



# TYWARDREATH AND PAR PARISH Neighbourhood Development Plan (submission version)

2020 – 2030



July 2020

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## Notes:

1. Tywardreath and Par Parish Council's (TPPC) NDP should be read in conjunction with 3 other documents: the Appendix which includes the Landscape Character Assessment (LCA); the Evidence Summary; the Consultation Statement; and the Sustainability Check. All these documents and the Basic Conditions Statement are to be found on the TPPC website:  
<https://www.tywardreathandparparishcouncil.gov.uk/neighbourhoodplan.php>
2. **Reference numbers** in the text (pp.1-108) link to the relevant section in the Evidence Summary which is a stand-alone document.
3. Maps identified by a Figure reference number above can be viewed more easily using the zoom function on the TPPC website in the NDP section:  
<https://www.tywardreathandparparishcouncil.gov.uk/neighbourhoodplanmaps.php>
4. Given the importance of Blue space within the parish e.g. the sea, river, wetlands, etc., the NDP Steering Group felt the term Blue Green (space) is a more appropriate term than Green Infrastructure for Tywardreath and Par Parish. For more information see the Glossary at the end of this document.



## Introduction

- 1.1 This document is the draft submission version of the Tywardreath and Par Parish Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the Tywardreath and Par Parish over the NDP period to 2030 and presents planning policies which seek to enable delivery of this Vision and these Objectives.
- 1.2 Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan (CLP): Strategic Policies Development Plan Document, to give an extra level of detail at the local level. The Tywardreath and Par Parish NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community.
- 1.3 Tywardreath and Par Parish NDP runs in tandem with the CLP which runs to 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated in 2030. The Parish Council may, however, deem it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.
- 1.4 This document is supported by a number of other documents and background information which are referred to throughout. A Glossary and Abbreviations section is included at the end of this document for reference, and other supporting documents can be accessed at <https://www.tywardreathandparparishcouncil.gov.uk/neighbourhoodplan.php>.
- 1.5 Tywardreath and Par Parish NDP applies to the area is that covered by Tywardreath and Par Parish Council and is shown in the map of the parish, Figure 1.
- 1.6 Tywardreath and Par Parish is situated in mid-Cornwall and is part of the St Blazey, Fowey and Lostwithiel Community Network Area (CNA).
- 1.7 The community of Tywardreath and Par Parish have decided to develop an NDP in order to promote development which best meets the needs of the community.
- 1.8 Once finalised and adopted by Cornwall Council (CC), the planning policies presented in this NDP seek to positively plan for the future of Tywardreath and Par Parish and will be used and acted upon by CC planning officers, landowners and developers through the development process, providing clarity on the community's needs and aspirations.

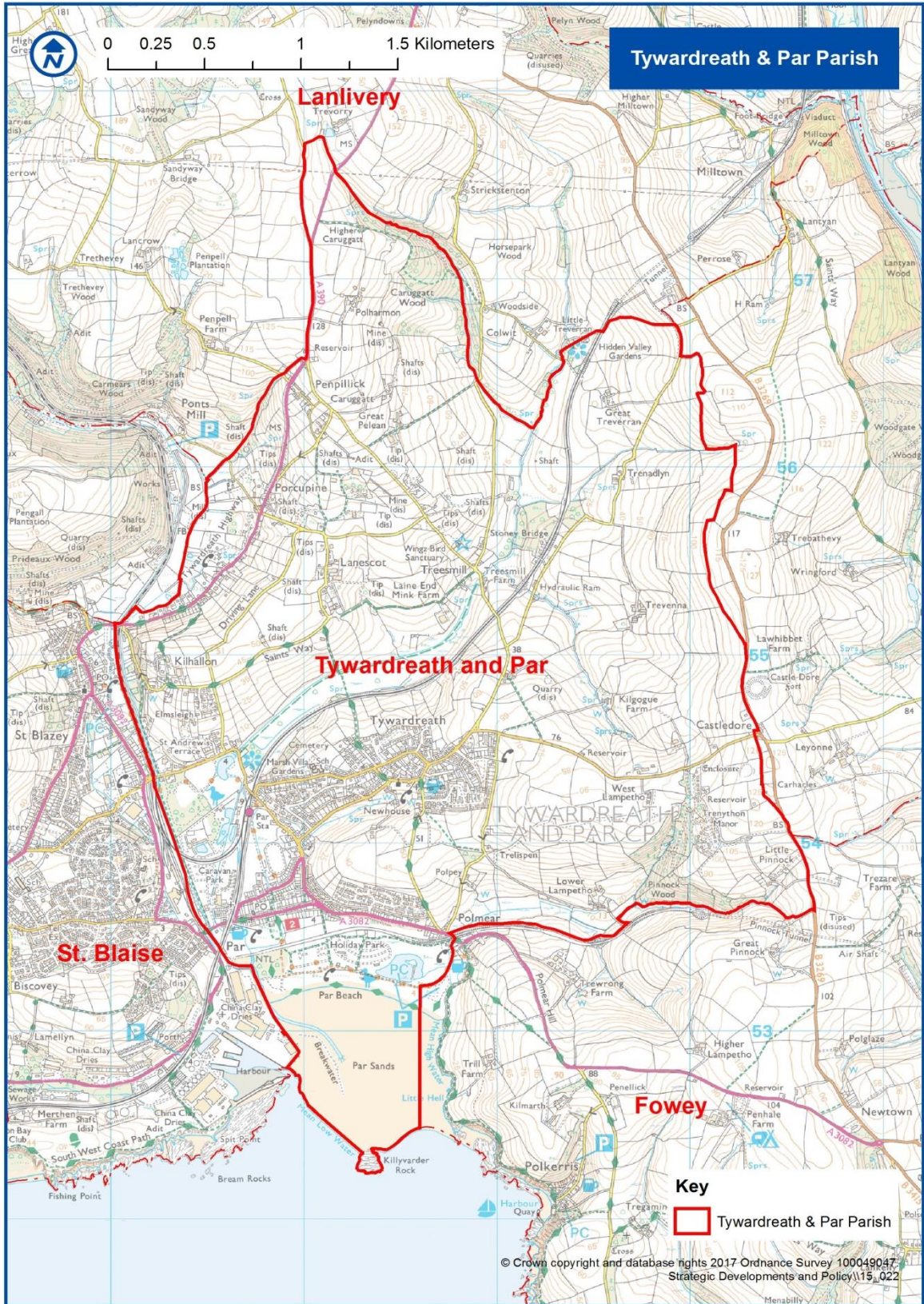


Figure 1: Map of designated NDP area for Tywardreath and Par Parish



## Tywardreath and Par Parish NDP – The Preparation Process

### Getting to this point

- 2.1. The preparation of the NDP has been led by the Tywardreath and Par Parish NDP Steering Group. This group includes local residents and Parish Councillors.
- 2.2. Tywardreath and Par Parish Council (TPPC) website has a section on the NDP: <https://www.tywardreathandparparishcouncil.gov.uk/neighbourhoodplan.php>
- 2.3. The preparation of this NDP has been informed throughout by a comprehensive programme of public consultation. Consultations have been taking place over the last three years. These have included: five surveys and questionnaires; NDP drop-in sessions; stands at various community events; and invitations to contribute ideas via PL24, the community magazine, and social media.
- 2.4. Very early on in the consultation process it became apparent that the community values the Blue and Green spaces within the parish very highly. Blue space covers everything related to water, both coastal and inland, sea, lakes, canals, rivers and wetlands. Green space includes parks, nature reserves, allotments, gardens, in effect any open, green areas. Given the importance of Blue space within the parish, e.g. the sea, river, wetlands etc., the NDP Steering Group decided the term Blue Green is a more appropriate term than Green Infrastructure for the Tywardreath and Par Parish NDP; c.f. Glossary terms at end of this document.
- 2.5. In July 2018, local community groups, from both the parish and the wider area, were invited to a Blue Green Workshop. Dr Ben Wheeler of the European Centre for Environment and Human Health, University of Exeter Medical School gave a presentation on Blue Green Health and Wellbeing in the context of planning. Discussion ranged from subjects such as accessibility for all to Blue Green (aka Wellness) Tourism and the risks of “green gentrification”. Support for the Blue Green concept at the Blue Green Workshop and in subsequent community consultation has been such that Blue Green has become the underlying theme throughout the NDP.
- 2.6. All the responses to the statutory (regulation 14) pre-submission consultation have been summarised in the Consultation Statement and made available on the website.
- 2.7. The outcomes of consultations to date have highlighted the key priorities of:
  - providing genuinely affordable housing, to rent or to buy, protected in perpetuity;
  - respecting key landscape and heritage features and promoting biodiversity;
  - enhancing accessibility wherever feasible, including access to Blue and Green spaces, so encouraging positive health and wellbeing;
  - supporting and promoting businesses such as Blue Green Tourism which contribute to the sustainability of the parish.

## What next?

- 2.8. Following submission of this draft plan to Cornwall Council for their consideration, it will be consulted on before being sent to an independent examiner (mutually agreed by Cornwall Council and the Tywardreath and Par Parish NDP Steering Group) who will check the NDP to ensure it conforms with legislation, policies, designations and any other relevant documents. At that stage, the independent examiner may recommend that the NDP is amended before continuing to the referendum stage.
- 2.9. The NDP will be subject to a Referendum, in order to gauge community support. The NDP will only be adopted by Cornwall Council if the majority of those voting in the Referendum support it.
- 2.10. Once adopted, the policies contained within Tywardreath and Par Parish NDP will have to be taken into consideration when Planning Officers determine future Planning Applications.

## NDP Sustainability Appraisal

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

1. Climatic Factors	11. Design
2. Waste	12. Social Inclusion
3. Minerals and Geo-diversity	13. Crime and Anti-Social Behaviour
4. Soil	14. Housing
5. Air	15. Health, Sport and Recreation
6. Water	16. Economic Development
7. Biodiversity	17. Education and Skills
8. Landscape	18. Transport and Accessibility
9. Maritime	19. Energy
10. Historic Environment	

The Sustainability Appraisal presented a valuable opportunity to identify opportunities to mitigate any potential negative impacts and to enhance positive outcomes for Tywardreath and Par Parish. A summary is included in Appendix K. The full Sustainability Check document can be found alongside other supporting information on the TPPC website, NDP Section, <https://www.tywardreathandparparishcouncil.gov.uk/neighbourhoodplan.php>

## Tywardreath and Par Parish NDP - Supporting Documentation

- 4.1. Tywardreath and Par Parish NDP is supported by a variety of other documents. These are detailed in the Summary of Evidence, available at:  
<https://www.tywardreathandparparishcouncil.gov.uk/neighbourhoodplan.php>
- 4.2. The Evidence Summary is an index to documents which include research papers, the surveys and evidence from the various consultation exercises. The summary is divided into five themed sections in line with the five objectives:
- Flood Risk Management;
  - Business, Tourism and Transport; and
  - Community, Health and Wellbeing; and
  - Environment and Heritage; and
  - Housing and Development.

The reference numbers in the individual policies link to those in the individual policy evidence summaries where the reader is signposted - most commonly via hyperlink - to the actual evidence documents. An \*asterisk indicates where the document is to be found on the TPPC website under the NDP section.



Aerial view of Tywardreath and Par Parish



## Why Tywardreath and Par Parish is special

- 5.1. The Parish of Tywardreath and Par is today a very special and unique place and many of the reasons for this can be found in the circumstances of its Geomorphology and History which are explored in more detail in the Appendix.
- 5.2. The village of Tywardreath, the older settlement, may have developed on a branch of the Par river estuary that offered both access to the sea and safety by being hidden by seaward hills. However, the silting up of the estuary from the C18th onwards means the village is now some distance from the sea. This change in landscape was used to dramatic effect by Daphne Du Maurier in her classic novel "The House on the Strand" with its historical "flashbacks". The core of the village which we see today centres around the village church. The mining boom in the north of the parish saw the population more than double in 20 years between 1811 and 1831; and most of the village was built in C18th and C19th.
- 5.3. Par, by comparison, is of very recent origins, having evolved in connection with the industrial developments of the late C19th and early C20th in and around the docks and china clay processing plant on the land that was once estuarine. The process of deposition is still continuing today, so that Par Beach (also known as Par Sands) has one of the very few developing dune systems anywhere in the country.
- 5.4. In comparison with other rural areas in the UK, the main settlement area benefits enormously from having excellent communications, not least by the presence of a main line railway station with the Newquay branch line and frequent services to Penzance, Plymouth and London. This connectivity is enhanced by a bus service that allows residents direct access to Fowey, St Austell and Mevagissey, although not to Bodmin. In the initial survey conducted in 2017, 23% of respondents said that 'transport links' were the best thing about living in the Parish. However, public transport does not serve the outlying farms and hamlets or Tywardreath Highway at present and services are not accessible to all.
- 5.5. Tywardreath, being set a little distance from the sea, and Par, with its industrial past, have retained a population that is mainly resident all year, with many residents having been born or lived in the area for a long time. Unlike many other Cornish seaside towns and villages, both settlements have escaped the blight of excessive holiday and second homes that have affected so much of Cornwall. Housing developments have been of an appropriate scale and have not overwhelmed the settlements' identities.
- 5.6. This has all generated an unusually strong sense of community and place which can be seen today in local initiatives such as the purchase of Cornubia Hall by Par Bay Community Trust and the management of Par Running Track by a locally based Community Benefit Society. Facebook pages 'PL24' and 'Tywardreath Community' help to reinforce the sense of community and belonging, as does the free PL24 magazine. In addition, there are more than 20 clubs and organisations run locally by volunteers covering all ages and interests. Tywardreath and Par Parish is welcoming and friendly; and for those of us fortunate enough to live here, it is indeed a very special place.

## Tywardreath and Par Parish: What local people think and value - quotes and opinions from the community

Par Beach,  
“wonderful countryside”,  
“beautiful views”, “tranquil”,  
“dark skies”, walking, horse-  
riding, kite-surfing,  
paddling, running,  
having fun!

“Wonderful  
Community Spirit”  
“Welcoming”  
“Lots of volunteers”  
making things happen

“Cornwall is a low wage  
economy. The local average is  
£19,262 per year, which is 80%  
of the national average of  
£24,000.” CIOS LEP Feb 2019  
Lack of money is a huge issue  
for many people.

Agriculture is important,  
fantastic fresh, local  
produce, fish, meat,  
fruit, vegetables

Flooding and  
Climate Change are  
major challenges  
StARR works are  
vital

We are getting older –  
we love our Blue Green  
Spaces, but walking  
around the parish can  
be difficult

The parish is great  
for children  
Playing outside  
“Feeding the ducks”  
“Loads of activities”

Our  
Heritage  
Is important to us

“We need truly Affordable  
Housing in perpetuity” for all  
kinds of people, young, old, living  
independently, living with others

Young adults face  
challenges,  
We have to travel for  
education, training, work.  
Housing is expensive

We value and want to  
“protect our beaches,  
landscape, wildlife and  
habitats”

“It’s a Working Parish  
not gentrified”,  
lots of small businesses and  
self-employed people,  
Par Station is a significant asset  
Superfast Broadband in many areas

**BLUE GREEN SPACES**

**BLUE GREEN TOURISM**

**BLUE GREEN HEALTH AND WELLBEING**

## Tywardreath and Par Parish NDP: The Vision

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

### VISION STATEMENT

#### Tywardreath and Par Parish

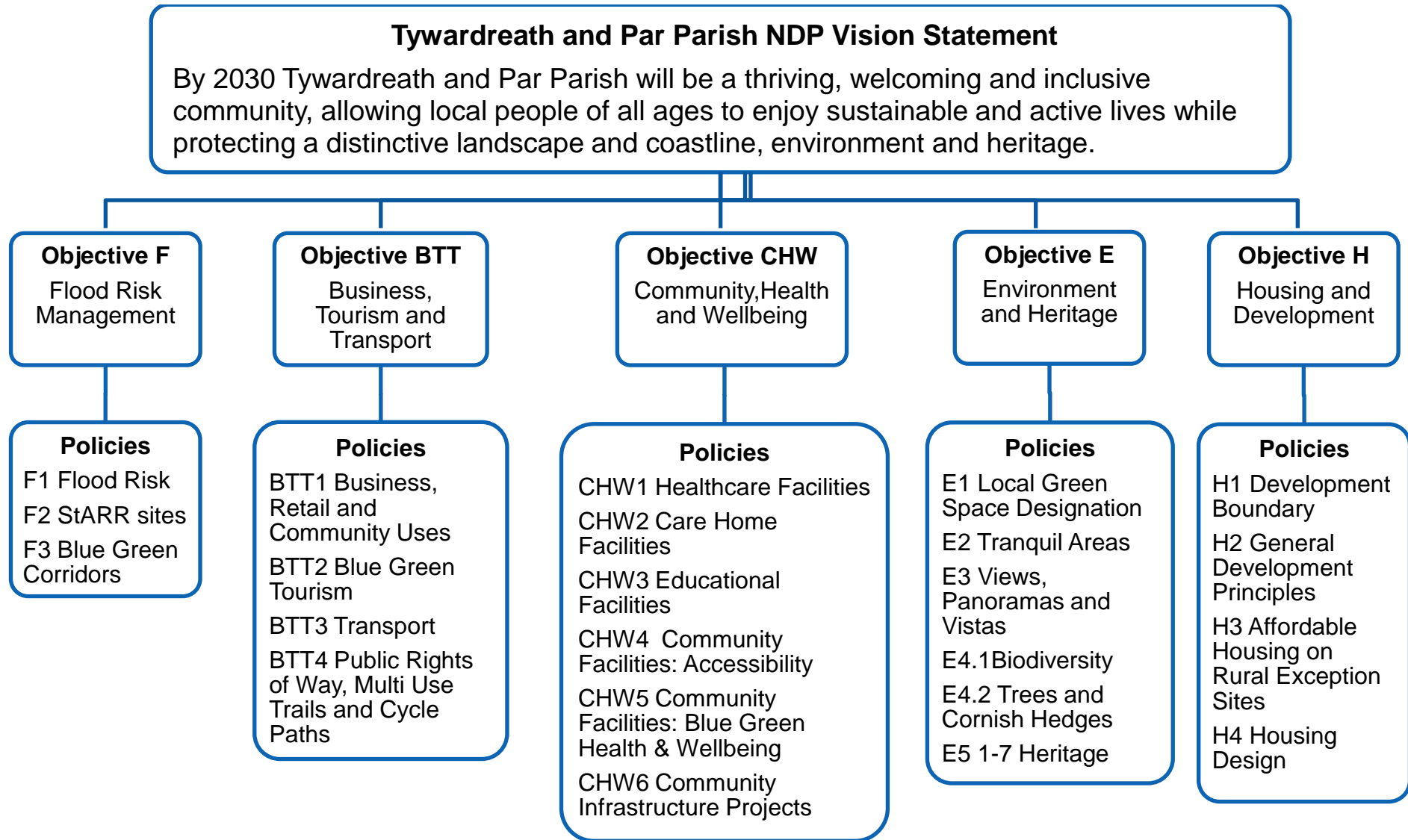
"By 2030, Tywardreath and Par Parish will be a thriving, welcoming and inclusive community, allowing local people to lead secure, sustainable, productive and rewarding lives while protecting a distinctive landscape and coastline, environment and heritage."

- 6.2. In order to achieve this Vision a number of 'Objectives' are set and then, in turn, in order to achieve these Objectives, a number of Policies are set out. It is these policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figure 2.



**Armillary Sphere at Par Track, Par  
(made for the 2012 Paralympics, saved and brought to Par by Brian Sheen)**

All human beings are born free and equal in dignity and rights  
No-one shall be held in slavery or servitude  
Everyone has the right to life, liberty and security of person  
Acting towards one another in spirit of brotherhood



**Figure 2 Tywardreath and Par Parish NDP Vision Statement**

## **Tywardreath and Par Parish NDP: Objectives**

7.1. The Objectives of the Tywardreath and Par Parish NDP are as follows:

### **a) Flood Risk Management Objective**

- 7.2. To minimise the risk of flooding and its negative consequences e.g. runoff from former mining areas: and
- support innovative “green infrastructure” solutions; and
  - create, enhance and link Blue and Green spaces by routes accessible to all wherever feasible; and
  - aim for a net gain in biodiversity, so securing positive health, wellbeing, social, economic and environmental outcomes.

### **b) Business, Tourism and Transport Objective**

- 7.3. To develop a thriving, self-sufficient and resilient parish-based economy by:
- encouraging a range of businesses which are compatible with Blue Green Tourism and meet the needs of the community without impacting negatively on residents’ amenity;
  - promoting all-year round Blue Green Tourism which favours the development of environmentally friendly practices and welcomes visitors who wish to experience local culture, heritage and community activities; and
  - encouraging the provision of sustainable modes of transport, accessible to all and the roll-out of Superfast Broadband to all areas of the parish.

### **c) Community, Health and Wellbeing Objective**

- 7.4. To build on existing community “spirit” and encourage development which:
- protects and expands health, care and educational provision; and
  - maximises the potential of Blue Green Health and Wellbeing opportunities within the parish for residents and visitors of all ages and abilities: and
  - results in a welcoming and inclusive community in which the environment – social, natural and built – gives all the opportunity to feel safe and maintain or improve their physical and mental health.

### **d) Environment and Heritage Objective**

- 7.5. To promote Biodiversity and protect key landscape and heritage features by:
- providing green spaces for recreation and enjoyment;
  - maintaining and enhancing Blue and Green spaces and corridors, providing access to all wherever feasible and appropriate, so supporting Blue Green Tourism and securing positive health and wellbeing outcomes for all;
  - protecting key landscape views and vistas;
  - promoting biodiversity through the protection of designated wildlife sites and the interconnecting network of Cornish hedges;
  - protecting key heritage assets (both designated and non-designated).



## e) Housing and Development Objective

- 7.6. To ensure the provision of good quality homes by:
- providing genuinely affordable housing, to rent or to buy, protected in perpetuity as part of small-scale affordable housing-led development for those with a primary local connection to Tywardreath and Par Parish;
  - encouraging development which, in design and location, provides sustainable, energy efficient, low carbon homes for local people, so ensuring that the housing stock meets the differing needs of all, young and old, living independently or with others;
  - ensuring that development is respectful of the natural environmental and heritage assets of the parish whilst providing homes with pleasant amenity space where people can feel safe, lead healthy, rewarding lives and feel part of the community.
  - respecting and conserving the important landscape character of the land surrounding the settled areas whilst preserving the special identities of the individual communities in the parish, with particular reference to the Tywardreath Conservation Area.

## Tywardreath and Par Parish Housing Statement

### NDP Housing Requirement

- 8.1. Tywardreath and Par Parish is a rural parish with circa 3000 inhabitants of whom only about 13% are aged 16 or under. <sup>1</sup> The parish lies within St Blazey, Fowey and Lostwithiel Community Network Area (CNA). Cornwall Local Plan apportions 900 dwellings to be delivered before 2030 in the parishes that make up the CNA area. The latest monitoring figures show that the CNA is on track to deliver the Local Plan apportionment of 900 houses and there are sufficient commitments and completions to meet and exceed this figure, if all are delivered.
- 8.2. Cornwall Council acknowledges that “there are some areas in Cornwall where, due to local geography or limited sustainability etc., it is unlikely that much new housing development will be achieved. It is therefore also unlikely that local households that need affordable housing will have many - if any – opportunities to secure an affordable home in these areas.”<sup>2</sup> Due to the constraints outlined in Policy H1 and other documents, e.g. the Landscape Character Assessment (LCA), it is recognised that development options are limited in Tywardreath and Par Parish.
- 8.3. By drawing a development boundary, informed by the LCA, TPPC is seeking to maximise the provision of affordable housing to meet the needs of those in ‘housing need’ with a local connection to the parish.

8.4. Figures supplied by Cornwall Council are presented in Table 1 and show that Tywardreath and Par Parish needs to deliver no new dwellings between 2020 and 2030, to be considered in general conformity with the Local Plan. The figures below are as of July 2019.

St Blazey, Fowey and Lostwithiel	a) Local Plan Housing Target (April 2010 – April 2030)	(b) CNA Commitments (-10%) (April 2017)	(c) CNA Completions (April 2010 – April 2017)	(d) Local Plan Target (April 2017-April 2030) (a- (b+c))
St Blazey, Fowey and Lostwithiel CNA Rural	900	366	667	0
	(e) Adjusted Pro Rata rate*	(f) Parish Commitments (-10%) (April 2017)	(g) Parish Completions (April 2010 – April 2017)	(h) Parish 's share of the remaining Local Plan Target ((e÷100)xd)
Tywardreath and Par Parish Rural	0	46	51	0 See notes 8.2, 8.3 and 8.4 above

**Table 1: Minimum NDP housing target to conform with Cornwall's Local Plan.**

### Delivering the Tywardreath and Par Parish Housing Requirement

8.5. The minimum housing target for the Tywardreath and Par Parish NDP to demonstrate conformity with the Cornwall Local Plan is 0. Hence there is no policy setting out a housing target for the NDP area.

#### 8.6. Housing Need Research Methodology

The starting point to the housing need research was to commission a Housing Need Survey, carried out by CC Affordable Housing Team in 2018. We also consulted the community via open events, including a mini-survey at the Blue Green Workshop in 2018. After analysing the results, we formulated more targeted questions about, for example, establishing a Development Boundary and housing design for the Residents' Questionnaire. This was distributed to every household in the parish in 2019.

- 8.7. It was hoped that the Cornwall Housing Homechoice Register and information from Help to Buy South West would provide clear evidence of levels of 'housing need'. However, a study of these returns indicated a problem previously encountered in other aspects of data collection for the NDP, namely the public conception of "Par". For historical reasons, most of the properties in the southern half of St Blaise<sup>3</sup> have a "Par" postal address, so it may be that residents of certain parts of the adjacent parish of St Blaise have mistakenly indicated in their registration that they live in Tywardreath and Par Parish. Statistically this could be quite significant as St Blaise residents with a "Par" postal address probably total almost as many as all those living in Tywardreath and Par Parish. Furthermore, since many of them will have moved into St Blaise (postal district Par) relatively recently (onto new developments), they may well be unaware of the situation. This has been confirmed by conversations with the public at NDP consultation events and been evident because of queries posted on Social Media. In addition, because of the way in which Help to Buy Southwest collects data, "local connection" is self-assessed by the applicant up to the point of making a specific "bid" or application for a home.
- 8.8. Given the level of uncertainty as to the validity of the 'housing need' numbers, the NDP Steering Group commissioned CC to carry out a specific Housing Needs Survey of the residents of the parish and those who would meet the criteria for affordable housing within the parish per 'local connection' or 'parish preference label' category headings; c.f. the Glossary at end of this document for explanation of terms.<sup>4</sup> However, in reality the survey was openly accessible to all online, so it is impossible to know whether those who completed it would meet these criteria. Moreover, the Housing Need Survey did not identify how many of those 'in housing need', with a local connection to the parish, would consider purchasing affordable homes within 1.5 km outside the Tywardreath and Par Parish boundary. This is a significant consideration in view of recent major developments on and around The Mount in Par (St Blaise) which include substantial affordable housing to rent and to buy within easy walking distance of the boundary between the two parishes.<sup>5</sup> Indeed, since the completion of the Housing Need Survey which was carried out in February 2018, even more houses have been completed within St Blaise.
- 8.9. Evidence from the Housing Need Survey and public consultation was used to formulate follow-up questions in the Residents' Questionnaire in order to clarify opinion on Housing and Development within the community, including in respect of a proposed Development Boundary. Every household received a Residents' Questionnaire via Royal Mail and every individual resident (over 16 years of age) had the opportunity to submit a response. The survey was restricted to residents only by means of an identification number and password. 353 responses (22.6%) were received, far higher than any other survey undertaken as part of the NDP process. The Residents' Questionnaire Report results<sup>6</sup> provided added detail which was then supplemented by more-up-to-date information from the Rural Housing Enabler for CC and an Affordable Housing Needs Officer for CC in June 2019<sup>7</sup>.
- 8.10. At a meeting with the Rural Housing Enabler in June 2019, it was noted that the 'housing need' figures had changed since the Housing Need Survey was carried out in February 2018. Cornwall Housing<sup>8</sup> had been "cleansing" its data on the Homechoice register over the winter of 2018-2019 as it moved over to a new

system, so this may explain some of the changes. The most noticeable change was that the greatest demonstrable 'housing need', as evidenced by the Homechoice figures in our parish, was for 1-bedroom dwellings (as of May 2019). It was noted that there was no indication as to why this was the case, so for example, it could be that these are young, single adults or those experiencing a household break up or older people who have been widowed.

- 8.11. To date it appears that the preferred practice in Cornwall has been to build 2-bedroom homes to allow for life stages and room for families to grow. However, it should be noted that that the vast majority of our current housing stock consists of homes with 2 or more bedrooms<sup>9</sup> and so would not meet the 'housing need' of most people on the Homechoice register as of May 2019.
- 8.12. One Parish Councillor's experience of trying to find a 1-bedroom rental property bears this out. "To have over 50 applicants for some of the better properties was common. Many single people, some over 50 and indeed retired, are having to rent at higher cost 2-bedroom homes. If you are in receipt of housing benefit, you only qualify for one bedroom rate despite having two, so the costs are significantly higher." On the other hand, it is important to note that the Homechoice register figures are only a "snapshot" of any one time and need to be considered in the context of Tywardreath and Par Parish as a whole.
- 8.13. **The Housing and Development Policies are:** H1 Development Boundary, H2 Affordable Housing on Rural Exception Sites, H3 General Development Principles and H4 Housing Design. The policies are to be found in Section 9.

## Tywardreath and Par Parish NDP: Policies

9.1. Tywardreath and Par Parish NDP sets out 29 Policies in order to help achieve the Objectives and the Vision for the area. Table 1 below illustrates how each Policy contributes to each Objective.

<b>Tywardreath and Par Parish NDP policies and objectives</b>					
Tywardreath and Par Parish NDP sets out 29 Policies in order to help achieve the Objectives and the Vision for the area. Table 1 below illustrates the how each Policy contributes to each Objective.					
<b>POLICIES</b>	<b>OBJECTIVES</b>				
	<b>Objective F</b>	<b>Objective BTT</b>	<b>Objective CWH</b>	<b>Objective E</b>	<b>Objective H</b>
	<b>Flood Risk Management</b>	<b>Business, Tourism and Transport</b>	<b>Community, Health and Wellbeing</b>	<b>Environment and Heritage</b>	<b>Housing and Development</b>
Policy F1	✓	✓	✓	✓	✓
Policy F2	✓	✓	✓	✓	✓
Policy F3	✓	✓	✓	✓	✓
Policy BTT1	✓	✓	✓	✓	✓
Policy BTT2	✓	✓	✓	✓	
Policy BTT3	✓	✓	✓	✓	✓
Policy BTT4	✓	✓	✓	✓	
Policy CHW1		✓	✓		✓
Policy CHW2		✓	✓		✓
Policy CHW3		✓	✓		✓
Policy CHW4		✓	✓	✓	✓
Policy CHW5	✓	✓	✓	✓	✓
Policy CHW6	✓	✓	✓	✓	✓
Policy E1		✓	✓	✓	✓
Policy E2		✓	✓	✓	✓



POLICIES	Objective F	Objective BTT	Objective CWH	Objective E	Objective H
Policy E3		✓	✓	✓	
Policy E4.1	✓	✓	✓	✓	✓
Policy E4.2	✓	✓	✓	✓	✓
Policy E5.1		✓		✓	✓
Policy E5.2		✓		✓	✓
Policy E5.3		✓		✓	✓
Policy E5.4		✓		✓	✓
Policy E5.5		✓		✓	✓
Policy E5.6		✓		✓	✓
Policy E5.7		✓		✓	✓
Housing H1	✓	✓	✓	✓	✓
Housing H2	✓	✓	✓	✓	✓
Housing H3		✓	✓	✓	✓
Housing H4	✓		✓	✓	✓

**Table 2: Tywardreath and Par Parish NDP: Links between Policies and Objectives**

## Objective: Flood Risk Management

### Policy F1 Flood Risk: Justification

- 9.2. The St Austell Bay Resilient Regeneration (StARR) project aims to reduce flood risk to communities living and working in the St Austell Bay area, particularly in Par and St Blazey. Cornwall Council (CC) is working with the Environment Agency (EA), South West Water (SWW) and others on this multi-million pound project.
- 9.3. Par and St Blazey are identified as locations for prioritised actions in the Cornwall 'Local Flood Risk Management Strategy' which seeks to protect 560 residential properties and 260 commercial properties which are at risk of flooding.<sup>1</sup> Some of these properties at risk of flooding are located in Tywardreath and Par Parish where the topography also contributes to runoff, as shown on the Flood Water Map, Figure 3 and on the Catchment Basins Map.<sup>2</sup>
- 9.4. Fluvial (river), surface water and tidal flooding has caused significant social and economic blight for the parish<sup>3</sup> and is a source of concern to many residents. 85% of the respondents to the Residents' Questionnaire, 2019<sup>4</sup>, consider that flooding is a significant risk/problem in the parish. It is therefore a key objective of this policy to support the work of CC, the EA, SWW and others and encourage innovative flooding solutions to find 'a better route for water' including where water runs off from higher ground such as valley sides, potentially causing flooding lower down. Former mining areas in Tywardreath and Par Parish such as Penpillick, Porcupine and Lanescot, are all on higher ground above Tywardreath Highway and CC recommends that previous mining activity is taken into account if development proposals come forward in such areas.<sup>5</sup>
- 9.5. It is likely that, as sea levels rise, Tywardreath and Par Parish will face increased challenges in respect of flooding. The Shoreline Management Plan 2 (SMP2)<sup>6</sup> is "Do Nothing" in Epoch 1 (up to 2025) then Managed Realignment from Epoch 2 (2025-2055). Managed Realignment means managing coastal processes to realign the 'natural' coastline configuration, either seaward or landward, in order to create a future sustainable shoreline position. At Par Beach, Managed Realignment may require the future relocation of development and car parks behind the dunes in order to allow roll-back of the dune system. Research is ongoing and guidance is being formulated and updated on a regular basis; c.f. Appendix M. It is stated in SMP2<sup>6</sup> that "Identification of this area as a 'Coastal Change Management Area' within the land use planning system may be necessary." TPPC will review this proposal once suitable guidance is available from CC. including the upcoming Climate Change Development Plan Document.
- 9.6. This policy is one of 3 policies focused on managing the flood risk in Tywardreath and Par Parish.

## Policy F1 Intention

9.7. This policy seeks to ensure that new development within Tywardreath and Par Parish helps to reduce flooding on the site and the surrounding area.

### Tywardreath and Par Parish NDP Policy F1: Flood Risk

Fluvial (river), surface water and tidal flooding is a serious issue for Tywardreath and Par Parish and as such all planning applications within the plan area must:

- a) be in line with the Cornwall Local Flood Risk Management Strategy, 2014 (or as updated);
- b) be accompanied by a site-specific assessment in line with the requirements of national policy and advice, but may also be required on a site by site basis based on locally available evidence e.g. in respect of runoff from former mining areas<sup>7</sup>; c.f. Flood Water Map, Figure 3 and Environment Agency advice including as indicated on the map<sup>8</sup> and Industrial Assets Map, Figure 17.
- c) be designed and constructed to reduce the overall level of flood risk on the site and the surrounding areas;
- d) Manage and reduce surface water runoff through Sustainable Drainage Schemes (SuDS). Drainage schemes must not increase flood risk elsewhere;
- e) SuDS should provide for simple and straightforward maintenance i.e. ensure that maintenance is simple and costs for the community are minimised;
- f) Priority should be given to natural SuDs such as swales, rain gardens, ponds and wetlands as well as natural gardens which promote biodiversity and have room for leisure activities rather than solutions such as attenuation tanks in order to maximise benefits to the sense of place, recreation and biodiversity;
- g) be in line with the Beach and Dune Management Plans – Par Sands, 2016, Cornwall Council<sup>9</sup> and/or any updated guidance from bodies such as the Environment Agency.



Flooding, Eastcliffe Road, Par



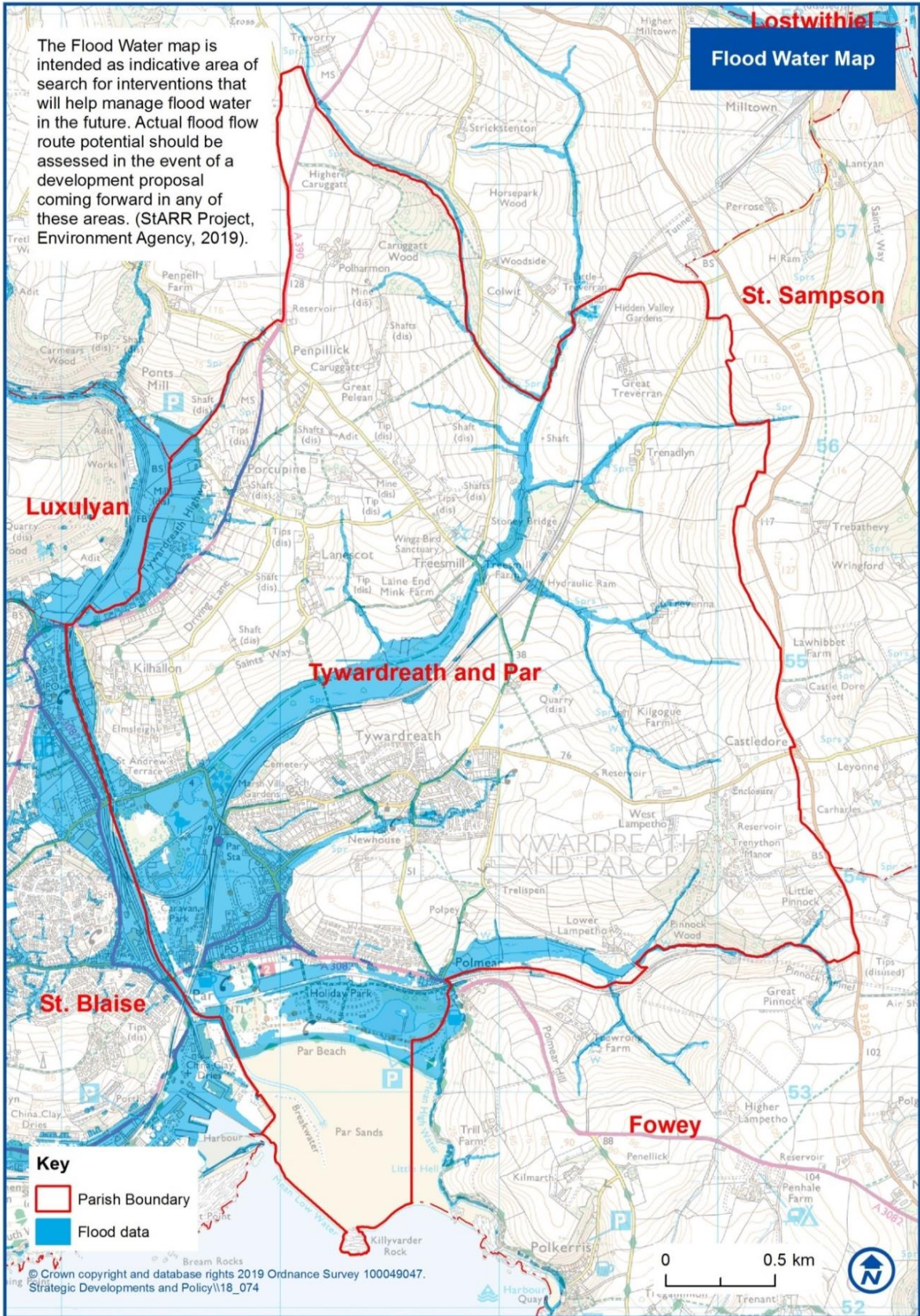


Figure 3: Flood Water Map for Tywardreath and Par Parish NDP



## Policy F2 StARR Sites: Justification

- 9.8. Fluvial (river), surface water and tidal flooding continues to be a serious issue<sup>1</sup> for the Tywardreath and Par Parish where 85% of respondents to the Residents' Questionnaire, 2019, consider it to be a significant risk/problem.<sup>2</sup> A combination of schemes has been developed as part of the St Austell Bay Resilient Regeneration (StARR) project. Projects include a range of interventions such as rain gardens, swales, permeable paving, retention ponds and bio-retention areas for example.<sup>3</sup> The proposed StARR interventions are to be found in two maps: Figure 4, StARR (EA) Interventions Map, Tywardreath Highway and Figure 5, StARR (EA) Interventions Map, St Andrew's Road Bridge, Par and includes the St Andrew's Road Nature Reserve, Par Marsh, County Wildlife Site (R10). Safeguarding these sites from inappropriate development is of fundamental importance for future flood management in Tywardreath and Par Parish.
- 9.9. This policy is one of 3 policies focused on managing the flood risk in Tywardreath and Par Parish.

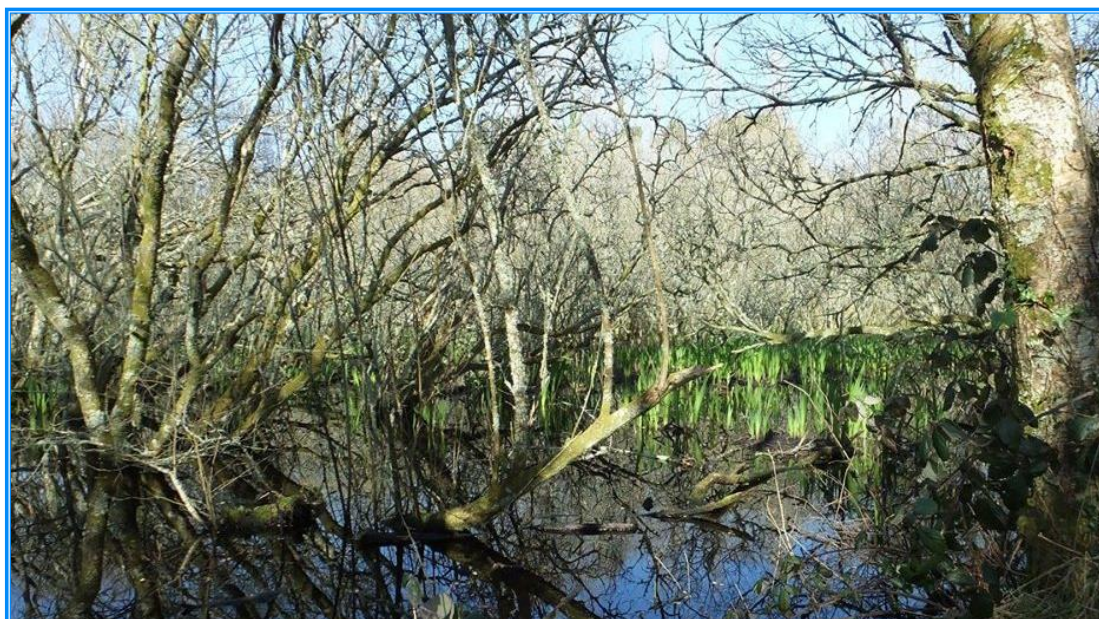
## Policy F2 Intention

- 9.10. This policy seeks to safeguard the identified StARR sites across the parish from any development which may interfere with the flood management strategy.

### Tywardreath and Par Parish NDP Policy F2: StARR sites

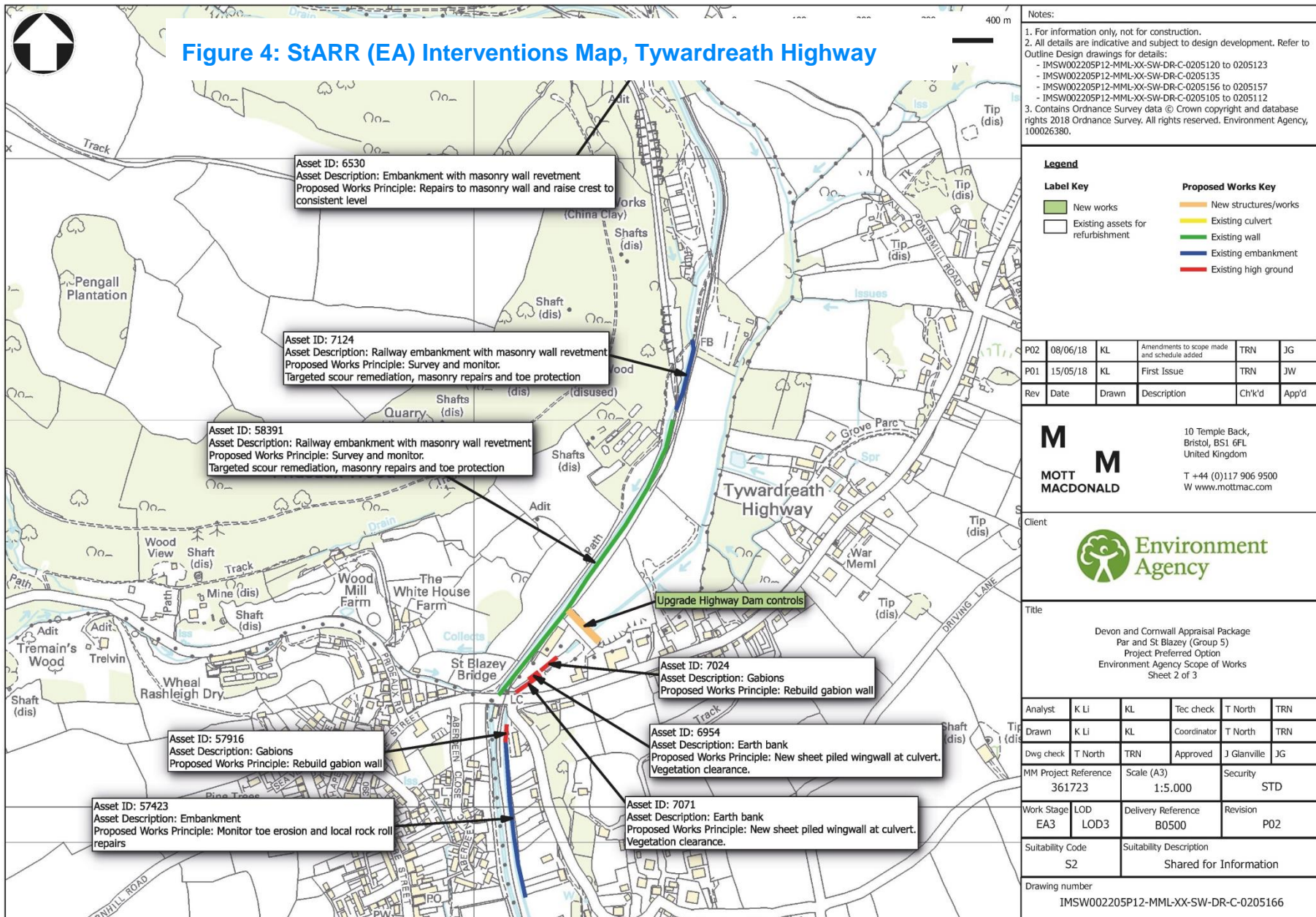
The StARR project is comprised of a package of schemes as shown on the proposed StARR (EA) Interventions Maps (covering the Tywardreath Highway and St Andrew's Road Bridge, Par areas) at Figures 4 and 5. Where a development proposal is made in any of these areas, it will only be permitted where:

- a) it achieves the objectives of flood management; and
- b) the proposal is in keeping with the objectives of the StARR project.



St Andrew's Road Nature Reserve, Par Marsh, County Wildlife Site (R10)

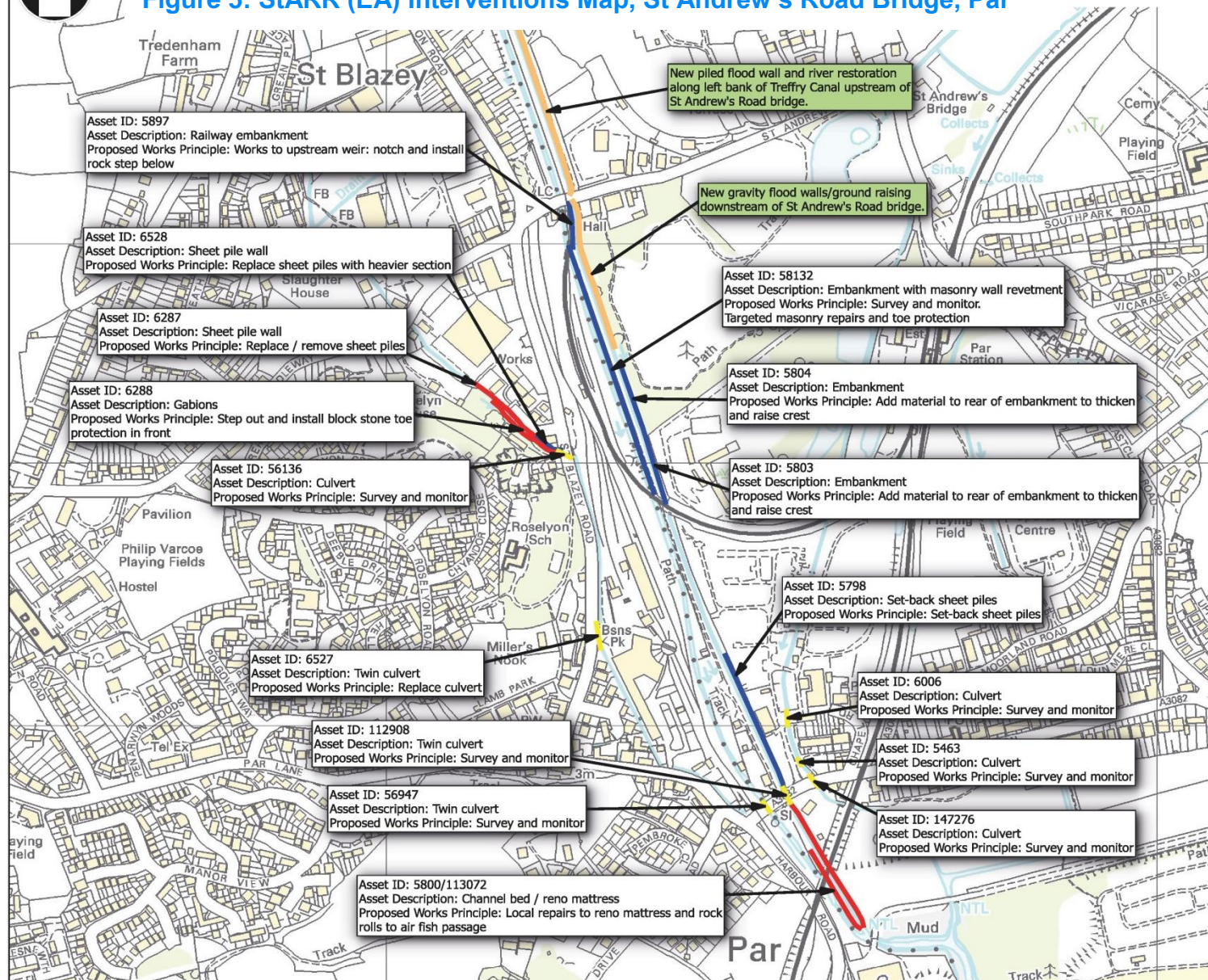








**Figure 5: StARR (EA) Interventions Map, St Andrew's Road Bridge, Par**



Notes:

1. For information only, not for construction.
2. All details are indicative and subject to design development. Refer to Outline Design drawings for details:
  - IMSW002205P12-MML-XX-SW-DR-C-0205123
  - IMSW002205P12-MML-XX-SW-DR-C-0205135
  - IMSW002205P12-MML-XX-SW-DR-C-0205156 to 0205157
  - IMSW002205P12-MML-XX-SW-DR-C-0205105 to 0205112
3. Contains Ordnance Survey data © Crown copyright and database rights 2018 Ordnance Survey. All rights reserved. Environment Agency, 100026380.

Legend	
Label Key	Proposed Works Key
<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen;"></span> New works	<span style="display:inline-block; width:10px; height:10px; background-color:orange;"></span> New structures/works
<span style="display:inline-block; width:10px; height:10px; border:1px solid black;"></span> Existing assets for refurbishment	<span style="display:inline-block; width:10px; height:10px; background-color:yellow;"></span> Existing culvert
	<span style="display:inline-block; width:10px; height:10px; background-color:blue;"></span> Existing wall
	<span style="display:inline-block; width:10px; height:10px; background-color:green;"></span> Existing embankment
	<span style="display:inline-block; width:10px; height:10px; background-color:red;"></span> Existing high ground

Rev	Date	Drawn	Description	Ch'k'd	App'd
P02	08/06/18	KL	Amendments to scope made and schedule added	TRN	JG
P01	15/05/18	KL	First Issue	TRN	JW

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Client

Environment Agency

Title

Devon and Cornwall Appraisal Package  
Par and St Blazey (Group 5)  
Project Preferred Option  
Environment Agency Scope of Works  
Sheet 1 of 3

Analyst	K Li	KL	Tec check	T North	TRN
Drawn	K Li	KL	Coordinator	T North	TRN
Dwg check	T North	TRN	Approved	J Glanville	JG
MM Project Reference	361723	Scale (A3)	1:5,000	Security	STD
Work Stage	EA3	Delivery Reference	B0500	Revision	P02
Suitability Code	S2	Suitability Description	Shared for Information		

Drawing number  
IMSW002205P12-MML-XX-SW-DR-C-0205165

### Policy F3 Blue Green Corridors: Justification

- 9.11. Fluvial (river), surface water and tidal flooding continues to be a serious issue for Tywardreath and Par Parish where 85% of respondents to the Residents' Questionnaire (2019) consider it to be a significant risk/problem.<sup>1</sup> The Flood Water Map, Figure 3, shows the areas which are at risk of flooding in the parish, such as Tywardreath Highway, parts of Par, Polmear and Tywardreath. Potential Blue Green Corridors have been identified as part of the St Austell Bay Resilient Regeneration (StARR) project and are shown on the Blue Green Corridors Map, Figure 6. Protecting this network from inappropriate development is of fundamental importance for future flood management in Tywardreath and Par Parish<sup>2</sup>, including as regards proposals for development on higher ground in areas such as Porcupine, Penpillick and Lanescot which may increase the risk of flooding in lower parts of the parish.<sup>3</sup> The avoidance of pollution is also essential and this should be taken into account if proposals for development come forward in former mining areas. "These old mines are abandoned and the drainage adits are not maintained. The consequences of a failing mine drainage infrastructure may include wash-out of contaminated sediments, higher groundwater levels and sudden breakouts of minewater."<sup>4</sup>
- 9.12. It is also important to recognise the multi-functional nature of these areas, for example for wildlife and nature, as assets of community value and as spaces for recreation and leisure. Blue Green Health and Wellbeing initiatives<sup>5</sup> and Blue Green (aka Wellness) Tourism draw significant support from the community at large<sup>6</sup>. The protection and enhancement of Blue Green Corridors will not only help manage the flood risk but also act as an economic driver for the parish and contribute to more positive health and wellbeing outcomes for residents.
- 9.13. This policy is one of 3 policies focused on managing the flood risk in Tywardreath and Par Parish.

### Policy F3 Intention

- 9.14. This policy seeks to protect and enhance the multi-functional network of potential Blue Green corridors across the parish, with particular regard to supporting the aims of the StARR project and flood management.



## Tywardreath and Par Parish NDP Policy F3: Flood Risk

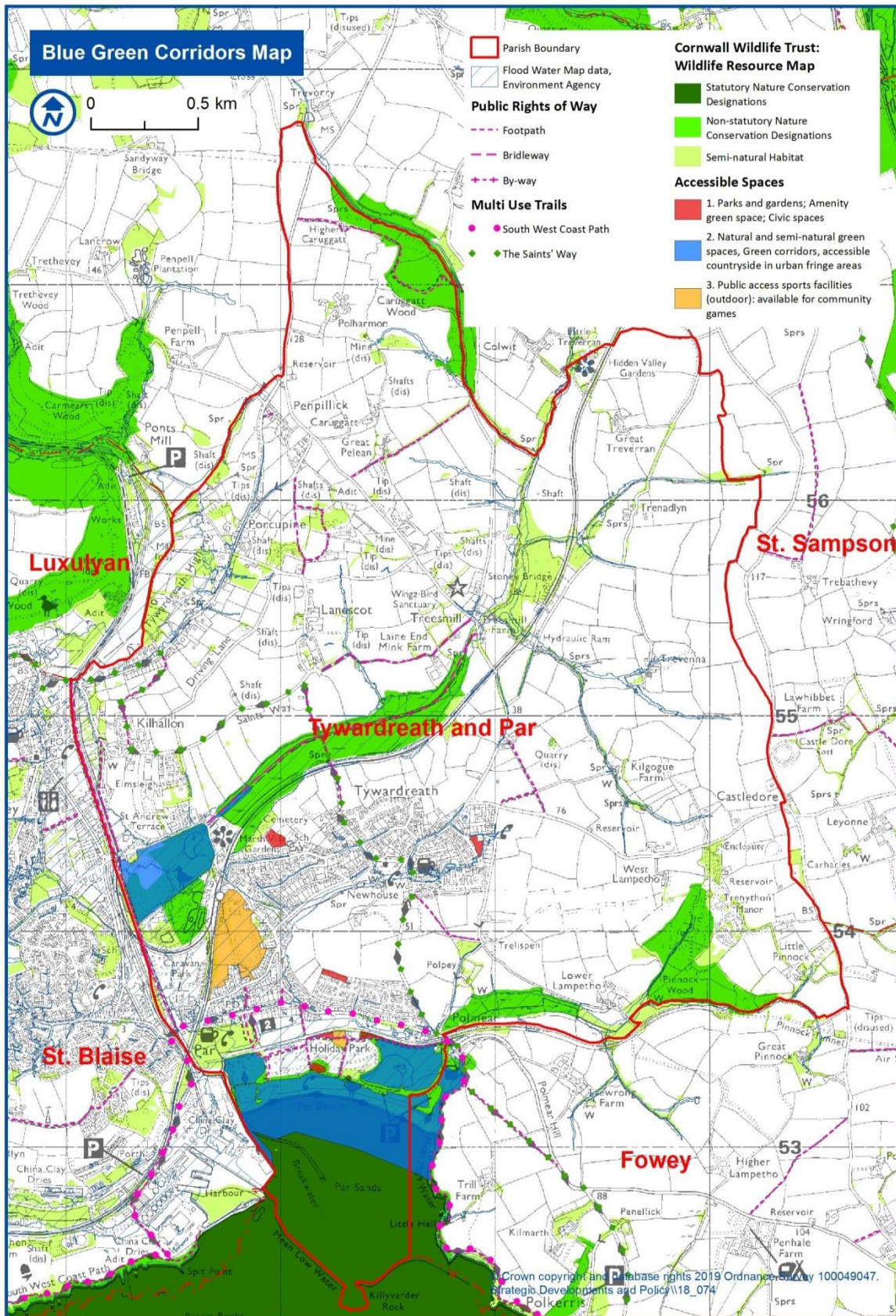
The parish's potential Blue Green corridors are identified on the following maps: Flood Water Map, Figure 3 and the Blue Green Corridors Map, Figure 6. Development within these areas will only be permitted where:

- a) actual flood flow route potential is assessed in respect of any development proposal coming forward in any of the areas shown on the Flood Water Map Figure 3; and
- b) where necessary interventions for flood risk management is included at application stage, taking into account any other factors such as slope stability and previous land use, e.g. mining<sup>7</sup>; and
- c) it achieves the objectives of flood management; and
- d) the proposal is in keeping with the objectives of the StARR project or other flood mitigation works; and
- e) it achieves a net gain in the biodiversity and green infrastructure of the parish through retaining and enhancing wildlife areas, blue and green spaces and the connections between them; and
- f) it protects and/or enhances the accessibility of the Blue Green Corridors for all.<sup>8</sup>



**Par Duck Pond in St Andrew's Road Nature Reserve  
Par Marsh, County Wildlife Site (R10)**





**Figure 6: Blue Green Corridors Map for Tywardreath and Par Parish NDP**

Areas coloured as per the key in blue, green, red and orange are all Blue or Green spaces of various types. Blue spaces include inland and coastal waters, such as the sea, rivers, canals, wetlands, lakes, ponds and streams. Green spaces include parks, nature reserves, allotments, gardens, in effect any open, green areas. Beaches can be categorised as Blue or Green spaces, depending on the research study and/or publication.



## Objective: Business, Tourism and Transport

### Policy BTT1 Business, Retail and Community Uses: Justification

- 9.15. There are three employment sites within the parish; Station in St Andrew's Road; Baileys in St Andrew's Road; and at Tywardreath Highway. There are also a number of much larger employment sites within neighbouring St Blaise, all within 3 miles of Tywardreath and Par Parish; c.f. Employment Sites and Land Map, Figure 7. None of the respondents to the Business and Employer Survey said that there was a shortfall in provision of employment sites within a convenient distance of the parish.<sup>1</sup> A wide range of businesses operate within the parish including hospitality; car service and sales centres; construction and allied trades such as electrical, carpentry, heating and plumbing; property maintenance services such as cleaning and gardening; land based businesses, for example, equine services and farms; and professional services including accountancy, marketing and surveying. The vast majority of businesses would be considered small-scale.
- 9.16. Residents would like to see jobs maintained and encouraged in the following sectors in particular: Care, Agriculture/Horticulture and Shops/Retail<sup>2</sup> for which there is demand from local hospitality and catering outlets as well as from residents. As far as future development is concerned, businesses and employers have suggested encouraging small-scale good quality enterprises which offer value for money, including professional services and retail "niche, artisan businesses."<sup>3</sup>
- 9.17. A significant minority of residents are self-employed<sup>4</sup>, often working primarily from home, though many also travel for business and have chosen to settle in the parish as Par Station is on the main London-Penzance railway line. Home working, self-employment and online trading are facilitated by the provision of Superfast Broadband which is already available in the settlements and slowly extending into the more rural areas.
- 9.18. Although there is much to celebrate on the business front, there are challenges too. The village of Tywardreath no longer has a Post Office and a number of Community Interest Companies (CICs) are operating in the parish, most of which are dependent on external grant funding to some extent<sup>5</sup>. Cornwall may find it no longer receives the significant level of funding to which it was entitled under the EU formula for deprived regions. Consultation shows that residents, employers and businesses believe that the community at large would benefit from small-scale business growth and diversification, provided consideration is given to neighbours' amenity and the potential environmental impact. In particular, businesses which generate fumes, noise and/or more traffic should be located at designated employment sites.<sup>6</sup> By supporting and encouraging small-scale businesses, this policy aims to provide more employment opportunities, which is in line with the aspirations of some younger residents.<sup>7</sup> The development of retail in particular would keep money circulating within the local economy whilst reducing the parish's carbon footprint<sup>8</sup> which is also in step with CC's declaration of a Climate Emergency and emerging action plan.<sup>9</sup>
- 9.19. This policy is one of 4 policies focused on Business, Tourism and Transport in Tywardreath and Par Parish.

## Policy BTT1 Intention

9.20. This policy seeks to support and encourage a wide range of small-scale businesses, so generating more employment opportunities and enabling Tywardreath and Par Parish to become more self-sufficient and resilient by promoting economic development which is compatible with the principles of Blue Green Tourism.

### **Tywardreath and Par Parish NDP Policy BTT1**

#### **Business, Retail and Community Uses:**

Development which supports small-scale businesses, retail and community facilities where the activities are compatible with Blue Green Tourism and respect neighbours' amenities are to be encouraged.

- a) Proposals which safeguard the existing employment sites within the parish, as shown on the Employment Sites and Land Map, Figure 7, will be supported provided there is no adverse impact on the environment or neighbours' amenity.
- b) Proposals which modify the existing employment space, as shown on the Employment Sites and Land Map, Figure 7, and which will support the potential for growth and/or other business models will be supported provided there is no adverse impact on the environment or neighbours' amenity.
- c) Proposals which broaden and/or enhance the retail offer within the parish will be supported provided there is no adverse impact on the environment or neighbours' amenity.
- d) The development and enhancement of services and products which will support and enhance Blue Green Tourism will be favoured provided there is no adverse impact on the environment or neighbours' amenity.
- e) The enhancement of public infrastructure which supports business development will be favoured, e.g. the provision of Superfast Broadband.
- f) Community facilities such as shops, restaurants, cafes and pubs should be retained and enhanced where possible. Loss of provision will only be acceptable where the proposal shows there is:
  - i) no need for the facility; or
  - ii) it is not viable, i.e. it can be demonstrated that there is no market demand through active and continued marketing for at least a period of 9 months; or
  - iii) adequate facilities or services exist elsewhere; or
  - iv) the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport.
- g) Proposals for B1; B2; B8 class activity will only be supported at designated employment and industrial sites as shown on the Employment Sites and Land Map, Figure 7.





## Policy BTT2 Blue Green Tourism: Justification

- 9.21. Blue Green (aka Wellness) Tourism encompasses notions such as sustainability and the belief that interaction with the natural environment delivers positive health and wellbeing outcomes. A prerequisite of Blue Green Tourism is the protection and enhancement of Blue Green Spaces, so as to provide a baseline offer for positive, healthy experiences of the natural environment.<sup>1</sup> At a global level, Wellness Tourism (aka Blue Green Tourism) is a fast growing market with revenues projected to grow by another 38% by 2020 with the UK currently ranking 9<sup>th</sup> in the top 10 global markets.<sup>2</sup> Research into Blue Green Tourism is on-going, as the environmental, economic and social benefits of the Blue Green approach are becoming apparent.
- 9.22. Tywardreath and Par Parish has an abundance of Blue and Green spaces linked by a network of footpaths and bridleways as shown on the Blue Green Corridors Map, Figure 6. Par Beach (which lies in County Wildlife Site, ID R3.3., CC Interactive Mapping, 2019) is gently sloping, “child and dog friendly” and lends itself to a variety of leisure activities, including kite-surfing and as an outdoor performance space. The parish offers 9 out of 10 of the most important holiday elements for wellness travellers<sup>3</sup> which include outdoor adventure programmes<sup>4</sup>; traditional sports such as horse-riding; “doing good for the local community” in that tourists are welcome to participate in local events such as Par Carnival; and tourists support the local economy in many ways, including by frequenting the pubs, cafes and hotels. There is significant support for Cornwall-wide initiatives such as “Plastic Free Cornwall” and CC’s “Leave only your footprints” campaign.<sup>5</sup>
- 9.23. In the Business and Employer Survey (2018) the majority of respondents stated that none of their business was tourism related.<sup>6</sup> However, their comments were indicative of broad support for Blue Green Tourism with suggestions ranging from encouraging “any business which supports the community and helps tourism” to “Blue Green Health”, “sports” and “anything equine related.”<sup>7</sup> Businesses and residents recognise the economic potential offered by Blue Green Tourism of a small-scale nature; and respondents have pinpointed a number of ways in which the parish could tap into this market.<sup>8</sup> In particular, Par, along with its mainline railway station and beach, has the unique selling point for this part of Cornwall in that it is relatively accessible to all.
- 9.24. Par Beach, also known as Par Sands, is relatively unknown as a tourist destination and there is the potential to bring in more tourists whilst respecting sustainability principles. The ‘Cornwall Beach and Dune Management Plans – Par Sands’, 2016, Cornwall Council, makes a number of recommendations as regards access management, e.g. boardwalk and walkway guidance including design considerations which minimise potential issues relating to active dune systems. It is recommended that “access routes should be clearly visible and defined” and it is proposed that fencing should be installed and disabled access ramps constructed to improve access management.<sup>9</sup>



- 9.25. The proposed re-development of Par Docks at the western end of Par Beach (in neighbouring St Blaise) will boost the local economy but may prove challenging in terms of the changes which it will undoubtedly bring to the local area. A key aim of this policy is to provide a framework for future development within Tywardreath and Par Parish.
- 9.26. This policy is one of 4 policies focused on Business, Tourism and Transport in Tywardreath and Par Parish.

### Policy BTT2 Intention

- 9.27. The intention of this policy is to support, promote and maximise the Blue Green Tourism potential of the parish at a small-scale level, so that the parish is seen as an attractive destination for tourists of all ages, thereby creating more sustainable, all-year round employment opportunities and thriving businesses.

#### **Tywardreath and Par Parish NDP BTT2: Blue Green Tourism**

Development proposals that recognise the importance of the natural environment and will safeguard and enhance the Blue Green Tourism offer are encouraged. Development proposals which will undermine this offer and impact negatively on the environmental assets which attract day visitors and long-term tourists to the area will not be supported. Specifically:

- a) Proposals will be supported which develop sustainable Blue Green Tourism, (for example: heritage trails, cycle trails, horse-riding and coastal activities), where this is consistent with the Tywardreath Conservation Area and Management Proposals (2010<sup>10</sup> or any update) and Policies 12 and 16 of the Cornwall Local Plan (2016 or any update) and there is no significant detrimental impact on the natural or landscape asset, the overall character of the natural environment including its flora and fauna, or impact on the amenity of neighbours.
- b) Proposals to create a place which is inclusive and accessible to all will be supported wherever the topography allows, such as in Par and at Par Beach, also known as Par Sands, (which lies in County Wildlife Site id R3.3., CC Interactive Mapping, 2019). Access management should follow the 'Cornwall Beach and Dune Management Plans – Par Sands', 2016, Cornwall Council<sup>11</sup> or any update, review or further guidance.
- c) The lifting of occupancy restrictions from tourist accommodation to residential will not be supported.



## Policy BTT3 Transport: Justification

- 9.28. Vehicle ownership is very high in this rural parish with 95% of the households parking at least 1 vehicle at home.<sup>1</sup> This trend is set to continue as 94% of young adults either have a vehicle already or intend getting one.<sup>2</sup> There is also a high level of support for a move towards electric cars and facilities for charging these.<sup>3</sup>
- 9.29. The Initial (scoping) Survey in 2017 asked residents their views of what needs improving in the parish. 28% of respondents mentioned “Traffic, speeding cars, dangerous parking and lack of parking”.<sup>4</sup> In Tywardreath and Par there are relatively few pavements and footpaths which are completely accessible to all.<sup>5</sup> 93% of those who responded to the Residents’ Questionnaire, 2019, want to see accessible, safe road-crossing points and 82% would like to see effective traffic calming measures within the parish.<sup>6</sup> In addition, 93% believe that there should be sufficient parking to allow residents to park off-road and visitor parking on new developments.<sup>7</sup> The lack of parking spaces is also the main challenge facing businesses.<sup>8</sup>
- 9.30. Within the development boundary narrow roads can cause problems, particularly in the high season when tourists wish to access the local beauty spots. The A3802 runs from the centre of Par to the popular Cornish port of Fowey. There are several pinch points on the narrow road including at Polmear near to the Par Beach turn-off; c.f. photo in Appendix M.
- 9.31. Outside of Par and Tywardreath the rural lanes generally lack pavements and lighting which means that walking along them is potentially dangerous, especially during bad weather or the dark winter months when there is often mud and standing water. These factors can make these routes unsafe for users: children, walkers, horse-riders and others<sup>9</sup>, especially when tourists arrive as they may not be used to reversing in narrow lanes or meeting large agricultural vehicles and animals in their path. At such times, the risks can rise substantially<sup>10</sup> and development of any size in this context can potentially make the situation worse.
- 9.32. Par Station is on the London-Penzance mainline railway with through trains to London, Bristol, the Midlands, North of England and Scotland. It is also at the head of the Atlantic Coastline link to Newquay. Residents consider Par Station to be a significant community asset: it attracts businesses to the area and enables residents to access employment elsewhere in Cornwall and further afield. The station could be a major economic driver for the development of Blue Green Tourism, as it is located in a flat area of the parish. The opportunity to develop family-friendly, intergenerational holidays for all is unique to this part of Cornwall, but improving Station Access would be essential, as currently 2 out of the 3 platforms are not accessible to all.<sup>11</sup> Newquay Airport is about 30 minutes away by car, but there is currently no direct public transport link.
- 9.33. There is a regular bus service between Tywardreath and Par and towns such as St Austell and Fowey. The bus service is appreciated by older residents who can use age-eligible bus passes. However, families report that bus travel is expensive and difficult to access with buggies. Getting from the parish to hospital by public transport can be problematic. A round-trip can take up to 4 hours when visiting St Austell Hospital and as long as 6 hours when visiting the Acute Hospital (Royal

Cornwall Hospital) at Treliske. Whilst public transport remains so limited in its provision, particularly as regards accessibility, the community's reliance on motorised transport will no doubt continue.

- 9.34. This policy is one of 4 policies focused on Business, Tourism and Transport in Tywardreath and Par Parish.

### Policy BTT3 Intention

- 9.35. The Transport Policy acknowledges that the community is currently highly reliant on motorised transport as its primary means of travel. The policy also recognises that even the small-scale development of one or two houses can generate extra traffic on the parish's narrow lanes to the point where safe on-road parking is impossible and pedestrians and others, e.g. cyclists, horse-riders, can be placed at risk. The intention of this policy is to support development which will encourage the use of more sustainable modes of transport whilst providing a safer environment for all road and footpath users as well as support for the local economy by enabling residents to park close to local shops and facilitating the development of Blue Green Tourism.



Crossing the tracks at Par Station

## **Tywardreath and Par Parish NDP Policy BTT3: Transport**

- a) Development proposals to encourage the use of public transport and accessible, sustainable modes of transport will be strongly encouraged, e.g. making the platforms accessible to all at Par Station, where this is consistent with Policies 12 and 16 of the Cornwall Local Plan (2016 or any update) and provided there is no adverse impact on the environment or neighbours' amenity.
- b) All development proposals should identify the level of traffic likely to be generated. Proposals should also assess the potential impact of this additional traffic on pedestrians, cyclists, road safety and congestion as well as parking, and include in the development measures to mitigate these impacts.
- c) Development proposals should include provision for adequate off-street vehicle parking spaces, to facilitate unimpeded road access to other road users, including emergency vehicles and public transport as well as pedestrians, cyclists, motor vehicles and large agricultural vehicles such as tractors and trailers.
- d) New developments should include roads, footpaths and other infrastructure which meet the construction standards of Cornwall Council Highways, including in respect of accessibility for all users.
- e) New development proposals should include traffic-calming measures as part of the design of road access and should make a contribution to improving safety on existing developments where traffic flow through that area is increased by the new development.
- f) A minimum of 1 off-road parking space should be provided for 1-bedroom homes of any type, e.g. flat, maisonette, and a minimum of 2 off-road parking spaces per home where there are 2 or more bedrooms.
- g) An electric car charging point should be provided for each dwelling which has a parking space.
- h) New developments should make provision for visitor parking, e.g. one off-road parking space for every 4 dwellings.
- i) Development proposals for increasing off-street parking will be supported provided they are of a scale and design that will have no adverse effects on the traffic flows, character or landscape of the settlement within which they are located.
- j) Development proposals that would result in the loss of off-street parking will not be permitted unless an equivalent or better capacity in relation to public or private car parks is provided in the vicinity.
- k) The provision of electric charging points in publicly accessible areas will be supported, e.g. on lampposts for those parking on streets.
- l) Any development, including transport related development, needs to complement and enhance the Blue Green Tourism offer and not detract from it.

## Policy BTT4 Public Rights of Way, Multi Use Trails and Cycle Paths: Justification

- 9.36. Public Rights of Way (PROWs) and Multi Use Trails (MUTs) in Tywardreath and Par Parish have significant social, environmental and economic benefits for residents, day visitors and tourists; c.f. Public Rights of Way and Trails Map, Figure 8. PROWs and MUTs contribute to positive health and wellbeing outcomes in that they facilitate access to Blue and Green spaces; c.f. Blue Green Corridors Map Figure 6, and create social opportunities.<sup>1</sup> 94% of respondents to the Residents' Questionnaire, 2019, rated the network as fairly or very important<sup>2</sup>; and runners of all ages take part in the Tywardreath Trotter annual race through the rural hinterland; c.f. Tranquil Areas Map, Figure 10. In addition, bridleways used by stables and riding schools are also considered to be important by residents<sup>3</sup> and businesses.<sup>4</sup> As far as cycle paths are concerned, the off-road provision is limited. There is a strategic route that leads from the iconic Eden Project and the Clay Trails through the World Heritage Site of Luxulyan Valley to Par and Par Beach which lies in County Wildlife Site ID R3.3., CC Interactive Mapping, 2019). Part of the route is National Cycle Route 2 which will link St Austell with Plymouth via Lostwithiel and Looe, and then along the south coast to Dover when complete.
- 9.37. In 2010, the “enhancement and sensitive promotion of the route of the Saints' Way footpath” was identified as an opportunity.<sup>5</sup> Achieving a balance between improving the accessibility and safety of PROWs and maintaining their distinctive and attractive<sup>8</sup> character is a significant challenge in respect of certain footpaths and bridleways. In certain cases, it will not be possible to achieve accessibility for all, but in others this can be achieved without compromising the character of the area, e.g. by providing pedestrian access field gates of a good, accessible width and which are relatively easy to operate instead of stiles.
- 9.38. At the Blue Green Workshop (2018) many attendees made suggestions as to how Blue and Green Spaces might be better connected<sup>6</sup> and those present were in favour of the notion that PROWs should be accessible for all as far as feasible. One suggestion which drew a lot of support was to emulate the Camino de Santiago initiative<sup>7</sup> by raising the profile of the Saints' Way, so as to attract more funding for its maintenance and enhancement. Attendees were strongly in favour of the sustainable growth of Blue Green Tourism; and the protection and enhancement of PROWs and MUTs such as the Saints Way and the Cornish Celtic Way<sup>8</sup> will be fundamental to achieving growth in this economic sector as well as to securing positive health and wellbeing outcomes for the community at large.
- 9.39. This is one of 4 policies focused on Business, Tourism and Transport.



## Policy BTT4 Intention

9.40. Existing Public Rights of Way (PROWs) and Multi Use Trails (MUTs) provide a high level of amenity value, often contributing to the enjoyment of areas by residents, day visitors and tourists. This policy seeks to protect and enhance the existing network of PROWs and MUTs such as public footpaths and bridleways by facilitating the development of safe, accessible routes throughout the parish, routes which will encourage the use of sustainable modes of transport, such as walking, horse-riding and cycling by all – be they residents or visitors to the parish; c.f. Public Rights of Way and Trails Map, Figure 8.

### **Tywardreath and Par Parish NDP Policy BTT4:**

#### Public Rights of Way, Multi Use Trails and Cycle Paths

- a) Developments that harm or inhibit the use of Public Rights of Way will not be supported unless alternative provision is made.
- b) Support will be given to proposals that improve and safeguard existing Public Rights of Way, increase and enhance existing public footpaths, and extend or create cycle paths, bridleways and Multi Use Trails across the Parish, provided such ways are accessible to all where possible, safe, convenient, attractive<sup>14</sup> and do not adversely affect the character of the area nor have an adverse effect on other land uses in the vicinity.
- c) Development that would directly or indirectly affect existing Public Rights of Way, e.g. public footpaths and bridleways as shown on the Public Rights of Way and Trails Map Figure 8, must not result in their use being less safe, accessible, convenient or attractive.
- d) Favourable consideration will be given to the provision of a network of cycle paths, especially if they link up with Par Station and/or existing cycle paths such as the Clay Trail cycle routes and the cycle hub at Lanhydrock.



**Tywardreath Marsh footpath**

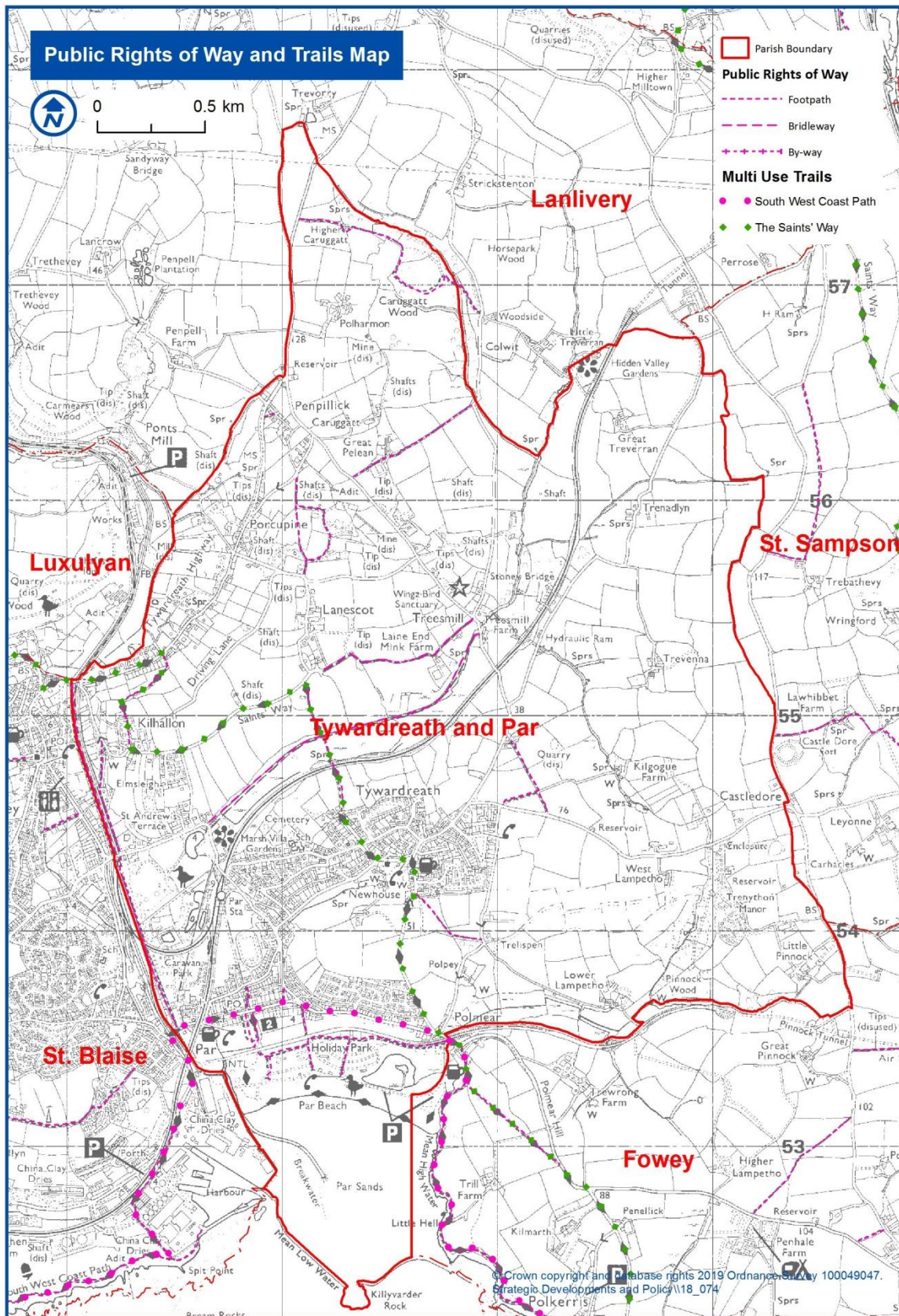


Figure 8: Public Rights of Way and Trails Map for Tywardreath and Par Parish NDP



## Objective: Community, Health and Wellbeing

### Policy CHW 1 Healthcare Facilities: Justification

- 9.41. This policy concerns Healthcare Facilities providing NHS care within Tywardreath and Par Parish. There is one pharmacy and one separate GP Practice, Par Health Centre which is part of Fowey River Practice<sup>1</sup>. The practice is a training practice and has achieved Kernow SAVVY approval which means that it is “Young Person Friendly” and recognises, for example, that young people may not wish to wait in a crowded waiting room with others from their village or local community. The surgery is also able to perform minor surgery for registered patients and a Patient Participation Group supports the practice.<sup>2</sup>
- 9.42. Some residents attend Middleway Surgery in neighbouring St Blaise, and Middleway and Fowey River GP Practices work closely together. A proposal to create a Primary Care Network which would cover the GP surgeries in Lostwithiel and Fowey as well as Tywardreath and Par Parish and the wider St Blaise area is currently under discussion.<sup>3</sup> It is likely that this would draw support, given that respondents to the Residents’ Questionnaire would like to see the following services provided in the parish: a dentist (94%); an optician (86%); a physiotherapist (84%); a chiropodist (83%); counselling services (80%) and a sexual health clinic (53%).<sup>4</sup>
- 9.43. Tywardreath and Par Parish has an ageing demographic<sup>5</sup> and “the likelihood of being disabled and/or experiencing multiple chronic and complex health conditions increases with age.”<sup>6</sup> A limiting long-term illness is defined as any long-term illness, health problem or disability which limits someone's daily activities or the work they can do. In 2016, 24.4% of residents of Tywardreath and Par Parish were living with a limiting long-term illness (compared to a figure of 17.6% in the rest of England).<sup>7</sup> Most patients with mental health needs are treated in the community but Bodmin Hospital provides a range of support for inpatients. Community (general) hospitals in St Austell (circa 5 miles away) and Bodmin (circa 9 miles away) provide a limited range of services: some outpatient clinics; minor injuries units, open 8am to 10pm; and two inpatient wards at each hospital. Mount Edgcumbe Hospice is next door to the community hospital in St Austell, but bed availability is highly dependent on community fund-raising. For anything more serious or where further investigations are required, residents are usually referred onto the Acute Hospital (Royal Cornwall Hospital), Treliske (circa 22 miles away) or Derriford Hospital, Plymouth (circa 36 miles away).
- 9.44. This policy is one of 6 policies focused on Community, Health and Wellbeing.



### Policy CHW1 Intention

9.45. The intention of this policy is to support development proposals which will improve health and wellbeing outcomes for residents of all ages and abilities.

#### **Tywardreath and Par Parish NDP Policy CHW1: Healthcare Facilities**

- a) Proposals which safeguard the existing Healthcare Facilities within the parish will be supported.
- b) Proposals which broaden and enhance the provision of Healthcare Facilities within the parish will be supported where this is consistent with Policies 12 and 16 of the Cornwall Local Plan (2016 or any update) and provided there is no adverse impact on the environment or neighbours' amenity.
- c) Proposals which result in the loss of Healthcare Facilities from the parish will not be supported unless it can be demonstrated that:
  - i) there is no need for the facility; or
  - ii) it is not viable; or
  - iii) adequate facilities or services exist elsewhere; or
  - iv) the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport.

### Policy CHW2 Care Home Facilities: Justification

9.46. Tywardreath and Par Parish has an ageing demographic and one in four residents has a limiting long-term illness.<sup>1</sup> Following the closure of the nearest community hospital in Fowey in 2016,<sup>2</sup> there has been ongoing NHS consultation about the need for more care and nursing home provision in the area and how best to provide this. The consultation process has included areas covered by GP practices across Tywardreath and Par Parish, Fowey, Lostwithiel and St Blaise NDP areas. In Tywardreath and Par Parish, there are two larger residential care homes, Trecarrel Care Home and Hendra Court, with 40 to 50 rooms each, which specialise in supporting individuals with dementia. Hendra Court is also registered for nursing care. In addition, there are a number of smaller care home facilities. 97% of respondents to the Residents' Questionnaire (2019) considered it to be very or fairly appropriate to maintain and encourage care sector jobs within the parish. Indeed, this job sector was considered the top sector for prioritisation out of all those presented in the questionnaire.<sup>3</sup>

9.47. This one of 6 policies focused on Community, Health and Wellbeing.

### Policy CHW2 Intention

9.48. The intention of this policy is to support development proposals which will improve Health and Wellbeing outcomes for residents of all ages and abilities.

## **Tywardreath and Par Parish NDP Policy CHW2: Care Home Facilities**

- a) Proposals which safeguard the existing Care Home Facilities (with or without nursing) within the parish will be supported.
- b) Proposals which broaden and enhance the provision of Care Home Facilities within the parish will be supported where this is consistent with Policies 12 and 16 of the Cornwall Local Plan (2016 or any update) and provided there is no adverse impact on the environment or neighbours' amenity.
- c) Proposals which result in the loss of Care Home Facilities from the parish will not be supported unless it can be demonstrated that:
  - i) there is no need for the facility; or
  - ii) it is not viable; or
  - iii) adequate facilities or services exist elsewhere; or
  - iv) the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport.

### **Policy CHW3 Justification**

- 9.49. The continuing existence of Educational Facilities, particularly for children of pre-school and primary education age is vital to the sustainability of the parish, as it is this educational provision which attracts younger adults to live and bring up their families in the parish. The pre-school playgroup, the childcare centre (offering day and holiday care for 3 months to age 11) and primary school are all well supported. Tywardreath School is a popular, mixed infant and junior village school with 272 pupils on roll currently. The natural environment is a feature of the educational offer at both pre-school and primary levels<sup>1</sup> and there is a strong interest locally in developing Forest School type activities.
- 9.50. At age 11, most children get the bus or are driven the 3 miles to Fowey River Academy (an 11-16 comprehensive school). Post 16, students have to travel much further, especially for 'A' levels where the nearest provision is at Bodmin (circa 9 miles away). Young adults have the option of a school VIth Form at Bodmin College or two Further Education Colleges: Truro and Penwith College (Callywith in Bodmin) and Cornwall College. The Young Adult Consultation (2018) showed that: "It would appear that most of the young adults interviewed wish to study locally and are well aware of the training opportunities open to them."<sup>2</sup>
- 9.51. Learning does not only take place in formal educational facilities. For example, Par Track Ltd. provides facilities for local schools for athletics activities and there are lots of opportunities to try out new sports for all ages and all abilities.<sup>3</sup> Cornubia<sup>4</sup> is expanding its activity provision to include, amongst other things, Basic IT, drama classes for children and young people, and various craft workshops. There is also an Education Room available for community use at Par Beach Cafe, Par Sands Holiday Park.<sup>5</sup>
- 9.52. This policy is one of 6 policies focused on Community, Health and Wellbeing.

### Policy CHW3 Intention

9.53. The intention of this policy is to support development proposals which will improve educational outcomes for residents by preserving and enhancing Educational Facilities.

#### Tywardreath and Par Parish NDP Policy: CHW3 Educational Facilities

- a) Proposals which safeguard the existing Educational Facilities within the parish will be supported.
- b) Proposals which broaden and enhance Educational Facilities within the parish, e.g. apprenticeship opportunities, will be supported where this is consistent with Policies 12 and 16 of the Cornwall Local Plan (2016 or any update) and provided there is no adverse impact on the environment or neighbours' amenity.
- c) Proposals which result in the loss of Educational Facilities from the parish will not be supported unless it can be demonstrated that there is:
  - i) no need for the facility; or
  - ii) it is not viable; or
  - iii) adequate facilities or services exist elsewhere; or
  - iv) the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport.

### Policy CHW4 Community Facilities Accessibility: Justification

9.54. It is acknowledged that many different factors contribute to positive health and wellbeing outcomes. Amongst them are Community Facilities and activities which encourage social interaction.<sup>1</sup> When residents were asked "What is the best thing about the parish?" the answer was: "The community and the people".<sup>2</sup> Volunteers organise and help run the many clubs and associations in the parish which cater for every age group and are based in community halls<sup>3</sup>, in places of worship<sup>4</sup>, and in other venues including in Blue and Green Spaces. Given the importance of Blue space within the parish, e.g. the sea, river, wetlands etc., the NDP Steering Group decided that the term Blue Green (space) is a more appropriate term than Green Infrastructure for Tywardreath and Par Parish.

9.55. Accessing community meeting places and facilities in the parish can be a challenge for individuals of all ages, and many have commented on this during community consultation.<sup>5</sup> Health statistics may partially explain why this is the case. Tywardreath and Par Parish Local Insight Report (2018) shows that 1 in 4 residents have a limiting long-term illness<sup>6</sup> and the number of residents having hip replacements is significantly higher in the parish than elsewhere in England.<sup>7</sup>

9.56. The Cambridge Dictionary defines **accessibility** as "the fact of being able to be reached or obtained easily" and/or "the quality of being easy to understand."<sup>8</sup> The lack of signage, benches and the poor quality of the pavements, where they exist, means that it can be difficult to get around the parish, e.g. when pushing a buggy or



using mobility aids. Roads often lack appropriately placed drop kerbs and the speed of traffic is a matter for concern for many residents; traffic calming measures are currently under discussion.<sup>9</sup> The desire to improve accessibility has been a consistent feature of public consultation and this includes the desire to make it safer for children in particular to get around<sup>10</sup> and to ensure that the platforms at Par Station are accessible to all.

- 9.57. Community facilities are vital to the sustainability of the parish, and encouraging individuals to socialise and pursue recreational activities in the parish will reduce the need to travel. This will become increasingly important as tackling Climate Change<sup>11</sup> gains momentum alongside the determination to reduce the UK's carbon footprint. Addressing the accessibility issues – be they on a physical or cognitive level<sup>12</sup> - is key to achieving this aspiration and that of improving the health and wellbeing of the local community and visitors to the parish.
- 9.58. This policy is one of 6 policies focused on Community, Health and Wellbeing.

#### **Policy CHW4 Intention**

- 9.59. The intention of this policy is to support the development of new community facilities, safeguard existing community facilities and to enhance their accessibility<sup>13</sup> wherever feasible.

#### **Tywardreath and Par Parish NDP Policy: CHW4 Community Facilities Accessibility**

- a) Development proposals for new Community Facilities will be favoured where this is consistent with Policies 12 and 16 of the Cornwall Local Plan (2016 or any update) and provided there is no adverse impact on the environment or neighbours' amenity.
- b) Development proposals for new Community Facilities should include a detailed access statement confirming how any buildings and any Blue Green spaces associated with those buildings will be made accessible to all.<sup>14</sup>
- c) Development proposals to improve publicly owned physical infrastructure which will enhance accessibility to Community Facilities will be supported.
- d) Development which enhances the accessibility of existing Community Facilities will be supported.
- e) Community facilities should be retained and enhanced where possible. Loss of provision will only be acceptable where the proposal shows there is:
  - i) no need for the facility; or
  - ii) it is not viable; or
  - iii) adequate facilities or services exist elsewhere; or
  - iv) the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport.

## Policy CHW5 Community Facilities Blue Green Health and Wellbeing: Justification

- 9.60. Green Infrastructure (GI) “is a natural capital asset that provides multiple benefits, at a range of scales. For communities, these benefits can include enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production and the management of flood risk.” (Guidance Natural Environment, updated 2019, Gov.UK) Given the importance of Blue space within the parish, e.g. the sea, river, wetlands etc., the NDP Steering Group decided that the term Blue Green (space) is a more appropriate term than Green Infrastructure for Tywardreath and Par Parish.
- 9.61. For the purposes of Tywardreath and Par Parish NDP, Blue Green Health and Wellbeing Community Facilities are facilities which offer services or activities which take place in Blue and Green Spaces, e.g. the open air facilities linked to leisure centres such as football pitches and cricket nets, swimming pools and spa facilities, allotments and community orchards, playgrounds, the beach and public toilets, as well as “support facilities” such as cycle parking and shelters with seating. “Evidence shows that the design of hard features (e.g. seating, shelter, cycle parking, litter/dog bins, signage) and soft features (e.g. wildlife areas, trees/plants/flowers) can influence usability and quality of green infrastructure features.”<sup>1</sup>
- 9.62. There are three major Blue Green Health and Wellbeing Community Facilities in Tywardreath and Par Parish: Glenclyffe Community Garden in Par; Par Track; and Par Beach and Nature Reserve (which lies in County Wildlife Site ID R3.3., CC Interactive Mapping, 20). Par Beach is also known as Par Sands. For locations; c.f. Green Spaces – Overview Map, Figure 9, and associated policy E1.
- 9.63. The Cornwall Local Plan states that: “The way we perceive and interact with the physical environment – built and natural – has a significant impact on individual and community wellbeing.”<sup>2</sup> Blue Green Health and Wellbeing is generally the use of organised activities for groups or individuals to combat a range of health-related issues such as social exclusion, loneliness, high blood pressure, high cholesterol, type 2 diabetes, and mental health conditions such as depression. In addition, “positive relationships have been found between **social contact and community cohesion** and natural environments”.<sup>3</sup> Blue Green Health and Wellbeing type activities in the parish include social prescribing. For example, Par Health Centre (part of Fowey River GP Practice) is working with NESTA and Par Track Ltd. to promote social prescribing as a means to improve physical and mental well-being.” Appendix G, Community Facilities: Blue Green Health and Wellbeing, gives more detail on the health and wellbeing benefits which can be achieved via interaction with Blue and Green spaces.
- 9.64. In July 2018, Dr Ben Wheeler spoke at a Blue Green Workshop.<sup>4</sup> Groups active across the parish were well represented across a broad spectrum of interests.<sup>5</sup> Other invitees included representatives from neighbouring St Blaise, as the Blue Green spaces in Tywardreath and Par Parish are effectively a shared resource, enjoyed by residents from both communities as well as by visitors from further afield. More than 50% of respondents to the St Blaise NDP Survey identified Blue Green spaces in Tywardreath and Par Parish as areas they valued including Par

Track and Par Beach.<sup>6</sup> At the Blue Green Workshop, there was unanimous support for including Blue Green principles as part of Health and Wellbeing policies.<sup>7</sup> The community at large – residents, businesses<sup>8</sup> and employers – are supportive too of Blue Green (aka Wellness) Tourism.

- 9.65. The main issue for organisations who wish to provide community facilities is that the costs can be significant. Encouraging the use of Blue Green Health and Wellbeing Community Facilities by residents, day visitors **and** tourists (as part of a Blue Green – aka Wellness – Tourism offer) will be essential to ensuring the sustainability of these facilities. Development can be an important element in securing the viability of facilities, but this can prove problematic where development also entails expanding an open-air activity offer in Blue and Green spaces. The amenity of neighbours, i.e. their enjoyment of their living space including their gardens, may be affected or impacted in a negative way, even if they live quite a distance from the community facility. Issues may include (amongst others): parking where spaces are limited and where larger vehicles such as coaches arrive for events; lighting, e.g. that used for illuminating sports pitches; anti-social behaviour (ASB); and noise. There may be music coming from loudspeakers and spectators shouting and cheering. Some recreational activities are noisy in nature and this may compromise the tranquillity of a wide area. The aim for all developments should be to design out potential issues in advance, in the same way that designing out opportunities for crime and ASB<sup>9</sup> will contribute to preventing or reducing these occurrences
- 9.66. Provided a balance can be reached between offering opportunities for Blue Green activities and any potential adverse impact on neighbours' enjoyment of their living areas, both indoors and outdoors, there are significant benefits to supporting the development and enhancement of community facilities which contribute to positive health and wellbeing outcomes. This approach will “grow” both Blue Green Health and Wellbeing and Blue Green (aka Wellness) Tourism, to the potential benefit of the whole community on environmental, economic and social levels.<sup>10</sup>
- 9.67. This policy is one of 6 policies focused on Community, Health and Wellbeing.

### Policy CHW5 Intention

- 9.68. This policy seeks to support, enhance and ensure the sustainability of Community Facilities associated with Blue Green Health and Wellbeing and/or Blue Green (also known as Wellness) Tourism (c.f. Appendix G for examples) whilst protecting the amenity, health and quality of life of all who may potentially experience any negative impact from such development, be they immediate neighbours or those living further away.



## **Tywardreath and Par Parish NDP Policy CHW5:**

### **Community Facilities Blue Green Health and Wellbeing**

- a) The development and enhancement of Community Facilities associated with Blue Green Health and Wellbeing activities and/or Blue Green (aka Wellness) Tourism will be supported provided that there is no adverse impact on the environment or neighbours' and other residents' amenity; c.f. examples of these types of asset described in the Community Facilities Blue Green Health and Wellbeing Table, Appendix G.
- b) Off-road parking should be provided for all potential users of the community facility, including coaches where necessary, and arrangements for parking should be detailed at application stage.
- c) Development proposals which include artificial sports or other external lighting which may affect neighbours' amenity, (i.e. which would potentially have an adverse negative effect on their health and/or quality of life, including a cumulative effect), should detail mitigation measures to be undertaken and give predicted operating days and times at application stage. Proposals which will have a potentially adverse, negative effect on neighbours' amenity and their enjoyment of their living space, both indoors and outdoors, will not be supported.
- d) All development proposals should consider the need to design out crime, disorder and anti-social behaviour<sup>11</sup> to ensure ongoing community safety and cohesion; and details on how this aspect has been addressed should be given at application stage.
- e) Development proposals which may affect neighbours' amenity, (i.e. which would potentially have an adverse, negative effect on their health and/or quality of life, including a cumulative effect), should include a detailed noise impact assessment report at the application stage; and give details of intended mitigation measures to be undertaken as well as predicted operating days and times.<sup>12</sup> Proposals which will have a potentially adverse, negative effect on neighbours' amenity and their enjoyment of their living space, both indoors and outdoors, will not be supported.

## Policy CHW6 Community Infrastructure Priorities: Justification

- 9.69. External funding may be available for some works from the Cornwall Community Infrastructure Levy (CIL) Charging Schedule<sup>1</sup> though it is likely that the funds available for the parish will be limited by the fact that rural exception sites are exempt and affordable housing and self-build developments are also able to claim exemption. The CIL allows local authorities to raise funds from new building projects in their area; and the money raised can be used to help fund a wide range of infrastructure that is needed to support development.
- 9.70. Within Tywardreath and Par Parish, volunteer, community-led projects<sup>2</sup> have secured external funding for the purchase and establishment of community facilities, such as those operating at Par Track<sup>3</sup> and Cornubia.<sup>4</sup> Consultation has shown that the accessibility of such community facilities<sup>5</sup> is a high priority for residents as is any initiative which improves the infrastructure and is likely to improve health and wellbeing outcomes. For example, the provision of safe, road-crossing points in Tywardreath and Par would make it easier for residents to get around the parish and socialise with others, so combatting social isolation and promoting social cohesion. Making footpaths and pavements accessible to all wherever possible<sup>7</sup> – including in publicly accessible Blue and Green spaces - is a priority for many. The desirability of this aim has also been highlighted in external studies on various grounds.<sup>8</sup> Examples above are not intended to be definitive or exclusive.
- 9.71. This policy is one of 6 policies focused on Community, Health and Wellbeing.

## Policy CHW6 Intention

- 9.72. The intention of this policy is to identify priorities for the spending of any income from the Community Infrastructure Levy (CIL), the priorities being to promote positive health and wellbeing by improving the infrastructure throughout the parish including within Blue and Green spaces where appropriate.
- 9.73. This policy is one of 6 policies focused on Community, Health and Wellbeing.

### **Tywardreath and Par Parish NDP Policy CHW6: Community Infrastructure Priorities**

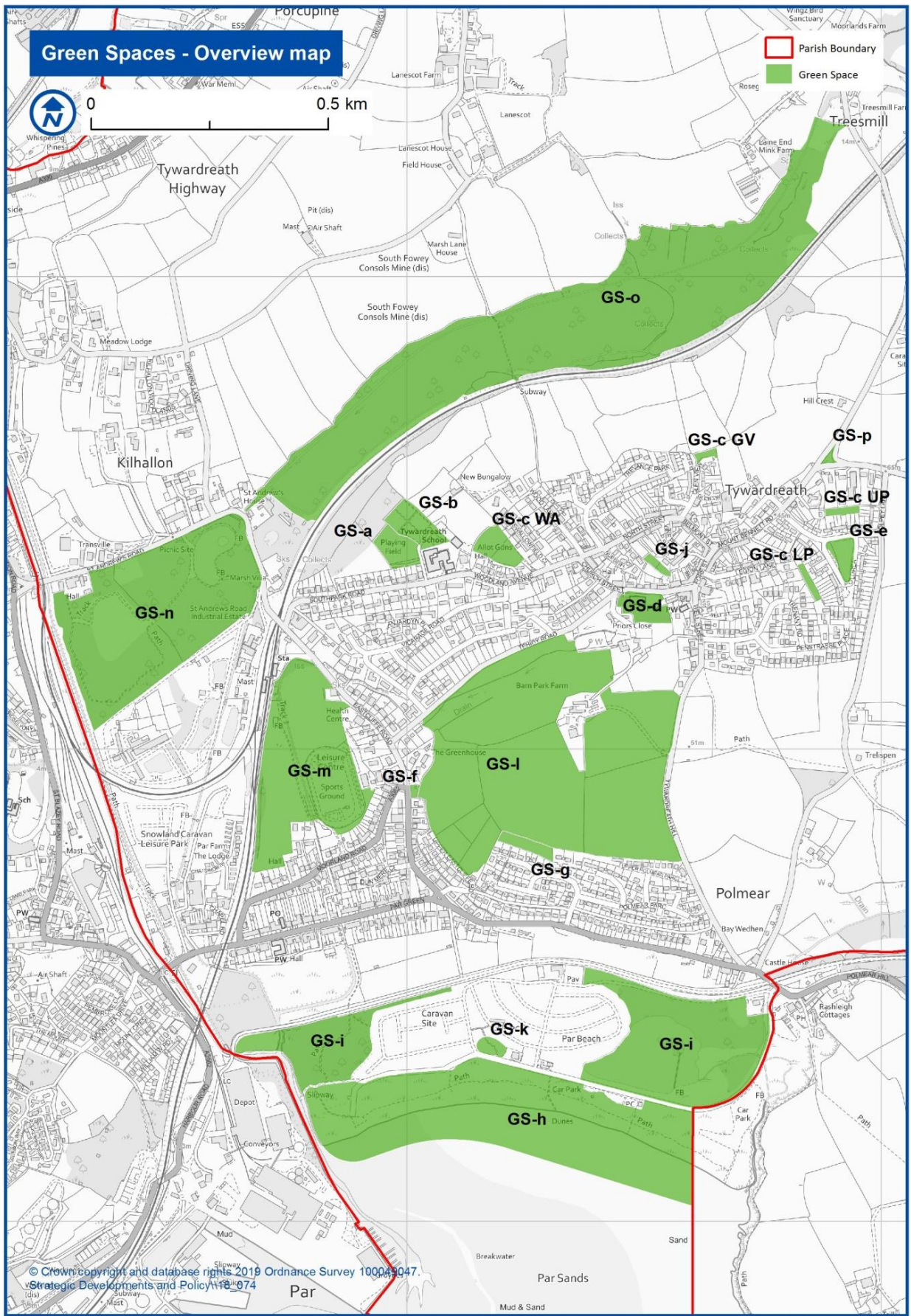
- a) Development proposals to improve publicly owned physical infrastructure which will enhance accessibility to community facilities and/or promote positive health and wellbeing for all will be supported, provided there is no adverse impact on neighbours' amenity or the environment.
- b) Development proposals to enhance publicly accessible Blue and Green spaces will be supported, provided there is no adverse impact on neighbours' amenity or the environment.

## Objective: Environment and Heritage

### Policy E1 Local Green Space Designation: Justification

- 9.74. Paragraphs 99 and 100 of the NPPF allow for local communities through neighbourhood plans to identify for special protection green areas of particular importance to them, by designating land as Local Green Space. This designation enables local communities to be able to rule out new development other than in very special circumstances.
- 9.75. In 2016, CC undertook a study of open spaces in rural parishes to supplement their 2014 'Open Space Strategy for Larger Towns in Cornwall'. This study deals with land in public ownership.<sup>1</sup>
- 9.76. The Green Spaces – Overview Map, Figure 9 shows those green areas which have been identified as being of importance to the community for different reasons, including beauty, historic significance, recreational value, tranquillity and/or richness of its wildlife. These are areas that have been identified through an audit process and endorsed by the local community throughout our consultations. All areas are in close proximity to the community and are local in character.
- 9.77. Public consultation showed very significant support for the protection and enhancement of green spaces and community spaces within Tywardreath and Par Parish. 96% of respondents to the Residents' Questionnaire (2019)<sup>2</sup> felt that the parish's public open spaces were important in creating the distinctive character of our Parish and at open events 100% of respondents supported the designation of the individual areas. Indeed, the protection and enhancement of Blue and Green Spaces within Tywardreath and Par Parish has been a constant theme throughout public consultation and has drawn a significant level of support<sup>3</sup> from the community on environmental, economic and social grounds, including for securing positive health and wellbeing outcomes and the promotion of social cohesion.
- 9.78. Landowners of all the named areas have been consulted. Where they have expressed a view on designation, this is included in the description below of the individual Green Space. Most of the Green Spaces are owned by Cornwall Council (CC).
- 9.79. The named areas all have the support of the community, Tywardreath and Par Parish Council (TPPC) and our County Councillors.<sup>4</sup> In addition, many of the areas identified for Local Green Space designation are highly valued by residents of neighbouring St Blaise.<sup>5</sup>
- 9.80. The areas identified for Local Green Space designation are shown on the Green Spaces – Overview Map, Figure 9 and inset maps a-p. The 4 allotments are further identified by their initials: UP Upper Poldrea; LP Lower Poldrea; WA Woodland Avenue; and GV Glen View.
- 9.81. This policy is one of 12 policies focused on the Environment and Heritage.





**Figure 9: Map of Local Green Spaces for Tywardreath and Par Parish NDP**



## Policy E1 Intention

9.82. This policy seeks to identify and designate the individual areas shown on the Green Spaces – Overview Map, Figure 9 and inset maps a-p, as Local Green Spaces in accordance with paragraph 99 of the National Planning Policy Framework.

### Tywardreath and Par Parish NDP Policy E1: Local Green Space Designation

- a) The open spaces shown on the Map of Local Green Spaces, Figure 9, are designated as local Green Spaces in accordance with paragraph 99 of the National Planning Policy Framework.
- b) Development proposals will only be supported where they do not diminish the open, green character of the designated local green space.
- c) Development which is proposed solely to enhance the community use of the designated local green space may be permitted provided it does not diminish the open, green character of the area e.g. a shelter with seating.
- d) Development should follow guidance on standards in the 'Open Space Strategy for Larger Towns in Cornwall', 2014 and/or any update relating to the parish.<sup>6</sup>



**Poldrea Play Area  
GS-e**

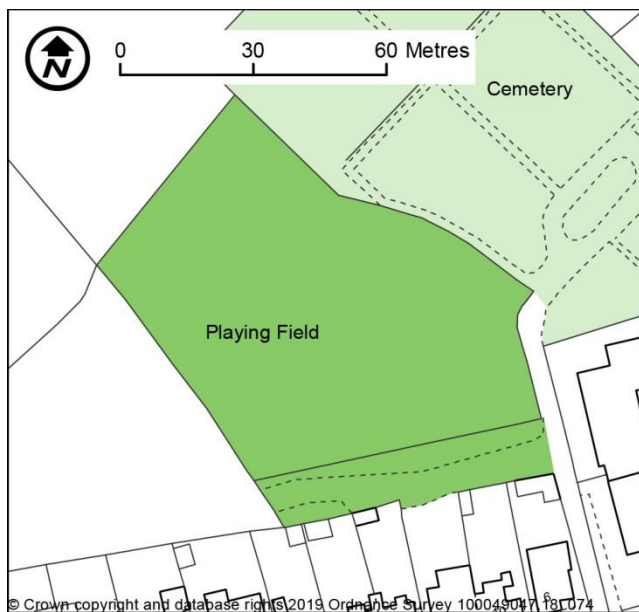
**Glenclyffe  
Community Garden,  
Eastcliffe Road  
Par  
GS-f**



**9.83. Local Green Space Designation  
(a) Cemetery Playing Field  
(0.53 ha)**

Description and Policy justification:

A very well-used open space in Tywardreath especially popular with dog owners, families and young people wanting to just kick a ball around. The site has particularly fine views towards the north and west towards Kilhallon, Prideaux Woods and Luxulyan Valley (designated a World Heritage Site in 2006). The valley below this site has strong literary connections, being the setting for Du Maurier's book 'The House on the Strand'. There are permanent football goals at the top of the field. The field may be required in the future for expansion of the adjacent cemetery. The hard-standing area is extensively used by parents picking up from the adjacent primary school. CC supports designation.



**GS-a Cemetery Playing Field,  
Tywardreath**

**9.84. Local Green Space Designation  
(b) Tywardreath Cemetery  
(0.66 ha)**

Description and Policy justification:

Current burial ground for the Parish which contains the graves of many relatives of current residents. CC supports designation. See Appendix N for photo.



**GS-b Tywardreath Cemetery,  
Tywardreath**





9.85. **Local Green Space designation (c): Allotments at Woodland Avenue (0.47 ha); Glen View (0.05 ha); Upper Poldrea (0.08 ha); lower Poldrea (0.11 ha).**

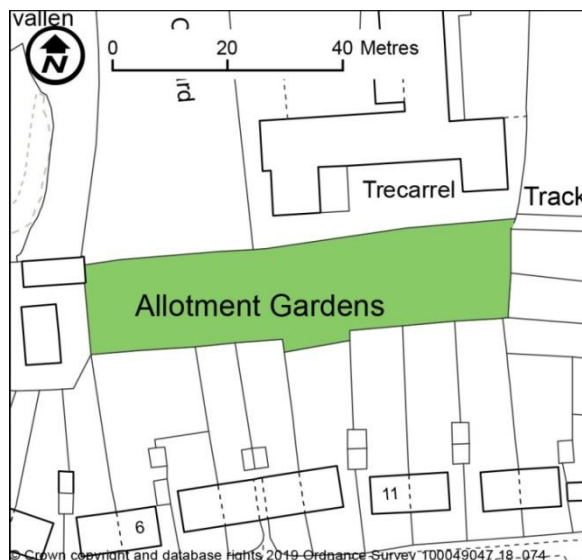
Built development on the allotment fields will be resisted unless it relates to the provision of facilities relating to the allotments and the needs of allotment holders.

Description and Policy justification:

Heavily used allotments in four areas in Tywardreath Village. Working allotments and growing vegetables have benefits for both physical and mental well-being. By having four sites around the village, it makes it particularly easy for residents to access one of the sites. Local Green Space Designation has the support of the Chairman of the Allotments Holders Association. TPPC supports designation. See Appendix N for photo.



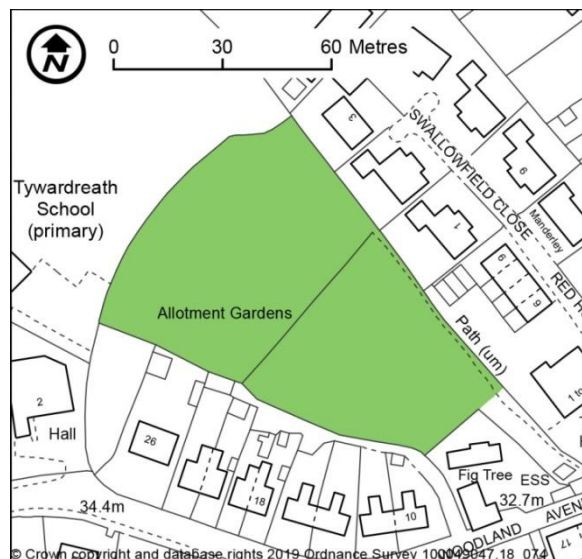
**GS-c Allotments  
Woodland Avenue, Tywardreath**



**GS-c Allotments  
Upper Poldrea, Tywardreath**



**GS-c Allotments,  
Glen View, Tywardreath**

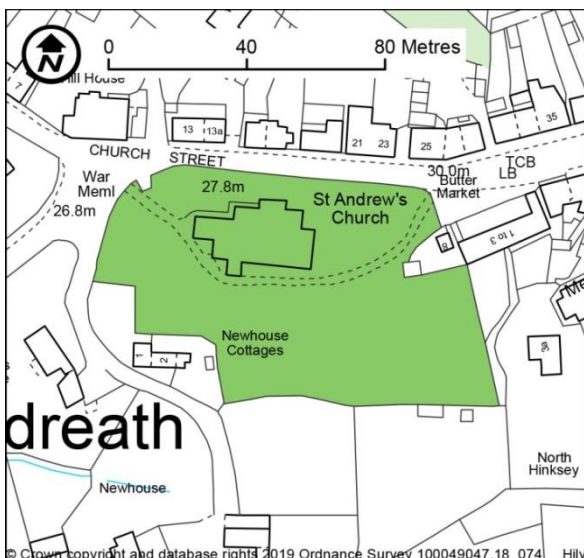


**GS-c Allotments  
Lower Poldrea, Tywardreath**

**9.86. Local Green Space Designation  
(d) Tywardreath Churchyard  
(0.62 ha)**

Description and Policy justification:

The historic churchyard in the village centre is currently managed in conjunction with the 'Living Churchyards' scheme.<sup>7</sup> 140 species of plant have been recorded on the site together with several rare species of lichen growing on the trees, gravestones and buildings. The site is an important green space in the centre of Tywardreath. It is also an important heritage site with the Church being a Grade 2 listed building. The site of Tywardreath Priory was probably located close to the Church, possibly between the Church and Newhouse Farm. Designation of this site has the specific support of St Andrew's Parochial Church Council.



**GS-d Tywardreath Church Yard,  
Tywardreath**

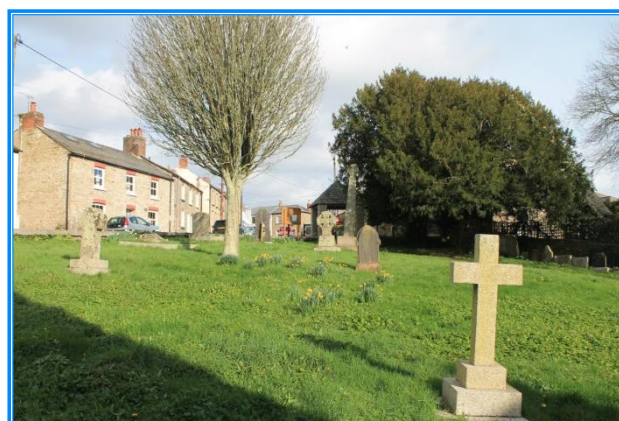
**9.87. Local Green Space Designation  
(e) Poldrea play area (0.34 ha)**

Description and Policy justification:

A large green space in the centre of a former Council Housing estate in the north eastern part of the settlement. The playground at the top is the only one in Tywardreath providing opportunities for younger children. The majority of the area is gently sloping and lower down there are permanent goalposts to provide a recreational area for older children. There are extensive far reaching sea views from this site. See photo at beginning of policy. CC supports designation.



**GS-e Poldrea Play Area,  
Tywardreath**



**Tywardreath Church Yard**

**9.88. Local Green Space Designation  
(f) Glencliffe Community Garden  
(0.03 ha)**

Description and Policy justification:

Created on a derelict piece of land in the centre of Par, this is a particularly well-loved and well-used area that does much to enhance the appearance of the settlement, being in a prominent position on the one-way system and opposite Cornubia.<sup>8</sup> This juxtaposition of these outdoor and indoor community spaces has created a social space within an otherwise busy vehicular traffic area. Glencliffe Community Garden provides an oasis of calm and quiet and the many nectar-producing flowers attract a wealth of bees and other insects. It provides educational opportunities and encourages residents to garden and grow vegetables. It is managed by Par Bay Community Trust who, together with the owner of the site, supports designation. See photo at beginning of policy.



**GS-f Glencliffe Community Garden**

**9.89. Local Green Space Designation  
(g) Polmear Community Orchard  
(0.27 ha)**

Description and Policy justification:

Planted in 2018 on land acquired by TPPC, this open space has wonderful views across Par Bay to the south. Fruit trees were bought with a grant and planted by local volunteers. This is the only open space with public access in this part of the settlement. TPPC supports designation.



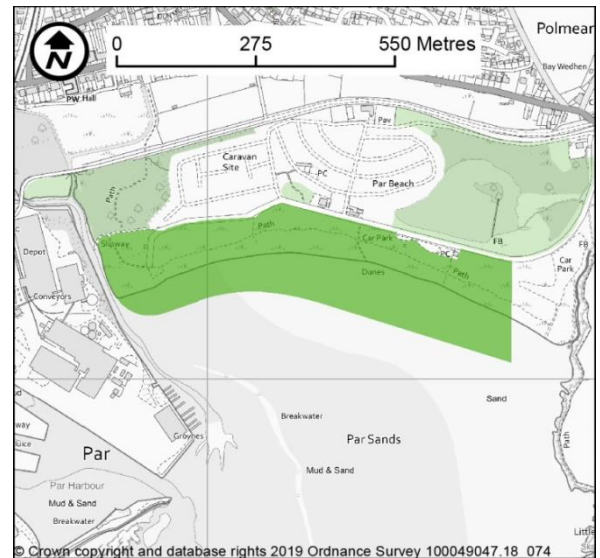
**GS-g Polmear Community Orchard,  
Par**



9.90. **Local Green Space Designation (h) Par Beach (13.9 ha); (i) Polmear Lake and Nature Reserve (10.9 ha)**

9.91. The above locations all lie in County Wildlife Site ID R3.3, CC Interactive Mapping, 2019

9.92. Description and Policy justification:  
**GS-h Par Beach** The dunes are still building, which is unusual in the UK as most sandy coastlines have retreated in the last 100 years. In fact, the high tide mark moved about 100 m towards the sea between 1885 and 1985. The dunes are an important flood defence. To the north of the dunes the low-lying ground was sea until the sand bar formed at the end of the 1700s and this area was flooded regularly until the late 1970s. Par Beach is also known as Par Sands. Future management of the dune system should be in line with the 'Cornwall Beach and Dune Management Plans (BDMP) – Par Sands'<sup>9</sup> or any update as well as any other relevant guidance. CC supports designation.



**GS-h Par Beach**



9.93. **GS-i Polmear Lake and Nature Reserve**

Polmear Lake is a brackish pool which was once a model boating pond. It is connected to the sea via a sluice gate and a channel. It is not shown on maps in 1870 but can be seen, at half its present size, in aerial photographs taken in 1946. Brackish pools normally change over time to freshwater, and there is a sluice gate to prevent the sea water entering. However, at the highest of tides, in theory some seawater can still enter. Polmear Lake is a valuable refuge for wildfowl, waders, seabirds and a variety of passerines and is particularly important for overwintering birds and passage migrants. The surrounding areas of marsh and reed-bed grade into scrub and wet willow woodland. Over 400 species of plant have been recorded on the Dunes and inland Local Nature Reserve.<sup>10</sup> CC supports designation.

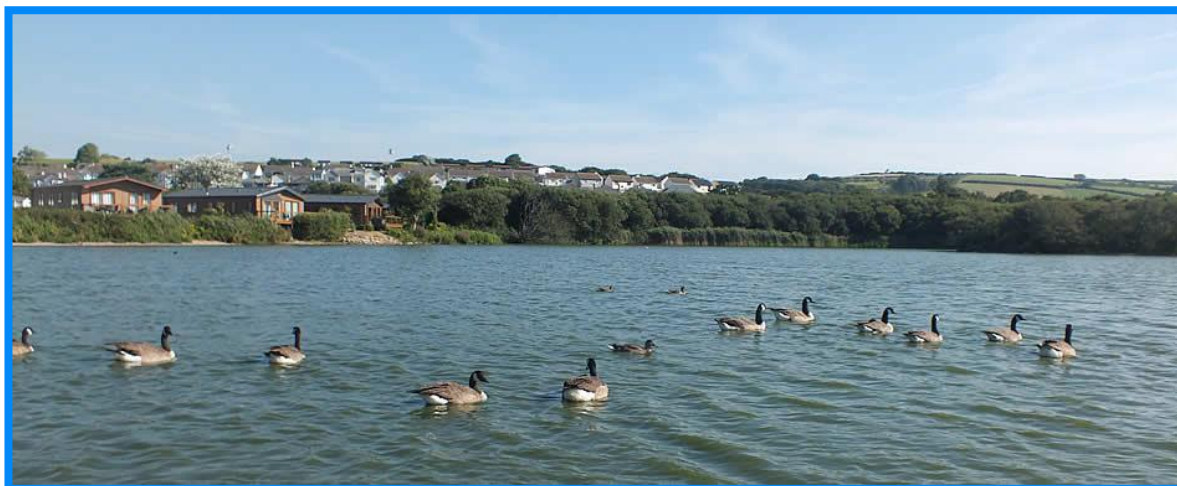
9.94. The marine area to the south is designated by Natural England as the 'Falmouth to St Austell Bay Special Protection area.'<sup>11</sup>



**GS-i Polmear Lake**



**GS-i Nature Reserve at Par Beach**



**Polmear Lake and Nature Reserve**

9.95. **Local Green Space Designation (j) Vine Place (0.08 ha)**

Description and Policy justification:  
A small area in the centre of the village that is largely overgrown with brambles. It has the potential for a variety of community uses such as a community orchard or an area for Forest School type activities particularly for younger children. The site is well placed to allow it to be used by older members of the community as well and would lend itself to intergenerational activities<sup>12</sup> which are acknowledged as particularly valuable in promoting social cohesion. TPPC supports designation.



**GS-j Vine Place, Tywardreath**

9.96. **Local Green Space Designation (k) Par Beach Play Area (0.2 ha)**

9.97. This location lies in County Wildlife Site ID R3.3, CC Interactive Mapping, 2019

9.98. Description and Policy justification:  
A playground for younger children located behind Par Beach and by the large holiday park. CC supports designation.



**GS-k Par Beach Play Area, Par**



9.99. **Local Green Space Designation (I) Fields between Tywardreath, Par and Polmear (18.5 ha)**

Developments on this land will only be supported if they are specifically related to supporting the aims of CHICKS in providing rural holidays for underprivileged and city children.

9.100. **Description and Policy justification:**

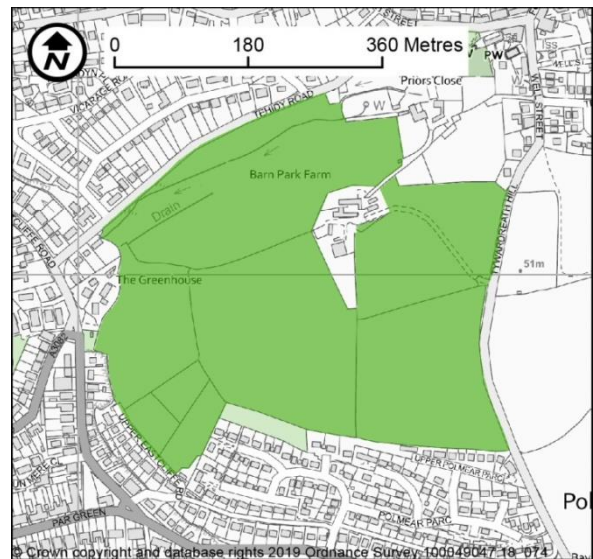
This valley and sloping, hilly area was clearly seen as the most important of all the proposed green spaces with over 40% of Tywardreath residents singling it out in the public consultation in May 2019. At the core of the area is the Country Holidays for Inner City Kids (CHICKS) country retreat<sup>13</sup> which offers country holidays to disadvantaged children, largely coming from urban areas.

9.101. The area is important in maintaining the character of the settlement areas of Tywardreath, Par and Polmear which surround it. Part of the area being on higher ground, the site is visible from many vantage points, including Par Beach (County Wildlife Site ID R3.3, CC Interactive Mapping, 2019), and the green space prevents coalescence between the settlements, thus contributing to the distinctive, open, rural nature of the parish. The northern part of the site is particularly important as regards the setting of the Heritage asset of the St Andrew's Church and Tywardreath village conservation area.

9.102. The area is on the fringe of the 1644 Civil War battlefield identified in the report by Ferguson and Andrews (2010)<sup>14</sup> and shown on the

CC interactive map.<sup>15</sup> Further information on the battlefield may be found at the Heritage Gateway.<sup>16</sup>

Owners have been consulted



**GS-I Fields between Tywardreath, Par and Polmear**

### 9.103. Local Green Space Designation

#### (m) Local Green Space designation: Par Track (6.0 ha)

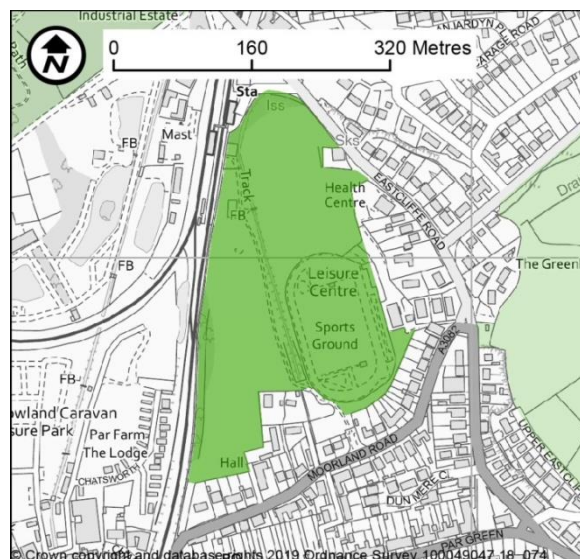
Development on the recreational fields will be supported only if it relates to the provision of facilities for the benefit of the whole community related to sport and recreation.

### 9.104. Description and Policy justification:

The running track and surrounding recreational fields are leased from CC and managed by Par Track Limited<sup>17</sup>, a Community Benefit Society run by a Board of Directors. The aim of the society is to ensure that this area continues to be available as a public facility for the foreseeable future, providing for recreational and competitive sport and other facilities that contribute to healthy living. The track itself is a unique resource for Cornwall, attracting visitors from the whole County. It provides a facility for recreational and competitive sport for all ages within the community. The surrounding fields are heavily used by dog walkers and some provide pitches for local football clubs. There is provision of a play area for younger children and in July 2019 a 'pump track' opened to provide recreational opportunities for all types of wheeled sports equipment including BMX bikes, skateboards, scooters and wheelchairs. Par Community Library also moved to the site in 2019.

9.105. The whole site is in Flood Zone 3

9.106. Designation is supported by the Board of Directors, Par Track Ltd.



GS-m Par Track, Par



9.107. **Local Green Space Designation (n) Local Green Space designation: Par Duck Pond and 'Bunny Field' (10.6 ha)**

9.108. Description and Policy justification: Par Duck Pond and associated fields form an important public open space and biodiverse area to the north west of the settlement. The area also serves the adjoining settlement of St Blaise Parish. There is a large open pond that is extensively used by fishermen, dog walkers and families with young children who enjoy feeding the waterfowl that live in the area. To the west of the pond is an area that is partly wetland and partly open field and woodland which has developed on a former rubbish dump.

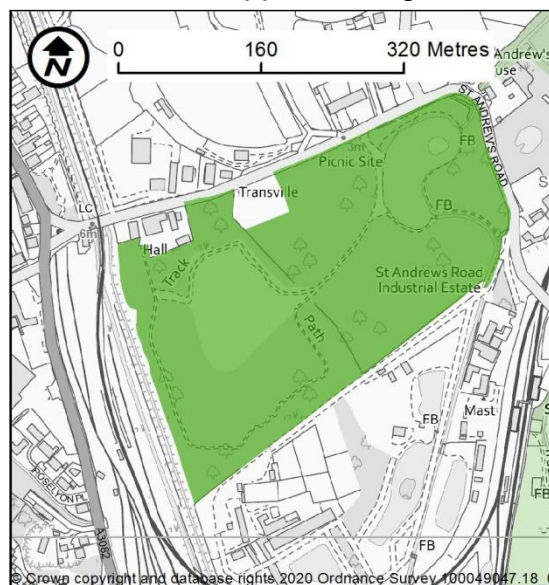
9.109. Much of the area is designated as Par Marsh, County Wildlife Site (R10), (also known as St Andrew's Road Nature Reserve), being an excellent example of well-developed and unfragmented wet woodland dominated by grey willow and alder. The woodlands support a rich epiphytic flora and a particularly rich and diverse ground flora. Other habitats adding to site diversity include a small area of mixed woodland in the south west, localised bracken scrub and small isolated areas of reed-dominated marsh within the wet woodland. In addition to the large pond, the site also includes several other pools of open water and much of it is in Flood Zone 3.

9.110. A number of records of BAP priority species have been made on site: including numerous moth species; knot grass *Acronicta rumicis*; lackey

*Malacosoma Neustria* and small phoenix *Ecliptopera silaceata*. The mud pond snail *Omphiscola glabra* (Vulnerable) was recorded here in 1963 (current status unknown). The site has a very rich and diverse bird fauna, many of which breed here, and includes marsh tit *Parus palustris*, bullfinch *Pyrrhula pyrrhula* and dunnock and *Prunella modularis*. There have been recent sightings of Water Vole *Arvicola amphibius*. Considerable bat activity (unidentified species but all Red Data Book and protected under legislation, e.g. the Wildlife and Countryside Act 1981) can be seen most mornings and evenings.

9.111. The whole site is in Flood Zone 3

9.112. This site is owned and managed by CC with the assistance of the voluntary body "Friends of St Andrew's Road Wetland Reserve" who also support the designation of this site. CC supports designation.



**GS-n Par Duck Pond and 'Bunny Field', St Andrew's Rd. Nature Reserve, Par Marsh, County Wildlife Site R10**

Photos of this area are to be found at the end of the policy.



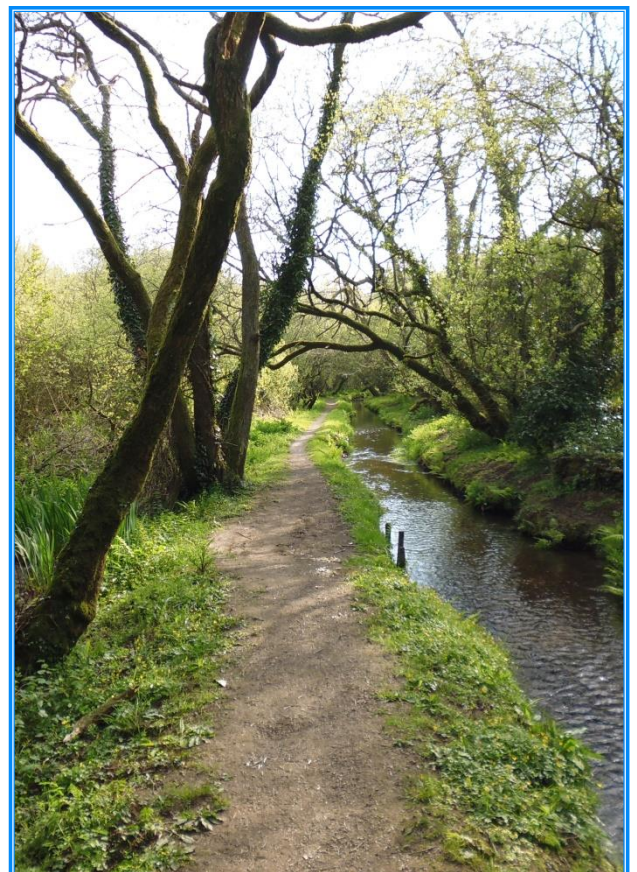
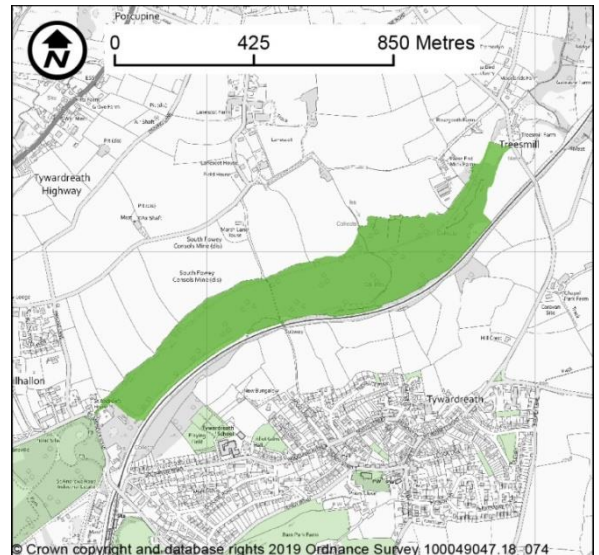
9.113. **Local Green Space Designation**  
**(o) Tywardreath Marsh (19.4 ha)**

9.114. Description and Policy justification:

A large area of wetland that runs from St Andrew's Road Bridge virtually to the hamlet of Treesmill. Together with Par Duck Pond it is designated as a County Wildlife site - Par Marsh - designation R10. A public footpath runs the entire length of the site 1.5km providing public access and is crossed by the long-distance footpath, the Saints' Way.

9.115. The site is dominated by an excellent example of well-developed and unfragmented wet woodland dominated by grey willow and alder, which is bordered by a fringe of mixed broadleaved woodland mainly comprising sessile oak, ash and Cornish elm. The woodlands support a rich epiphytic flora and the wet woodland has a particularly rich and diverse ground flora. Before the silting up of Par estuary, the sea extended up the whole of the site and a ferry was used to cross the creek between Lanescot and Tywardreath at the bottom of Wood Lane, an ancient sunken footpath. Virtually the whole site is in Flood Zone 3. A stream flows along the northern side of the site, emptying into Par Duck Pond (see above)

9.116. Approximately 0.5 ha are managed as the Tywardreath Marsh Cornwall Wildlife Trust nature reserve by Cornwall Wildlife Trust who have been consulted. CC supports designation.



**GS-o Tywardreath Marsh**

**Local Green Space Designation (p)**  
**Local Green Space designation:**  
**Treesmill Road Triangle (0.05 ha)**

9.117. Description and Policy justification:

A small area with a seat and extensive views South across Par Bay. This is a tranquil area at the top of Tywardreath village abutting rural countryside with gold-rated public rights of way. Residents speak of the site as a “gem” and have fond memories of sitting there as children. The site serves as a “gateway” to the village and is maintained courtesy of a local Hotel and Spa which supports Blue Green Tourism values. CC supports designation.

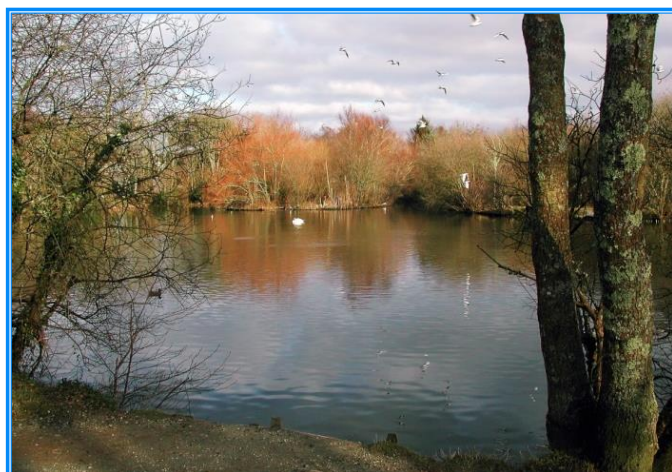


**GS-p Treesmill Road Triangle,  
Tywardreath**



**Bunny Field in  
St Andrew’s Road Nature Reserve,  
Par**

**Par Duck Pond in  
St Andrew’s Road Nature  
Reserve, Par, County Wildlife  
Site (R10)  
GS-n**





## Policy E2 Tranquil Areas: Justification

- 9.118. Paragraph 180 of the NPPF (2019)<sup>1</sup> states that planning policies should – among other things – “identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity<sup>2</sup> value for this reason.” The Noise Guidance (update July 2019)<sup>2</sup> relating to the NPPF (2019) advises that “noise needs to be considered when any development may create additional noise” and that “Good acoustic design needs to be considered early in the planning process to ensure that the most appropriate and cost-effective solutions are identified from the outset.” The early identification of acoustic design needs will also aid decisions as regards the viability of any proposed development, given that mitigation measures can be costly, for example, where machine tools are to be used.
- 9.119. The Noise Guidance update (July 2019) states that: “For an area to justify being protected for its tranquillity, it is likely to be relatively undisturbed by noise from human sources that undermine the intrinsic character of the area. It may, for example, provide a sense of peace and quiet or a positive soundscape where natural sounds such as birdsong or flowing water are more prominent than background noise, e.g. from transport.”<sup>3</sup>
- 9.120. CPRE The countryside charity focuses on the health and wellbeing benefits: “Being able to take a peaceful walk, cycle or ramble in tranquil countryside or hike along a national trail adds immeasurably to many people’s quality of life. Tranquillity is not just a valued pleasure: there’s plenty of evidence it has important benefits. Research has demonstrated that exposure to nature and, better still, immersion in it, is good for our health and wellbeing.”<sup>4</sup> Support for the Health and Wellbeing policy to include Blue Green principles was unanimous at the Blue Green Workshop.<sup>5</sup> Consequently, Blue Green Health and Wellbeing is an underlying theme throughout this NDP, just as it already underpins some of the service provision within the parish. For example, Par Track<sup>6</sup> collaborates with Fowey River Practice in respect of social prescribing and a (Healthy) Walking Group<sup>7</sup> operates out of Glencliffe Community Garden.
- 9.121. Consultation shows that there is also a high level of support for the promotion of Blue Green (aka Wellness) Tourism and the identification of Tranquil Areas within the parish is a first step in this process.<sup>8</sup> The parish is known as “[Daphne] du Maurier” country because of its association with novels such as ‘The House on the Strand’ and ‘The General’s Daughter’. Tywardreath, Lanescot and the Tywardreath area of Par Marsh (County Wildlife Site ID R10, CC Interactive Mapping, 2019) are on both the Saints’ Way and The Cornish Celtic Way.<sup>9</sup> The latter is a new pilgrimage route which follows the route taken by the Celtic saints who “engaged with nature” and personal reflection is encouraged on the route: “Walking pace allows for the gathering of thoughts – a chance to work things out.”<sup>10</sup> Blue Green Tourism focuses on recreational activities of a tranquil nature, among them horse-riding for which peace and quiet and the avoidance of sudden noise is essential.<sup>11</sup> The Tywardreath Trotter annual race<sup>12</sup> attracts residents and visitors from afar; c.f. Tranquil Areas Map, Figure 10, and residents, day visitors and tourists enjoy walking, running and horse-riding along the footpaths, bridleways and quiet, rural



lanes which criss-cross this rural parish; c.f. Public Rights of Way and Trails Map, Figure 8. Indeed, many have commented on the scenic views, the opportunity to be “close to nature”, breathe fresh air and listen to birdsong. 95% of residents rate a peaceful, quiet environment as fairly or very important.<sup>13</sup>

9.122. The identification of Tranquil Areas within the parish will improve health and wellbeing outcomes by encouraging more residents to access these areas for recreational purposes. It will also be an important factor in the promotion of Blue Green (aka Wellness) Tourism and so contribute to the sustainability of the parish on an economic level.

9.123. This policy is one of 12 policies focused on the Environment and Heritage.

### Policy E2 Intention

9.124. This policy should be read in conjunction with the E2 Tranquil Areas: Criteria for Selection and Definitions, Guidance Notes in Appendix H which references the criteria for Local Green Space Designation; and the NPPF (2019) and any update thereof in respect of noise, e.g. the July 2019 Noise Guidance update which advises on how planning can manage potential noise impact in respect of new development.<sup>14</sup> There are two maps associated with this policy: the Tranquil Areas Map, Figure 10 and the Blue Green Corridors Map, Figure 6 which also shows Public Rights of Way (PROWs).

9.125. This policy seeks to identify and protect Tranquil Areas in the parish, thereby promoting Blue Green (aka Wellness) Tourism and securing more positive health and wellbeing outcomes for all, be they residents, day visitors or tourists.

#### **Tywardreath and Par Parish NDP Policy E2: Tranquil Areas**

- a) Development in the parish will only be permitted where it does not adversely impact on the areas of tranquillity and the enjoyment of the routes used recreationally by residents and visitors to the parish as shown on the Tranquil Areas Map, Figure 10 and at the locations listed below.
- b) Development proposals should retain the tranquillity of these Tranquil Areas and should, when it is appropriate, demonstrate measures to enhance existing walking, cycling and horse-riding opportunities, and promote opportunities for other outdoor recreational pursuits of a tranquil nature.<sup>15</sup>
- c) Development proposals which may affect the tranquillity of the identified Tranquil Areas should include a detailed noise impact assessment report at the application stage; and this report should include detailed plans for noise mitigation measures where appropriate.<sup>16</sup>

A number of Tranquil Areas, all outside of the development boundary, have been identified. These are shown on Tranquil Areas Map, Figure 10 and are described below.

**1. C.f. Tranquil Areas Map, Figure 10 for locations below.**

The information given is from documentary sources and local resident knowledge, but is not exhaustive.

**TA 1 St Andrew's Road, Par to Treesmill**

Tywardreath Marsh has statutory conservation designation as Par Marsh County Wildlife site ID R10.

**PROW/s ref.** 425/6/1 Gold Bridleway, 425/6/2 Gold Bridleway

**Reasons for identification**

Off-road, well outside the development boundary. The path has a stream on one side with fish in it, and on the other is mostly wet woodland, a nationally rare wildlife habitat. Cranes, herons and kingfishers feature among the wildlife. The fields to the north side are bounded by many large, mature oak trees.

**Recreation:** Tywardreath Trotter route: runners; walkers

**Other**

Appears in the book and linked Guardian article "A Cornish Celtic Way"; and in a "Cornwall Today" magazine article.<sup>17</sup> This area has been included as, though it is protected by other designations, it is an important element in the Blue Green Spaces and Corridors network, linking in with other paths in Lanescot, Treesmill, Tywardreath and through to the rest of the Par Marsh area in St Andrew's Road, Par as well as to the quiet lane through Stoneybridge and Trenadlyn.

This location is identified as valuable in Policy E1 Local Green Space Designation.

**TA 2 Lanescot (Fowey Consols area)**

**PROW/s ref.** 425/3/1 Gold footpath, 425/3/2 Gold footpath, 425/3/3 Gold Footpath, 425/3/4 Gold footpath. 425/3/4 Gold footpath runs along the edge of the World Heritage Site of Luxulyan Valley and 425/3/3 Gold Footpath lies within the World Heritage Site of Luxulyan Valley ref. DCO1750.

**Reasons for identification**

Off-road, well outside the development boundary. The footpaths are bounded by Cornish Hedges; c.f. Cornish Hedges Map, Figure 12, which act as wildlife corridors linking areas of semi-natural habitat. Some examples of the abundant wildlife in the area include badgers and bats; foxes; grass snakes; and a wide range of birds, e.g. jays, swallows, woodpeckers and owls. The topography is varied and there are good views all around including across to the wooded area of Luxulyan Valley and Par Bay. The absence of street lighting means that the sky at night is clearly visible, e.g. stars, planets, moon.

**Recreation:** Tywardreath Trotter route: runners, horse-riding: though not bridleways, horse-riders use 425/3/1 and 425/3/4 to access stables, livery and fields for grazing. Walkers often visit Luxulyan Valley, then "detour" up Porcupine Lane to the Lanescot footpaths before re-joining The Saints' Way and going on to Tywardreath.

Heritage is an important feature of these footpaths which run over the former Fowey

Consols Mines. The top of Austin's (or Austen's) Engine house is visible as is the rest of the World Heritage Site (Mining) of Luxulyan Valley. Information on the mining history of the area is widely available.<sup>18</sup> During WW2 the US 24<sup>th</sup> Amphibious Tank Battalion used this area for training<sup>19</sup>; there was an Italian Prisoner of War Camp<sup>20</sup> where, according to local residents, children were taken to buy toys; and The Penpillick Platoon - Home Guard surveyed the coast from here.<sup>21</sup>

#### Other information

These paths feature in a walk described in a Cornwall Today magazine article<sup>22</sup> and views from these paths have been identified in Policy E3 Views, Vistas and Panoramas. The paths are part of a Blue Green Spaces network, linking in with other paths in Lanescot, Treesmill, Tywardreath and through to the rest of the Par Marsh area (County Wildlife Site ID R10, CC Interactive Mapping, 2019).

### **TA 3 Lanescot to Treesmill**

**PROW/s ref.** 425/17/1 Gold Bridleway, 425/16/1 Gold Footpath, 425/15/1 Gold Bridleway

#### **Reasons for identification**

Off-road, well outside of the development boundary. The path starts at the edge of Tree Preservation Order Area ref C2/103 Tree ref. A1 in respect of Ash, Oak and Sycamore Trees, and passes through areas of semi-natural habitat and rural fields to Treesmill. Parts of the path are bounded by Cornish hedges; c.f. Cornish Hedges Map, Figure 12.

Some examples of the abundant wildlife in the area include bats and birds of prey, such as buzzards and sparrow hawks. The absence of street lighting means that the sky at night is clearly visible, e.g. stars, planets, moon.

**Recreation:** Tywardreath Trotter route: runners; horse-riding; walkers.

Heritage links: Lanescot appears in the Doomsday Book

<https://opendomesday.org/place/SX0855/lanescot/>

The miners from Fowey Consols used this path and others in the area to go to Tywardreath where rioters were arrested in 1831 <https://www.cornwall-calling.co.uk/mines/st-austell/fowey-consuls.htm>

Treesmill used to have a ford which the monks crossed to get to the mill and Daphne du Maurier drew on this in "The House on the Strand".

#### **Other**

This route features in a walk described in a Cornwall Today magazine article.<sup>23</sup>

The path and bridleways form part of a Blue Green Spaces network, linking in with other paths in Lanescot, Treesmill, Tywardreath and through to the rest of the Par Marsh area (County Wildlife Site ID R10, CC Interactive Mapping, 2019).

### **TA 4 Lanescot to Wood Lane, Tywardreath**

**PROW/s ref.** 425/5/1 Gold Footpath, 425/5/2 Gold Footpath, Section of the Multi-Use Trail, The Saints' Way

#### **Reasons for identification**

Off-road, well outside the development boundary. Footpath 425/5/1 at Lanescot passes through oak and ash trees covered by Tree Protection Orders (C2/103 Tree



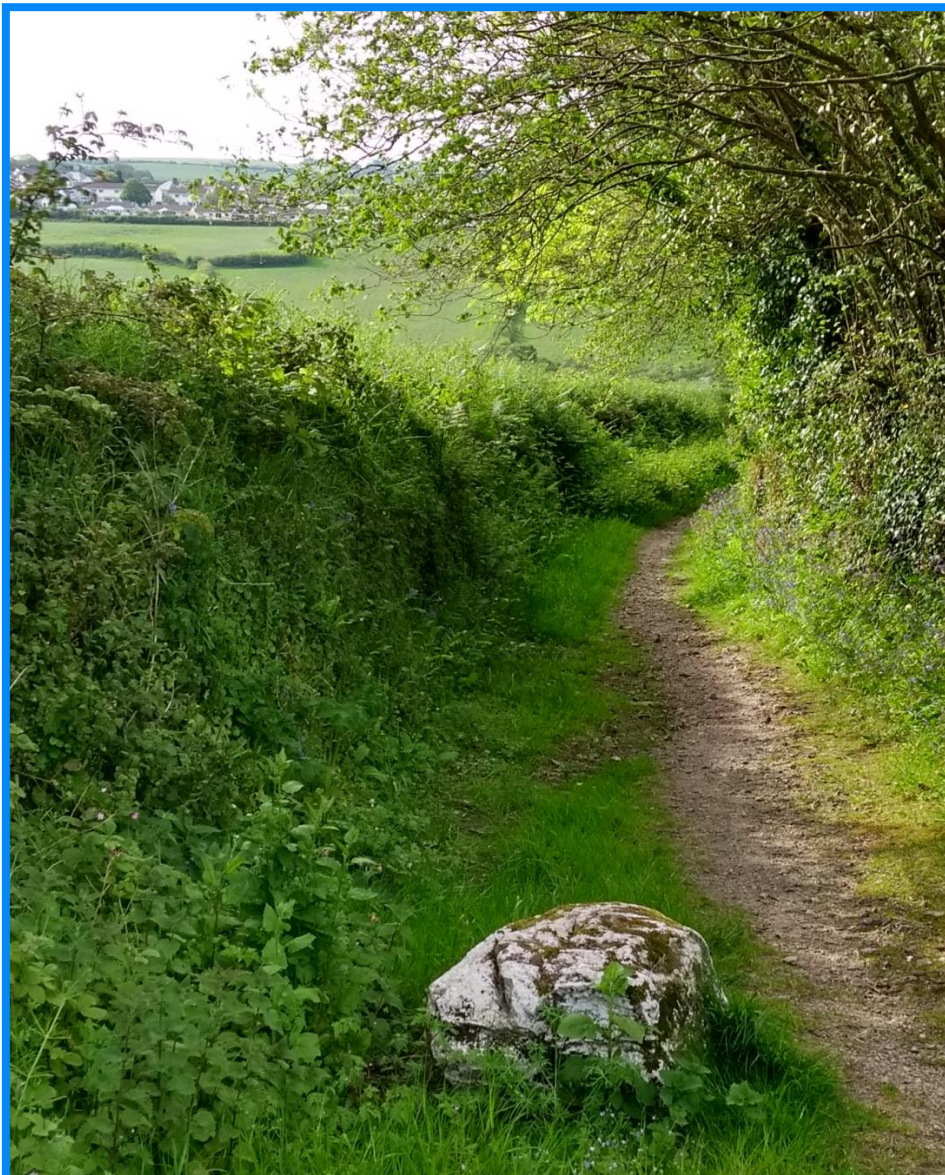
refs. G1; G2 and G3). These footpaths, bounded in part by Cornish Hedges; c.f. Cornish Hedges Map, Figure 12, also pass through agricultural land and lead to Tywardreath Marsh, aka Par Marsh, which has statutory conservation designation (County Wildlife Site ID R10, CC Interactive Mapping, 2019). Wildlife seen in the area includes bats, swallows, rabbits and other small mammals. The absence of street lighting means that the sky at night is clearly visible, e.g. stars, planets, moon.

**Recreation:** Tywardreath Trotter route: runners; walkers

**Other**

The Saints' Way is Promoted by Visit Cornwall <https://www.visitcornwall.com/things-to-do/walking/saints-way-trail-padstow-to-fowey>

This route features in a walk described in a Cornwall Today magazine article and in a book, 'A Cornish Celtic Way'.<sup>24</sup> It also forms part of a Blue Green Spaces network, linking in with other paths and bridleways in Lanescot, Treemill, Tywardreath and through to the rest of the Par Marsh area (County Wildlife Site ID R10, CC Interactive Mapping, 2019).



**Saints' Way at Lanescot**

**TA 5 Caruggatt (aka Carrugat) Wood**

Ancient Woodland: County Wildlife Site ID Code R8

The name of this wood has been spelt in a variety of ways over the last 500+ years.

**PROW/s ref.** 406/6/1 Silver Footpath, 425/1/1 Silver Footpath

**Reasons for identification**

Off-road, well outside the development boundary for the whole route.

**Recreation:** This is the only area of woodland in the parish which has a footpath running through it for walkers to use.

**Other**

Documentary evidence shows that in 1487 Vivian Trounsyn was given wood from Caruggatt as part of his pension from Tywardreath Priory (ART/3/138, Tywardreath Priory Archive, Cornwall Council) as were other former servants of the Priory. This path links to Lanlivery Parish.

**TA 6 Tywardreath – Polpey Lane to Well Street, Tywardreath Hill**

**PROW/s ref.** 425/10/1 Gold Footpath

**Reasons for identification**

Off-road, outside the development boundary. This path runs through an open, rural area with fields bordered by Cornish Hedges; c.f. Cornish Hedges Map, Figure 12. The path affords wide seascapes and views North East over the village. The absence of street lighting means that the sky at night is clearly visible, e.g. stars, planets, moon.

**Recreation:** Tywardreath Trotter route: runners; walkers.

Tywardreath is a Conservation Area<sup>25</sup> and St Andrew's Church is included in both the Saints' Way Passport Scheme and mentioned as a site to visit on the Cornish Celtic Way. It is known that Christians have worshipped in Tywardreath since the foundation of the Benedictine Priory of St Andrew in 1088.<sup>26</sup>

**Other**

The inclusion of this footpath would allow walkers to come across from Luxulyan Valley World Heritage Site into Lanescot and carry on through Tywardreath to Polmear. This would be a virtually road-free, Blue Green Corridor. It forms part of a large circuit where walkers are able to go to Polmear Lake and Par Sands (which lies in County Wildlife Site ID R3.3, CC Interactive Mapping, 2019). Walkers can continue across Par Track, through St Andrews Road Duck Pond and 'Bunny Field' (which lie in Par Marsh, County Wildlife Site ID R10, CC Interactive Mapping, 2019) then up Driving Lane to Killhallon and onto Luxulyan Parish. This would be a 5-mile circuit, 90% road free. From Polmear and Par Sands, walkers also have the option of following the SW Coast Path into Fowey Parish or following various Gold footpaths through Par Beach and on to the Clay Trail<sup>27</sup> through to St Blaise Parish.

This location is identified as valuable in respect of Policy E3 Views, Vistas and Panoramas and Policy E1 Local Green Space Designation.



**TA 7 Tywardreath** - footpath from the junction of Castledore Rd and Polpey Lane to Chapel Park Farm.

**PROW/s ref.** 425/9/1 Gold Footpath, 425/9/2 Gold Footpath, 425/9/3 Gold Footpath

**Reasons for identification**

Off-road, outside the development boundary. These paths cross open, agricultural land. There are lovely views for walkers over the Treesmill Valley and Historic Battlefield. The absence of street lighting means that the sky at night is clearly visible.

**Other**

Tywardreath is on the Cornish Celtic Way, a new pilgrimage route.<sup>28</sup>

This area borders **Treesmill Road Triangle (0.05 ha)** Local Green Space Designation Policy E1 and is identified as valuable in respect of Views, Vistas and Panoramas Policy E3.



**Polpey Lane Footpath, Tywardreath**



### **TA8 Trenadlyn, Stoneybridge**

The very quiet lane comes off the B3269 at Trevenning Farm and links St Sampson Parish with Tywardreath and Par Parish. The lane at the centre of this tranquil area passes through Trenadlyn and past Stoneybridge Gardens and ends at a T-junction. Walkers can turn right to Treesmill and take either Gold Footpath 425/6/1 to Par Marsh (aka Tywardreath Marsh); **or** Gold Footpath 425/15/1 to Lanescot; **or** turn left to Chapel Park Farm and continue to Tywardreath Village; **or** at Chapel Park Farm take Gold Footpath 425/9/1 and then Gold Footpath 425/9/2, so skirting Tywardreath Village to follow Polpey Lane down to Polmear and onto Par Sands (County Wildlife Site ID R3.3, CC Interactive Mapping, 2019).

### **Reasons for identification**

Well outside the development boundary. The quiet lane passes through sections of semi-natural habitat with Cornish Hedges; c.f. Cornish Hedges Map, Figure 12, which have trees growing on top and meeting over the centre of the lane. The route overlooks and skirts the edge of Stoneybridge Tree Preservation Order Area Ref C2/4 Tree ref. W1: Mixed conifer and deciduous trees, consisting mainly of Beech with a little Oak, Elm, Larch, Pine and Macrocarpa. The absence of street lighting means that the sky at night is clearly visible, e.g. stars, planets, moon.

### **Other**

This lane links St Sampson Parish to the Tywardreath and Par Parish network of footpaths found around Treesmill and Tywardreath Marsh (aka Par Marsh which lies in County Wildlife Site ID R10, CC Interactive Mapping, 2019 in this area). Northwards, this route continues by very quiet lanes to Milltown and then footpath to Lostwithiel, then on by-lanes and footpaths to Respryn and Bodmin Parkway Station, allowing return to Par Station by rail (8 km to Lostwithiel, 14.5 km to Bodmin Parkway).



**Treesmill mill, view from Tranquil Area 8**  
**The Mill features in 'The House on the Strand' by Daphne du Maurier.**

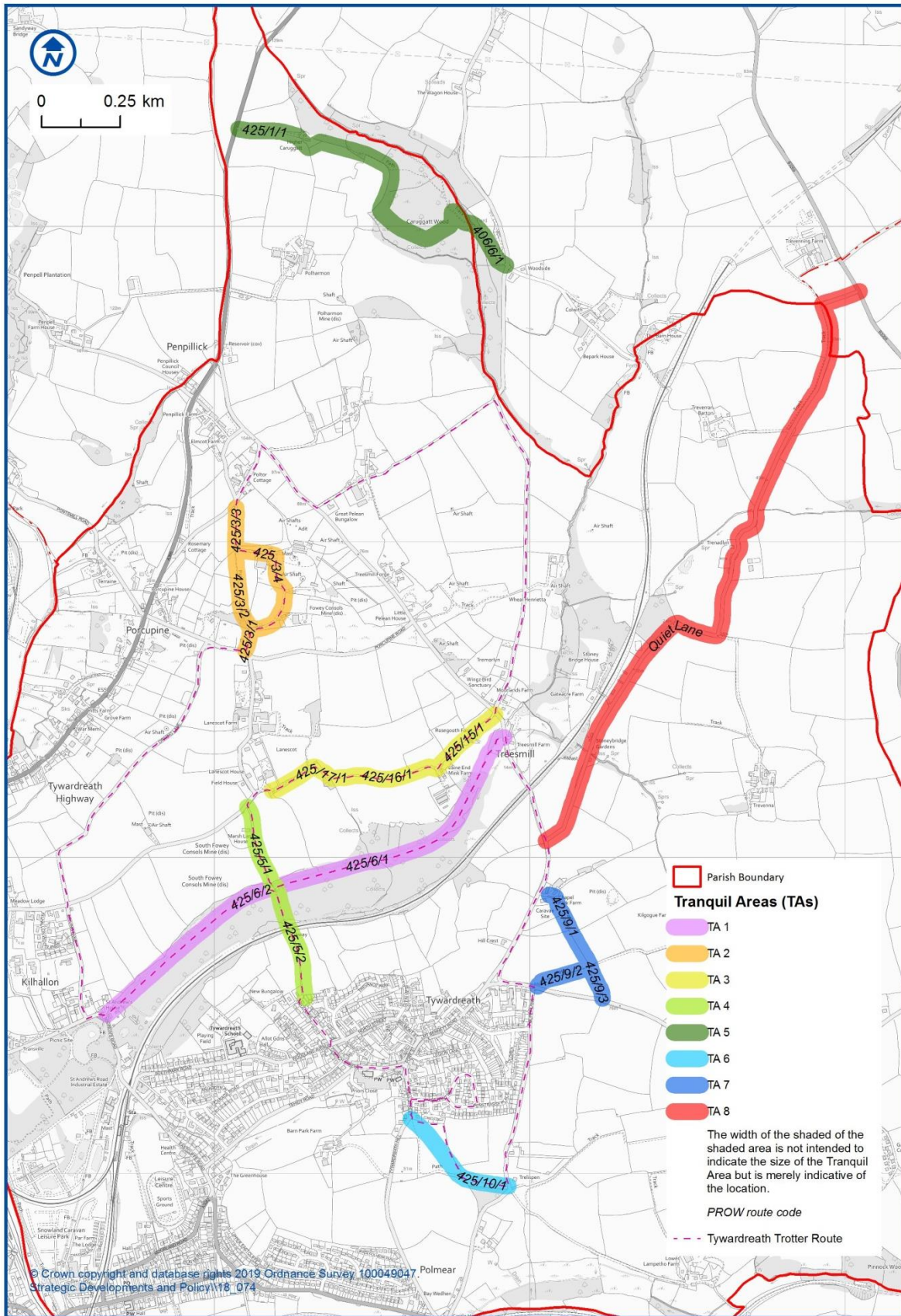


Figure 10: Tranquil Areas Map for Tywardreath and Par Parish NDP

### Policy E3 Views, Panoramas and Vistas: Justification

- 9.126. In the Residents' Questionnaire, 2019, 86% of respondents<sup>1</sup> stated that open countryside views were important in creating the distinctive nature and character of our village.<sup>2</sup> In the 2017 Initial (Parish) Survey, 81% agreed that protecting our landscape, wildlife and habitats was very important. Additionally, in the open-ended comment section, where residents were asked 'what was best,' the green setting and the environment around us was the second most mentioned topic after 'the sense of community and people'.
- 9.127. The Vision Statement encompasses residents' desire to protect "a distinctive landscape and coastline, environment and heritage" and this vision has drawn overwhelming support.<sup>3</sup> The Parish is predominantly rural in nature with the distinct settlements of Tywardreath and Par located in the south of the parish. There is a ribbon development of Tywardreath Highway along the A390 and Kilhallon, but otherwise only 50 or so dwellings outside these areas. Most of the land is divided into medium to small fields by distinctive Cornish hedges, as shown on the Cornish Hedges Map, Figure 12, which give the area its characteristic appearance and which were probably created as early as the medieval period.
- 9.128. At the Blue Green Workshop in 2018, there was overwhelming support for the sustainable growth of Tourism and Tourism related activities.<sup>4</sup> Blue Green Tourism is based on the same premise as Wellness Tourism<sup>5</sup>, but Blue Green Tourism places the emphasis on the protection and enhancement of Blue and Green Spaces as a fundamental feature of the experiences on offer. The views, vistas and panoramas of Tywardreath and Par Parish perform a vital role in our community on both social and economic levels. Not only do these views, vistas and panoramas promote a feeling of wellbeing in all who enjoy them, but they also act as an economic driver for the parish by attracting many day visitors and tourists.<sup>6</sup>

### Policy E3 Intention

- 9.129. The intention of this policy is to preserve the important rural and coastal views within Tywardreath and Par Parish as shown on the Views, Panoramas and Vistas Map, Figure 11. These views, panoramas and vistas contribute to the special character of the parish and to the enjoyment of residents, day visitors and tourists who enjoy the tranquil, peaceful, natural environment of the area, (c.f. the Tranquil Areas Map, Figure 10), and walk the many PROWs in the area; c.f. the Public Rights of Way and Trails Map, Figure 8 which gives individual public footpath and bridleway numbers. The public footpaths and bridleways shown on the PROWs and MUTs Map are all rated gold according to CC's criteria.<sup>7</sup>
- 9.130. This policy is one of 12 policies focused on the Environment and Heritage.



### **Tywardreath and Par Parish NDP Policy E3: Views, Panoramas and Vistas**

- a) Development proposals must ensure that key views of the heritage assets, areas of landscape, coast and open countryside as shown on the Views, Panoramas and Vistas Map, Figure 11 can continue to be enjoyed.
- b) Where appropriate, proposals within the areas identified should submit a visual impact assessment showing how their development will impact on relevant views.
- c) Proposals will be supported only where there is no significant adverse impact on these views.
- d) Cornish hedges are an important defining feature of the mainly rural parish and their removal should be wholly exceptional; c.f. Cornish Hedges Map, Figure 12.

A number of key views, all from public spaces within the settlement, have been identified. Photos of the views are available in Appendix O. The key views are also shown on the Views, Panoramas and Vistas Map, Figure 11 and are described below:

#### **Views from within the settlements:**

1. From Cemetery and Cemetery Playing Field, Southpark Road, Tywardreath (SX 080 544)  
Extensive views looking north and west towards the World Heritage Site of Luxulyan Valley and the Cornwall Wildlife Trust Nature Reserve of Prideaux Woods.
2. From the Saints' Way, Multi-Use Trail (SX 083 546)  
Extensive views east along the Treemill valley and across open farmland towards Castledore Hill Fort.
3. From Treemill Road Triangle, Tywardreath (SX 089 546)  
There is a small raised area with a public bench from which there are views across open farmland to the sea beyond with extensive views across St Austell Bay.
4. From Poldrea Play Area, Tywardreath (SX 089 544)  
There are extensive views to the south across open farmland to the sea beyond with extensive views across St Austell Bay.
5. From Public Footpaths 425/9/2 and 425/9/3 Tywardreath (SX 092 546)  
An intersection of two public footpaths just beyond the north eastern boundary of the settlement at a high point has extensive views from the north and west to the south, encompassing open farmland, the village of Tywardreath and to the sea beyond.
6. From Public Footpath 425/10/1, Tywardreath (SX 088 540)  
A public footpath that connects Trelispen, Polpey Lane and Well Street which passes across a high point, giving extensive views in almost all directions, but with particularly good views of the Church and its setting.
7. From Public Road, Tywardreath Hill (SX 085 539)  
Leaving the settlement of Tywardreath by Well Street and descending Tywardreath Hill towards Polmear, a superb open vista appears across Par Beach and St Austell Bay (County Wildlife Site ID R3.3, CC Interactive Mapping, 2019).
8. From Par Beach, Par (SX 082 532)  
(County Wildlife Site ID R3.3, CC Interactive Mapping, 2019)

Looking north from the beach, the area appears to be predominantly rural due to the open fields on the high ground above Polmear Parc.

9. From Par Track, Par (SX 078 540)

Although within the built-up area of Par, with industrial and residential sites in adjoining St Blazey to the West, there are open countryside views to the east that enhance the experience of the many users of this facility, residents, day visitors and tourists.

10. From Public Road, Tehidy Road, Tywardreath (SX 080 540)

Shortly after Tehidy Road branches off from Eastcliffe Road, the open vista to the east appears with the setting of St Andrew's Church and the Tywardreath Village Conservation area set off against a backdrop of open fields. In the public consultation on Open Green Spaces, this view and open area was commented upon more often than any other in the Parish. This view was also specifically commented upon in the 2010 report 'Tywardreath Conservation Area Character Appraisal and Management Proposals', page 36 in the section 'Key Views and Vistas'<sup>10</sup>

**There are also a number of important vistas from outside the main settlement area.**

11. From the Saints' Way at Lanescot

This long-distance Multi-Use Trail runs part of the way along a public road between Lanescot and Kilhallon; c.f. Public Rights of Way and Trails Map, Figure 8. From the whole length of the road there are extensive views across the settlement area, St Andrew's Road Nature Reserve (which lies in Par Marsh, County Wildlife Site ID R10, CC Interactive Mapping, 2019) and to the sea across St Austell Bay. This area attracts many walkers as there are several footpaths and bridleways in the area and it is close to the World Heritage Site of Luxulyan Valley. These views continue from the bridleway 425/17/1 and footpath 425/16/1 which continue along the ridge before descending to Treesmill.

12. From the public footpath 425/3/4 there are views across the main settlement to St Austell Bay (SX 082 558) and where this footpath joins path 425/3/2 there are extensive views to the West towards Luxulyan Valley and the World Heritage site.

13. From Public Road at Penpillick

As the A390 goes over the brow of the hill at Penpillick, there are extensive views down to Tywardreath Highway, across to Luxulyan Valley, a World Heritage Site, and across St Austell Bay.

14. From Public Road at Castledore

There are extensive views of the settlement and its setting from the public road that descends from Castledore towards the village of Tywardreath. There are also views across the parish from the B3269 Fowey Road that runs along the eastern parish boundary.

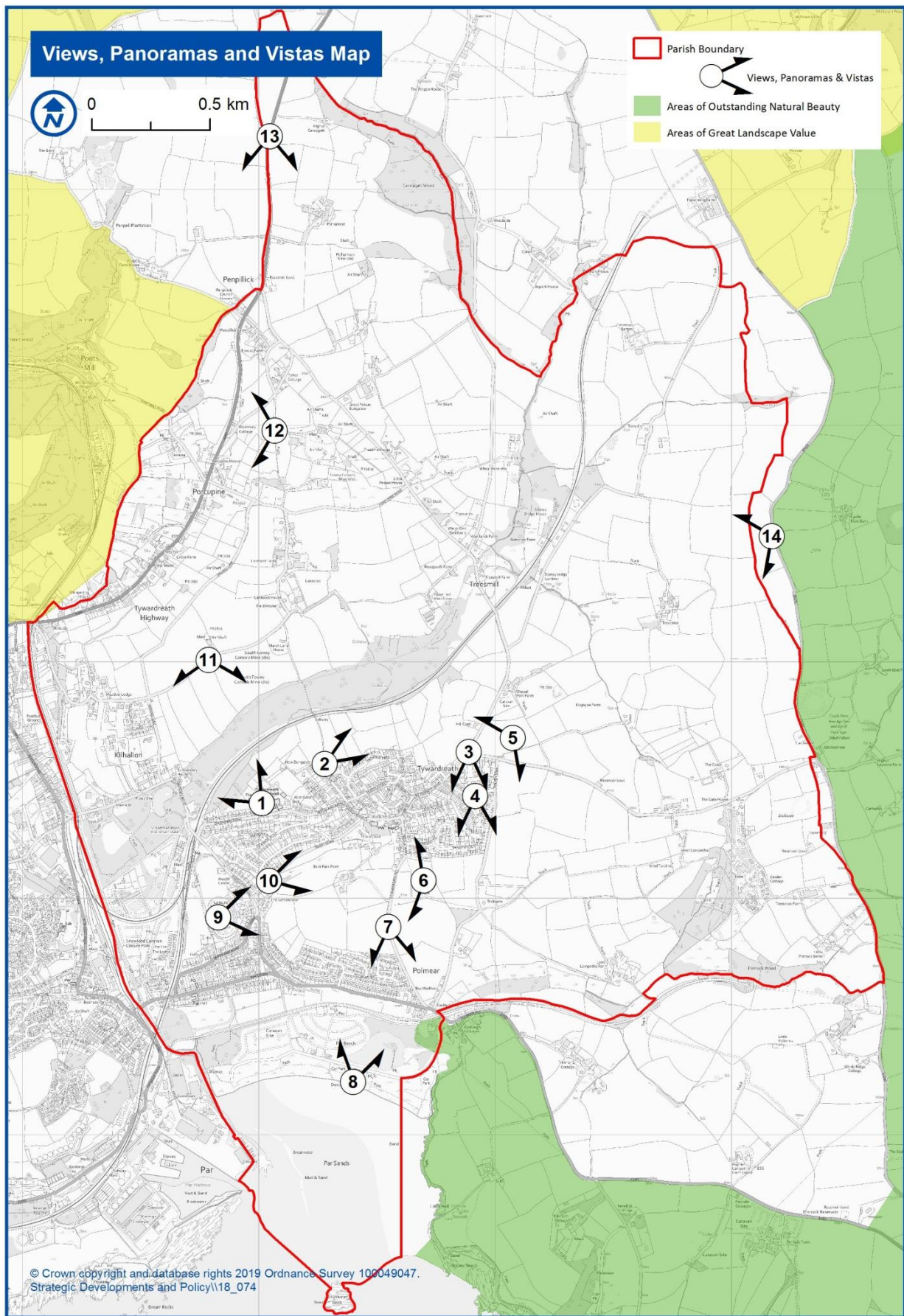


Figure 11: Views, Panoramas and Vistas Map for Tywardreath and Par Parish NDP



## Policy E4.1 Biodiversity and Policy E4.2 Trees and Cornish Hedges: Justification

- 9.131. “Green infrastructure is a natural capital asset that provides multiple benefits, at a range of scales. For communities, these benefits can include enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production and the management of flood risk.” (Gov. UK, 2019)<sup>1</sup>
- 9.132. The Natural Environment and Rural Communities Act (2006): S.40: (1) states that “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. Conserving biodiversity includes restoring and enhancing species populations and habitats as well as protecting them.”<sup>2</sup>
- 9.133. In the Initial Survey of 2017,<sup>3</sup> the two things that residents thought were the most important things about the parish were to ‘protect our beaches’ (82% very important) and to ‘protect our landscape, wildlife and habitats’ (81% very important).<sup>4</sup> In addition, in response to the open ended question “What is the best thing about our Parish?” the second most frequent response was to mention the Blue Green setting of the Parish. Feedback from the Blue Green Workshop, public consultation event in 2018 also highlighted the importance that the community places on its rural and coastal setting.<sup>5</sup> In the Residents’ Questionnaire, 2019, the following were all felt to be very important by the majority of respondents; (the figures in brackets refer to the percentage of respondents replying ‘important or very important’, combined): Clean air (96%), Public open spaces (96%), Peaceful, quiet environment (95%), Footpaths and bridleways (94%), Par Beach (93%), Trees (93%), Cornish hedges (88%), Open Countryside views (86%) and Dark skies (81%).<sup>6</sup>
- 9.134. The parish of Tywardreath and Par is largely rural in nature with the major village settlements in the south near to the coast. There are the remains of old mine workings, predominantly to the north and east of the Parish while the remainder is made up of largely improved agricultural land (Grade 3) bounded by a network of Cornish hedges as shown on the Cornish Hedges Map, Figure12. There are a number of designated sites within the Parish.
- 9.135. There are two areas of Ancient Woodland, both designated as County Wildlife Sites (CWS): part of Caruggatt Wood (ID R8)<sup>7</sup> in the north-east and Pinnock Wood (ID R59)<sup>8</sup> in the south. Par Beach, together with Polmear Lake, is also designated as a CWS (ID R3.3).<sup>9</sup> The area to the south of Par Beach is designated as Falmouth Bay to St Austell Bay Special Protection Area (SPA) (UK9020323).<sup>10</sup> SPAs are protected areas for Birds and are designated under UK law.<sup>11</sup> The remaining two CWS in the parish are both important Wetland habitats. Par Marsh (ID R10)<sup>12</sup> incorporates Tywardreath Marsh which runs along the Treesmill Valley and St Andrew’s Road Nature Reserve. Polmear Marsh (ID R60)<sup>13</sup> is a smaller area near the south of the Parish Boundary.
- 9.136. All of these key wildlife sites are spatially separated. For example, the two areas of ancient woodland are separated by a direct distance of 1.7 miles (2.7km). In this area the Cornish hedges provide key links between habitats providing ‘wildlife corridors’ along which animals can move and, more importantly, link areas genetically, allowing gene flow<sup>14</sup> to take place between otherwise isolated habitats.

The importance of connectivity of habitats is highlighted in the UK Government's 25-year plan to improve the environment<sup>15</sup> and is captured in the 2010 DEFRA report 'Making Space for Nature'<sup>16</sup>.

9.137. Launching the report, Professor Sir John Lawton CBE FRS, stated:

"Much of England's wildlife is now restricted to certain places, our wildlife sites, consisting largely of semi-natural habitats moulded by millennia of human-use. These sites are essential for the survival of many plants and animals and will remain important, even if the species and habitats within them change. Surviving in small, isolated sites is, however, difficult for many species, and often impossible in the longer term, because they rarely contain the level of resources or the diversity of habitats needed to support sustainable populations."

9.138. In 2019, CC declared a Climate Emergency. As part of the Action Plan, the council created an ambitious programme of tree planting to create 8,000 hectares of new tree cover "while strengthening protection of our existing backbone trees, woodland and hedges."<sup>17</sup>

9.139. Cornish hedges provide an important network link of habitats providing sanctuary and corridors for wildlife that might otherwise be isolated.<sup>18</sup> Cornish hedges are, therefore, of key importance in maintaining biodiversity. An excellent local example of this may be seen in the Horseshoe Bat *Rhinolophus ferrumequinum*, a priority species under UK post-2010 Biodiversity Framework. This rare species is restricted to the SW of England<sup>19</sup> and naturally would have lived in caves, but has adapted to living in old buildings but particularly in this area in old mines.<sup>20</sup> A study by Duvergé and Jones (1994) found that Greater Horseshoe Bats preferred the following habitats: pastures with cattle, ancient semi-woodland and pastures with non-cattle stock. Woodlands and pasture close to woodland were used to a greater extent in spring and early summer while pasture was predominantly used in summer. Rides, footpaths, hedges and treelines were used by greater horseshoe bats when flying in these feeding areas. The bats were generally less than 2 m away from trees and hedges.

9.140. The typical Cornish hedge is a stone-faced earth hedgebank with bushes or trees growing along the top.<sup>21</sup> Hedges are the county's largest semi-natural wildlife resource and most prominent inland landscape feature. The Cornish hedge is unique as a man-made wildlife refuge, with everything needed for the full cycle of the life it supports - earth, stone, crevices damp and dry, shelter, decaying matter and a huge variety of plant life from microscopic fungi to forest trees. Aiding this amazing variation of species and habitat is the mild Cornish climate, which favours activity all the year round. The hedges provide habitats which may have shrunk elsewhere, including the characteristics of flower-meadows, woodlands, scrub, field margins, heathland, wetland, rocky outcrops and sea cliffs. Their long continuous history means they are often species-linked to the original pre-farming landscape. Examples of self-sustaining Cornish hedge plants include elements of original woodland, (e.g. dog's mercury, wood sorrel, and bluebell), and of original heathland, (e.g. gorse, heather and tormentil). The hedge stones host a scree population of lichens, mosses and other life suited to the dryness of the hedge, while in the damper hedges ferns luxuriate.

9.141. Policies 4.1 and 4.2 are two out of the 12 policies focused on the Environment and Heritage.

### Policy E4.1 and Policy E4.2 Intention

9.142. The intention of policy E4.1. Biodiversity and policy E4.2 Trees and Cornish Hedges is to ensure that development conserves and enhances biodiversity and the natural environment.

#### **Tywardreath and Par Parish NDP Policy E4.1: Biodiversity**

- a) Developments should be planned and designed to conserve and enhance local wildlife species and habitats, including those that are undesignated.
- b) A Wildlife Assessment Check should be undertaken at the earliest possible stage in the development of the proposal.<sup>22</sup>
- c) Development proposals should recognise the importance of hedges/field boundaries as 'bat and wildlife corridors' and take all possible measures to minimise disruption, including with regard to lighting.<sup>23</sup>
- d) Developments should demonstrate how they aim to achieve a net gain in biodiversity.<sup>24</sup>
- e) Wherever possible, new developments should contribute to the Forest for Cornwall initiative.<sup>25</sup>
- f) Development proposals should demonstrate that they:
  - i) avoid designated areas of semi-natural habitat and seek to protect large areas of semi-natural habitat in non-designated areas, especially Cornish hedges and ancient/veteran trees; and
  - ii) ensure that where sites contain patches of semi-natural habitat that these can be retained and ideally linked together as part of the intended end land-use; and
  - iii) ensure that there is potential to retain, restore and re-create habitat linkages, especially Cornish hedges and linear tree features as part of developments; and
  - iv) look for enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site; and
  - v) follow the planning mitigation hierarchy
    - enhance habitat
    - avoid habitat loss
    - minimise habitat loss
    - restore habitat loss
    - compensate habitat loss
    - offset habitat loss; and
  - vi) accord with the guidance contained within 'Cornwall Planning for Biodiversity', 2018, Cornwall Council<sup>26</sup> or any update/s to biodiversity guidance.



## Tywardreath and Par Parish NDP Policy E4.2: Trees and Cornish Hedges

- a) Development proposals should be accompanied by a survey in accordance with BS5837 that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained. Developers should follow the guidance provided by the Cornish Hedges Group concerning the retention and re-establishment of hedges on development sites.<sup>27</sup>
- b) Development needs to retain existing landscape features such as mature native trees, woodland and hedgerow boundaries. Any development that affects Cornish Hedges should follow Cornwall Planning for Biodiversity Guide, 2018, and/or any update.<sup>28</sup>
- c) Development proposals that impact on trees or Cornish Hedges, c.f. Cornish Hedges, Figure 12, will only be supported if they:
  - i) sympathetically incorporate and retain trees and Cornish Hedges or hedgerows of good arboricultural and amenity value in a sustainable way into the overall design of the scheme; and
  - ii) include measures to ensure their protection during the course of development using recommendations in BS5837 as a minimum and their continued survival in the long term; and
  - iii) maintain a minimum buffer of at least 15 metres in width between ancient woodland and ancient/veteran trees and any development boundary; and
  - iv) retain and maintain trees subject to Tree Preservation Orders and seek to protect and maintain non-designated native trees and naturalised trees that provide landscape character, visual amenity, skyline interest, natural shelter/windbreak, or are described in the relevant character area description covering the application site; and
  - v) incorporate the planting of additional trees at a minimum of 3 trees for each dwelling or 1 tree for each 50 sqm of gross business floorspace. Where development proposals result in the loss of trees, every tree lost should be replaced with 2 similar sized trees planted in areas where they are able to attain mature proportions without causing a nuisance. Any replacement planting should be of a proven Cornish provenance. See Cornwall Council Guidance or any update.<sup>29</sup>

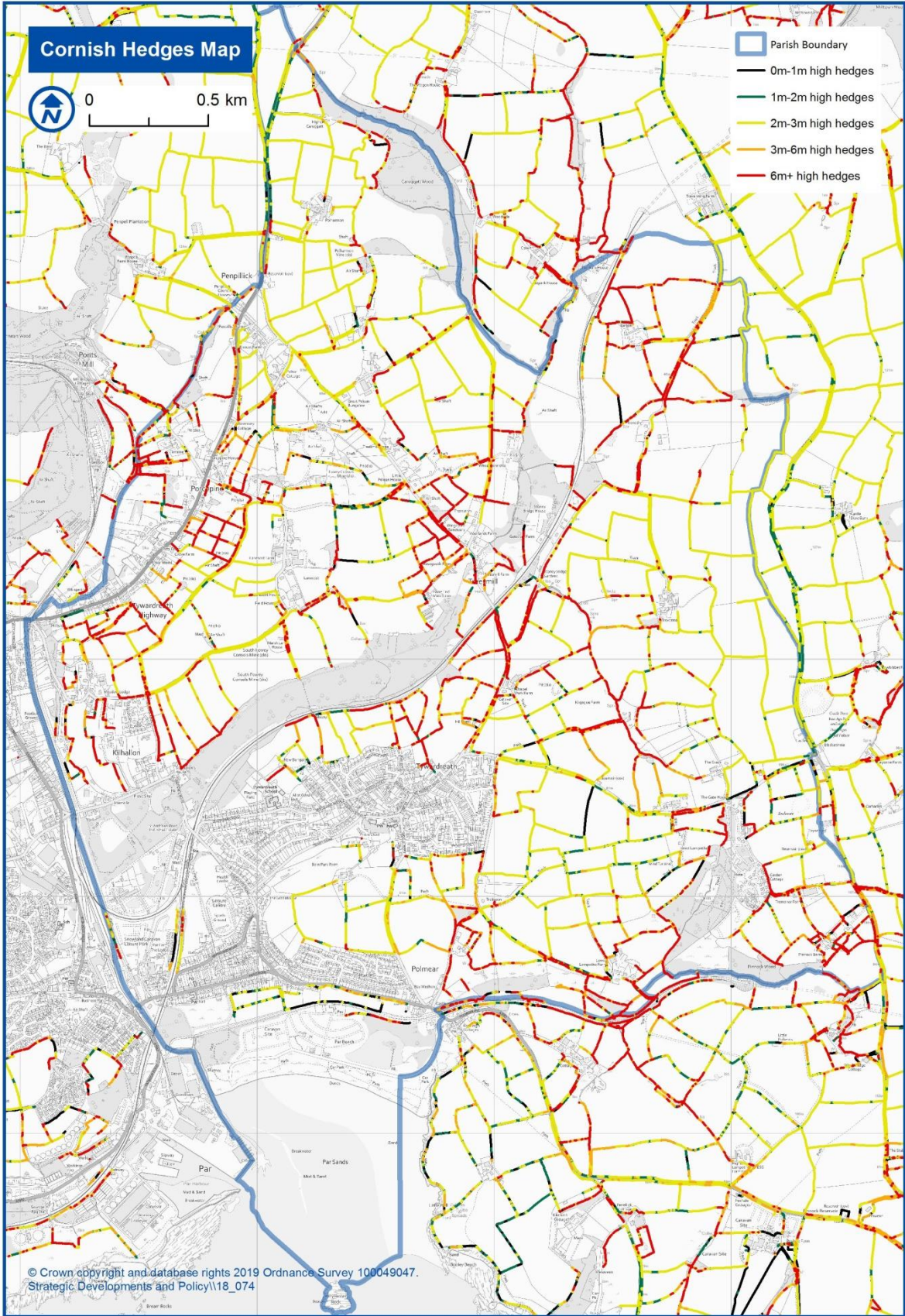


Figure 12 Cornish Hedges Map for Tywardreath and Par Parish NDP



## Policy E5.1-7 Heritage: Justification

- 9.143. In 2017, the Initial Survey identified that 95% of those who responded felt that protecting our history and culture was important with 60% stating that they thought it to be very important.<sup>1</sup> The Vision Statement encompasses the residents' desire to protect "a distinctive landscape and coastline, environment and heritage", and this vision drew overwhelming support from more than nine out of ten respondents in the Residents Questionnaire.<sup>2</sup> Indeed, there was almost universal support for specifically protecting and enhancing our heritage assets with 99% of respondents in favour of this.<sup>3</sup>
- 9.144. The history of the parish extends well beyond the core of the Tywardreath conservation area. Our policies seek to ensure that heritage assets are respected wherever they are in the plan area, recognising the wealth of architectural, archaeological and historic landscape features across the whole parish as documented in the Historic Environment Record.<sup>4</sup> Additionally, 88% of respondents to the Residents' Questionnaire thought that Cornish hedges are important in creating the distinctive nature and character of our parish. They are seen as particularly important amongst younger respondents.<sup>5</sup> Many Cornish hedges are very ancient; some complete field systems can be dated back two thousand years or more and could well be associated with ancient features such as Castle Dore Iron Age Hillfort (SX 103 548).
- 9.145. Tywardreath<sup>7</sup> and Par Parish has a rich and long history extending back into pre-history, as shown by scatters of Neolithic flints in the area of Castle Dore and a number of Iron Age round enclosures throughout the parish.<sup>8</sup> The village of Tywardreath has its origins in the medieval period and its existence was noted in the Domesday book of 1086, along with Lanescot and Treemill.<sup>9</sup> A priory was established in Tywardreath in the late 11<sup>th</sup> century that was of considerable importance until its dissolution in 1536, holding lands across the whole of Cornwall.<sup>10</sup> The full extent of the remains of the Priory are currently unknown but might be expected to cover an area between Newhouse Farm, the church, and the passageway to the south of the Butter Market as shown on the Priory Setting Map, Figure 15. See photo below.
- 9.146. The 1644 battle of Lostwithiel<sup>11</sup> which ended with fighting close to the village of Tywardreath is of great historical importance. Although it was the biggest Royalist victory of the Civil War, it ultimately contributed to the formation of the New Model Army, Parliament's final victory and the establishment of the Protectorate. It can therefore be seen as a pivotal event in English History.
- 9.147. For a site to be registered as a battlefield, it must have great historical significance and topographical integrity.<sup>12</sup> Parts of the Civil War battlefield along the ridge to the North of Castle Dore have been designated;<sup>13</sup> however, an investigation by local metal detectorists led to the discovery of a significant scatter of Civil War period artefacts close to the current settlement of Tywardreath, extending from the North-East to the South of the village.
- 9.148. Little of historical note then occurred until the mining boom<sup>14</sup> of the early 19<sup>th</sup> century which led to the building of most of the existing Tywardreath Conservation Area. The parish contains a part of the Cornish Mining World Heritage Site<sup>15</sup> which



extends to the west, although there are extensive mine workings in the parish to the east of the Designated area around Porcupine and Lanescot as shown on the Designated Assets Heritage Map, Figure 13 and Industrial Assets Map, Figure 17.

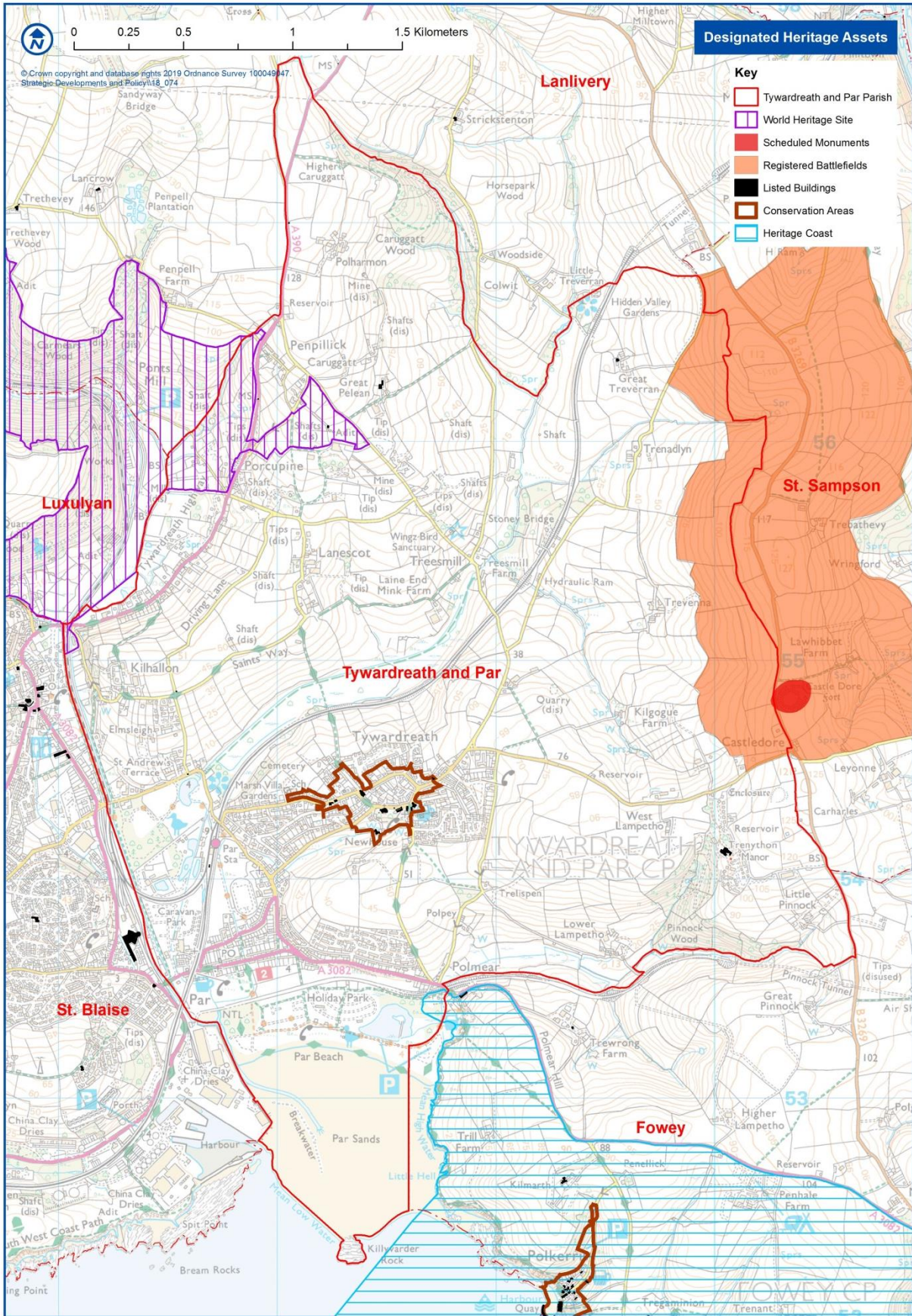


**Austin's Shaft Engine House**



**View over Newhouse Farm and probable location of the Old Priory, Tywardreath**





**Figure 13, Designated Heritage Assets Map for Tywardreath and Par Parish NDP**

9.149. The area now occupied by Par<sup>16</sup> was a tidal estuary in the medieval period, the sea once reaching St Blazey Church, and running as far as Tywardreath and Treesmill via tidal creeks as shown on the Par Estuary c.1500 Map, Figure 14.





**Figure 14, Par Estuary c.1500**

9.150. The bay has silted up, at least partly due to waste from tin and clay workings, and continues to do so until this day. The construction of Par Harbour by Joseph



Treffry<sup>17</sup> adjacent to the parish in 1840, together with the construction of the Par canal and later tramway (1855), led to the expansion of the settlement of Par.



9.151. Initially the harbour exported minerals from the mines, but in the later 19<sup>th</sup> century China Clay became the major product. Par railway station<sup>18</sup> was opened in 1859 providing direct communication to London and the branch lines to Newquay and Fowey were opened for passengers in 1876, although the latter was closed in 1968.



**Steam Engine at Par Station**

9.152. Heritage extends into the modern period with the presence of a giant Armillary Sphere from the 2012 Olympic Games having found a new home at Par Track.<sup>19</sup> For planning purposes the sphere should be viewed as a non-designated heritage asset. Heritage management underpins Blue Green Tourism, an economic sector which Tywardreath and Par Parish is seeking to develop along the principles which UNESCO recommends: “The UNESCO World Heritage and Sustainable Tourism Programme represents a new approach based on dialogue and stakeholder cooperation where planning for tourism and heritage management is integrated at a destination level, the natural and cultural assets are valued and protected, and appropriate tourism developed.”<sup>20</sup>

9.153. The following 7 policies are related to Heritage and come under the Environment and Heritage objective (which has 12 policies in total).

## Policy E5.1-7 Intention

9.154. The intention of these policies is to protect, enhance and strengthen the important heritage of the parish, including the World Heritage Site, the Tywardreath Conservation Area, the designated sites, buildings and monuments, the historic landscape character, and the undesignated assets and sites, in particular, Tywardreath Priory and the Civil War battlefield.

### **Tywardreath and Par Parish NDP Policy E5.1: Character and setting of the Tywardreath Conservation Area**

- a) Development in the Conservation Area as shown on the Designated Heritage Assets Map, Figure 13, will only be supported where it respects, preserves and enhances the special character and wider setting of the Conservation Area in terms of:
  - i) the scale, height, form, detail, materials, colour and massing of the proposal; and
  - ii) the relationship between the proposal and listed buildings and structures and non-designated assets; and
  - iii) the preservation and enhancement of open spaces and spaces between buildings.
  - iv) the importance of the Church and Butter Market as a focus in the heart of the settlement.
  - v) ensuring that all new development in and around the conservation area respects and responds positively to its historic context.
  - vi) installing street furniture that is appropriate to its historic context.
- b) Development that affects the setting of the conservation area must preserve or enhance the setting and character of and views into, and out of, the conservation area including views of listed buildings, other historic buildings, and significant open spaces.



**Tywardreath Village Centre showing the Butter Market and Church Lych Gate**

## Tywardreath and Par Parish NDP Policy E5.2: Character and setting of Tywardreath Priory

- a) Development proposals must retain and respect the integrity of the remains of Tywardreath Priory.
- b) Development proposals within the area shown on the Priory Setting Map, Figure 15, should be supported by detailed archaeological assessment and/or evaluation, showing how the significance of any remains of the Priory is retained, protected, enhanced, or complemented by the proposal. Proposals that do not adequately consider impacts upon any remains of the Priory, or do not adequately justify any negative impact, and/or do not demonstrate that they have sought to avoid, minimise, mitigate, or offset such impact will not be supported.

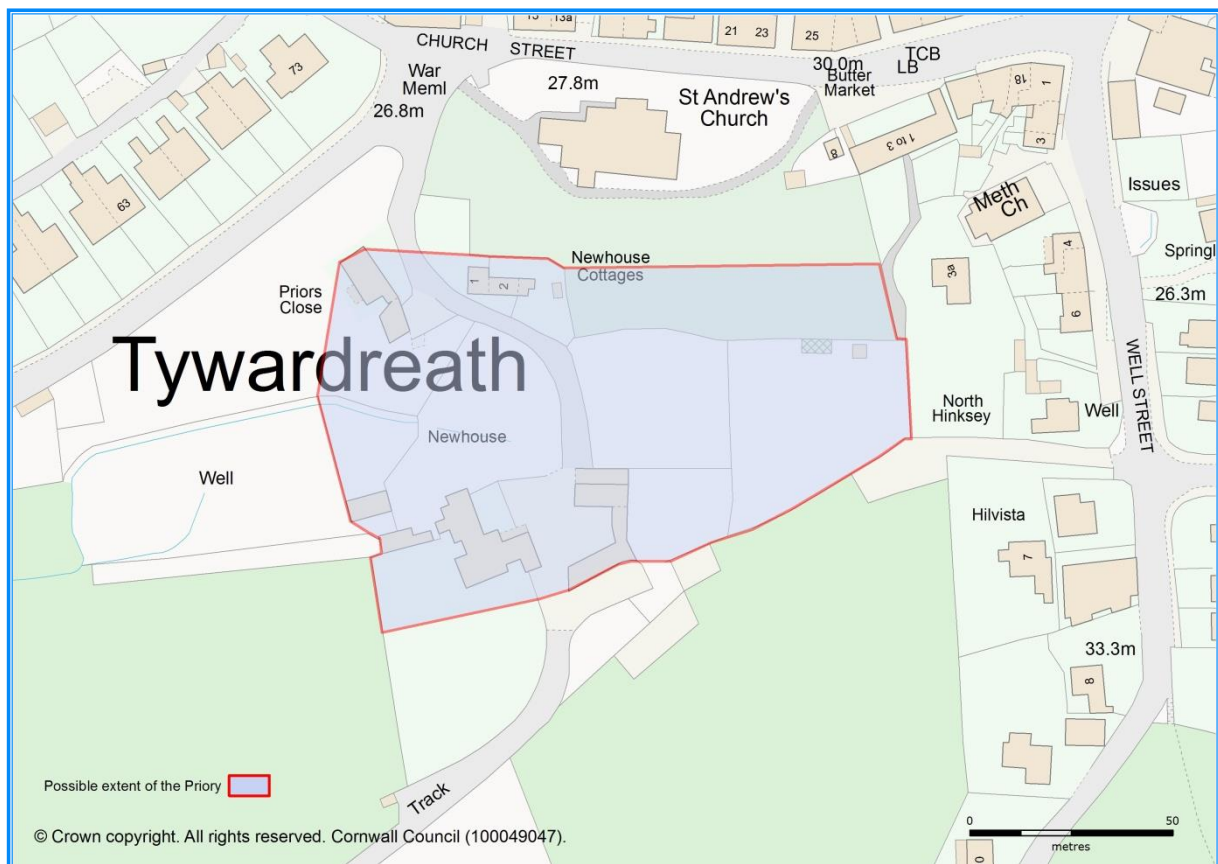


Figure 15, Priory Setting Map for Tywardreath and Par Parish NDP



### **Tywardreath and Par Parish NDP Policy E5.3:**

#### **Character and setting of the 1644 Civil War Battlefield Site**

- a) Development proposals must retain and respect the integrity of the whole Civil War battlefield as shown on the Civil War Battlefield Map, Figure 16.
- b) Development proposals within the area shown on the Civil War Battlefield Map, Figure 16, must contain detailed assessment and/or evaluation, to include additional metal detecting surveys, followed by appropriate mitigation where necessary, so as to ensure that the integrity of the entire battlefield site will be maintained as fully as possible.



**Battlefield (part)**



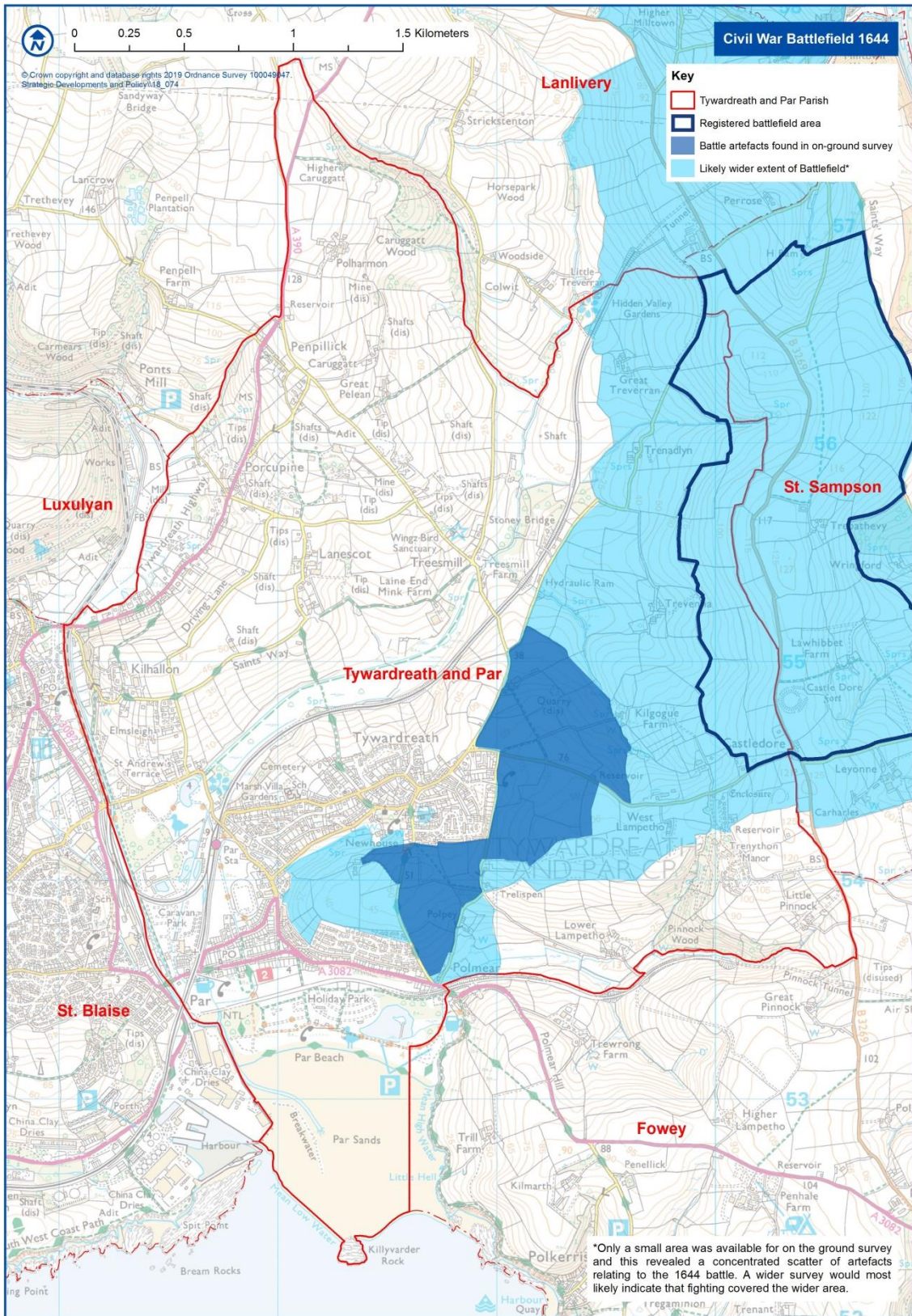


Figure 16, Civil War Battlefield Site 1644 Map for Tywardreath and Par Parish NDP

**Tywardreath and Par Parish NDP Policy E5.4: Tywardreath and Par Parish NDP Maintaining the Outstanding Universal Value of the World Heritage Site**

Part of the parish, specifically the area around Fowey Consols Mine and Ponto Mill Road, lies within the Luxulyan Valley area of the Cornwall and West Devon Mining World Heritage Site as shown on the Designated Assets Map, Figure 13.

- a) Development proposals within the World Heritage Site<sup>21</sup> must demonstrate by reference to the appropriate current guidance and policy documents<sup>22</sup> that the proposal adequately protects, conserves and enhances the inscribed Outstanding Universal Value.

**Tywardreath and Par Parish NDP Policy E5.5: Historic Landscape Character of the Parish**

- a) Development proposals must retain and respect the integrity of the historic landscape character of the rural parts of the parish.<sup>23</sup>
- b) Field boundary removal should be wholly exceptional; c.f. Cornish Hedges Map, Figure 12.

**Tywardreath and Par Parish NDP Policy E5.6: Character and setting of the historic industrial features within the parish; c.f. Industrial Assets Map, Figure 17**

- a) Development proposals must retain and respect the integrity of the industrial features within the parish. These include the remains of structures and features associated with deep mining<sup>24</sup>, the Par canal<sup>25</sup>, and the railway<sup>26</sup> and associated infrastructure and furniture.

**Tywardreath and Par Parish NDP Policy E5.7: The protection of non-designated heritage assets**

There are many non-designated heritage assets scattered throughout the parish recorded in the Historic Environment Record (HER).<sup>27</sup> If any development proposal comes forward:

- a) the Historic Environment Record for Cornwall<sup>28</sup> should be consulted; and
- b) impacts on heritage assets should be minimised wherever possible and appropriate mitigation measures put in place as necessary; and
- c) if an asset cannot be retained it should be professionally excavated and recorded.



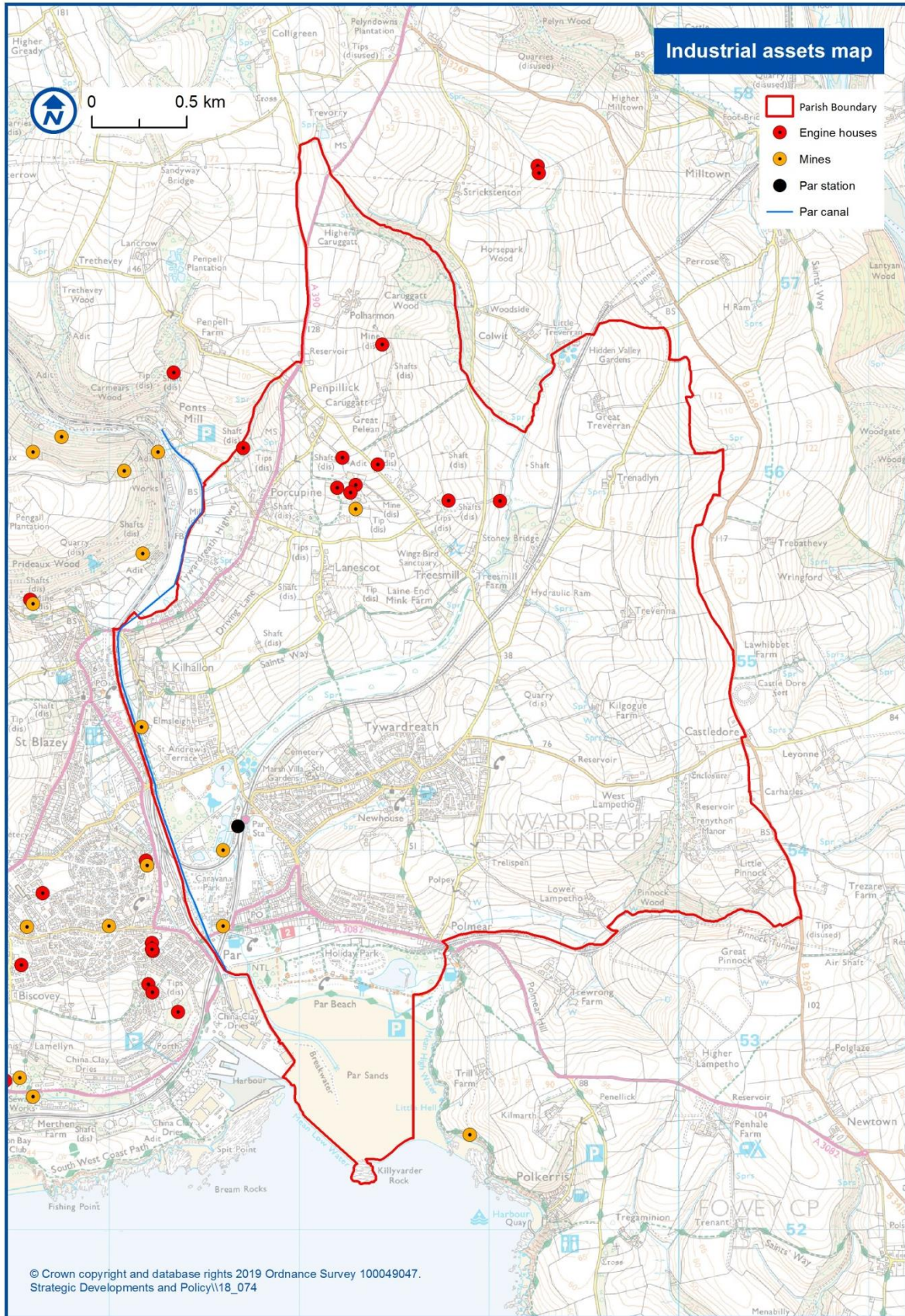


Figure 17, Industrial Assets Map for Tywardreath and Par Parish NDP

## Objective: Housing and Development

### Policy H1 Development Boundary: Justification

- 9.155. Tywardreath and Par Parish is proposing to establish a development boundary as shown on the Development Boundary Map, Figure 18. Respondents to the Residents' Questionnaire were strongly in favour of this proposal: 79% supported the development boundary as shown; and 13% supported the boundary in principle but suggested changes.<sup>1</sup>
- 9.156. The decision to consult on the establishment of a development boundary was taken relatively early in the NDP process in response to concerns raised by the community. On a social level, a major concern is the rising cost of houses in the locality. For example, maintaining and encouraging jobs in the Care sector was rated as the top priority by respondents to the Residents' Questionnaire<sup>2</sup> and yet these workers are often earning only between £8.00 and £9.00 an hour. Evidence gathered during the consultation process suggests that local housing – be it to rent or purchase - is already out of reach for many. There is community support for affordable homes for purchase and rent for those either born in the parish or who have a local connection to the parish<sup>3</sup>, provided such development is small-scale<sup>4</sup> and affordable housing led. This would have the added bonus that, in a parish with an ageing demographic, younger people might have the opportunity to move back into the parish which would increase the parish's resilience both socially and economically, as younger people are likely to be in paid employment. In addition, younger people may provide informal care and support for their older relatives. Equally, retired residents might be able to help with childcare, so enabling parents to take on paid employment.
- 9.157. The introduction of the development boundary, with room to infill and round off only with windfall sites within the boundary, means that the price of any land which might be developed as a rural exception site should stabilise at a relatively low level, given that development on rural exception sites will be solely affordable housing led (policy 9 of CLP). The Rural Housing Enabler for CC has confirmed that: "Landowners of these sites would be paid more for the land than agricultural prices but less than if the land was being sold for open market homes. The maximum land value for these sites is generally £10k per plot."<sup>5</sup> In summary, the establishment of the development boundary should reduce the risk of house price inflation due to land value and help ensure that a "sufficient number and range of homes can be provided to meet the needs of present and future generations"<sup>6</sup>, thereby promoting social cohesion and community resilience.
- 9.158. House prices in neighbouring parishes such as St Sampson and Fowey have risen significantly, as second and holiday home owners have moved in. Tywardreath is one of the prettiest Cornish villages locally and Par with its beach, coastal and relatively accessible location is also attractive to many people. The perception is that second and holiday home purchase is on the increase and this adds to the concerns of some within the community. Other factors which push up prices include the design and location of accommodation. Should any planning application come forward on a rural exception site, it would be affordable housing led and covered by a Section 106 Agreement which would mean that the affordable homes would "go to



local people most in need of affordable housing.”<sup>7</sup> In addition, if a Community Land Trust develops the site, a Section 106 agreement can ensure that the homes stay affordable in perpetuity.<sup>8</sup>

- 9.159. The community feels strongly that new development should be located close to the community facilities, services and shops, so that residents are able to reach them by sustainable and accessible modes of transport.<sup>9</sup> 99% of respondents to the Residents’ Questionnaire believe that children should be able to walk on well-lit pavements to school, or to wherever they catch the bus or train to secondary school or college. 98% of respondents believe that footpaths, pavements and public amenities should be accessible to all wherever possible. The establishment of a development boundary will ensure that new housing is located within safe, easy access by foot of the centres of Par and Tywardreath. People will be more likely to shop and use services locally which will give a boost to local businesses for which the lack of parking is a major issue; and money will be more likely to stay within the parish<sup>10</sup>. This would also be a significant move towards a low carbon economy, provided that the appropriate infrastructure, constructed to CC Highways Standards, is put in place.
- 9.160. Tywardreath and Par Parish remains a predominantly rural area, in strong contrast to St Blazey and “Greater St Austell” to the west. As a result, it has a vibrant and coherent community with a strong sense of “belonging”. Easy access to community facilities<sup>11</sup> will help residents feel that they are part of this community, so promoting social cohesion and positive health and wellbeing.
- 9.161. The guiding principle underlying the establishment of the development boundary is social, environmental and economic sustainability. As far as business development is concerned, the parish is well served by employment sites within the parish itself and in neighbouring St Blaise<sup>12</sup>; c.f. Employment Sites and Land Map, Figure 7.
- 9.162. A significant amount of “best and most versatile agricultural land” is a prominent feature of the parish as shown on the Land Use Classification Map and described in the associated Land Use Classification document in Appendix B of the NDP. The land supports a strong agricultural sector which plays an important role in the local economy and employment and a development boundary will safeguard local food production.



9.163. The development boundary is an updated version of the similar envelopes which set out the plan-led approach to planning within the Restormel Local Plan (2002). The NDP Steering Group took an early decision not to allocate sites for development for a variety of reasons including: a recognition that site allocation was beyond the capacity of the volunteers working on the NDP; that such a process would inevitably impact negatively on social cohesion and the “community spirit” of the parish; and that the costs associated with such a process could be substantial. Given that there is no site allocation, the development boundary was drawn tightly around Tywardreath and Par, with some allowance for windfall site infill and rounding off within the development boundary only. This ensures that potential additional housing sites which come forward in locations adjacent to built-up areas will be dealt with as rural exception sites. In turn, this will ensure that the highest possible proportion of affordable housing is brought forward, which is the priority for local inhabitants.<sup>13</sup>

9.164. This is one of 4 policies relating to Housing and Development

### **Policy H1 Intention**

9.165. The intention of this policy is to establish a development boundary so as to ensure that development in Tywardreath and Par Parish is appropriate to the needs of the local community and is sustainable on social, environmental and economic levels.

#### **Tywardreath and Par Parish NDP Policy H1: Development Boundary**

Tywardreath and Par Parish NDP establishes a new development boundary for the parish as shown on the Development Boundary Map, Figure 18.

- a) Within the development boundary, infill and rounding off will be supported where it conforms with other policies in this NDP;
- b) Development outside the Tywardreath and Par Parish development boundary will not normally be permitted. Exceptions may be made of development which is affordable housing led to meet evidenced local need, in line with Policy 9 of the Cornwall Local Plan.

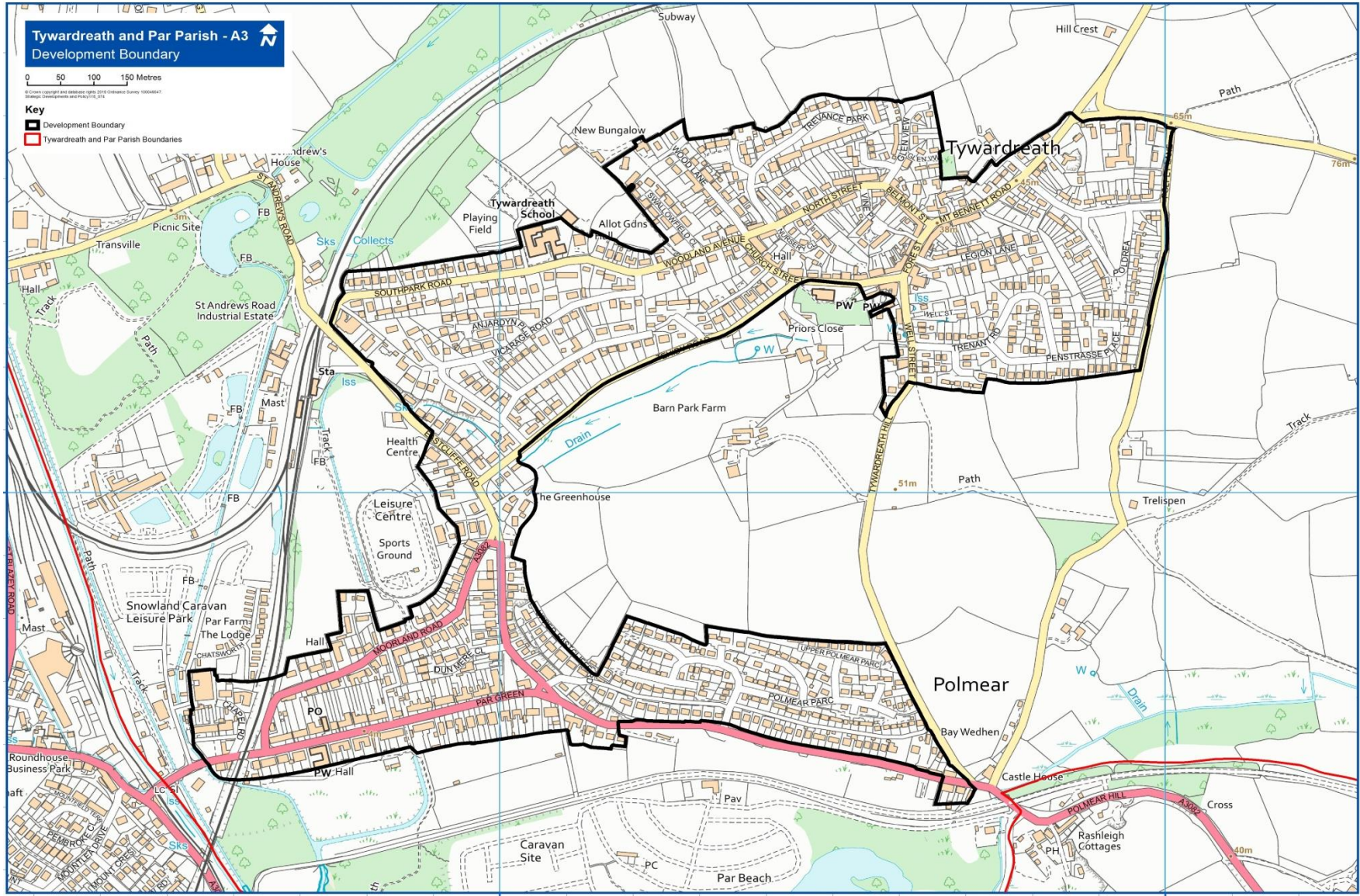


Figure 18, Development Boundary Map for Tywardreath and Par Parish

## Policy H2 General Development Principles: Justification

9.166. Tywardreath and Par Parish NDP documents associated with this policy include:

- Flood Risk Management Policies, F1, F2, F3
- Landscape Character Assessment, Appendix A
- Land Use Classification, Appendix B
- Drainage and Drainage Basins and Catchment Basin Map, Appendix C
- Community Facilities; Accessibility Table, Appendix F

9.167. It is recognised that there is a local ‘housing need’ across the parish and the community is supportive of providing homes on a small-scale basis<sup>1</sup> as part of affordable housing led development to those who meet the Parish Preference Label or Local Connection criteria to Tywardreath and Par Parish.<sup>2</sup> Equally, there is a strong belief that development should have a positive impact within the parish; housing should be available both for rent and to purchase at a price which is “truly affordable”<sup>3</sup>; and any potentially negative impacts should be minimised.<sup>4</sup> The conservation and enhancement of the natural assets of the parish is important<sup>5</sup> on economic, social and environmental levels, not least as the maintenance and enhancement of the environmental assets of the parish is essential to both Blue Green Health and Wellbeing and Blue Green (aka Wellness) Tourism.

9.168. CC acknowledges that “there are some areas in Cornwall where, due to local geography or limited sustainability etc., it is unlikely that much new housing development will be achieved. It is therefore also unlikely that local households that need affordable housing will have many - if any - opportunities to secure an affordable home.”<sup>6</sup> The NDP Steering Group is mindful of the potential constraints on development within Tywardreath and Par Parish and the need for these to be investigated at an early stage to ensure the viability of development proposals. Possible constraints include:

9.169. **Flood risk.** Significant areas of Tywardreath and Par Parish are vulnerable to flooding; for example, most of Par lies in Flood Zone 3. For further information, c.f. the Flood Risk Management Policies, Flood Water Map, Figure 3, Environment Agency produced Maps, Figures 4 and 5; and StARR Project information page and video.<sup>7</sup> It is important to note that any development on areas higher up in the parish is also a potential contributor to runoff affecting areas lower down; and runoff may include contaminants from past mining activity<sup>8</sup>; c.f. Industrial Assets Map, Figure 17 and the Catchment Basin Map in Appendix C. The designation of Par Sands (also known as Par Beach) as a Coastal Management Change Area is under active consideration; c.f. Appendix M.

9.170. **Land contamination.** The UNESCO World Heritage Site of Luxulyan Valley extends into the north-west of the parish. Fowey Consols was one of the deepest, richest and most important Cornish copper mines, formed by amalgamation of numerous small workings.<sup>9</sup> Although these are barely discernible today, the legacy of the mines includes contaminated land; c.f. Industrial Assets Map, Figure 17, and mine shafts which are not always mapped.<sup>10</sup> For more information on sites of potential contaminated land (and radon) within the parish; c.f. Appendix P.



9.171. **A lack of sites accessible to all by sustainable modes of transport.** Almost all roads outside the development boundary are narrow lanes with ancient Cornish hedges, no street lighting and often steep gradients. Many do not have pavements and are unsafe in wet weather because of mud. Most potentially developable sites away from the development boundary would not be readily accessible on foot or by bicycle. Developing sites where residents would be reliant on cars for day-to-day living, thereby increasing the carbon footprint, is incompatible with sustainability principles, given CC's declaration of a climate emergency in January 2019.

9.172. **The need to conserve agricultural land**

A significant amount of "best and most versatile agricultural land" is a prominent feature of the parish as shown on the Land Use Classification Map in Appendix B. Agriculture is the largest industry group of VAT eligible businesses.<sup>11</sup> Blue Green Tourism encourages the sourcing of local produce and there are many producers across the parish already diversifying into this area. "Local products, in particular local food, have seen a massively increased prominence in recent times, so much so that they can be the sole draw for a visit by themselves. Seasonal food, with the attributes of low food miles, being freshly picked and grown traditionally, will attract visitors and enhance a business's offer."<sup>12</sup> Food produced in the parish by farmers, smallholders and nurseries is sold direct to local consumers and to local retailers as well as to those running hospitality and catering businesses. Land-based businesses in Tywardreath and Par Parish are committed to "making effective use of land"<sup>13</sup> and this approach is supported by the community. Respondents to the Residents' Questionnaire (2019) rated agriculture/horticulture second in importance as regards maintaining and encouraging jobs in the sector with 98% believing it to be very important or important to do so.<sup>14</sup>

9.173. Other factors to consider in relation to development in Tywardreath and Par Parish are:

1. proposals should be designed to respect the surrounding area in terms of scale, height, materials, alignment and density;
2. the historic context of Tywardreath Conservation Area<sup>15</sup>;
3. the inclusion of housing built to HAPPI<sup>16</sup> standards for older people. Tywardreath and Par Parish has an ageing demographic<sup>17</sup> and there is interest in downsizing<sup>18</sup> (which might release larger houses for occupation by younger people with families);
4. the maintenance of the current low rates of crime and Anti-Social Behaviour (ASB);<sup>19</sup>
5. the conservation of existing heritage assets, including sites of potential archaeological value. Heritage is highly valued by the local community: 99% of respondents to the Residents' Questionnaire considered this to be a priority.<sup>20</sup> Heritage is also integral to the development of Blue Green Tourism and there is much untapped potential for building a strong offer in this area, so creating a thriving economy whilst respecting the local community's wishes.
6. the protection and enhancement of Blue and Green Spaces<sup>21</sup> for economic, environmental and social reasons; c.f. Blue Green Corridors Map, Figure 6. Agriculture and Blue Green Tourism are important to ensure a sustainable

and thriving local economy. In the Initial Survey, more than 82% of respondents said it was very important to protect our beaches; and 81% our landscape, wildlife and habitats. In addition, the parish serves as a shared Blue Green resource for neighbouring areas which are more urbanised as well as for day visitors from elsewhere in Cornwall and tourists. More than 50% of respondents to the St Blaise NDP Survey identified Blue Green spaces in Tywardreath and Par Parish as areas they valued.<sup>22</sup>

9.174. The Blue Green Workshop in 2018 raised awareness of the need to consider the inter-relationship of development and Green Infrastructure.<sup>23</sup> Invitees came from groups and associations operating both within the parish and in neighbouring areas including St Blaise<sup>24</sup>. There was strong support for making Blue Green spaces accessible to all wherever possible, unanimous support for including Blue Green principles in Health and Wellbeing policies and discussion about the risk of the re-development of Par Docks<sup>25</sup> leading to “Green gentrification”<sup>26</sup>, a risk which Tywardreath and Par Parish is seeking to minimise through the Housing and Development policies.

9.175. This is one of 4 policies relating to Housing and Development.



**Blue Green Workshop July 2018**

### **Policy H2 Intention**

9.176. This policy seeks to identify factors to be taken into consideration at an early stage in development proposals including those that will ensure appropriate mitigation measures are included in respect of any potential negative impacts, be they environmental, economic and/or social, including in relation to Blue Green (aka Wellness) Tourism and Blue Green Health and Wellbeing. This policy should be read in conjunction with policy BTT3 Transport which details development design principles in respect of transport related requirements including the provision of parking spaces and footpaths.

## **Tywardreath and Par Parish NDP Policy H2: General Development Principles**

- a) Development proposals should take into consideration the recommendations of the following: BREEAM and/or CEEQUAL standards and Building with Nature, User Guide for Developers, 2017, or any update.
- b) Development proposals should be designed to respect the surrounding area in terms of scale, height, materials, alignment and density.
- c) Existing boundary walls and hedges that are found to be valuable following appropriate assessment should be retained on site.
- d) Development proposals in Tywardreath Conservation Area should respect and respond positively to its historic context.
- e) Developments which include housing built to HAPPI standards and meet the needs of older people will be favoured.
- f) Development proposals should:
  - i) indicate how the proposal has met the requirements of Policies F1 and F3; and
  - ii) include a statement indicating the extent to which the development meets accessibility for all criteria, such as the requirement for easy and safe access for users with a variety of needs who wish to access local shops, services and community facilities on foot, by bicycle or with mobility aids, e.g. via well-lit routes with no steep gradients; and
  - iii) consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion; and
  - iv) indicate how the proposal will “protect the quality and natural beauty, including the landscape, ecology and historic character of our environment, for its own sake, for the ecosystem it provides, but also as an economic driver” (CLP, p.16, para 1.4) e.g. in respect of Blue Green (aka Wellness Tourism); and
  - v) take appropriate measures to identify and where relevant conserve archaeological materials and evidence; and
  - vi) ensure that any land contamination where appropriate can be satisfactorily reduced to an acceptable level.



### Policy H3 Affordable Housing on Rural Exception Sites Justification

- 9.177. CC is of the view that: “Good quality housing is vital and it is important that our housing stock is appropriate to meet the needs of our communities; including the provision of a mix of housing to meet the differing needs.”<sup>1</sup> This is in line with Tywardreath and Par Parish’s aspiration to be a welcoming and inclusive community.<sup>2</sup>
- 9.178. “The Council has received numerous applications for rural exception sites which we do not consider to be of an appropriate small scale.”<sup>3</sup> Tywardreath and Par Parish Council does not believe it is appropriate to set housing targets<sup>4</sup> and notes that consultation within the parish suggests that many local residents agree with CC’s stated view that “proposals for inappropriately large developments on rural exception sites are unlikely to be supported by the community”.<sup>5</sup> In the context of Tywardreath and Par Parish, there is a development boundary and the number of homes appropriate for any one site will depend on factors, such as the design of the homes, the amount of land available and the topography, so it is not appropriate to give a maximum number of houses per site.
- 9.179. “Cornwall Homechoice is a common housing register where customers can apply for affordable homes owned and managed by the Council and its partner landlords (known as Registered Providers). It includes a common assessment framework where all partner landlords to the scheme agree with the prioritisation of households on the Common Housing Register.”<sup>6</sup> Cornwall Homechoice figures are only a “snapshot” of demand at a given time, but in May 2019, the greatest demonstrable “housing need”, was for 1-bedroom homes in the parish. The Housing Register does not indicate why this was the case, so for example, it could be that these applicants were young, single adults or older people who have been widowed or those who have made a choice to live alone or do so for some other reason. A contributory factor may be that most of Tywardreath and Par Parish housing stock has 2 bedrooms or more. As far as figures for those wishing to buy an “affordable home” are concerned, the information is far more fluid, given that Help to Buy Southwest does not identify whether the applicant has a primary local connection to the parish at the time of application and the notion of ‘housing need’ is not defined.
- 9.180. CC Affordable Housing Team carried out a Housing Need Survey on behalf of TPPC in 2018. Analysis of the responses to the Housing Need Survey from those who self-identified as being in ‘housing need’ suggests that affordable housing delivery should “prioritise affordable rented homes and intermediate homes for purchase at the lower end of the price range via mechanisms such as shared ownership.”<sup>7</sup> Evidence from the Residents’ Questionnaire also notes that there may be some interest in self-build opportunities. In addition, nearly one in four respondents to the Residents’ Questionnaire said they may be interested in downsizing from their current home before 2030.<sup>8</sup>
- 9.181. It is recognised that the viability of sites may be compromised by unforeseen and unplanned for budgetary costs. The risk is that this results in a reduction in the proportion of affordable homes to open market homes which can be built on the rural exception site. Given the potential constraints to development within the parish; c.f. policy H2, it is particularly important that a realistic estimate of expected

costs is made at an early stage so that the risk of unexpected costs can be reduced. This is in line with CC's guidance in which applicants are encouraged to follow the detailed planning application route. "Submitting a detailed planning application enables all details and economic viability to be assessed, thus the percentage of affordable housing will be based upon actual development viability."<sup>9</sup>

9.182. TPPC is committed to delivering as high a proportion of affordable homes as possible on rural exception sites, but also understands the concerns of many in the community as to whether affordable homes are "truly" affordable: an issue which is explored in 'Set up to fail: why housing targets based on flawed numbers threaten our countryside', CPRE The countryside charity, 2015.<sup>10</sup> The council recognises that, at present, Community Land Trusts provide higher levels of affordable housing in perpetuity than "for profit" developers. Almshouse Charities too offer an alternative, "making it possible for those in need to continue to live independently, in a locality of their choice, often near to families"<sup>11</sup>: almshouses have a Right to Buy exemption, are not subject to choice based letting, and can only be occupied by beneficiaries of the charity. "Almshouses are managed by volunteers (Trustees), usually people who want to become involved in their local almshouses in order to preserve good quality accommodation for people in need in their area."<sup>12</sup> These objectives are very much in line with that of Tywardreath and Par Parish.

9.183. This is one of 4 policies relating to Housing and Development.

### Policy H3 Intention

9.184. This policy seeks to ensure that development proposals for rural exception sites respect the parish's setting and character, include a realistic viability assessment, are small-scale in nature<sup>13</sup> sited in sustainable locations, secure "affordable homes" in perpetuity for those with a primary, local connection<sup>14</sup> to Tywardreath and Par Parish<sup>14</sup>; and encourage the provision of a mix of "affordable homes" to meet the differing needs of applicants.



**Polmear Almhouses, built for the 'needy poor' of Tywardreath  
(now located in Fowey Parish)**

### **Tywardreath and Par Parish NDP Policy H3:**

#### **Affordable Housing on Rural Exception Sites**

Proposals for affordable housing led schemes to meet the needs of those in 'housing need' who meet Local Connection or Parish Preference Label<sup>15</sup> criteria in respect of Tywardreath and Par Parish will be encouraged provided that;

- a) The development is in line with other relevant policies within this NDP
- b) The development is small scale as per Cornwall Council guidance: "The NPPF does not define 'small' but the inference is clear and Local Plan Policy 9 requires the scale to be appropriate"<sup>16</sup>; and
- c) The development comprises 100% affordable housing, unless it can be clearly shown that a scheme will not be viable without the inclusion of a limited amount of open market housing and in this event the development should comprise no less than 50% affordable housing to enable the provision of affordable houses for local needs and; and
- d) The size of the homes is decided with reference to existing housing provision in Tywardreath and Par Parish and the needs of those on the Cornwall Homechoice register and other potential applicants, e.g. where 1-bedroom properties are the priority need these should form part of the provision.
- e) The development is adjacent to the development boundary as shown on the Development Boundary Map, Figure 18 and there is good connectability by sustainable modes of transport, e.g. on foot to local shops, services and community facilities including Blue and/or Green spaces; and
- f) Such development is not used to extend the development boundary.
- g) A statement is included at planning application stage confirming that factors which may impact on viability, such as those described in policy H2, have been investigated and mitigation measures identified.
- h) Proposals for the site conserve and enhance the setting and reflect the parish's special historic, architectural and landscape character including that of Tywardreath Conservation Area where appropriate.
- i) Community Land Trusts or other organisations such as Almshouse Charities which deliver genuinely affordable homes in perpetuity will be actively encouraged.

#### **Policy H4 Housing Design: Justification**

9.185. This policy is based on the outcomes from the community consultation process as well as the wealth of information and guidance available on housing design. The policy should be read in conjunction with other policies within this NDP.<sup>1</sup>

9.186. TPPC is committed to ensuring that all new build housing is fit for purpose and future-proofed. "The quality, design and use of homes must be improved now to address the challenges of climate change. Doing so will also improve health, wellbeing and comfort, including for vulnerable groups.....".<sup>2</sup> The most vulnerable include those on low incomes who are most likely to experience fuel poverty; and they will benefit the most from energy efficient housing. However, due consideration



should also be given to the provision of more fresh air, particularly in new build homes; c.f. Appendix D, What does a low-carbon, sustainable home look like? b)<sup>3</sup>. Most of the parish lies within areas designated (on a 1 km<sup>2</sup> basis) as having over 30% chance of homes having a significant radon level. The only exception is a small part of the south-east of the parish which falls in the 10-30% probability range. Most of this area is agricultural land, except for Polmear; c.f. Contaminated Land Map in Appendix P. As this radio-active gas permeates through the soil up into the built environment, it does represent a significant contamination risk in any development and plans should be drawn up to ensure sufficient ventilation to minimise risk to the health of occupants.

- 9.187. Policy H2 touches on the range of housing 'need', including for single people and families with children. One in four residents currently live with a limiting long-term illness.<sup>4</sup> 10% of respondents to the Residents' Questionnaire believe that they will wish to move into housing which is more easily accessible before 2030, i.e. housing built to HAPPI design principles; and 27% believe they may wish to do so. At 37% of respondents, this is a sizeable minority. 37% of respondents also said that they might wish to downsize from their current home before 2030. If homes suitable for those who wish to downsize were available, other larger homes might come onto the market for younger people with families.
- 9.188. Respondents to the Residents' Questionnaire, 2019, strongly supported the following as part of housing design: rainwater storage systems (96%); solar panels and other sources of renewable energy (90%); electric vehicle charging points for both individual homes (81%) and public access (79%). There was also support for bird boxes (73%) and sprinkler systems (64%).<sup>5</sup> In the case of the latter, Cornwall Fire and Rescue Service strongly encourages the fitting of sprinklers in all types of buildings at an early stage in the design....<sup>6</sup>
- 9.189. Although there is significant support for energy efficient measures, there is also recognition that this rural community will remain reliant on motorised transport for the foreseeable future. 94% of young adults either have their own car, van or motorbike, or intend getting one.<sup>7</sup> 95% of respondents to the Residents' Questionnaire believe that garages should be large enough for modern cars, i.e. that a car can be driven into a garage and then the driver can exit it easily.<sup>8</sup> On the other hand, the community is also supportive of making the parish more accessible to all.<sup>9</sup> This will necessitate appropriate and adequate storage facilities, e.g. for mobility aids and bicycles. Such storage might need to be separate from a garage, for example, if this is not sufficiently large to allow for both parking a car and storing a bicycle. Due consideration will also need to be paid to how best to secure any such storage facilities as well as the homes themselves: housing design should follow Devon and Cornwall Police guidance.<sup>10</sup>
- 9.190. This is one of 4 policies relating to Housing and Development

## Policy H4: Intention

9.191. The intention of this policy is to provide guidance on design features which will promote positive health and wellbeing outcomes by providing safe and energy efficient housing with fresh air, adequate storage and pleasant amenity space. This policy should be read in conjunction with policy BTT3 Transport which details transport related requirements including the provision of parking spaces, policy H2 which covers General Design Principles and the Flood Risk Management policies.

### **Tywardreath and Par Parish NDP Policy H4: Housing Design**

Development proposals which include the following as part of housing design will be favoured:

- a) Rainwater Storage Systems e.g. for garden and outdoor use;
- b) Low carbon heating, e.g. solar panels and/or heat pumps or other sources of renewable energy;
- c) Electric vehicle charging points for both individual homes and public access;
- d) Bird boxes, e.g. swift bricks;
- e) Sprinkler systems;
- f) Homes built in line with Secured by Design recommendations;
- g) Design which incorporates HAPPI recommendations including “Rural proofed” HAPPI features where appropriate c.f. Appendix F.
- h) Commission for Climate Change (CCC), 2019, recommendations (or any updates thererof) including for the provision of fresh air; and the Energy Hierarchy recommendations; c.f. Appendix L.
- i) Future-proofing for lifetime needs, e.g. consideration is given to accessibility needs, such as obstruction-free wheelchair access to front doors, space provided for a through floor lift, or staircases sufficiently wide for a stairlift with safe access for anyone walking up and down;
- j) External lighting provides safe access, but also protects the night sky as far as possible.
- k) Bfl12 Section 12 standards for external storage and amenity space, e.g.
  - i) Convenient, dedicated bin and recycling storage where bins and crates can be stored out of sight; and
  - ii) Garages (when provided) and parking spaces that are large enough to fit a modern family sized car and allow the driver to get out of the car easily; and
  - iii) A secure place to store cycles and garden equipment; and
  - iv) Rear gardens (when provided) which are at least equal to the ground floor footprint of the dwelling.

## Section 10 Monitoring and Reviewing

The NDP includes a variety of policies that address the future development of the parish until 2030. TPPC recognises that circumstances will change within the plan period. In addition, some policies will deliver as intended and others may not do so.

On this basis, TPPC will monitor the effectiveness of the NDP on an annual basis. In doing so, it will take account of annual health check process for 'made' neighbourhood development plans. This monitoring will have a particular focus on the delivery of new houses.



**'Where we live' postcards  
Par Big Lunch, Cornubia, June 2019**



## Glossary

**Acronyms** are listed at the end of the definitions.

**Definitions:** A glossary of planning terms in common use is available at:

<https://www.planningportal.co.uk/directory/4/glossary/category/7>

\*indicates that the term has been so defined in the context of Tywardreath and Par Parish NDP.

### **Accessible, Accessibility (for all):**

The Cambridge Dictionary defines **accessible, accessibility** as “the fact of being able to be reached or obtained easily” and/or “the quality of being easy to understand.”<sup>1</sup> \*In the context of the Tywardreath and Par Parish Neighbourhood Plan, “accessibility” includes the notion of **accessibility for all**, e.g. for individuals using prams or buggies to transport babies and children as well as for individuals using mobility aids or who may have sight, hearing and/or cognitive impairments including dementia.

**Affordable Homes/Housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local key workers) and which complies with one of the definitions set out in Annex 2, Glossary, NPPF, 2019, Ministry of Housing, Communities and Local Government

**Amenity:** “A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.”<sup>2</sup> For example, the **amenity** value of a Public Right of Way may involve views of the rural countryside and listening to bird song.

**Amenity (space)** is often used as “shorthand” to describe **residential amenity** or **neighbours’ amenity**.

Amenity space is important in the context of Policy 16 Health and Wellbeing (Cornwall Local Plan, 2016, p.57) which seeks to “mitigate against harmful impacts and health risks such as air and noise pollution and water and land contamination and potential hazards afforded from future climate change impacts;” Policy 12 of Cornwall Local Plan (2016) states:

2. In addition development proposals should protect individuals and property from:
  - a. overlooking and unreasonable loss of privacy; and
  - b. overshadowing and overbearing impacts; and
  - c. unreasonable noise and disturbance.

The **amenity space** of a dwelling includes space which is both indoors **and** outdoors, for example **the whole or any part of a garden**. By way of example, a development officer might say in respect of a potentially noisy development. “Therefore, there is a potential for an impact upon the living conditions of the neighbouring occupier and their enjoyment of their rear garden area.”

<sup>1</sup> <https://dictionary.cambridge.org/dictionary/english/accessibility>

<sup>2</sup> [https://www.planningportal.co.uk/directory\\_record/101/amenity/category/7/glossary\\_of\\_planning\\_terms](https://www.planningportal.co.uk/directory_record/101/amenity/category/7/glossary_of_planning_terms)

## Attractive\*

The term “**attractive**” describes the qualities which the community values in respect of the parish’s environment including the public footpaths and bridleways e.g. the “scenic views”; the opportunity to be “close to nature”, breathe fresh air and listen to birdsong. 95% of residents rate a peaceful, quiet environment as fairly or very important<sup>3</sup> and there is strong support for the off-road sections of public rights of way to be designated “tranquil areas”.<sup>4</sup> Paragraph 180 of the National Planning Policy Framework (2018, revised 2019)<sup>5</sup> states that planning policies should – among other things – “identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;”

**Biodiversity:** “The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.” Planning Portal, [https://www.planningportal.co.uk/directory\\_record/126/biodiversity/category/7/glossary\\_of\\_planning\\_terms](https://www.planningportal.co.uk/directory_record/126/biodiversity/category/7/glossary_of_planning_terms)

**Biodiversity net gain** is “development that leaves biodiversity in a better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation.” Biodiversity good practice principles are to be found in this guide. ‘Biodiversity net gain. Good practice principles for development.’ (CIRIA, 2019, Part A p.3, 1.2, <https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf>)

**Blue (space)** covers everything related to water, both coastal and inland: sea, lakes, canals, rivers, wetlands. (<https://publichealthmatters.blog.gov.uk/2016/11/09/green-space-mental-wellbeing-and-sustainable-communities>). Beaches and the coastline are sometimes classified as Green space, sometimes as Blue space, depending on the publication.

**Blue Green** is a key theme in Tywardreath and Par Parish Neighbourhood Plan which has its roots in the Blue Green Workshop event held in July 2018; c.f. Outcomes under the NDP section of the TPPC website. The **Blue Green** concept encompasses notions such as sustainability in tourism and the belief that interaction with the natural environment such as Blue and Green spaces, delivers positive health and wellbeing outcomes (also known as Wellness). (<https://publichealthmatters.blog.gov.uk/2016/11/09/green-space-mental-wellbeing-and-sustainable-communities>)

Given the importance of Blue space within the parish, e.g. the sea, river, wetlands etc., the NDP Steering Group decided the term **Blue Green** (space) is a more appropriate term than Green Infrastructure for the Tywardreath and Par Parish NDP.

**Blue Green Health and Wellbeing Community Facilities** are facilities which offer services primarily based **in the open air** in Blue and Green Spaces, e.g. the open air facilities linked to leisure centres such as football pitches and cricket nets, swimming pools

<sup>3</sup> Residents’ Questionnaire, 2019, p.22, NDP section, <https://www.tywardreathandparparishcouncil.gov.uk/surveysandreports.php>

<sup>4</sup> Par Big Lunch consultation event, 2019, Steering Group minutes 10.06.19. <https://www.tywardreathandparparishcouncil.gov.uk/steeringgroupmeetings.php>

<sup>5</sup> NPPF, 2019, Government UK <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

and spa facilities, allotments and community orchards, playgrounds, the beach and public toilets as well as “support facilities” such as cycle parking. For examples of such facilities c.f. CHW5 Blue Green Health and Wellbeing Table in Supplementary Evidence:

<https://www.tywardreathandparparishcouncil.gov.uk/neighbourhoodplandocuments.php>

**Blue Green Tourism** is based on the same premise as Wellness Tourism, but Blue Green Tourism places the emphasis on the protection and enhancement of Blue Green Spaces (aka Green infrastructure) as a fundamental feature of the experiences on offer. It “is travel associated with the pursuit of maintaining or enhancing one’s physical and inner well-being. It is based on relaxation and the proactive prevention of illnesses..... Getting back to nature is strongly associated with peace and calm, making this a perfect setting for inner wellness experiences.” (‘What are the opportunities for inner wellness tourism from Europe?’, 2018, CBI, Ministry of Foreign Affairs UK)

**Business:** \* a “business” covers any organisation which produces and sells goods or provides a service and also covers individuals who work on a self-employed, sole trader basis as defined by HMRC. **Business use** covers all businesses including retail and community facilities.

**Care Home Facilities** are divided into two categories, with or without nursing. “A care home is a place where personal care and accommodation are provided together. People may live in the service for short or long periods. For many people, it is their sole place of residence and so it becomes their home, although they do not legally own or rent it. Both the care that people receive and the premises are regulated.”

<https://www.cqc.org.uk/guidance-providers/regulations-enforcement/service-types#care-homes-without-nursing>

**Community Facilities:** “the definition of community facilities is wide-ranging and includes public services, community centres, public halls, arts and cultural facilities, policing, fire and ambulance services, health and education facilities, public houses, public toilets, youth centres, nurseries, libraries, leisure centres, allotments, playing fields, social care facilities including day centres, places of worship and services provided by the community and voluntary sector.” (Cornwall Local Plan, 2016, p.29)

“Support facilities” include such things as cycle parking (National Planning Policy Framework, 2018 revised 2019, p.30).

**Community Land Trust (CLT):** A not for profit, community-based organisation run by volunteers that develops housing at permanently affordable levels, or other assets, for long term community benefit. The statutory definition is in Part 2 of the Housing and Regeneration Act 2008.

**Community Network Area:** Cornwall is divided into Community Network Areas (CNAs). Tywardreath and Par Parish lies in the St Blazey, Fowey and Lostwithiel area. More information is available at: <https://www.cornwall.gov.uk/community-and-living/communities-and-devolution/community-networks/>

**Cornish hedge:** The typical Cornish hedge is a stone-faced earth hedgebank with bushes or trees growing along the top. <http://www.cornishhedges.co.uk/different.htm#cornhedge>

**Educational Facility:** \*For the purposes of this Neighbourhood Plan, educational facility refers directly to Tywardreath (Primary) School as the only fully state funded educational



facility in the parish whilst recognising that learning takes place in many other “community facilities” (see above for definition).

**Green gentrification** is a process in which cleaning up pollution or providing green amenities increases local property values and attracts wealthier residents to a previously polluted or disenfranchised neighbourhood. The Blue Green Workshop (2018) identified the risk of “green gentrification” in relation to the re-generation of Par Docks which lies within St Blaise right on the boundary with Tywardreath and Par Parish.

**Green infrastructure** “is a natural capital asset that provides multiple benefits, at a range of scales. For communities, these benefits can include enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production and the management of flood risk.” Guidance Natural Environment, Gov. UK, <https://www.gov.uk/guidance/natural-environment>. Given the importance of Blue space within the parish, e.g. the sea, river, wetlands etc., the NDP Steering Group decided that the term Blue Green (space) is a more appropriate term than Green Infrastructure for the Tywardreath and Par Parish NDP.

**Green (space)** includes parks, nature reserves, allotments, gardens, in effect any open, green areas. (<https://publichealthmatters.blog.gov.uk/2016/11/09/green-space-mental-wellbeing-and-sustainable-communities>). Beaches and the coastline are sometimes classified as Green space, sometimes as Blue space, depending on the publication.

**Healthcare\*** facilities covers facilities providing services which the Care Quality Commission (CQC) describe as Community or Integrated Health Care Services and includes the type of provision offered by GP Surgeries, Dentists and other Healthcare professionals. c.f. <https://www.cqc.org.uk/guidance-providers/regulations-enforcement/service-types#community-healthcare-services>.

**Health and Wellbeing:** the World Health Organisation (WHO) defines Health as “a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity.”<sup>6</sup> \* For the purposes of this Neighbourhood Plan, Health has been expanded to promote positive Health and Wellbeing outcomes and recognises the many different factors which contribute to this including the provision of community facilities such as halls and activities which encourage social interaction given that “the frequency of contact with family and friends, and the quality of those personal relationships, are crucial determinants of people’s wellbeing.” (Wellbeing – why it matters to health, a summary of key points, Department of Health, 2014).

**Inclusive:** An inclusive group or organisation tries to include many different types of people and treat them fairly and equally. (Cambridge Dictionary)

**Infrastructure** includes the “basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.” [https://www.planningportal.co.uk/directory\\_record/308/infrastructure](https://www.planningportal.co.uk/directory_record/308/infrastructure)

**Large-scale tourist accommodation:** \* large-scale tourist accommodation is defined as 10 bedrooms in serviced accommodation such as hotels, guest houses and pubs or 10 in total camping and/or caravan pitches; and is based on that given in Tunbridge Wells Borough, Local Plan 2006

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<sup>6</sup> Constitution of the World Health Organisation, Basic documents, Forty-fifth edition, Supplement, 2006, p1 [https://www.who.int/governance/eb/who\\_constitution\\_en.pdf](https://www.who.int/governance/eb/who_constitution_en.pdf)

### **Local connection criteria:**

c.f. Intermediate Affordable Homes Policy, Cornwall Council,  
<https://www.cornwall.gov.uk/media/3628393/Intermediate-affordable-homes-policy.pdf>

This is **only** applicable for affordable homes provided by Private Developers and individuals. Where a Section 106 agreement is in place the **local connection criteria** and cascades contained in the agreement will apply. In the case of rural areas priority will be given to applicants in the following order: 1.Those with a local connection with the parish where the home/development is located (the primary parish); 2.Those with a local connection with the parishes adjoining the primary parish; 3.Those with a local connection with the former district area; 4.Those with a local connection with Cornwall.

**Local Green Space Designation:** Paragraphs 99 and 100 of the NPPF allow for local communities, through neighbourhood plans, to identify for special protection green areas of particular importance to them, by designating land as Local Green Space. This designation enables local communities to be able to rule out new development other than in very special circumstances

### **Multi Use Trails (MUTs)**

Multi Use Trails (MUTs) are promoted trails (e.g. the South West Coast Path and the Saints' Way) which are targeted at foot, horse and bike users, though these two examples are targeted solely at walkers. MUTs utilise connected public rights of way and public roads in order to form a trail from a start point to a finish point. For example, the Saints' Way is a walking trail from Padstow to Fowey utilising public footpaths, bridleways, byways open to all traffic and public roads. In some cases these trails also utilise permissive sections of path over which there are no public rights of way and instead rely on the fact that the permission for a member of the public to use this section has been granted by the landowner – but these tend to be the exception rather than the rule. For planning purposes, greater significance should be given to any path which forms part of a Multi Use Trail which may be affected by any development proposal. These are generally our (i.e. Cornwall's) premier routes and a developer would normally be expected to accommodate these within their development proposal rather than divert them. (Countryside Access Team, Cornwall Council, 2019)

**Physical Infrastructure** includes “pavement, structures, drainage, lighting and signals” ('Connecting the Country – planning for the long term', Highways England, 2017 p.12) Infrastructure also includes roads and transport networks.

### **Parish Preference Label**

Cornwall Council Allocations Policy: Allocation of affordable homes, 2016, Cornwall Council, <https://www.cornwall.gov.uk/media/14964640/cornwall-council-allocations-policy-y10.pdf>, Appendix 2 p.11.

For CC owned properties and for those to which the Council has a nomination right, Appendix 2 sets out the policy in respect of the 'Parish Preference Label'. This appendix gives the detail on whether an applicant or member of their household meets the criteria and qualifies as eligible for this type of housing.

**Public Rights of Way (PROWs)** can be either:

- Footpaths - rights of way on foot;

- Bridleways – rights of way on foot, horse and bike;
- Restricted Byways – rights of way on foot, horse, bike and non-automated vehicle;
- Byways Open to All Traffic – rights of way on foot, horse, bike, non-automated vehicle and automated vehicle but which are mostly used for the purposes for which footpaths and bridleways are used.

(Countryside Access Team, Cornwall Council, 2019)

### **Rural exception sites**

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. (NPPF, 2019, p.71)

Small is not defined in the NPPF, 2019. CC defines it as follows. "Scale is measured by the number of dwellings proposed. The Council will require proposals for rural exception sites to be of an appropriate scale which is proportionate to the settlement and/or the level of affordable housing need. The size of a rural exception site will be considered on a case-by-case basis, taking into account the scale proposed in relation to the settlement and need; together with considerations such as the sustainability of the settlement, local services and facilities, the existing housing supply in the Parish (determined in accordance with guidance set out elsewhere in this SPD) and (where adopted) policies in the Neighbourhood Development Plan."

Housing, Supplementary Planning Document, p.24, para 101, Feb 2020, Cornwall Council <https://democracy.cornwall.gov.uk/documents/s132173/Adoption%20of%20the%20Housing%20SPD%20-%20Appendix%203.pdf>

**Small-scale business:** \* a small-scale business which has 0-4 employees, i.e. it includes individuals who are self-employed. Statistics for Tywardreath and Par Parish suggest that just under 70% of businesses operating in the parish fall into this category (Tywardreath and Par Parish, Local Insight Report, 2018, p.50). However, it should be noted that this is almost certainly a significant underestimate in percentage terms of those who work in small businesses, as only those businesses registered for VAT are included in this figure; and many of those who work on a self-employed basis will not reach the taxable turnover threshold which is currently £85,000.

**Small-scale development:** "The NPPF does not define 'small' but the inference is clear and Local Plan Policy 9 requires the scale to be appropriate." Housing, Supplementary Planning Document - Adoption Consultation, p. 24, para 99, April 2019, Cornwall Council, <https://www.cornwall.gov.uk/media/37814118/final-housing-spd-april-2019-print-version.pdf> In the context of Tywardreath and Par Parish, there is a development boundary and the number of homes appropriate for any one site will depend on factors, such as the design of the homes, the amount of land available and its topography.

**Small-scale tourist accommodation:** \* small-scale tourist accommodation is defined as 9 or fewer bedrooms in serviced accommodation such as hotels, guest houses and pubs or 9 or fewer camping and/or caravan pitches.



**StARR** stands for St Austell Resilient Regeneration. The StARR project is as a multi-million pound project to reduce flood risk to communities living and working in the St Austell Bay area, particularly in Par and St Blazey. Partners in the project include the Environment Agency and Cornwall Council among others.

**St Andrew's Road Nature Reserve** area is also known as **St Andrew's Road Wetland Reserve** and includes **Par Duck Pond** and **Bunny Field**. All this area lies in **Par Marsh, County Wildlife Site R10**. The main StARR works in Tywardreath and Par Parish will be taking place at St Andrew's Rd. Bridge and extending slightly into the nature reserve.

**St Blaise** civil parish (overseen by a Town Council) contains the town of **St Blazey**, village of Biscovey, and settlements of St Blazey Gate, Bodelva and part of the postal district of (west) Par in which Par Docks is located. The St Blaise NDP is at <https://www.stblaisenp.co.uk/>

**Sustainable development** "meets the needs of the present without compromising the ability of future generations to meet their own needs." 'Our Common Future', World Commission on Environment and Development, 1987.

\* Achieving sustainable development or **sustainability** involves taking into consideration three overarching objectives - economic, social and environmental - all of which are interdependent and need to be pursued in mutually supportive ways. For further information c.f. 2.8 p.5, National Policy and Planning Framework (2018 updated 2019) Gov. UK.

**Thriving:** growing, developing, or being successful (Cambridge Dictionary).

**Tranquil/Tranquility** For more information on the definition and description of tranquil and tranquillity c.f. Appendix H and the Tranquil Areas Map, Fig 10.

For the purposes of this NDP, we focused initially on one particular element, namely The Campaign for the Protection of Rural England's definition of "tranquillity as the quality of calm experienced in places with mainly natural features, free from disturbance from manmade ones." ('Planning Briefing Campaign – 11 Tranquillity', 2013, CPRE The countryside charity) \*In rural locations, it has been assumed that there may be occasional intermittent noise from farm machinery but for the vast majority of time the main feature of the acoustic environment would be (at the level of) birdsong.

**Wellness Tourism** "is travel associated with the pursuit of maintaining or enhancing one's physical and inner well-being. It is based on relaxation and the proactive prevention of illnesses..... Getting back to nature is strongly associated with peace and calm, making this a perfect setting for inner wellness experiences." ('What are the opportunities for inner wellness tourism from Europe?', 2018, CBI, Ministry of Foreign Affairs, UK).

## Acronyms

**aka** also known as

**ASB** anti-social behaviour

**BAP** habitat: UK BAP priority habitats cover a wide range of semi-natural habitat types, and were those that were identified as being the most threatened and requiring

conservation action under the UK Biodiversity Action Plan (UK BAP).

<https://jncc.gov.uk/our-work/uk-bap-priority-habitats/>

**Bfl** Building for Life 12 is the industry standard for the design of new housing developments.

**BREEAM**: Building Research Establishment Environmental Assessment Method

**CC** Cornwall Council

**CCC** The Committee on Climate Change (the CCC) is an independent, statutory body established under the Climate Change Act 2008. Their “purpose is to advise the UK Government and Devolved Administrations on emissions targets and report to Parliament on progress made in reducing greenhouse gas emissions and preparing for climate change.” Appendix D shows an image of a low carbon, sustainable home taken from the publication: UK Housing Fit for the Future, 2019).

**CEEQUAL**: Civil Engineering Environmental Quality Assessment and Award Scheme

**CLP** Cornwall Local Plan

**CLT** Community Land Trust

**CNA** Community Network Area

**CPRE** The Countryside Charity

**CWS** County Wildlife Site

**CWT or CWLT** Cornwall Wildlife Trust

**EA** Environment Agency

**ERCCIS** The Environmental Records Centre for Cornwall and the Isles of Scilly is a Local Environmental Record Centre which collates, manages and disseminates biological and geological information for use in research, conservation and sustainable development, working with local and national biological recorders and conservation organisations for the better environmental conservation of the county.

**JNCC** In 1981 under the Environmental Protection Act, the Nature Conservancy Council was replaced by separate country agencies in England, Scotland and Wales (accountable to their respective Secretaries of State) to improve the local delivery of nature conservation. **JNCC** was established by the country agencies under the same Act to handle the science-based GB/ UK and international issues.

**NP or NDP** ‘Neighbourhood Plan’ or ‘Neighbourhood Development Plan’

The NP or NDP is a plan document prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In the case of this NDP, it is for Tywardreath and Par Parish. The plan is subject to examination in public and approval by referendum. If approved, the NDP will be used to determine whether approval should be given to planning applications.

**NPPF** National Planning Policy Framework, 2019, Ministry of Housing, Communities and Local Government, UK.

“The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.” (p.4). From time to time updates are published, e.g. further guidance on Noise was released in July 2019; c.f. <https://www.gov.uk/guidance/noise--2>

**MUT** Multi Use Trail

**NESTA** “is an innovation foundation”. <https://www.nesta.org.uk/search/?search=Par+Track>

**PROW** Public Right of Way

**SEA** Strategic Environmental Assessment. This is a procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. CC carried out a SEA on the Tywardreath and Par Parish NDP.

**SMP** Shoreline Management Plan

**SPA** Special Protection Area

**StARR** St Austell Resilient Regeneration Project is as a multi-million pound project to reduce flood risk to communities living and working in the St Austell Bay area, particularly in Par and St Blazey.

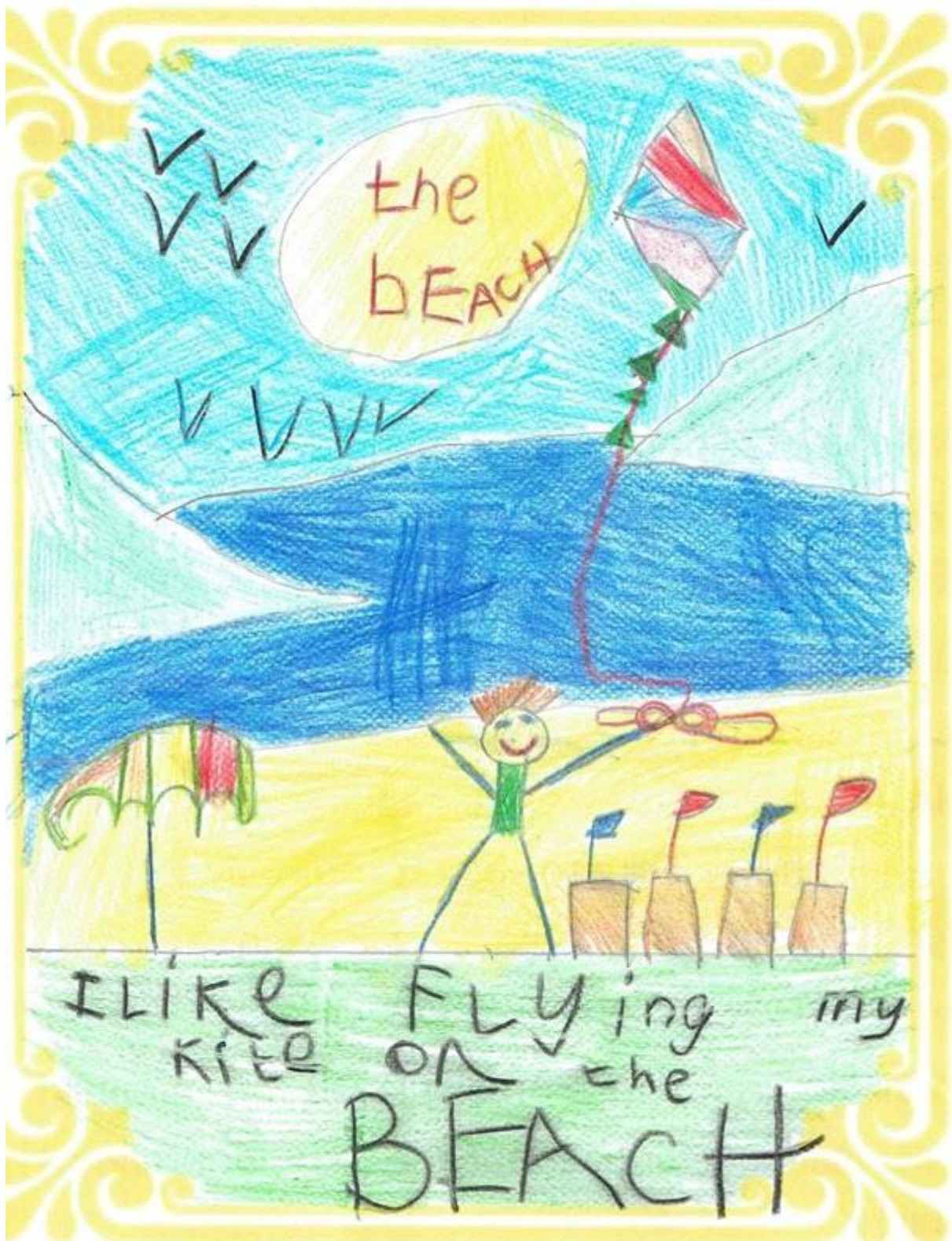
**SuDS** Sustainable Drainage Systems, e.g. rain gardens

**SWW** South West Water

**TA** Tranquil Area

**TPPC** Tywardreath and Par Parish Council





Our Parish by Tywardreath School

**“Sustainable Development meets the needs of the current generation without compromising the future generation’s ability to meet theirs.”**