuries of farming and mining. While some buildings and structures are statutorily protected, many other features, including historic farmsteads, Cornish hedges, miners' cottages, boundary stones, water pumps, and industrial remains, are not formally designated but are nonetheless valued by the local community for their cultural and historic interest. Together, these make an important contribution to the Parish's character and identity and are listed in Appendix 1 of the Wendron Historic Environment Report.

4.241 Despite the extensive mapping and research undertaken through the Cornwall and West Devon Mining Landscape World Heritage Site and the Historic Environment Record, parts of Wendron's heritage remain undocumented or undiscovered. This may include multi-phase buildings containing earlier fabric, as well as archaeological remains such as prehistoric settlement sites, burial monuments, medieval field patterns, earthworks, cropmarks, and buried remains.

4.242 Archaeological remains are finite and irreplaceable. Where they are identified, preservation in situ is the preferred approach, particularly where they are of local or regional significance. These assets are an important source of evidence about Wendron's prehistoric, medieval, and industrial past. Where development may affect them, early assessment and appropriate mitigation should be built into the design process.

4.243 Where preservation in situ is not justified or feasible, appropriate archaeological investigation, excavation, and recording should be secured through the planning process. This helps ensure that evidence of the Parish's historic development is not lost and that new development proceeds in a way that respects Wendron's heritage.

## **Policy 22: Non-listed Historic Assets**

**1. Development proposals affecting buildings, structures, spaces, or landscape features identified as non-designated heritage assets [1] will be supported where they conserve or enhance their historic character, setting, and contribution to local distinctiveness. In particular:**

- a) Proposals must demonstrate an understanding of the heritage significance of the asset, including its historic, architectural, or cultural value.**
- b) Any harm to, or loss of, a non-designated heritage asset must be clearly justified and balanced against the public benefits of the proposal.**
- c) Where appropriate, proposals should seek to retain and sensitively incorporate non-designated heritage assets into new development [2].**

**2. In view of the significant potential for prehistoric, mediaeval and post-medieval surface and sub-surface archaeological evidence in the Parish, development proposals will be supported which include a proportionate archaeological and heritage assessment identifying any potential impact on above and below ground archaeological deposits and, if appropriate, providing mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost.**

Notes: [1]. A list of non-designated heritage assets is included in the Wendron NDP Historic Environment Evidence Base Report Figure 6, derived from the Cornwall and Scilly Historic Environment Record. This is an extensive but not exhaustive list, and additional features are added to the Cornwall and Isles of Scilly Historic Environment Record daily so it should be consulted as part of the preparation of any development proposals.

[2] Such proposals must be accompanied by a heritage impact assessment that provides an appraisal and evaluation of their historic importance in order to enable decision-makers to appreciate in greater detail:

- the nature of the asset’s significance and its setting, the effects of the proposal on those, and
- how any harm that may be caused by the proposal will be avoided or minimised, or mitigated.

## Community Facilities and Infrastructure

<b>Policy Reference:</b>	<i>Policy 23: Protection and Enhancement of Community Facilities</i>
<b>Policy Intention</b>	4.244 To ensure that existing facilities are retained and enhanced to support the existing community and meet the needs of the community in the future.
<b>Justification</b>	<p>4.245 Community facilities are central to the health, resilience, and cohesion of rural communities. They offer vital spaces for social interaction, support, recreation, and collective activity, contributing to physical and mental wellbeing, inclusion, and a strong sense of place. In a dispersed parish such as Wendron, where settlements are scattered and access to services is limited, the presence of local community facilities is particularly critical.</p> <p>4.246 Like many rural areas, Wendron has experienced the gradual loss of traditional venues over the past two decades. Village shops and Post Office counters at Carnkie, Carnmenellis, Treneer, and Trevenen have closed, and the former filling stations at Trevenen and Rame have disappeared. A single combined shop and Post Office remains at Rame. Several chapels, Edgcumb, Carnkie, and Trevennick, have also closed, shifting religious and community activity to Penmarth Chapel, Porkellis Chapel, St Wendrona’s Church at Wendron, and the Penmarth Free Church Hall.</p> <p>4.247 Licensed premises have fared marginally better. While the New Inn at Wendron has recently ceased trading, three pubs continue to serve their communities: the Star Inn at Porkellis (which also hosts a small shop and community library), the Halfway House at Rame, and the Golden Lion near Stithians Reservoir. Community hall provision, however, has been significantly reduced with the closure of Porkellis Village Hall, leaving the modest Carnkie Hall as the only dedicated indoor meeting venue in the parish.</p> <p>4.248 The primary schools at Wendron and Halwin remain in operation, although Halwin School reportedly faces a declining pupil roll. Despite these losses, Wendron retains a strong stock of social capital, the relationships, trust, and civic engagement that underpin resilient communities. Local clubs, venues, and traditions continue to bind the community together.</p> <p>4.249 Wendron Cricket Club and Wendron Football Club both play a key role in providing inclusive year-round sport and hosting community events. The West Cornwall Family Motor Show is another example of Wendron’s ability to host large, welcoming, and successful public events. Similarly, the annual Ram Buck</p>

Fair, originating more than a century ago as a sheep fair, now held at the nearby Stithians Showground, continues to celebrate the parish’s agricultural heritage and sense of continuity.

4.250 Other seasonal events such as harvest festivals, carol services, and craft fairs—many centred around St Wendrona’s Church—foster intergenerational connections and provide meaningful opportunities for community celebration. Collaborative performances by the local schools and churches, along with informal neighbourhood networks supporting older residents and small-scale community projects, all help reinforce Wendron’s identity and collective strength.

4.251 However, national trends toward service centralisation, rising energy and maintenance costs, and declining volunteer capacity are placing increasing pressure on the parish’s remaining facilities. Without proactive support, further closures may erode the essential social infrastructure that enables rural communities to thrive. Losses risk deepening rural inequalities, particularly for those without access to private transport—and may lead to greater social isolation, especially among older residents, young families, and low-income households.

4.252 To remain resilient, Wendron must safeguard, adapt, and make best use of its remaining community facilities. This includes supporting shared, multi-use spaces and enabling innovative uses of redundant or underused buildings. Protecting these assets not only strengthens the parish’s ability to sustain development but also helps retain and nurture the everyday relationships that form the bedrock of a connected rural life.

4.253 This strategy aligns with the National Planning Policy Framework (NPPF), which require planning policies to support rural communities with accessible services and facilities. It also reflects Cornwall Local Plan Policy 4, which encourages the retention, enhancement, and development of community infrastructure that supports inclusive and thriving communities.

4.254 Accordingly, the Neighbourhood Plan sets an objective to protect and improve access to community facilities, shared social spaces, active travel routes, and essential infrastructure. Development that sustains or strengthens village life, supports digital and public service delivery, and helps ensure infrastructure keeps pace with changing local needs will be strongly supported.

### **Policy 23: Protection and Enhancement of Community Facilities**

**1. Proposals that would result in the loss or significant reduction in the quality, accessibility, or capacity of a community facility will only be supported where it can be clearly demonstrated that:**

- a) The facility is no longer needed or viable, and no reasonable prospect exists of its continued use or community-led operation;**
- b) A suitable alternative facility of equal or greater value to the community is available, or will be provided in an equally accessible and convenient location; or**
- c) The proposed alternative use would deliver substantial community benefit that demonstrably outweighs the loss of the existing facility.**

**2. Development proposals to create, enhance, diversify, or extend community facilities, including those that promote shared or multi-functional use, will be supported where they:**

- a) Respond to a locally identified need;
- b) Promote the use of active travel or public transport.
- c) Improve the viability of established community uses of buildings and facilities.
- d) Provide a well-designed public realm.
- e) Increase the range of every-day facilities and services within reasonable walking distance of residential areas.
- f) Incorporate opportunities for informal gatherings in a safe and clean environment.
- g) Help to deliver or improve digital infrastructure
- h) Provide additional parking in line with the Cornwall Council Travel Plan and Parking Standards Advice for Developers so that outlying residents are able to visit the villages to access services.
- i) Provide publicly accessible electric vehicle charging points, where appropriate, to support the transition to low-emission transport.

**3. Proposals that involve the re-use of vacant or underused buildings for community purposes are encouraged, especially where they safeguard heritage assets or contribute to the vitality of village centres or settlements.**

<b>Policy Reference:</b>	<i>Policy 24 : Protection and Enhancement of Open Space and Recreation</i>
<b>Policy Intention</b>	4.255 To secure and enhance recreation and open space facilities for current and future residents by identifying appropriate standards for the quantity, quality, and type of provision required. Also to support community-led and commercial initiatives that increase opportunities for participation in sport, play, and healthy outdoor activity, contributing to the overall wellbeing and resilience of the parish.
<b>Justification</b>	<p>4.256 National research highlights a growing public health challenge linked to physical inactivity. According to Sport England’s Active Lives Adult Survey (2022/23), only 63.4% of adults in England met the Chief Medical Officers’ recommendation of 150 minutes of moderate-intensity activity per week, leaving 36.6% below this threshold. The picture in Cornwall is more concerning: data from Healthy Cornwall indicates that one in three adults are physically inactive—higher than the national average, contributing to around 800 premature deaths in the county each year.</p> <p>4.257 Regular physical activity delivers a wide range of benefits, from improved physical and mental health to better educational outcomes and reduced antisocial behaviour. The NPPF says the planning system should support strong, vibrant and healthy communities by enabling accessible services and open spaces that meet current and future needs and promote health, social, and cultural wellbeing.</p> <p>4.258 It further requires planning policies to promote healthy, inclusive, and safe places and support the implementation of local health improvement strategies. In line with this, Cornwall Council’s Physical Activity Strategy seeks to increase levels of physical activity across all age groups, recognising the dual health and economic benefits of a more active population.</p>

- 4.259 Access to high-quality open spaces, such as parks, play areas, woodlands, and informal green areas, is essential in supporting these outcomes. Such spaces not only provide opportunities for recreation, social interaction, and relaxation but also deliver wider environmental benefits including biodiversity conservation, climate regulation, flood mitigation, and carbon capture. Open space provision also contributes to stronger community cohesion and can enhance local property values and regeneration efforts.
- 4.260 In rural parishes like Wendron, open spaces near settlements are especially valued for their multifunctional role in promoting health and wellbeing, reinforcing local landscape character, and enhancing quality of life for residents of all ages.
- 4.261 To support informed local planning, Cornwall Council has adopted a structured open space framework that identifies eight types of open space and sets out standards for quantity, quality, and accessibility. Using this typology as a basis, an Open Space Assessment for Wendron Parish was completed in 2025 with the aim of ensuring that any contributions from new development are targeted to meet genuine local needs and support sustainable, well-used community assets.
- 4.262 The assessment concluded that Wendron Parish benefits from an extensive network of natural and informal open spaces. However, it showed that while access to natural green space is exceptional, there are notable gaps in formal, equipped, and community-based recreation facilities:
- Formal Park Provision is Limited and Concentrated in Few Locations**
- Formal parks and amenity spaces are limited to the newly established areas at Park an Daras and a small landscaped site on the roadside at Edgecumbe. These spaces are of good quality but remain few in number, with most rural settlements lacking dedicated parkland and open space. Informal greens and commons provide valuable local amenity.
- Natural Green Spaces Provide Significant Recreational, Ecological and Heritage Value**
- The Parish’s extensive natural green spaces, totalling approximately 283 hectares, including moorland, commons, and the margins of Stithians Lake, are of high ecological and recreational value. Together they provide a rich setting for outdoor recreation, biodiversity, and cultural heritage.
- Public Sports Provision is Strong and Includes Facilities of More Than Local Importance**
- Public sports provision is anchored by the Stithians Water Sports and Visitor Centre and the Wendron Cricket and Football Club complex at Carnkie. Together, these facilities provide a wide range of recreation opportunities and play a regional role in promoting health, tourism, and community participation.
- Children’s Play Provision is Present but Unevenly Distributed**
- Children’s play provision is reasonable but unevenly distributed. Carnkie offers a well-maintained local play area, while the facility at Porkellis is currently closed and requires refurbishment. Unequipped play spaces at Penmarth and

Park an Daras offer opportunities for enhancement, and other settlements currently lack provision.

**There is No Dedicated Recreation Space for Teenagers**

There is currently no dedicated recreation space for teenagers, representing a clear gap in provision.

**The Absence of Allotments and Growing Space is a Notable Weakness**

Another significant deficiency is the absence of allotments or community growing spaces. Although many homes have private gardens, there is strong justification for introducing shared growing areas to promote local food production, social interaction, and wellbeing.

**Churchyards and Cemeteries Contribute Positively to Green Infrastructure**

Cemeteries and churchyards make a valuable contribution to the Parish’s green infrastructure, providing spaces for reflection, biodiversity, and heritage appreciation.

**The Wendron Sports Club is a Major Community Asset of Regional Significance**

The Wendron Cricket and Football Club complex, covering over 11 hectares, represents one of the most significant community sports assets in West Cornwall. Its long-term development plan, recent investment in all-weather facilities, and commitment to inclusivity and sustainability reinforce its regional importance.

4.263 To address the issues identified, the assessment recommends that the Wendron NDP should therefore:

1. Maintain Cornwall Council’s open space standards as the baseline for new development.
2. Promote enhanced access to the extensive network of informal natural open space through development related footpath provision and biodiversity offsetting.
3. Require basic neighbourhood play sites that will serve residents from the immediate area within new housing areas where development is for 10 or more dwellings and encourage it in smaller developments.
4. Support improvements to existing play areas at Porkellis, Penmarth and Park an Daras.
5. Promote the establishment of a teen recreation area or multi-use facility, such as a skate-park.
6. Set a higher-than-average allotment standard to promote local food growing.
7. Endorse continued investment and development in the Wendron Cricket and Football sports hub and Stithians Lake as key regional assets.

4.264 Together, these measures would help to ensure that Wendron Parish maintains a balanced, inclusive, and sustainable recreation network that supports both its rural identity and community wellbeing into the future.

**Policy 24 Protection and Enhancement of Open Space and Recreation**

1. **Development proposals that would result in the loss, reduction, or deterioration of existing recreation, sports, or open space facilities will not be supported unless:**
  - a) **it is demonstrated through a robust assessment that the facility is surplus to current and future requirements; or**
  - b) **equivalent or better facilities will be provided within the Parish that is accessible, of equal or higher quality, and serves the same community; or**
  - c) **the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.**

The location of existing open spaces is shown on Maps 11 and 12.

2. **Developments will be required to contribute to the creation of open space to a standard set by Cornwall Council at the time of application, taking into account the Wendron NDP Recreation and Open Space Assessment. Priority will be given to:**
  - a) **The provision of new basic equipped neighbourhood Playspaces for Children (Type 4), that will serve residents from the immediate area within new housing areas where development is for 10 or more dwellings [provision in developments of less than 10 dwellings is also encouraged].**
  - b) **Improvements to existing play areas at Porkellis, Penmarth and Park an Daras.**
  - c) **Equipped Provision for Teenagers (Type 5).**
  - d) **Provision of Allotments or other forms of community growing in initiatives (Type 6).**
3. **Where new provision is not viable or practicable within the site boundary, contributions towards the enhancement of existing off site facilities will be required to mitigate for impact from the additional population. These should include:**
  - a) **Enhancement of and improvements to the Public Rights of Way footpath network, including the creation of new permissive routes to increase access to natural green space.**
  - b) **Multifunctional use of sports provision (e.g., shared use, improved access arrangements etc) to increase access to public sport opportunities, playable open space and facilities for teens.**
  - c) **Enhancement, extension and repair of existing play space so that it can continue to meet local needs.**
4. **Contributions to the maintenance of the open space will required through a Planning Obligation agreement.**
5. **The provision of additional or enhanced facilities that will provide opportunities for involvement in healthy physical activity will be supported where they provide multifunctionality with regards to biodiversity, connectivity and hydrology, and respect residential amenity.**

Notes: Recreation and Open Space provision for future expansion of development associated with the Helston urban area into Wendron Parish will be dealt with through the forthcoming Cornwall Local Plan 2030 – 2050.

<b>Policy Reference:</b>	<i>Policy 24A : Assets of Community Value</i>
<b>Policy Intention</b>	4.265 To help safeguard valued community assets in Wendron by supporting their continued use and viability.
<b>Justification</b>	4.266 The Community Right to Bid, introduced through the Localism Act 2011, enables parish councils and eligible community organisations to nominate land and buildings for listing as Assets of Community Value, [ACV]. ACV status can provide added support for the continued community use of valued local facilities.

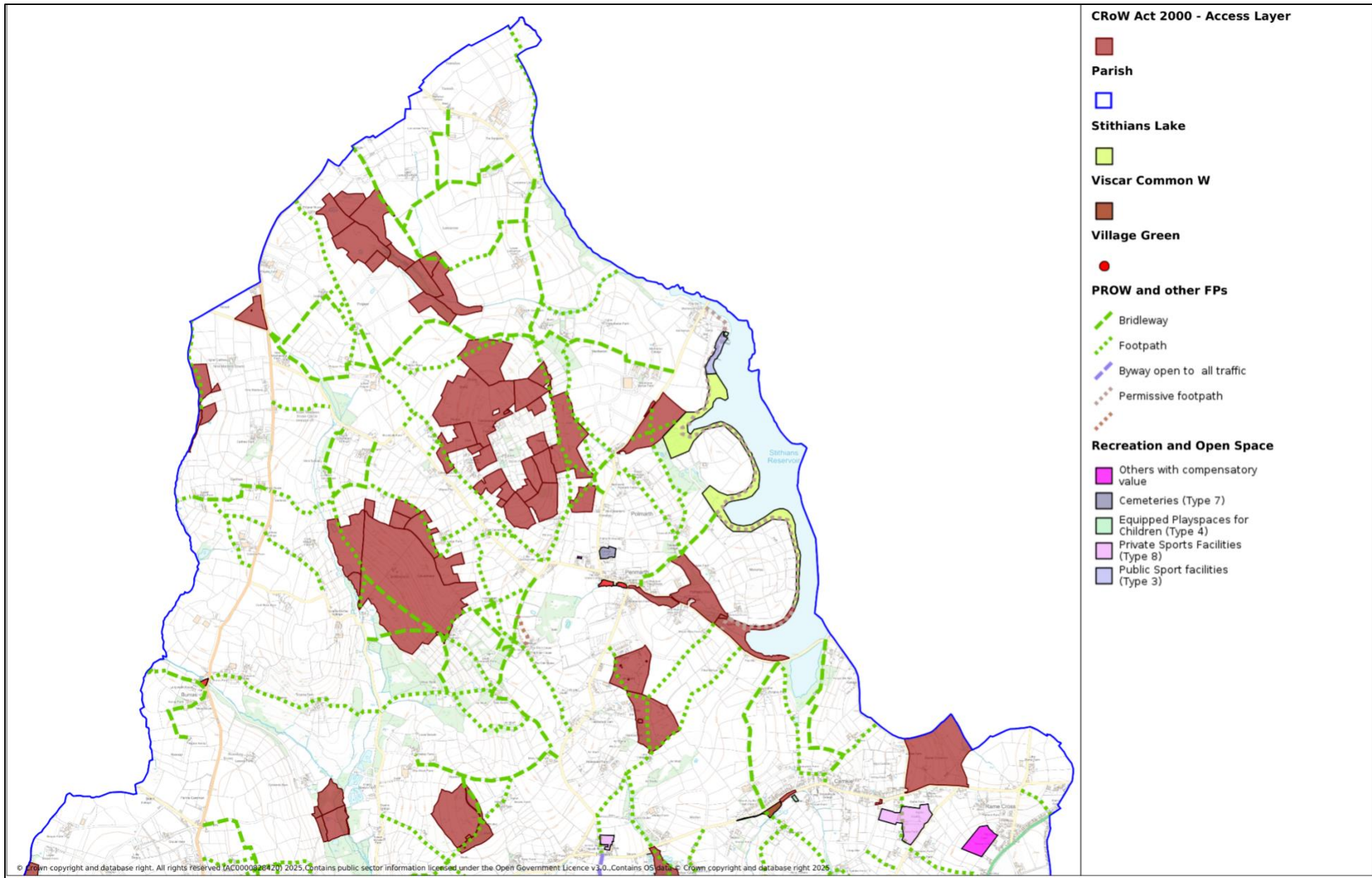
- 4.267 A building or other land may be listed where its principal use furthers, or has recently furthered, the social wellbeing or social interests of the local community, and it is realistic to think that such a use can continue. Social interests include cultural, recreational and sporting interests.
- 4.268 If an ACV is put up for sale, the owner must notify the local authority. This triggers a period of six weeks during which eligible community groups may register an interest. If they do so, they are then allowed 6 months to prepare a bid, during which the ACV cannot be sold or leased long term. Listing does not require the owner to sell to a community group, nor does it prevent change from taking place, but it can give the community a better opportunity to respond where a valued facility may otherwise be lost.
- 4.269 In preparing the Wendron Neighbourhood Development Plan, a number of community facilities have been identified as important to the social wellbeing, health, recreation and day-to-day life of the parish. These facilities support community activity, local services, sport, recreation and social connection across this dispersed rural parish. Where appropriate in the future, the Parish Council or other eligible bodies may wish to consider whether such facilities should be nominated as Assets of Community Value, in order to provide an additional layer of recognition and protection.
- 4.270 The inclusion of this policy in the Wendron Neighbourhood Development Plan gives formal recognition to the importance of these facilities in planning terms. Where a facility is listed as an ACV, or is otherwise identified as having community value, this may be a material consideration in determining planning applications affecting its retention, loss or change of use.
- 4.271 The policy is also intended to remain flexible enough to respond to any future changes in national legislation relating to community ownership and the protection of valued local assets.

#### **Policy 24A Assets of Community Value**

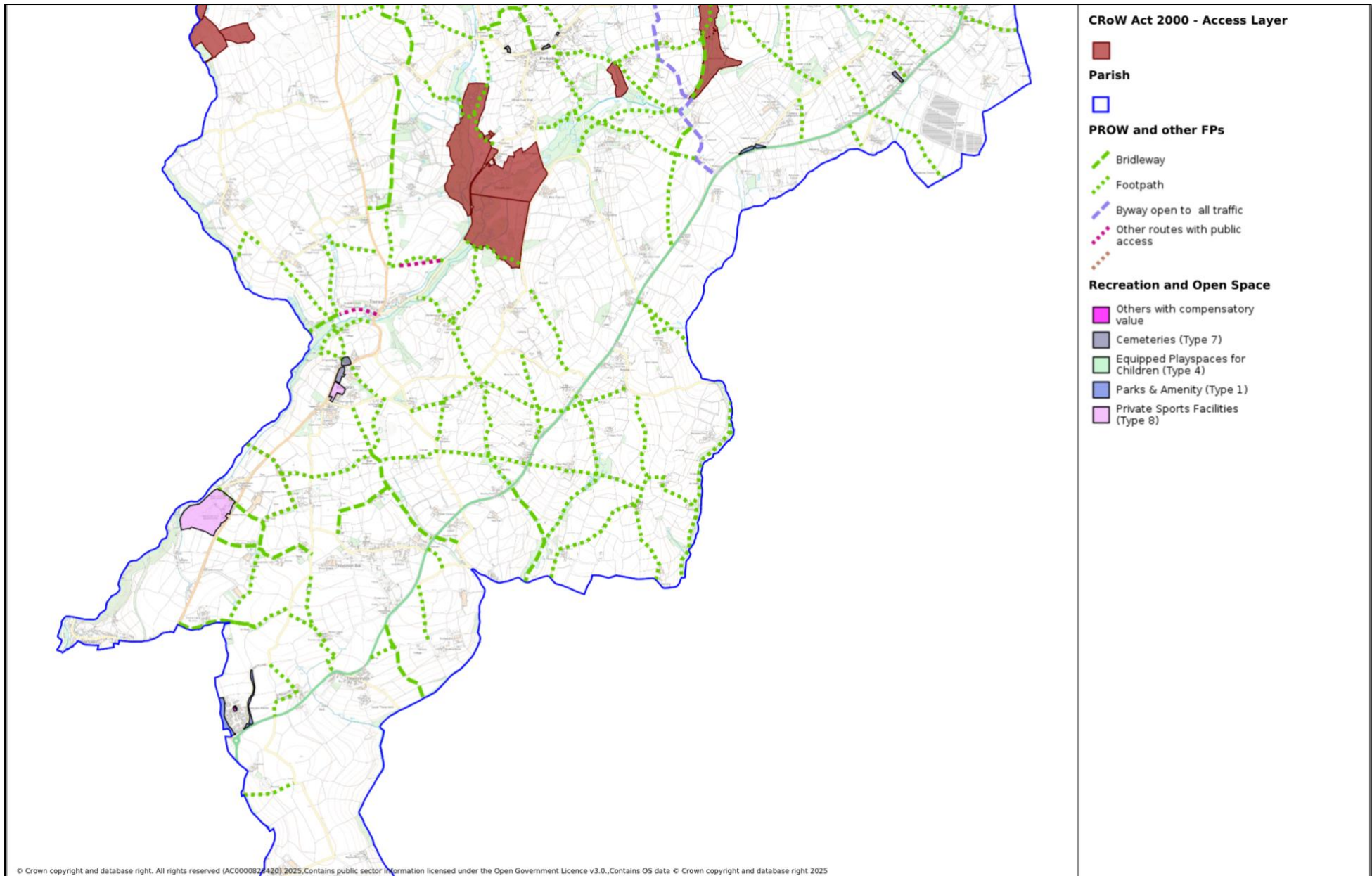
**Development proposals that support the improvement or viability of an Asset of Community Value and aid its ability to benefit the local community, will be supported.**

**Proposals involving the loss of, or change of use from, such a facility will only be supported where it is demonstrated that the community use is no longer viable or needed, or that equivalent or better provision will be made in a suitable location, and where the proposal would not result in unacceptable harm to community wellbeing and social infrastructure.**

Notes: For detailed information of the Community Right to Bid for Assets of Community Value, see: <https://www.cornwall.gov.uk/righttobid>



**Map 11 Recreation and Open Space Facilities, Wendron Parish North [Click here for [Zoomable Map](#)]**



**Map 12 Recreation and Open Space Facilities, Wendron Parish South [Click here for [Zoomable Map](#)]**

<b>Policy Reference:</b>	<i>Policy 25: Regional Sports Facilities:</i>
<b>Policy Intention</b>	4.272 To safeguard existing assets, secure new provision through development, and support the continued success of regional recreation hubs at Wendron and Stithians.
<b>Justification</b>	<p>4.273 The Wendron Cricket and Football Club complex at Carnkie forms a regionally significant multi-sport hub covering approximately 11.28 hectares and serving a catchment population of around 121,900 people across West Cornwall. The complex includes multiple grass and artificial pitches, a floodlit 5-a-side all-weather training area, and a pavilion with full changing, social, and hospitality facilities.</p> <p>4.274 The Club’s Development Plan (2024–2029) sets out a clear five-year strategy focused on:</p> <ul style="list-style-type: none"> <li>• Inclusive participation and community engagement;</li> <li>• Youth and volunteer development;</li> <li>• Facility enhancement, including the introduction of energy-efficient technologies and electric vehicle charging; and</li> <li>• Increased female participation, alongside the continued hosting of major annual events such as the Youth Football Festival and the West Cornwall Motor Show.</li> </ul> <p>4.275 Recent investment, including a £14,000 SITA Cornwall Trust grant to resurface the floodlit Multi-Use Games Area with a 3G all-weather surface, demonstrates the Club’s ongoing commitment to improving accessibility, safety, and year-round use.</p> <p>4.276 The Stithians Water Sports and Visitor Centre provides the Parish’s other major public-access sports facility, offering sailing, windsurfing, kayaking, paddleboarding, fishing, and cycling within a well-managed natural setting. Together, these two sites form the backbone of the Parish’s formal sports provision, supporting healthy lifestyles, outdoor learning, and leisure-based tourism.</p> <p>4.277 Although Wendron lacks other public sports facilities such as hire pitches, this shortfall is effectively balanced by the strong local and regional offer provided through Wendron Cricket and Football Club and the Stithians Water Sports Centre.</p> <p>4.278 The Neighbourhood Development Plan therefore recognises both as strategic assets and supports their ongoing development, environmental improvement, and community partnership working. Their continued success will be central to sustaining Wendron’s reputation as a centre for sport, recreation, and community wellbeing.</p>
<p><b>Policy 25: Regional Sports Facilities:</b></p> <p><b>Proposals that support the continued development and environmental improvement of the Wendron Cricket and Football Club complex and the Stithians Water Sports and Visitor Centre will be</b></p>	

**supported where they:**

- a) Are consistent with the scale and character of the rural setting;**
- b) Maintain appropriate access, parking, and environmental standards; and**
- c) Deliver demonstrable benefits to local residents, clubs, or the wider community through improved participation, inclusivity, or sustainable operation.**

<b>Policy Reference:</b>	<i>Policy 26: Transport, Highways and Communications</i>
<b>Policy Intention</b>	4.279 To assist in delivering the Cornwall Transport Plan to 2030 and The South West Rural Mobility Strategy in ways that suit local conditions in the Parish and sit alongside and work with CEDPD Policy T1.
<b>Justification</b>	<p>4.280 The Cornwall Transport Plan to 2030 sets out a bold vision for a transport system that is excellent, carbon neutral, and enhances quality of life by being reliable, efficient, safe, healthy, and inclusive. It envisages a future where people are empowered to choose low-impact travel options and where transport connects people, communities, businesses, and essential services. This ambition is further supported by the South West Rural Mobility Strategy, which seeks to strengthen rural communities through improved digital connectivity, the provision of more local services, and the development of integrated rural hubs and settlement networks that share infrastructure and resources.</p> <p>4.281 Policy T1 of the CEDPD requires development to be designed and located in order to minimise the need to travel, thereby influencing behaviour change and achieving the necessary modal shift that will reduce climate impacts. Its modal hierarchy favours development being located close to workplaces and services</p> <p>4.282 In Wendron Parish, however, the lived reality reflects many of the challenges typical of rural areas. Limited bus service frequencies and the dispersed nature of the settlements have resulted in a high reliance on private vehicles for everyday journeys, particularly for commuting and accessing essential services. While the principle of minimising the need to travel, as set out in Policy T1 of the Cornwall Climate Emergency Development Plan Document, is sound in more accessible locations, it is significantly harder to achieve in remote areas of the Parish where jobs and services are not within walking distance. As such, a more balanced and pragmatic approach is needed, one which encourages active travel and improved public transport, while also recognising that private car use will continue to be necessary for many residents.</p> <p>4.283 Development in Wendron should therefore be planned and designed to support walking and cycling where feasible, to connect people safely to bus routes, and to accommodate safe and inclusive access for vehicles. The layout of new developments should include traffic calming and appropriate road widths, not only to manage speed and parking but also to ensure that emergency vehicles and service buses can navigate safely. It is essential that all proposals consider the needs of those with protected characteristics, ensuring that streets and paths are accessible and safe for everyone.</p>

- 4.284 Concerns about transport and traffic featured prominently in community consultations. Over half of respondents identified transport as a key issue, and more than 75% expressed worries about traffic conditions, with particular reference to speeding in villages, poor maintenance of narrow rural lanes, and the state of unadopted roads. Calls for improved pedestrian access, safer crossings, and better footpath maintenance were frequent, especially where residents feel that walking is unsafe or impractical. Although most local businesses did not see transport as a direct barrier to their operations, many highlighted the limitations of public transport in meeting staffing and customer needs. Key concerns included inconvenient bus stop locations, infrequent services, and schedules that do not align with typical working hours. At the same time, some businesses pointed to the poor quality of local roads and overgrown bridleways as constraints.
- 4.285 Despite these challenges, Wendron Parish retains strong community connections and a sense of rural pride. The Neighbourhood Development Plan acknowledges that good transport infrastructure and accessible services are crucial to supporting this. It recognises the need for improved road safety, better maintained active travel routes, and upgraded digital infrastructure that can reduce the necessity of travel by enabling access to services online.
- 4.286 Looking ahead, the Plan supports development that strengthens local connectivity, improves infrastructure resilience, and maintains the functionality of settlements as sustainable places to live and work. This includes collaboration with Cornwall Council, Devon and Cornwall Police, and transport operators to address local transport needs, enhance public and digital services, and ensure that infrastructure keeps pace with a growing and changing population.

## **Policy 26: Transport, Highways and Communications**

**1. Development proposals will be supported where they contribute to a safe, inclusive, and sustainable transport network for all users in accordance with CEDPD policy T1. Proportionately to their size, residential development proposals must demonstrate how they:**

### **A. Enhance Sustainable Travel Options by:**

- a) Supporting the use of public transport by improving access to bus stops and providing safe, direct pedestrian or cycle links from new development.**
- b) Protecting existing bus routes and infrastructure.**
- c) Where the scale is appropriate, including new bus bays and shelters located where they will encourage public transport provision and use.**
- d) Including appropriate provision of new paths to link with the existing network and to local facilities, to a standard which allows for wheelchair access wherever practicable and appropriate, in accordance with NDP Policy 27;**

### **B. Improve Road Safety and Resilience by:**

- a) Minimising additional pressure on the Parish's narrow lanes and sensitive road network by incorporating traffic-calming measures, safe vehicle access, and adequate off-road parking.**
- b) Supporting speed management schemes such as 20mph zones in village centres and other locations with high pedestrian or cyclist activity.**

- c) **Contributing, where appropriate, to mitigation measures that improve visibility, signage, or junction design at known safety hotspots.**
- d) **Safeguarding key routes within the Cornwall Resilience Network and Freight Network while mitigating the impact of increased traffic on sensitive rural lanes and settlements.**
- e) **Supporting layouts which provide and facilitate interconnected streets and avoids the use of cul-de-sacs; and**
- f) **Taking into account the needs of groups with protected characteristics, particularly those with age-related infirmity, disability and/or poor health; and**
- g) **Including speed-reducing layouts which prioritises active travel, social interaction and play,**
- h) **Demonstrating that singularly or cumulatively the development will not cause increased risk to human health from air pollution or exceed adopted national standards and includes appropriate mitigation under CLP policy 16.**

## **2. Non-Residential Developments**

**Commercial or non-residential will be supported which:**

- a) **Include parking spaces for cars, bicycles, and commercial vehicles vehicle in line with the Cornwall Council Travel Plan and Parking Standards Advice for Developers.**
- b) **Allocate space for loading, unloading, and storing materials.**
- c) **Take steps to prevent congestion or parking problems in the surrounding area.**

**3. All developments should:**

- a) **Ensure that new development does not exacerbate congestion at known pinch points (e.g.,) and, where appropriate, contributes to local highway improvements.**
- b) **Provide functionally adequate parking in accordance with the Cornwall Council Travel Plan and Parking Standards Advice for Developers .**

**4. The provision of appropriate traffic calming measures within, alongside, or off site on roads approaching development sites is encouraged [2].**

**NOTE: 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.**

Notes:

[1] Traffic Calming and Speed Cameras - Cornwall Council

[2] The Cornwall Design Guide includes a section on ‘Movement’ which gives useful guidance, and the policy above should be used with reference to this, taking into account the local concerns noted above.

[3] Developments should also have regard to NDP Policy 25 – Design Principles.

[4] All developments should be designed and will be constructed to the appropriate road layouts and design requirements of the Manual for Streets (DoT 2007), the Design Manual for Roads and Bridges (DMRB), the Cornwall Council Design Guide, and LTN 1/20 design guidance.

<b>Policy Reference:</b>	<i>Policy 27: Footways, Pedestrian Links, Public Rights of Way</i>
<b>Policy Intention</b>	4.287 To ensure that the existing network of footways, pedestrian links and rights of way are not harmed by new development, which should be well-related to it, but enhanced where possible, and encourage new provision.
<b>Justification</b>	4.288 Community consultation revealed that open spaces (58.8%), countryside views (56.9%), transport (56.9%), walking trails (54.9%), and rights of way (52.9%) are

among the most valued aspects of life in Wendron Parish. These features contribute not only to residents' health and well-being but also to the area's distinct rural character. There was also strong support for improved pedestrian access and better maintenance of footpaths, reflecting the importance of safe, attractive, and accessible walking environments.

4.289 In response, one of the key objectives of this Neighbourhood Development Plan is to maintain and improve access to community facilities, social spaces, active travel routes, and essential infrastructure. Future development should enhance village life, strengthen local connections, support improved public and digital services, and ensure that infrastructure keeps pace with the evolving needs of the population.

4.1 Footpaths, bridleways, and cycle paths play a critical role in sustainable rural living. They enable residents to move between settlements, access green spaces, and engage in outdoor recreation, while also encouraging physical activity and reducing reliance on car travel. These routes often serve as wildlife corridors, contributing to the parish's ecological connectivity as well as its social infrastructure. However, their usefulness is dependent on being safe, well-maintained, pleasant to use, and sensibly located—ideally offering direct links from people's homes to the places they want to reach.

4.290 Given the importance of this network, particularly in connecting people to the surrounding countryside and natural green spaces, it is essential that future development does not negatively impact existing routes. Instead, proposals should seek to maintain or enhance access to the footpath and bridleway network, ensuring good integration with new developments and surrounding communities.

4.291 Accessibility remains a challenge, especially for those with limited mobility. Although some lanes are naturally suited to easier access, the design and maintenance of public rights of way should consistently apply the principle of Least Restrictive Access. In accordance with the Equality Act 2010, all new or adapted routes must be designed to benefit the broadest possible range of users, including those with disabilities. This approach will help ensure that the parish's rights of way network supports an inclusive, sustainable, and healthy community into the future.

4.292 Note that Policy 26 above supports new footpaths in connection with major residential development.

## **Policy 27: Footways, Pedestrian Links, Public Rights of Way**

**1. Development proposals, excluding agricultural dwellings, will be supported where they are well related to the existing network of public rights of way, bridleways, and footpaths and:**

- a) Provide safe, direct, and convenient pedestrian and active travel access to community facilities, services, and public transport nodes;**
- b) Avoid creating additional reliance on private vehicles by promoting walkability and cycling;**
- c) Demonstrate how the layout, surfacing, gradients, and connections meet the principle of 'Least Restrictive Access', ensuring routes are usable by people of all ages and abilities, including those with limited mobility.**

**2. Where such routes do not already exist, development should deliver wherever possible new or improved connections to the existing rights of way network that:**

- a) Provide coherent and logical routes that avoid unreasonable diversions;
- b) Are designed as part of a wider landscaped corridor where possible, rather than simply alongside estate roads;
- c) Incorporate inclusive access design and, where feasible, contribute to habitat connectivity.

**3 Development proposals that affect existing public footways, pedestrian links, bridleways, or Public Rights of Way must:**

- a) Avoid loss, severance, or degradation of the existing network unless safe, accessible, and high-quality alternative routes are provided;
- b) Preserve the character and amenity of affected routes, including tranquillity, views, surfacing, and traditional heritage features such as stiles, hedges, and gates;
- c) Be designed to avoid conflict between different users, particularly in multi-use routes.

**4. Proposals will be supported that:**

- a) Enhance or extend the public rights of way network to improve access to natural green space and outdoor recreation opportunities;
- b) Upgrade appropriate footpaths to bridleways or multi-user paths where there is historic use or strong community demand, and where such upgrades improve connectivity and safety for walkers, cyclists, and horse riders;
- c) Support pedestrian and cycle access as an integral part of development design, including measures to encourage modal shift and active lifestyles.

**5. The impact of development on the functionality, safety, character, and amenity of the public access network will be a material consideration in determining planning applications. Proposals should align with the objectives of the Cornwall Local Transport Plan, South West Rural Mobility Strategy, and relevant Cornwall Council access standards and guidance.**

Notes: Unfortunately, the NDP does not include maintenance and repair in its legal remit of powers. However, it can ensure that new developments are properly related to the public footpath network. The Parish Council has no duties to protect or improve footpaths but supports maintenance works with Cornwall Council under a Local Maintenance Partnership (LMP) agreement. Most Public rights of way cross private land, which is often the responsibility of the landowner or occupier to keep the footpath safe and usable.

<b>Policy Reference:</b>	<i>Policy 28: Digital Infrastructure, Resilience and Investment</i>
<b>Policy Intention</b>	4.293 To ensure robust, reliable, and resilient broadband and digital communication infrastructure in the parish, capable of meeting the growing needs of residents and businesses and mitigate risks associated with digital dependency, by promoting proactive measures to ensure continuous communication during power outages and emergencies.
<b>Justification</b>	4.294 Effective digital connectivity is now essential to the sustainability of rural communities, underpinning everything from emergency communication and homeworking to education, healthcare access, and economic activity. In dispersed rural parishes such as Wendron, high-quality broadband and reliable

	<p>mobile signal help reduce the need to travel, support local businesses, and enable access to online services that might otherwise be out of reach.</p> <p>4.295 Despite the widespread rollout of ‘Superfast Broadband’ across Cornwall, survey results from the Wendron community show significant dissatisfaction with service reliability and speed, particularly in valley areas where coverage can be poor. Just 23.1% of respondents reported that their current broadband and mobile services met their household or business needs. Among business respondents, two-thirds (67%) identified improved connectivity as essential to future operations or growth. Poor digital infrastructure was also frequently mentioned in free text responses, with concerns raised about its impact on home working, education, and social inclusion.</p> <p>4.296 The issue is likely to intensify with the planned withdrawal of traditional landline services and the move to Voice over Internet Protocol (VoIP). This transition brings risks in rural areas where power outages are more frequent, as it could sever emergency communication links unless battery backup is in place. This creates a particular vulnerability for elderly or isolated residents who rely on landline telephony.</p> <p>4.297 Planning has a key role to play in ensuring new development addresses these issues. By requiring developments to incorporate gigabit-capable broadband infrastructure and support improvements in mobile coverage, the Neighbourhood Plan can help future-proof Wendron’s communities. It can also promote resilience by encouraging battery backup and community-based projects such as local signal boosters or digital hubs with emergency power.</p> <p>4.298 This approach supports national planning policy, which states that advanced, high-quality and reliable communications infrastructure is essential for economic growth and social well-being and should be planned for alongside other forms of infrastructure. It also aligns with Cornwall Council’s Digital Cornwall strategy and responds directly to the concerns and needs expressed by local residents and businesses.</p> <p>4.299 By promoting development that strengthens digital infrastructure and supports community resilience, this policy helps ensure that Wendron Parish can thrive socially and economically in an increasingly digital world.</p>
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**Policy 28: Digital Infrastructure, Resilience and Investment**

**Development proposals for new housing or business premises are encouraged to include measures that enhance local broadband capacity and improve digital connectivity are encouraged. Proposals for community infrastructure projects, specifically those establishing shared or communal backup power systems at critical sites or locations identified as key communication hubs, will be actively encouraged.**

<b>Policy reference:</b>	<i>Policy 29 - Mobile Signal Infrastructure</i>
<b>Policy Intention:</b>	4.300 To enhance communication links, reducing needs to travel and associated environmental issues, whilst avoiding harm to the landscape and village character.

<b>Justification:</b>	<p>4.301 Mobile phone masts need to be located where they can provide a good signal. This means that the sites chosen are often visually prominent. Whilst accepting that mobile phone masts are a necessity, this NDP seeks to ensure that new mobile phone masts are located so as to keep visual impact to a minimum.</p> <p>4.302 An updated Code of Best Practice for Mobile Phone Network Development was published in 2016. Mobile phone operators are expected to follow the guidelines in the current version (and any future versions) in relation to public consultation and good design for the mast location and appearance.</p> <p>4.303 Whether or not a planning application is required, operators must undertake appropriate public consultation in line with the relevant Code of Practice. Where a new ground-based mast is proposed, operators applying for planning permission must provide evidence that sharing an existing mast is not possible.</p>
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### **Policy 29 - Mobile Signal Infrastructure**

**Proposals for mobile phone masts and satellite dishes which require planning permission will be supported where:**

- a) The siting of the mobile phone masts seeks to minimise its visual impact, both within the Parish, and on views from outside the Parish; and**
- b) The design of the mobile phone mast and associated equipment seeks to minimise visual impact and blend in with the background in accordance with NDP Policy D1; or**
- c) The new mast is to be grouped with existing masts; and**
- d) If it involves sharing of a mast the visual impact of the proposed changes does not result in unacceptable harm to the character of the area.**

Notes. Due to the issues associated with VOIP described in the supporting text to Policy 28, mobile phone masts ideally should have power backup so that the mobile signal does not fail in a power cut.

## **5. LOCAL PROJECTS**

5.1 Local Projects are complementary initiatives that sit alongside the formal Neighbourhood Development Plan (NDP). They do not create or amend planning policy, but they tackle many of the same objectives through partnership-building, advocacy, practical management and service-delivery. By working “off-policy” on organisation, co-ordination, lobbying and facility management, these projects can bring tangible benefits to the community without requiring changes to land-use regulations.

5.2 In Wendron Parish, Local Projects might include (but are not limited to):

- **Improving Digital Connectivity**  
Liaising with broadband and mobile network operators, parish councils and digital-inclusion charities to roll out fibre-optic broadband, boost mobile signal “not-spots” and provide digital-skills training in village halls.
- **Enhancing Transport and Road Safety**  
Partnering with Cornwall Council, Devon & Cornwall Police, bus companies and community-transport volunteers to introduce speed-reduction measures, maintain and waymark footpaths, pilot on-demand bus routes, and monitor accident black-spots.
- **Health and Social Care Services**  
Advocating with NHS Cornwall & Isles of Scilly Integrated Care Board, Cornwall Council Adult

Social Care and local practices to establish regular GP outreach clinics, mobile dental units, community nursing hubs and befriending services for older or isolated residents.

- **Economic Development & Local Employment**

Working alongside Cornwall Chamber of Commerce, local employers and business-support networks to run start-up workshops, workspace-sharing co-operatives, “shop local” campaigns, skills-development bursaries and job-fair events.

- **Community Energy & Sustainability**

Collaborating with community-energy cooperatives, housing associations and grant-funding bodies to install solar panels on parish buildings, trial ground-source heat pumps in new developments, set up EV-charging points and run energy-saving advice sessions.

- **Environmental Stewardship & Biodiversity**

Partnering with Cornwall Wildlife Trust, Butterfly Conservation and local landowners to create wildflower verges, restore hedgerows, manage community orchards, monitor river-quality and deliver school-based ecology clubs.

- **Leisure, Culture & Tourism**

Organising heritage-trail signposting, annual festivals, arts workshops and rural-tourism “open farm” weekends in conjunction with Visit Cornwall, local artists, farmers and the parish archive group.

- **Voluntary Emergency Response & Resilience**

Establishing a community-first responders network, flood-watch teams and a parish “warm hub” rota in collaboration with Cornwall Council Emergency Management, Falmouth Coastguard and local volunteer groups.

- **Youth & Educational Initiatives**

Securing funding for youth-club facilities, after-school mentoring schemes, apprenticeships with local tradespeople and educational talks on planning, conservation or local history.

- **Housing Needs & Community Facilities**

Conducting a parish-wide housing-needs survey, then working with housing associations and Cornwall Council to identify sites for local-needs affordable homes, manage allotment plots and improve play-area and sports-pavilion maintenance.

5.3 Each of these Local Projects addresses the same overarching goals, sustainability, connectivity, safety, wellbeing, and local prosperity, but through practical action, stakeholder engagement and service-delivery rather than through changes to statutory land-use policy. By doing so, they ensure the Parish makes progress on key priorities even before, or alongside, any new planning policies come into force.

## 6. JARGON BUSTER

6.1 The ‘Jargon Buster’ explains what the technical terms unavoidably used in this document actually mean.

### **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.

### **Development Plan**

The Development Plan is the heart of the planning system. The Development Plan sets out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places.

The law says that planning decisions must be taken in line with the Development Plan unless material considerations indicate otherwise.

The Development Plan for an area is made up of the combination of strategic policies (which address the priorities for an area) and non-strategic policies (which deal with more detailed matters). In Cornwall it comprises the Cornwall Local Plan, the Site Allocations Development Plan Document, the Climate Emergency Development Plan Document, and Neighbourhood Plans, when they are brought into force, for the area that they cover.

### **Habitats Regulation Assessment**

This is a requirement for strategies such as Local and Neighbourhood 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. At the time of publication of this NDP, the current version was NPPF 2021.

### **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 needing to apply for planning permission. These are called "permitted development rights". Often referred to as 'PD'.

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

Permitted development rights are more restricted in 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 neighbourhood 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 forward the neighbourhood planning project on behalf of the town or parish council.

## **Strategic Environmental Assessment**

An assessment of the impact 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:

### **Class E – Commercial, business and service**

Use, or part use, for all or any of the following purposes:

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public;
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public: (i) financial services, (ii) professional services (other than health or medical services), or (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for:
  - i. an office to carry out any operational or administrative functions,
  - ii. the research and development of products or processes, or
  - iii. 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 E above.

### **Class B8 (Storage or distribution):**

Use for storage or as a distribution centre.

### **Class C – hotels, hostels and dwelling houses**

Class C1— Use as a hotel or as a boarding or guest house where, in each case, no significant element of care is provided

Class C2— Use for the provision of residential accommodation and care to people in need of care (other than a use within Class C3 (dwelling houses)

Use as a hospital or nursing home

Use as a residential school, college or training centre

Class C2a – Secure residential institutions Prisons, young offenders' institutions, detention centres, secure training centres etc.

Class C3— Use as a dwellinghouse (whether or not as a sole or main residence) by:

- (a) a single person or by people to be regarded as forming a single household,
- (b) not more than six residents living together as a single household where care is provided for residents,
- (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)

Class C4—House in multiple occupation

Use of a dwelling house by not more than six residents as a HMO.

### **Class F.1 – Learning and non-residential institutions**

Any use not including residential use:

- (a) for the provision of education,
- (b) for the display of works of art (otherwise than for sale or hire),
- (c) as a museum,
- (d) as a public library or public reading room,
- (e) as a public hall or exhibition hall,
- (f) for, or in connection with, public worship or religious instruction,
- (g) as a law court

### **Class F.2 – Local community**

Use as:

(a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where:

- i. the shop's premises cover an area not more than 280 metres square, and
- ii. there is no other such facility within 1000 metre radius of the shop's location,

- (b) a hall or meeting place for the principal use of the local community,
- (c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,
- (d) an indoor or outdoor swimming pool or skating rink

### **Sui generis – No class specified Includes:**

- (a) as a theatre,
- (b) as an amusement arcade or centre, or a funfair,
- (c) as a launderette,
- (d) for the sale of fuel for motor vehicles,
- (e) for the sale or display for sale of motor vehicles,
- (f) for a taxi business or business for the hire of motor vehicles
- (g) as a scrapyard, or a yard for the storage or distribution of minerals or the breaking of motor vehicles,
- (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906,
- (i) as a hostel,
- (j) as a waste disposal installation for the incineration, chemical treatment or landfill of hazardous waste,
- (k) as a retail warehouse club being a retail club where goods are sold, or displayed for sale, only to persons who are members of that club,
- (l) as a night-club,
- (m) as a casino,
- (n) as a betting office,
- (o) as a pay day loan shop,
- (p) as a public house, wine bar, or drinking establishment,
- (q) as a drinking establishment with expanded food provision,
- (r) as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises,
- (s) as a venue for live music performance,
- (t) a cinema,
- (u) a concert hall,
- (v) a bingo hall,
- (w) a dance hall

## **7. ACKNOWLEDGEMENTS**