

WHAT IS THE WENDRON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN?

Planning law gives Wendron Parish Council the power to create a Neighbourhood Development Plan (NDP) — a community-led framework that helps shape future planning decisions in the Parish.

In 2021 a local community team [the Steering Group] was set up to draw up the Neighbourhood Plan. It collected and analysed evidence, including the results from major surveys of local opinion taken between 2022 and 2025. Based on this, the Steering Group have now written the Consultation Draft of the Wendron Parish Neighbourhood Development Plan.

A Neighbourhood Plan is our chance to make sure future planning decisions reflect what local people want — helping to shape development in a way that’s right for our Parish!

WHAT YOU TOLD US THE PLAN SHOULD DO...

- ⇒ **Protect** Wendron’s rural character, landscape, open spaces, views, footpaths and heritage.
- ⇒ **Ensure** that development is small-scale, locally appropriate, and respects local character.
- ⇒ **Provide** more affordable homes for local people, including family homes, starter homes and smaller homes for downsizing.
- ⇒ **Address** the problem of high house prices and the shortage of suitable homes, which are forcing people to leave the Parish.
- ⇒ **Restrict** new homes from becoming second homes and holiday lets.
- ⇒ **Improve** traffic conditions, road safety, speeding issues, and poor access routes.
- ⇒ **Support** better local services and facilities, including health provision, community spaces, and digital connectivity.
- ⇒ **Promote** renewable energy that benefits the community, especially solar and geothermal energy.
- ⇒ **Protect** valued community assets, green spaces, and the features that make Wendron special.

Taken together, these findings show that the community wants the Plan to meet local housing needs, improve infrastructure, services and connectivity, and protect the rural character, landscape, heritage and community assets that make Wendron Parish a valued place to live and work.

WENDRON PARISH DRAFT NEIGHBOURHOOD PLAN CONSULTATION 2026

WHAT WE DID IN RESPONSE...

- ◆ **Reviewed existing policies:** We looked closely at the National Planning Policy Framework and the Cornwall Local Plan to understand how national and local policies affect our Parish.
- ◆ **Gathered local evidence:** We collected and analysed detailed information on Housing, Business and Employment, Community Facilities, Recreation and Open Space, Design and Heritage, Roads Access and Transport.
- ◆ **Commissioned a detailed Design Guide** from urban designers.
- ◆ **Created a shared vision:** Using what we learned, we developed a clear Vision and set of Objectives for the future of Wendron Parish..
- ◆ **Wrote the draft policies:** These form the heart of the Neighbourhood Development Plan — practical planning policies to guide and shape future development in ways that reflect

THE VISION FOR WENDRON PARISH TO 2030 AND BEYOND

‘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. The natural environment will be cherished and flourishing, with significant strides made to address the causes and impacts of climate change, ensuring the health, well-being, and sustainability of the parish for future generations’.

THIS CONSULTATION is your chance to shape what goes into the final document : YOUR PARISH – YOUR PLAN - YOUR SAY!

OBJECTIVES OF WENDRON PARISH NEIGHBOURHOOD PLAN

- ⇒ **A. Climate Change:** Support a low-carbon, climate-resilient future through renewable energy, sustainable design and better infrastructure.
- ⇒ **B. Housing:** Deliver small-scale, well-designed homes that meet local needs, especially affordable and accessible housing.
- ⇒ **C. Business and Employment:** Support local jobs, enterprise and business resilience through workspace, connectivity and infrastructure.
- ⇒ **D. Heritage, Cornish Distinctiveness and Design:** Protect heritage, celebrate Cornish identity, and reinforce local distinctiveness through high-quality design.
- ⇒ **E. The Natural Environment:** Safeguard and enhance landscape, biodiversity, green infrastructure and valued natural spaces.
- ⇒ **F. Community Facilities and Infrastructure:** Improve community facilities, local connections, public services and essential infrastructure.

SUMMARY OF NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

CLIMATE CHANGE

The Issues

- ◆ Climate change will bring heavier rainfall, pressure on drainage systems, flooding, and stress on infrastructure and services.
- ◆ Strong local backing for action to tackle climate change causes and impacts, but views are mixed about wind turbines.
- ◆ Energy efficiency, low-carbon heating, local renewable energy, sustainable drainage, and nature-based approaches are all needed.
- ◆ Climate action has to be balanced carefully with the protection of local character, sensitive landscapes, historic features, and dispersed settlements,

What does the Plan say?

Sustainable Design (Policy 1): Encourage energy-efficient, low-carbon development using sustainable materials and design, with retrofit encouraged.

Energy Storage (Policy 2): Support battery storage where it is well sited and avoids harm to landscape, heritage and amenity.

Community-Led Renewable Energy (Policy 3): Support for locally owned or community-benefit renewable energy schemes.

Alternative Energy (Policy 4): Support for appropriate wind, solar, hydro, geothermal and farm-based energy schemes in suitable locations.

Sustainable Drainage (Policy 5): Development should use natural drainage solutions to reduce flood risk and support biodiversity.

Natural Flood Management (Policy 6): Support for nature-based flood management that also brings environmental benefits.

Low-Carbon Heating (Policy 7): Support for replacing oil and gas heating with low-carbon alternatives, including in older buildings.

Windows, Doors and Fascias (Policy 7A): Energy efficiency improvements should respect traditional design, materials and local character

HOUSING

The Issues

- ◆ Housing affordability, housing availability, and the suitability of existing stock are major concerns.
- ◆ Demand and need is for family homes, affordable rented housing, smaller one- and two-bedroom properties, bungalows, and homes suitable for older or less mobile residents.
- ◆ Many local households lack suitable sized homes, and there is concern that younger people and local families may be forced to move away if this continues.
- ◆ There is also a strong preference for housing that is modest in scale, locally appropriate, and better matched to real local needs rather than speculative or poorly fitting development.

What does the Plan say?

Wendron Parish's strategic growth requirement to 2030 has already been met through the HX1 Helston Urban Extension. About 115 more homes will be needed to meet housing needs in the rest of the Parish.

Sustainable Settlements (Policy 8): Support for proportionate housing in Wendron, Porkellis, Penmarth, Trenear, Burras, Carnkie, Trevennan Bal, Trewennack and Rame, through infill, rounding off, redevelopment of previously developed land, and conversion of existing buildings, at a scale appropriate to the settlement and helps sustain local services and community infrastructure, with development in the countryside tightly controlled.

Housing Mix (Policy 9): New housing should provide the right mix of smaller, affordable, accessible and flexible homes for local needs.

Rural Exception Sites (Policy 10): Support for affordable housing-led exception sites that are well related to settlements and meet local need.

Community-Led, Self and Custom Build Housing (Policy 11): Support for community-led and self-build housing that delivers genuinely affordable homes for local people.

Infill Within Hamlets (Policy 12): Support for small-scale infill and rounding-off in hamlets where it is sustainable and respects local character.



BUSINESS & EMPLOYMENT

The Issues

- ◆ Wendron has a varied rural economy made up of small businesses, self-employed workers, trades, farming, tourism-related activity, and home-based enterprise.
- ◆ Many businesses face constraints including rising costs, limited workspace, unreliable broadband and mobile coverage, and poor rural access routes.
- ◆ The local economy is shaped by the Parish's dispersed settlement pattern.

- ◆ Many businesses operate on a small scale and depend heavily on local adaptability and good digital connectivity.
- ◆ There is a continuing issue around how to retain and strengthen local jobs and enterprise in a way that fits the rural area and avoids undermining the qualities that attract people to live and work there.

What does the Plan say?

Small Business Development and Employment Land (Policy 13): Support for small business growth, business premises, and live-work development, while safeguarding key employment sites.

Working from Home and Home-Based **Businesses (Policy 14):** Support for home working and small-scale home-based businesses where impacts on neighbours, traffic and local character are acceptable.

Rural Business Diversification and Rural **Tourism (Policy 15):** Support for farm diversification and small-scale rural tourism where proposals are well related to their setting and protect the countryside, landscape and local amenity. Incomes, respect the landscape, and remain appropriately small-scale and holiday-use only.

NATURAL ENVIRONMENT

The Issues

- ◆ Wendron’s countryside, valleys, moorland, watercourses, trees, hedges, open views, and tranquil rural setting are central to its identity.
- ◆ The natural environment is diverse, including wildlife habitats, woodland corridors, wetland areas, County Wildlife

Sites, and land associated with the River Cober and Stithians Reservoir.

- ◆ There is concern that poorly located or poorly designed development could gradually erode biodiversity, tranquillity, views, and the distinct relationship between settlements and countryside.



What does the Plan say?

World Heritage Site Setting and Scenic Protection (Policy 16): Development must conserve the World Heritage Site and its wider setting, including important views, character and heritage significance.

Green Infrastructure and Biodiversity Gain (Policy 17): Development should protect green infrastructure, strengthen ecological networks, and deliver measurable biodiversity gain.

Trees, Cornish Hedges and Hedgerows (Policy 18): Development should retain, protect and enhance trees, Cornish hedges and hedgerows as part of local character and biodiversity.

Tranquillity and Dark Skies (Policy 19): Development should protect tranquillity and dark skies by minimising noise and light pollution .



HERITAGE, CORNISH DISTINCTIVENESS AND DESIGN

The Issues

- ◆ A rich historic environment, including prehistoric features, long-established settlements, mining remains, traditional buildings, and a strong Cornish identity.
- ◆ Much of the Parish lies within the Cornwall and West Devon Mining Landscape World Heritage Site, and its mining history continues to shape both the landscape and settlement pattern.
- ◆ Residents place clear importance on preserving heritage features, local building character, and the traditional rural form of villages and hamlets.
- ◆ Ongoing tension between accommodating change and avoiding development or alteration that would dilute local distinctiveness, weaken historic character, or appear out of keeping with the Parish.

What does the Plan say?

Design Principles for Sustainable, Characterful Development (Policy 20):

New development should be safe, accessible, well designed, climate resilient, and reflect local character, with good outdoor space and parking.

Heritage, Design and Cornish Distinctiveness (Policy 21): Development should reinforce Wendron's historic character, Cornish identity and local distinctiveness through context-sensitive design.

Non-listed Historic Assets (Policy 22): Development should protect and, where possible, incorporate non-listed historic

features and archaeological remains that contribute to local character.



COMMUNITY FACILITIES & INFRASTRUCTURE

The Issues

- ◆ A gradual loss of local facilities and services over time, including shops, Post Office counters, chapels, a filling station, a public house, and Porkellis Village Hall.
- ◆ The remaining schools, churches, sports clubs, community venues, and informal local networks are increasingly important, as in a dispersed rural parish alternatives are not easy to reach.

- ◆ Poor access to health services, particularly medical and dental provision, and about how an ageing population may place greater pressure on local support and facilities.
- ◆ Poor broadband and mobile coverage affects daily life, home working, communication, and access to information.
- ◆ Traffic, road safety, and the quality of walking routes and rights of way shape how easily and safely people can get around the Parish.
- ◆ Overall concerns about isolation, reduced access to services and opportunities, and the long-term resilience of the community.

What does the Plan say?

Community Facilities (Policy 23): Existing community facilities should be protected, and new or improved shared facilities and services will be supported.

Open Space and Recreation (Policy 24): Open spaces, sports and recreation facilities should be protected and enhanced, with priority given to play areas, teen facilities, growing spaces and better access to green space.

Regional Sports Facilities (Policy 25): Support for the ongoing improvement of Wendron's key regional sports hubs at Carnkie and Stithians.

Transport, Highways and Communications (Policy 26): Development should improve road safety, support sustainable travel, and provide suitable access, parking and connectivity.

Footways, Pedestrian Links and Public Rights of Way (Policy 27): Development should protect and improve footpaths,

bridleways and pedestrian links, and create better connections for walking, cycling and access to services.

Digital Infrastructure, Resilience and Investment (Policy 28): Development should improve broadband and digital connectivity and support more resilient communications infrastructure.

Mobile Signal Infrastructure (Policy 29): Support for improved mobile coverage where masts and equipment are carefully sited and designed to minimise visual impact.

WHAT DO YOU THINK?

We want to know:

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

SEE OVERLEAF FOR HOW TO COMMENT ON THE PLAN

WHAT HAPPENS NEXT?

- * All comments received during this consultation will be reviewed.
- * The Plan will then be updated to reflect community views and any new evidence.
- * The Plan will then submit it to Cornwall Council, who will check it to ensure that it meets legal requirements.
- * Cornwall Council will hold another 6 week consultation.
- * An Independent Examiner will then ensure that the Plan complies with national and local planning rules.
- * If it does, then a **Local Referendum** will be organised.

HOW TO HAVE YOUR SAY

Consultation on the Neighbourhood Plan is open until 25th May 2026, and we'd love to hear from you.

Please comment through the online survey at plan4wendron.co.uk [see QR code], or complete a comments form and send it to the Parish Council before the deadline.



TO FIND OUT MORE YOU CAN:

1. READ THE FULL PLAN AND ALL THE SUPPORTING EVIDENCE ON OUR WEBSITE AT: [PLAN4WENDRON.CO.UK](https://plan4wendron.co.uk) [see QR code below]. If you prefer a printed copy, please email clerk@wendronparishcouncil.org.uk or phone 0737 5062804 to arrange to borrow one.



2. VISIT A *DROP-IN SESSION* to see an exhibition about the Plan and discuss your concerns with a member of the NDP Team.

- **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**

IMPORTANT NOTE! Later this year everyone who is a registered voter in the Parish will get a vote in the local referendum to approve or reject the Neighbourhood Plan. If the community approve the Plan it can't be ignored when planning applications are decided by Cornwall Council, Planning Inspectors, or the Government.

YOUR PARISH - YOUR PLAN - YOUR SAY!