



Mabe Neighbourhood Development Plan

2021 -2030

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Glossary and Abbreviations

Glossary & Abbreviations

AGLV Area of Great Landscape Value is a local designation in the Cornwall Local Plan. They are areas of high landscape quality with strong distinctive characteristics that make them particularly sensitive to development. Within ALGVs the primary objective is conservation and enhancement of their

NDP Neighbourhood Development Plan, a development plan drawn up by members of a local community and based on extensive consultations within that community. NDPs must not conflict with the NPPF or the Cornwall Local Plan.

NDP Area Designation The process whereby an application was made by Mabe Parish Council to Cornwall Council in June 2019 for the area of Mabe Parish to be designated as the Neighbourhood Area to be used for the creation of an NDP.

NPPF National Planning Policy Framework, the overall planning framework set by the central government with which all local and neighbourhood plans must comply.

Rounding-off According to Section 1.68 of the CLP: “This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the countryside.”

Appendix 1:	landscape Statement	Appendix 2:	Design Codes
Appendix 3	Site allocations	Appendix 4	Agriculture Overveiw
Appendix 5	Development boundary	Appendix 6	Evidence summary
Appendix 7	Consultation summary	Appendix 8	Green Infrastructure

Foreword.

The Mabe Parish is predominantly a rural landscape. The landscape is predominantly pastureland where traditional rural and agricultural industries survive.

Evidence suggests that human activity in the Parish has existed since Neolithic man . Since that time Cornish Granite has played an important part in the construction industry through the world and forms an important part of Mabe History and employment.

Whilst the community wishes to preserve its visual and physical link to its mining and quarrying heritage however both the Parish council and the community at large recognises that the parish needs to develop and grow for future generations to thrive.

The desire from the outset was to provide for development plan that would be a valuable tool giving support to the parish council in its decision making process.

It will not only give a clear understanding of what is needed when considering planning applications, but in addition be a source of reference information and above all evidence of the needs and desires of the community we serve.

On behalf of the Parish Council I would like to thank all who helped produce the Mabe development Plan.

_____ Chair Mabe Parish Council.

The Mabe NDP Vision was to develop a plan that sets out how the parish should evolve for the benefit of future generations

To ensure that vision was met, the Mabe Neighbourhood Development Plan, has been developed over a three year period where the NDP steering group undertook a comprehensive review of the National Planning Policy Framework [NPPF] together with the Cornwall Plan 2010 -2030 [C.P.] and its supplementary documents. Meetings were held with the Cornwall Council [C.C.] area planning team members and the C.C.

Landscape Architecture departments.

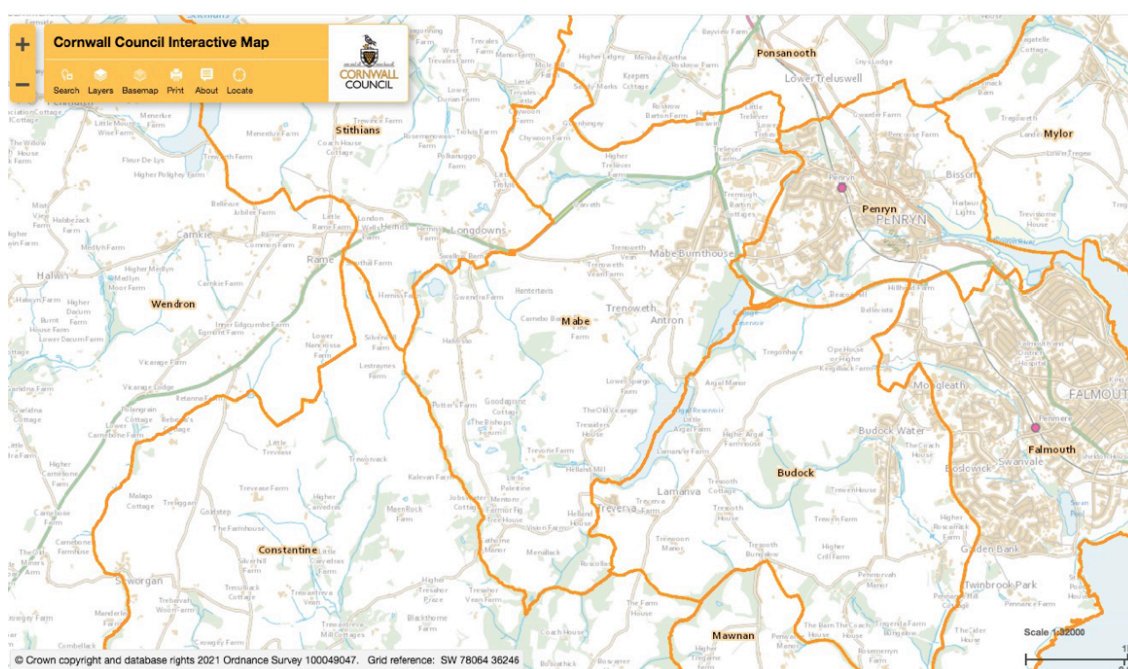
Despite the restrictions of imposed by National events the steering group were determined the plan should reflect the needs and desires of the local community. Many hours of time were given freely by both members of the steering group and the community in general, to ensure that the views of the community were heard. Delivering post cards, arranging questionnaires, social media and regular updates articles, have helped ensure, even under difficult circumstances, the common aims of the community have been reflected in the Mabe NDP policies.

I would hope that the document gives all interested parties, be that those who give approval to development, or those who seek that approval, a clear set of **objective** policies that they can work with, not against and that together they can deliver the vision of those who live and work in the parish for the benefit of all the community.

Keith West / Mabe Neighbourhood Development Steering Group

1.Introduction

- 1.1 This document is the [Draft] Mabe Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the 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: Strategic Policies .Development Plan Document (Local Plan), to give an extra level of detail at the local level. The Mabe NDP has been developed by the local community to ensure that future growth and development throughout the Parish is guided by their views and aspirations.
- 1.3 Mabe NDP runs in tandem with the Local Plan, 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. These supporting documents can be accessed at <https://www.mabendp.com/> A glossary and abbreviations section is included at the front of this document for reference.
- 1.5 Mabe NDP applies to the area is that covered by the Parish Council and as shown in Figure 1.
- 1.6 Mabe parish is located in South West Cornwall, which abuts Penryn and is in close proximity to both Falmouth one of the largest towns in the County and the University campus. It is a civil parish in Cornwall, and within its boundaries is the village of Mabe Burnthouse and several hamlets including Antron and Trenoweth. It enjoys a predominately rural setting with a large area of the Parish covered by a Minerals Safeguarding Area; in addition the southern end is classified as an Area of Great Landscape Value and is part of the Falmouth and Penryn Community Network Area (CNA).
- 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 Mabe 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.



2.Mabe NDP – The Preparation Process

Getting this far.

- 2.1 In determining the policy contained within the Mabe Development Plan[MNDP] the MNDP steering group undertook a comprehensive review of the National Planning Policy Framework[NPPF] together with the Cornwall Plan2010-2030[CP] and its supplementary documents.
- 2.2 Over the last **three** years Meetings were held with the Cornwall Council [C.C.] area planning team members and the C.C. Landscape Architecture departments. Together with data and information referenced in other objectives contained within this Development plan and from numerous consultation activities and venues[see Consultation statement] the following conclusions were drawn.

These have included:

Numerous consultation meetings with the community.

Consultation questionnaire to all residents.

Public announcements and information via social media.

Consultation on Outline policy.

Council / Specialist Advise.

Final referendum..

- 2.3 All the consultations have been summarised in the 'Consultation Statement', as required by the formal NDP legislative requirements; this is available at
(Will need to completed once consultation has been completed.

- 2.4The above activities have provided a comprehensive picture of the community's main concerns. The community wishes to preserve its visual and physical link to its mining and quarrying heritage with field patterns bonded by traditional Cornish hedges and interspersed with remnants of its mining heritage.

The NDP should seek to address and highlight the key priorities of:

- ⌘Supporting the provision of affordable housing so that the Parish continues to be a place where people of all ages can live and work.
- ⌘Understanding, enhancing and positively managing the built environment of the Parish, to ensure future sustainable and sensitive design.
- ⌘Protecting, promoting and enhancing sensitive landscapes, habitats and open spaces, so that open and green spaces, within and between settlements are prioritised over any future development.
- ⌘Facilitating a resilient economy of appropriate scale and nature, which actively supports healthy, sustainable living and working communities to reach their full potential, which both respects and enhances the natural and physical environment.
- ⌘Supporting the delivery of safe and effective provision for vehicle access, pedestrians and cyclists alongside off street parking.

What next?

2.5 Following submission of this 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 Mabe Parish NDP Steering Group) who will check the NDP to ensure it conforms to legislation, policies, designations and any other relevant policies. At this stage, the independent examiner may recommend that the NDP be amended before continuing to the referendum stage.

2.6 The NDP will be subject to a referendum, in order to gauge community support. Cornwall Council will only adopt the NDP if the majority of those voting in the referendum support it.

2.7 Once adopted, the policies contained within the Mabe Parish NDP will have to be taken into consideration when planning officers determine future planning applications.

3. NDP Sustainability Appraisal

3.1 In order to ensure that the plan considers environmental, social and economic issues, the Mabe NDP Steering Group carried out a light touch 'NDP Sustainability Appraisal (SA)'. The NDP SA considered the Morval 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 | |

3.2 The Sustainability Appraisal Checklist presented a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for Mabe. The Sustainability Appraisal Checklist document can be found alongside other supporting information at [? – THIS IS SOMETHING YOU WILL NEED TO DO ONCE POLICIES ARE AGREED](#)



4. Mabe NDP - Supporting Documentation.

4.1 Mabe NDP is supported by varieties of other further documents and information, which are often referred to in this document.

4.2 These documents include details and results of the main consultations including thoughts on a draft policies [May 2020], landscape statements[September 2020] and full community questionnaire [January 2021].

4.3 All supporting documents and evidence base are made available on request from the Mabe Parish Clerk on by visiting <https://www.mabendp.com/>

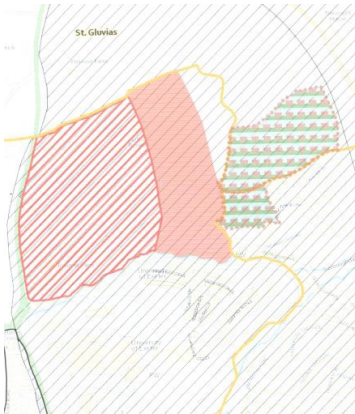
4.4 Evidence Documents for the NDP

Cornwall Local Plan Strategic Policies (2010-2030) 2016

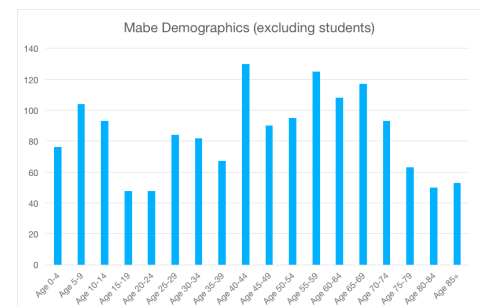
- The Strategic Housing Land Availability Assessment (SHLAA) January 2016
- The Strategic Housing Market Needs Assessment (SHMNA) 2013
- Cornwall and Isles of Scilly Landscape Character Study 2007
- Neighbourhood Plan Survey - Summary Report See Hyperlink

5 Mabe: Background

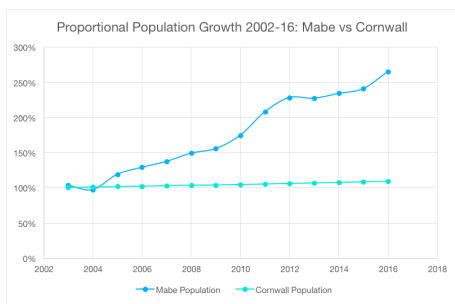
5.1 Accommodation and housing has traditionally been built over past centuries clustered around minor road junctions, local farms or industrial hamlets. Reflected in properties primarily constructed from local sourced natural materials being stone faced walls and slate roofs. Over recent years housing has been constructed in these areas by way of a broad range of more individually designed properties interspersed into the existing hamlet by way of individual developments that encompass a cross section of accommodation types and sizes.



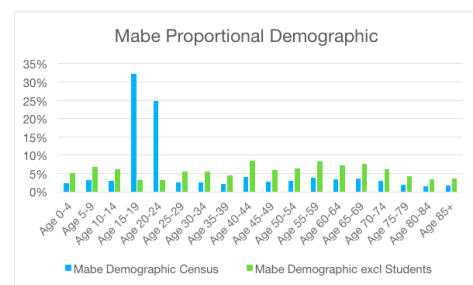
5.2 Larger scale development has more recently been concentrated in the North East which centre's around the main road junction of Mabe Burnthouse, close to which are located the village shop and public house. This development has of itself created considerable traffic issues, due to the nature of the road junction and its limited ability to cope with traffic volumes now required.



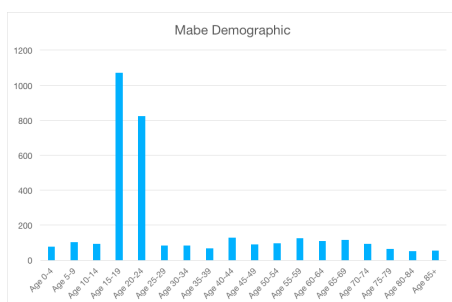
5.3 Although a predominantly rural parish, recent development within its boundary of the Exeter University Campus, its continued expansion programme and the subsequent need for student and staff accommodation has placed significant and unique pressure on the village housing need. The Cornwall Plan/ site allocations 2019[CSADPD} has identified sites where student accommodation should be concentrated, which fall outside the Mabe Parish Boundary. Although this in some way elevates pressure on Mabe Housing need, it has a significant impact on availability and affordability in terms of rental accommodation and the conversion of residential property into houses of multiple occupancy.



5.4 As designated within the C.SADPD, the parish is part of the Falmouth and Penryn Community Network area and as such was set a target to supply 8% of the Falmouth and Penryn housing need . Despite its small scale and rural aspect the village has undergone the greatest population increase in percentage terms across the entire county. Whilst that demographic figure indicates a need for additional housing to accommodate both a younger family aspect of the community, it also highlights the need to accommodate an older population.



5.5 Evidence suggests that human activity in the Parish has existed since Neolithic man . Early Bronze Age gives us significant finds, indicating that Cornwall's natural resources of copper and tin were exploited and commerce commenced. Evidence also exists to show that the mining and working of Cornish stone and granite was commenced in the early Bronze Age. Since that time Cornish Granite has played an important part in the construction industry through the world and forms an important part of Mabe History and employment and is an aspect that the community is keen to preserve.



5.6 In addition numerous sites within the parish indicate that Mabe was settled

and farmed from an early bronze Age through to present day. Having been thought to gain its present name from

its connection with the church or monastery located within the parish.

Early reference to Mabe can be dated

back to 1201 as De Sancto Laudo, Latin for the Chapel of Saint Luadus

a former Saint of France and so named by association with the Norman conquest.

5.7 The Parish has been the centre of the Granite Quarrying industry in Cornwall with examples being used in the Houses of Parliament and across the world.

5.8 It is the intention of the Mabe NDP to preserve the historic landscape, sites and traditions that have provided Mabe with its unique identity and source of employment for future generations.

5.9 Mabe whilst predominantly a rural Parish its main residential area is clustered around the N/ East corner. Where it has both the Village shop, the village pub, hairdressing salon and one of the most difficult road junctions within the county. When added to a lack of adequate pavement and the ever increasing use of Mabe as a thoroughfare, used by commuters to out of parish work and shopping facilities. It all contribute's to making walking cycling and driving within the village a hazardous and unsafe prospect.

5.10 It has been noted and consistently referred to through the NDP process that the main residential area of Mabe centres around a major commuter run which of itself poses major road safety issues. Those issues are long standing and difficult to alleviate. Continued residential growth from outside the parish will undoubtedly continue to add to the infrastructure and road safety issues. The main residential area of the Parish, which accommodates both the post office, village store and public house, are in close proximity and accessed by an extremely unsafe road junction and a lack of pavement. Thus making safe use of road and pavements difficult for the most vulnerable.

5.11 This coupled with a stated objective within the CSADPD, to maintain a distinct distance separation between the parish of Mabe and that of its neighbouring parish of Penryn.



5.12 Both Cornwall Council & Mabe Parish Council declared a Climate Emergency in Spring 2019 with a target of net zero Carbon Footprint by 2030. In helping to meet that emergency the MNDP hopes to preserve and enhance the historic and local character, including the built environment and landscape setting.

The NPPF states that as a general guide sustainable development should be approved. However in making planning decisions such **statements must be considered and weighted, where a Development Plan exist, against the policies of that plan as a whole.**

The Mabe NDP forms part of that whole and seeks to indicate policies which must be considered in relation to development within the parish. Whilst indicating specific criteria that development must meet, it in addition details the rational behind such policy, together with a summary of supporting evidence.

6 Mabe NDP : The Vision & Objectives

6.1 **The Mabe NDP Vision is to develop a plan that sets out how the parish should evolve for the benefit of future generations.**

6.2 To ensure those **Objectives** represent the desires and aspirations of the community as a whole. The NDP Steering group, after consultation with members of the community, set out a set of objectives that are interrelated and which, as a result of further consultation and research, deliver a set of policies, which are intended to achieve the vision.

6.3 **Upon completion** and through the implementation of its policies and supporting information it will safeguard the heritage and environmental aspects that are highly valued and underpin the distinctiveness of the parish.

With policies which reflect the available land use and development priorities of our residents, provide opportunities that ensure our community is resilient to climate change. We will have a mix of housing and work space that suits the evolving population providing Residents of all ages access local facilities and services

7. Mabe NDP Policies.

7.1 The NDP sets out 21 Policies in order to help achieve the Objectives and the Vision for the area. Table 1 illustrates how each Policy contributes to each Objective. And Leads to obtaining the Vision of the MNDP

7.2 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.

7.3 The way the Vision, Objectives and Policies link together is illustrated in Figure 2.

The vision			
The Objective			
Environment and Landscape	Community Identity and Heritage	Housing & Community Facilities	Transport
Policy Link	Policy Link	Policy Link	Policy Link
A1	A1	A1	
A2		A2	
A3		A3	
		A4	
A5		A5	A5

Fig2 Policy link to Vision

8 Mabe NDP objectives relevant to the above table are further stated as follows.

8.1 Environment and landscape.

- Maintain and safeguard the rural open space and natural landscape.
- Protect wildlife and act to mitigate climate change through better use of natural resources and the promotion of sustainable living.
- Ensure the distinctiveness of the Parish for future generations.

8.2 Community Identity and Heritage

- Protect and enhance the historic business heritage of the parish.
- Ensure future development is matched by appropriate education and recreational facilities.

8.3 Transport.

- Support development that ensures better and safer use of roadways and transport needs.

8.4 Housing and Community Facilities

- To provide housing of the right type in the right place, that meets the local need.
- Plan for growth of the Parish based on measurable and clearly defined criteria.
- To Ensure future growth in terms of housing is matched by appropriate infrastructure.

9 Mabe Housing Statement

NDP Housing Requirement

9.1 Housing provision is vital for the continued growth and development of the village. Housing provision must therefore reflect that need. That need must be balanced by a corresponding need for additional infrastructure and transport mechanism and be of a type that minimises its environmental impact and enhances a design quality consistent with the historical and visual amenity of the area.

9.2 Cornwall's Local Plan apportions 600 dwellings to be delivered in the parishes that make up the rural area of the Falmouth and Penryn CNA. Housing completions together with recent applications have resulted in the housing need for Mabe Parish, reflected within the CP, having been exceeded by 128%. It has also resulted in limited scope for further large-scale development other than encroachment into open countryside, which restricts such development to Rural Exception sites. Whilst the Mabe NDP wishes to play its part in delivery of the aims and objectives contained within the NPPF and the Cornwall Plan in securing housing. Local demand, whilst inclusive of those wishing to extend, downsize or relocate, dictates our primary objective is to meet a local need as defined by our NDP policies.

9.3 Figures supplied by Cornwall Council are presented in Table 1 and show that Mabe Parish has over provided on the adopted target and therefore needs to deliver no more additional new dwellings between 2020 and 2030, to be considered in general conformity with the Local Plan.

9.4 There have been a number of houses that have been built and granted permission to build since 2010. The completions at 2020 together with the commitments for further development currently approved indicate that the new home requirement as defined within the CP has been achieved.

9.5 The Cornwall Local Plan states that 'as the main settlement in the CNA, Falmouth and Penryn will be a focus for growth' and as it can 'support more growth than other smaller settlements in the remainder of the CNA' it will be 'required to accommodate the majority of those (new) dwellings'

9.6 Whilst it is emphasised that such figures reflect a minimum of houses required, Mabe has been disproportionately and significantly over supplying new housing development. Housing completions since 2010 stand at 109, with a further 67 approvals, which when added together with recent application figures, indicate a 128 % increase over the Mabe Parish allocation, which equates to a disproportionate 30% of the total combined CNA network.

9.7 Consultation has highlighted that 81% of respondents either strongly opposed or opposed larger scale developments in the Parish, **The Mabe NDP housing policy is intended to ensure we provide appropriate housing in an appropriate place to satisfy our appropriate local need.** Therefore the NDP seeks to facilitate the delivery of new principle residence dwellings through sites, which meet the definition of infill or rounding off or are small scale affordable housing led exception sites abutting the existing settlements. This is to ensure that development takes place in the most appropriate areas, to a scale, which is in keeping with the settlement pattern of dispersed houses, farms and hamlets and contributes to preserving and enhancing the identity of Mabe Parish.

CNA	Local Plan Housing Figure	CNA Commitments	CNA Completions	Remainder of Local Plan Housing Figure
		April 2010 – March 2019	April 2010 – March 2019	
Falmouth & Penryn Rural	600	283	415	-
Parish	Adjusted pro rata rate	Parish Commitments April 2010 – March 2019	Parish Completions	Parish baseline figure (pro rata of CNA remainder)
			April 2010 – March 2019	
Mabe	8%	17	60	-

Mabe Policy

Environment and Landscape

Objectives.

- Protect wildlife and act to mitigate climate change through better use of natural resources and the promotion of sustainable living.
- Maintain and safeguard the rural open space and natural landscape.
- Ensure the distinctiveness of the Parish for future generations.

10.1 sustainable development and climate change. SUSTAINABLE DEVELOPMENT Policy 1

Reasoning. 75 % of respondents agreed that new buildings should be energy efficient and 68% fully supported a carbon neutral threshold for new development. Whilst 81% supported tree planting to offset the negative impact of development.

Sustainable development in Mabe:

Sustainable, appropriate development is development that meets current human need without compromising natural capital. It takes account of the needs of future generations, other species, and the carrying capacity of the planet. It recognises the intrinsic value of nature and the protection of the environment. **It is intended** that our community be resilient enough to withstand future shocks, notably climate change and resource depletion. Through the use of design codes (see Appendix XXX) applications will be supported that have the potential environmental benefits reduce dependency on fossil fuels and fuel transportation, while stimulating, support and facilitating, renewable energy and to ensure that all new builds and refurbishments embrace renewable energy potential at the planning stage.

Policy 1 New development in Mabe will be supported where it can be demonstrated that the proposal is sustainable, embodying the social, economic and environmental aspects of sustainable development set out in the Plan's definition of sustainable development.

Policy 1.1 Proposals for the construction of new buildings and renovations of historic buildings will be encouraged to conform to the Mabe Parish Climate Action Plan and Mabe Parish Design Codes

Policy 1.2. Developers are encouraged to accompany proposals with a statement setting out how the development promotes renewable energy, water conservation, minimisation of waste and energy reduction where:

- i. solar gain and highly efficient insulation is maximised; ii. renewable technologies such as but not limited to solar, heat pumps or biomass boilers are included where possible; iii. facilities for charging low emission vehicles are included; iv. grey water storage is included, where possible.

Policy 1.3 Proposals for the alteration or extensions to existing buildings will be supported where the application can evidence the use of renewable energy, highly efficient insulation and carbon reducing technology.

Policy 1.4 Community led projects, designed to reduce levels of CO2 across the parish as a whole, or that benefit specific sectors of the community (renewable energy; traffic reduction; cycle lanes; rainwater harvesting; tree planting and community open space initiatives; low voltage lighting or community car charging will be supported.

10.2 COMMUNITY LED RENEWABLE ENERGY Policy 2

Reasoning. The Mabe community is taking an active role in renewable energy development and innovation. This includes installing renewable energy systems individually in homes, businesses and community facilities as well as aspiring to deliver community owned or part owned schemes through the Mabe Climate Action Group (MCAG) & Mabe Area Community Energy (MACE) initiatives. In 2017 Community Energy organisations in the UK owned 121 MW of energy capacity, which has generated 265 GWh of energy since 2002. This means that renewable energy schemes can make a significant contribution to individual householders or businesses, including the wider community and therefore encourages adoption of community led renewable energy initiatives. The community recognises the benefits of Renewable Energy generation to reduce reliance on fossil fuels, however, as with any other development this must comply with policy measures to protect the overall character of the area

10.3 Intension. The intention of this policy is to define how the CLP policy and Renewable Energy SPD support for the community's relationship with renewable energy may be applied. In particular, future schemes will be supported where they can demonstrate they have sought and secured whole or part ownership for the Mabe community and other required development compliance.

Reasoning. 43% of respondents agreed that climate change and the environment were important to them and 37% strongly agreed.

Applications will be supported that have the potential environmental benefits, reduce energy consumption and reduce traffic flow. When looking at potential development opportunity, it is envisaged that this policy document encourages and inspires applicants to use best practice and take a global perspective to climate change and make the Parish a Carbon neutral community.

To make new development as sustainable as it can be. Development should have the minimum possible effect on the environment. This means making sure that new buildings consume fewer resources when they are built through greater energy efficiency and reducing the need to travel. Sustainable development in Mabe:

Sustainable, appropriate development is development that meets current human need without compromising natural capital. It takes account of the needs of future generations, other species, and the carrying capacity of the planet. It recognises the intrinsic value of nature and the protection of the environment. We want our community to be resilient enough to withstand future shocks, notably climate change and resource depletion.

As such the policies contained within this Plan need to be read as a whole and the impact on climate change of new developments will be considered against each relevant policy.

Policy2: Community Led Renewable Energy. Any development proposals for renewable energy schemes in Mabe Parish will be supported, where they are either:

- Integrated so that the energy generated can be supplied directly to domestic, business and other buildings in the Parish, thereby reducing energy consumption.
- Are fully or partly owned by Mabe residents, businesses or community associations. This can be demonstrated by evidence that the development is fully or partly owned through an appropriate community energy enterprise.

10.4 WIND ENERGY Policy 3. *44% of respondents agreed that they supported the spread and use of wind turbines and 30% fully supported.*

Reasoning. The UK has the best wind resource in Europe and one of the best locations for wind energy development in the world. Cornwall benefits from average wind speeds onshore of 5-11.5m/s (metres per second) and offshore of 7-9m/s (www.windatlas.dk). In 2017 Wind power provided 15% (39tWh) of the UK's total electricity generation. (UK Gov. 2018).

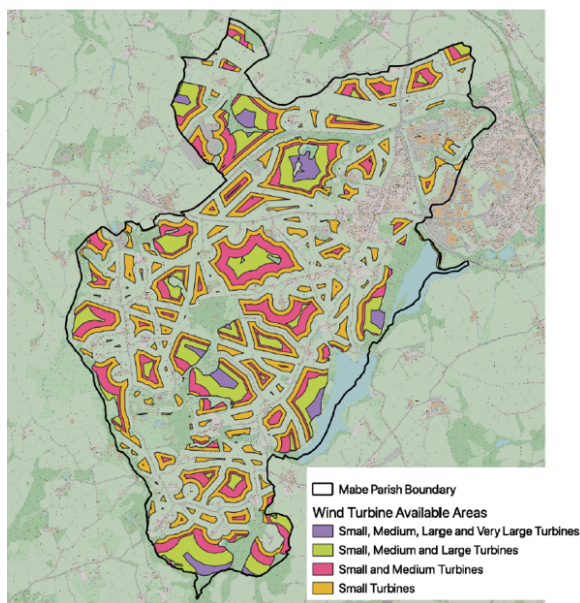
The intention of this policy is to open up the opportunity for appropriately scaled wind energy development at suitable sites within the Parish, whilst protecting residential amenity, bio-diversity, our valued landscape and heritage assets. It should be recognised that practical, physical and other constraints as well as important landscape and heritage designations will limit the scale and number of potentially appropriate developments.

For this reason, specific policies have been established to ensure that future wind energy sites are located in landscape areas capable of accommodating such development. Fig. xx below identifies potential (only) locations for wind turbines across the Parish but developments proposed in these areas must demonstrate (at application stage) that they meet the criteria set out in Policy RE1.

10.5 The purpose of this policy is to ensure that future wind turbine development will be in line with the landscape character, appropriate and proportionate to its location. The policy has been created at a local level in association with the NPPF, Policy 14 of the CLP, the Cornwall Renewable Energy SPD and the Cornwall Landscape Sensitivity Assessment.

Policy 3 Wind Turbine Development. Proposals for wind turbine development should be located in the area identified as suitable for wind energy development in Figure 10: Potential Wind Development Area. Wind turbine proposals should address the planning impacts of the scheme in accordance with guidance in the Cornwall Renewable Energy SPD and ensure that the potential harmful impacts on the following are appropriately avoided or mitigated:

- **Residential Amenity.** Through noise generation, shadow flicker or overbearing visual impact.
- **Safety.** Highways and our PRow.
- **Landscape and Visual Impact.** Particular regard for the sensitivity of the landscape in relation to wind turbines (e.g. within Landscape Character Areas CA11) should be taken; especially the negative impact of concentrations of such installations. The landscape strategy is for occasional single or small clusters of turbines, comprising those up to the Band C scale (less in areas close to small scale historic features. Landscape is key to the NDP as identified in the LLCA. The primary aim is to provide a positive planning environment for development whilst retaining the heritage and agricultural environment and managing the visual impact of future development.
- **Heritage Impact.** All applications must recognise and give due consideration to Mabe Parish's heritage assets and designations as highlighted in the LLCA and its position within the WHS. Considerations should be addressed as listed in the WHS SPD and Management Plan.
- **Cumulative Impact.** Proposals for individual wind turbines or wind farms will not be permitted where, together with existing and approved turbines or wind farms, will lead to a concentration of wind turbines on a scale which would significantly change the character of the wider landscape.
- **De-commissioning.** Once the development reaches the end of its operational life, it must be removed and the site remediated, though plans will be considered for the future repowering of both new and existing sites in line with the NPPF.



2 Shadow Flicker relates to the flickering effect caused by the rotating of wind turbine blades.

3 The Cornwall Landscape Sensitivity Analysis (Mar 2016) classified wind turbine and solar according to band scaling.

4 Applicants should use the CLP SPD on Renewable Energy Annexes 1 (P18) to inform their

impact assessments.

10.6 SOLAR ENERGY Policy 4 & 5. 43% of respondents agreed that they supported the spread and use of Solar energy sites and 20% fully supported.

Reasoning. Cornwall receives some of the highest levels of solar irradiation in the UK, with average annual sums of over 1100kWh/m² (Solar GIS). In 2017 Solar energy contributed 3.4% (11.5tWh) of the UK's total electricity generation. (UK Gov. 2018).

10.7 The intention of this policy is to ensure that future solar development will be in line with the landscape character and proportionate to their location. The policy has been created at a local level in accordance with the NPPF, Policy 14 of the CLP, the Cornwall Renewable Energy SPD and the Cornwall Landscape Sensitivity Assessment. Proposals should address the planning implications of any solar scheme and ensure that any harmful impacts on the following are avoided, mitigated or managed:

- **Landscape and Environment.** The applicant can demonstrate that any adverse impact to the local landscape and environment are avoided and where necessary, mitigated. Applicants should use the CLP SPD on Renewable Energy Annexes 1 & 3 and the landscape descriptions contained within CA11 to inform their impact assessments. CA11 Landscape strategy for solar PV development is moderate for a landscape with occasional PV developments (to Band C)⁷⁹.
- **Heritage and de-commissioning (see policy RE2 above).**
- **Residential Amenity.** They do not adversely affect residential amenity through noise generation, overbearing visual impact or have adverse impacts on highways and PRow.
- **Alternate Land Use.** Regard is given to other uses of proposed land. In particular, how land beneath/ surrounding the panels will be managed; and how they may have avoided land with high potential for agriculture (e.g. Best and Most Versatile Land) unless the proposal allows for continued agricultural use or encourages biodiversity improvements around arrays and a net increase in ecological value.
- **Design.** Due consideration is given to best practice guidance (see BP2 and BP3 below) in relation to solar array design, maximising the potential for renewable energy generation alongside net biodiversity gains and agricultural activity.

Cumulative Impact. Proposals for solar PV development will not be permitted where, together with an existing array, it would lead to a concentration of solar PV and significantly change the character of the wider landscape

Policy 4: Roof Mounted Solar. Where planning permission is required proposals for rooftop solar will be supported where they can meet required planning tests, though due consideration must be made of the Parish's WHS designation.

Policy 5: Ground Mounted Solar Arrays. Applications will be supported for Ground Mounted Solar Arrays provided they comply with national policy and the development plan.

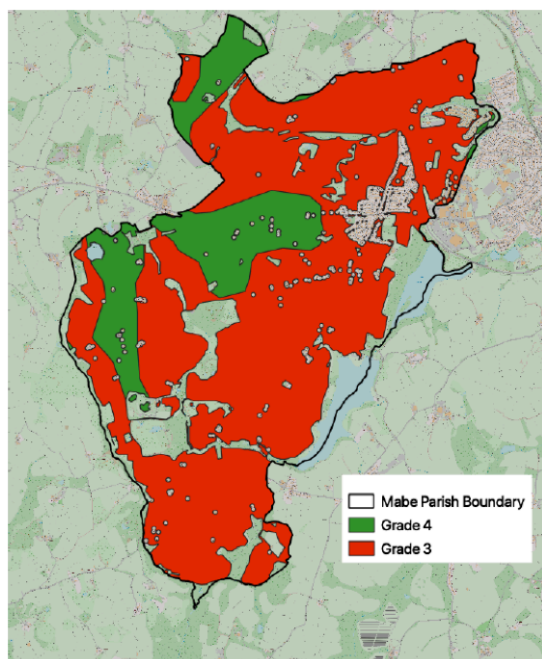


Figure 8 shows the available land for solar separated into Agricultural Land Classifications. Grade 4 land will be more likely to receive planning permission for solar projects due to a less arduous application process as set out in the Use of Land section of the planning considerations.

Fig. 8 identifies potential locations for solar farms across the Parish but developments proposed in these areas must demonstrate (at application stage) that they meet the criteria set out in Policy RE1.

10.8 MICRO HYDRO Policy 5. *48% of respondents agreed that they supported the spread and use of Hydro alternatives and 38% fully supported.*

Reasoning There are approximately 4,000km of river in Cornwall and Hydropower offers the opportunity to produce non-intermittent renewable energy where conditions allow. Historically, Cornwall's location, local tidal range, topography and coastal geography made it a leading area for Water Mill and Tide mill utilisation.

10.9 The intention This policy supports the development of renewable energy solutions where viable opportunity exists. Consideration should therefore be given to potential impacts as outlined in the Cornwall Renewable Energy SPD, consistent with some of the themes raised in Policies RE2-RE4 above. Environment Agency (EA) permits and other licenses should also form part of any presented application using current best practice (see appendix ???.)

Policy 6: Micro Hydro. Schemes proposed within the Parish will be supported where consistent with Policy RE1.

10.10 LOW CARBON HEAT Policy 7 & 8

Reasoning. Generating heat causes around a third of UK 'Greenhouse Gas' (GHG) emissions. In the UK domestic and commercial setting, 98% of GHG emissions from heat come from space and water heating; but in 2015 only 5.6% of the UK's heating came from renewable energy sources.

10.11 The intention of this policy is to directly address the challenge of reducing heat related emissions across the Parish, currently hampered by higher levels of fuel poverty, high fuel costs and exacerbated by a lack of access to grid supplied heating fuels and consequent dependence on more expensive, environmentally damaging options like oil.

The policy has been created at a local level in accordance with the NPPF, Policy 13 & 14 of the CLP, the Cornwall Renewable Energy SPD, Objective 5 of this NDP and the UK Clean Growth Strategy, which specifically recognises the opportunity presented by low carbon heat in domestic and commercial buildings.

This policy may also provide support for applications that seek to retrofit low carbon heating and cooling solutions as part of any redevelopment proposals. Consideration should be given to potential impacts as outlined in the Cornwall Renewable Energy SPD, consistent with themes raised in Policies RE2-RE5 and applicable to the full range of potential low carbon heat technologies.

Policy 7: Low Carbon Heat. New development proposals in the Parish will be expected to adhere to the principles of sustainable development. and where appropriate and achievable addressing the following hierarchies:

•Low Carbon Heat Networks:

- Where there is no existing low carbon heat network, new developments will be expected to deliver one onsite, unless it is demonstrated that this would render the development unviable.
- Where a developer is unable to deliver a heat network themselves, they need to demonstrate that they have worked with third parties (commercial/community) to assess viability options.
- Where a heat network option is not currently viable and no third party is interested in its delivery, the development should be designed to facilitate future connection to a heat network, unless it can be demonstrated that a lower carbon alternative is in place, e.g. Passivhaus standard.

•Heating and Cooling: Any new development will also be expected to demonstrate that heating and cooling systems have been selected according to the following heat hierarchy:

- Site-wide renewable Combined heat and power/Combined cooling heat and power.
- Site-wide renewable community heating/cooling.
- Individual building renewable heating.

Policy 8 In particular, new build, alteration, or extension applications will be supported that can evidence the use of renewable energy, highly efficient insulation and carbon reducing technology.

Policy 8.1 Applications will be supported that are specifically community led projects, designed to reduce levels of CO2 across the parish as a whole, or that benefit specific sectors of the community [Renewable Energy. Traffic reduction. Cycle lanes. Rainwater Harvesting. Tree planting and community open space initiatives. Low voltage lighting. Community Car Charging].

Policy 8.2 Applications will be supported that clearly demonstrate an intent to sustainably minimise waste or improve the management of resources.

11 PROTECTION AND ENHANCEMENT OF BIODIVERSITY Policy

Reasoning. 46% of respondents fully agreed that policy should protect and enhance open space and 41% agreed that community open space should be expanded.

Protection and enhancement of biodiversity

Evidence also exists to show that the mining and working of Cornish stone and granite was commenced in the early Bronze Age. **It is the intention the Mabe NDP to preserve the historic landscape, sites and traditions** that have provided Mabe with its unique identity and source of employment for future generations.

Community consultation showed that there is a desire to protect and enhance the natural environment and this can only be achieved by encouraging developers to provide habitats in their developments.

New developments are rarely designed to achieve a net-gain in biodiversity even where this is possible. Instead they generally seek just to minimise losses. In particular planning applications should:

- provide for nesting birds, roosting bats and hedgehogs,
- maximise opportunities for enhancing wildlife in new areas of rural public open space.

Where biodiversity features such as Cornish hedges are to be lost the impacts should be adequately mitigated and compensated for.

The Intention is to make sure that information about local wildlife habitats and species is used to inform the design of developments from the earliest stage, to ensure that opportunities to protect and enhance wildlife are maximised. Developers are encouraged to choose appropriate sites in order to protect wildlife species and habitats. Within development sites areas of semi-natural habitat should be retained and linked to other areas of habitat off-site. Cornish Hedges, stone walls, hedgerows and other boundary features should be maintained & restored whilst respecting the varying pattern of ancient field systems. Because of the AGLV covering part of the Parish, trees/woods/orchards, green corridors, natural streams and ponds and any areas of habitat supporting a high level of biodiversity should be conserved.,

To ensure that opportunities to protect and enhance wildlife are maximised adequate information, prepared by suitably experienced ecologists, should be supplied with planning applications to show that a net-gain in biodiversity is possible and is the intended outcome.

Policy 9 All new development should be planned and designed to protect and enhance local wildlife species and habitats, demonstrating how they will deliver a net gain in biodiversity, which is in accordance with the Cornwall Council's Biodiversity Supplementary Planning Document.

Policy 9.1 Where appropriate proposals should enhance the biodiversity and green infrastructure of the parish through retaining and enhancing wildlife areas and green spaces and the connections between them. Development proposals should appropriately demonstrate that:

- a) they avoid designated areas, which contain large or linked areas of semi-natural habitat and seek to protect large areas of semi-natural habitat in non-designated areas;
- b) where sites contain patches of semi-natural habitat, they make sure these can be retained and ideally linked together as part of the intended end land-use;
- c) they ensure there is potential to retain, restore and re-create habitat linkages such as Cornish hedges as part of developments;
- d) they retain and maintain trees subject to a Tree Preservation Order and seek to protect and maintain non designated native trees that provide landscape character, visual amenity, skyline interest or provide a natural shelter/windbreak;
- e) they look for enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site; and
- f) they consider the potential for creating new semi-natural habitat off-site if opportunities on-site are limited, this is known as 'biodiversity offsetting'.

12 LOCAL GREEN SPACE. Policy 10

Reasoning. *37% of respondents agreed that open green space needed to be extended and 39% fully supported.*
Local Green Space.

The CLP provides protection for open spaces through its Policies 12 (Design,) 13 (Development standards), 16 (Health and wellbeing) and 25 (Green infrastructure). Moreover in order to promote healthy communities the NPPF provides for the designation by local communities of 'Local Green Spaces', thereby affording them special levels of protection from unwanted development while permitting improvements that will enhance their amenity value. Having limited open green space. Respondents to public consultation felt that the existing green spaces in the Parish were highly important .

The Parish is covered by a number of national and local landscape and historic designations, which are already afforded protected status through separate legislation such as the Area of Great Landscape Value, County Wildlife Sites, Minerals Safeguarding Area and a number of public rights of way.

NDP Policy 10 is intended to protect all qualifying open spaces within the Parish, while providing for improvements to them that will benefit the community, by designating them as Local Green Spaces.

Developers and application for any planning consents are encouraged to utilise the Landscape Assessment / Agricultural Overview and the Green Infrastructure documents within this NDP

Policy 10 Applications will be supported that demonstrate adherence to the Mabe Landscape Character Statement , agricultural Overview and the green infrastructure appraisal contained within the appendix to this NDP

Policy 10.1 maintaining the openness and accessibility to qualifying open space.

Policy 10.3 the following areas are identified in the appendix map detailing designated green open space. Development in these areas will only be supported in extremely exceptional circumstances and where local support can be demonstrated.

- Spargo Court amenity area.
- MYCP play area / car park and sports field.
-

Mabe PolicyCommunity Identity and Heritage

Objectives.

- Protect and enhance the historic business heritage of the parish.
- Ensure future development is matched by appropriate education and recreational facilities.
- To support development that ensures better and safer use of roadways and transport needs.

13 HISTORIC ENVIRONMENT Policy 11

Reasoning. 49% of respondents agreed that Mineral safeguarding should be preserved and 41% fully supported. future investment in community benefit schemes

Historic environment.

Evidence exists to show that the mining and working of Cornish stone and granite was commenced in the early Bronze Age.

Since that time Cornish Granite has played an important part in the construction industry through the world and forms an important part of Mabe History and employment and is an aspect that the community is keen to preserve.

In addition numerous sites within the parish indicate that Mabe was settled and farmed from an early bronze Age through to present day.

It is the intention of the Mabe NDP to preserve the historic landscape, sites and traditions that have provided Mabe with its unique identity and source of employment for future generations.

A large section of Mabe is designated a minerals protection area and the NDP seeks to restrict development to that associated with the industry within that area. It also seeks to retain current farm land as it contributes greatly to the visual amenity and heritage character of the area.

These policies meet the aims of the NPPF and seek to protect the historic environment of the Parish from inappropriate development.

The community rates the importance of protecting its historic features and culture highly. It is the intention to preserve the historic landscape, sites and traditions that have provided Mabe with its unique identity and source of employment for future generations.

The policy will ensure the safeguarding and enhancement of the historic environment (heritage) by protecting and conserving international, national and locally designated areas, sites, buildings and structures and ensuring that the impact on locally important sites that are not designated through existing legislation are clearly assessed to enable the significance of the asset to be determined

Policy 11 Proposals, which will affect directly or indirectly a designated or non-designated heritage asset (including below-ground archaeological remains) will be considered on the basis of the scale of any harm or loss and the significance of the heritage asset.

Policy 11.1 Applicants should produce a historic environment impact assessment to provide an appropriate level of information to enable the significance of the asset to be determined, the impact of the development proposal to be understood and, if necessary, the mitigation to be agreed.

Historic environment impact assessments would need to:

- a) Identify the site, the heritage assets and their settings.
- b) Understand the significance of the heritage assets and their settings, the sensitivities and capacity for change.
- c) Understand the potential impact of the specific proposal on that significance.
- d) Use that understanding to inform the design process to:
 - i. look for opportunities to avoid, minimise or mitigate impact.
 - ii. look for opportunities to better reveal or enhance significance, create a more sustainable and interesting place.
 - iii. justify any harmful impacts (in terms of sustainable development, the need for change, overriding benefits).
 - iv. offset negative impacts through recording, disseminating and archiving archaeological and historical information.

14 ECONOMY AND EMPLOYMENT policy 12

Reasoning. 43% of respondents supported improvement in supply of small business units and 34% disagreed .86%work outside the parish.

Economy and Employment.

Traditionally a rural parish which relied on quarrying and farming as its main source of employment, the recent development by way of the University of Exeter Campus has created further opportunity for employment. Whilst the NDP team welcome such opportunity , it also brings with it significant pressures to other aspects within the parish.

The CLP has allocated specific sites within the Parish for the University to expand. Whilst the NDP supports economic growth of the campus it should be restricted to the areas specified within the CP.

Whilst the CLP sets out policy and targets for business and tourism growth . Policy five states that in rural settlements it should be of a scale that is appropriate to its location.

It is our intent and is considered essential that any employment development should be located and designed appropriately in order to ensure that it does not detract from the appearance and character of the area.

Many within the village fall into the self employed category and indications are that working from home and the running of businesses at/from home is a major and increasingly valuable part of local economies particularly in areas such as this where a large percentage of the Parish is rural. In most cases planning permission is not required except where building alterations are involved or the scale of business materially changes the use of the premises.

Policy 12. Applications for new employment work space will be supported only where the scale and nature of development is appropriate in size and character to the immediate surroundings and does not adversely impact on the locality, or amenities of local residents and or property.

Policy 12.1 Applications for new local retail /service outlets and expansion of existing outlets or premises will be supported where the nature of development is proportional to the existing premises; is appropriate in terms of size and character to those of its immediate surroundings and does not have an adverse effect on the amenities of local residents.

15 DEVELOPMENT CONTRIBUTIONS policy 13

Reasoning. *The vast majority of respondents agreed Cil monies. should be directed to infrastructure , open space , traffic and transport that benefit the whole community [see Questionnaire for specific response data]*

Development Contributions.

New development can impact on the existing infrastructure of existing residents either through increased pressure on health or education facilities or through increased transport movements, therefore it is important that this infrastructure is not adversely affected.

Mabe suffers significantly from a lack of infrastructure and new development has rarely contributed significantly to the need for better roads services and amenities,

CIL is intended to provide funding to address the cumulative impact of development, whilst 106 monies and agreements address site-specific issues that are required to make a specific development acceptable in planning terms. In practice both sources of funding cannot be used for the same piece of infrastructure.

In relation to Mabe NDP policy CIL monies will be used for infrastructure or community benefit, beyond the immediate needs of the relevant, or specific development site. Although not exhaustive, monies will be directed primarily towards: -

Environmental projects, District energy needs. Relevant Local Community Initiatives, Accelerate Infrastructure improvements, Parking, Open space, Road and transport improvement, Education and Medical facilities.

Policy 13 Development applications will be supported that clearly demonstrates a positive impact through the contribution [CIL, 106 agreement, or physical] to provision of a corresponding level of infrastructure, to that generated by the application.

Mabe Policy

Transport.

OBJECTIVES

- Support development that ensures better and safer use of roadways and transport needs.

16 TRANSPORT AND ACCESSIBILITY Policy 14

Reasoning. When asked what one thing would improve Mabe for future generations the most significant response related to traffic, road safety and a lack of alternative transport. [see Questionnaire for specific response data]

Transport accessibility and parking.

While predominantly a rural Parish the main residential area is clustered around Mabe Burnthouse in the North East corner. The combination of local shops and facilities with a difficult road junction and a lack of pavement for pedestrians all contribute to making walking cycling and driving within the village a hazardous and unsafe prospect.

Any housing development approved will undoubtedly place an even greater burden and safety hazard to those wishing to walk, cycle or even as a last resort drive to the village amenities. Recent reductions in bus services have also had an increase in the requirement for car use and resulted in making getting out and about for many, especially the elderly or those taking children to and from school a particular hazard.

The issue of traffic within the village is one of the most contentious issues raised in response to recent consultation. Despite a proposed traffic calming initiative the junction at Antron Hill & church road will remain a significant barrier to pedestrian and cycle movements as the highway layout is dangerous to pedestrians and cyclists and that people do not feel safe crossing. The policy aims to avoid increased congestion on the roads stipulate minimum off street parking requirements for new development. The policy also seeks to encourage measures to reduce the volume of traffic, encourage driving more slowly, enable pedestrians and cyclists to travel off-road and improve the provision of parking. It is envisaged that any long term improvement in the situation will be the result of a combination of measures such as the appropriate extension and relocation of footpaths; creation of cycle paths and provision of pavements alongside.

Policy 14 All new development shall include safe and effective provision for vehicle access, pedestrians and cyclists.

Policy 14.1 New development will only be supported where it can demonstrate adherence to a defined safe route from the development for pedestrian and or cycling, access to and from village facilities, school, shops or local bus or train transport which link directly to or provide new footpaths and cycle routes.

Policy 14.2 Proposals for residential development will be supported where in addition to any garage space they provide:

- a minimum of 1 off-street parking space for dwellings with 1-2 bedrooms;
- a minimum of 2 off-street parking spaces for dwellings with 3 or more bedrooms;
- 1 additional off-street visitor parking space for every 4 dwellings for proposals of 4 or more dwellings; and,
- the provision of electric vehicle charging outlets will be considered favourably.

Policy 14.3 All other forms of non residential development will be required to demonstrate a level of off street parking commensurate with the anticipated use for the development and its associated travel plan.

Policy 14.4 Proposals that can not meet the requirements of part 2 will only be supported where they can demonstrate a reasonable accessible parking alternative, which does not add to on street parking

Mabe Policy

HOUSING

Housing and Community Facilities

Objectives

- To provide housing of the right type in the right place, that meets the local need.
- Plan for growth of the Parish based on measurable and clearly defined criteria.
- To Ensure future growth in terms of housing is matched by appropriate infrastructure.

17 SETTLEMENT BOUNDARY Policy 15

Reasoning. *The vast majority of respondents indicated that they owned outright their property, only 2% were seeking property within the village. No further large scale development was supported with a preference to small scale infill. [see Questionnaire for specific response data]*

Settlement boundary.

The CP states “the focus for rural settlements is to meet local need whilst respecting the character of the settlement” it refers to Neighbourhood plans identifying specific Development Boundaries.

The policy meets the aims of both the National and Local Planning policy required to secure housing land supply that meets local need. Based on projected demographic reviewed 5 yearly and the community engagement and findings of the parish specific housing needs survey and the community engagement utilised throughout the development process of the Mabe NDP.

The completions at 2020 together with the commitments for further development currently approved indicate that the new home requirement as defined within the CP has been achieved. Whilst it is emphasised that such figures reflect a minimum of houses required, Mabe has been disproportionately and significantly over supplying new housing development.

Housing completions since 2010 stand at 109, with a further 67 approvals, which when added together with recent application figures, indicate a 128 % increase over the Mabe Parish allocation, which equates to a disproportionate 30% of the total combined CNA network.

The aim of our policy is to deliver local needs housing in Mabe Parish, which was supported in the consultation to establish Development Boundaries allowing infill and rounding off which will cater for truly local need and rely on exception sites to meet local affordable housing need, when fully identified and supported by the local community.

Policy 15

1. Settlement boundaries are identified in Appendix ? for the following villages and hamlets:

a. Mabe Burnthouse

b.

Policy 15.1 Within each Settlement Boundary, there is a presumption in favour of sustainable development that will apply to proposals for small scale infill (5 dwellings or less) and the development of previously developed land that respect the setting, scale, form and character of the settlement. [As defined in the Mabe Design Codes appended to this plan]. In addition that a distinct and recognisable barrier between Mabe and Penryn is maintained and the visual amenity of the area is not diminished.

Reasoning. *47% of respondents supported individual development 23% supported small scale while the vast majority of respondents maintained no further housing development was required.[see Questionnaire for specific response data]*

Small scale infill and rounding off.

The CLP includes a number of policies intended to encourage the creation of new housing, through new construction and conversions, that are suitable for the county's needs and that are located appropriately: Policies 3 (The Role and Function of Places), 6 (Housing mix), 7 (Housing in the countryside), 8 (Affordable housing), 9 (Rural exception sites) and 10 (Managing viability). CLP Policy 21 (Best use of land and existing buildings) covers the re-use of land and buildings. Policy 2a of the Cornwall Local Plan sets out the housing allocation of 600 homes for the remainder of Falmouth and Penryn Community Network Area, over the plan period (2010-2030). Cornwall Local Plan Housing Implementation Strategy published in 2019 identifies that 415 homes have been completed and a further 283 homes have planning permission or are under construction (total 698). Based on a pro-rata approach to delivery Mabe would be expected to deliver 48 dwellings (8%) during the plan period, the Strategy highlights that the Parish has already over provided against the target with 60 homes completed and a further 17 have permission (total 77). Housing targets in the CLP are not a maximum threshold and do not reflect the households identified on the Homechoice Register, therefore it is appropriate that any new development is limited to those that meet the definition of infill, windfall and rounding off. It is noted that Cornwall Local Plan provides specific advice in relation to infill development in smaller villages and hamlets where advice at paragraph 1.68 indicates that 1 or 2 dwellings is an appropriate scale.

This approach will provide opportunities for appropriate sustainable development within the villages and hamlets of the Parish, which is reflective of the housing aspirations of the community.

The community of Mabe Parish has expressed a desire to ensure, as far as possible, that development takes place within identifiable and clearly defined areas rather than spreading out into the open countryside. These points are made in the background text supporting CLP policies 3 (The role and function of places) and 7 (Housing in the countryside). It should also be noted that infill sites may be identified within the hamlets of the Parish for the development of a few additional houses of size, scale and design appropriate to the hamlet. Development proposals for these sites will be considered within the framework of Policy 3 of the CLP, which relates to small villages and hamlets, in conjunction with the NDP policy.

The intention is to clarify the areas where infill and rounding-off development will be supported in accordance with paragraph 1.68 and Policy 3 of the CLP, and to support the construction of new housing units on infill, rounding-off and brownfield sites that are appropriate to the local situation

Policy 16 Development outside of the identified settlement boundaries will be restricted to infill, rounding off, sub division of existing properties, brown field sites, conversion of existing buildings [residential and or commercial] and extension or alteration of existing residential dwellings.

Policy 16.1 Development will be supported where it:

- i. Is an infill scheme, which fills a small gap in an otherwise continuous built frontage and does not physically extend the settlement into the open countryside. Proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished;
- ii. Is a rounding off scheme, which involves the rounding off of a settlement and does not visually extend building into the open countryside;
- iii. Involves development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role;
- iv. Conserves and enhances the settlement's special historic, architectural and landscape character;
- v. Does not cause a detriment to the residential amenity of any existing or neighbouring dwellings (e.g. through loss of privacy) or to the character of the locality and it provides a safe means of access.
- vi. Provides community benefits in the form of contributions for local facilities, services or infrastructure requirements

19 EXCEPTION POLICY. Policy 17

Reasoning. *The vast majority of respondents maintained no further housing development was required.[see Questionnaire for specific response data] with just 4% seeking large scale housing development.*

Exception sites

There is a general need for low cost, high quality housing which enables young people to remain living and working in the Parish, which is evidenced by consultation. This policy recognises the Community's concerns about the provision of new housing in the Parish and to help meet affordable housing needs, (CHECK AGAINST CONSULTATION) rural exceptions sites, which are well located close to the existing settlements will be supported. The provision of housing which is secured as low cost in rural areas can benefit, not only the initial occupier(s), who may have work, family links, caring responsibilities or simply the best opportunity to provide a suitable house for themselves, but it will also benefit the local community by ensuring that the dwelling is available after initial occupation to those from the Parish in housing need in the future. Such housing may provide additional benefits in terms of sustaining the local community, the school or providing opportunities for more employment. In line with Council policy all schemes within Mabe are subject to a parish local connection policy. Relevant occupancy controls would be included in a section 106 obligation. A connection can be established either through residence or employment and the criteria also makes provision for other exceptional circumstances. A cascade will operate with homes being let or sold:

- Initially to households with a parish connection;
- Then to households with a connection to adjoining parishes; and
- Then with the same connection to Cornwall.

For all planning applications that involve affordable housing, applicants will be required to complete a Section 106 Agreement. The purpose of this Agreement is to ensure that the affordable housing is of a high quality and that:

- the homes go to local people most in need of affordable housing, and
- the rents or prices are affordable, and remain so in the future

The Cornwall Local Plan Strategic Policies 2010-2030 under policy 9 (Rural exception sites) states that 'Market housing must not represent more than 50% of homes or 50% of the land take, excluding infrastructure and services'. Cornwall Council's starting position is to seek 100% affordable and work backwards from there with an absolute minimum of 50% provision if informed by viability information.

The intention is to allow local people to access housing which is achievable and affordable to them and to ensure that new small scale development is acceptable in its context so it preserves or enhances the characteristics in the Parish.

Policy 17 Rural exceptions sites of up to five dwellings outside of but adjacent to the settlement boundaries within the Parish for affordable housing to meet local needs will be supported to meet a local need where this need is evidenced and where the development does not have an unacceptable impact on the visual and landscape amenity of the area.

Policy 17.1 Any such development is subject to the following criteria:

- i. Affordable homes should be well integrated with market housing
- ii. The type and size of affordable homes should meet the specific needs identified for Mabe Parish .
- iii. The proposal has a target of 100% affordable housing. Any reduction will need to be supported by a viability assessment
- iv. The dwellings will be occupied by people with a local connection in housing need in accordance with the Local Housing Authority's standard definitions

Policy 17.2 Any small-scale housing development above 5 dwellings will need to meet the above criteria and be supported by a community referendum. In addition they must make a positive and financial contribution towards providing social infrastructure, through CIL or 106 levy that clearly support the infrastructure needed to sustain them.

20 ASSISTED, COMMUNITY AND ACCESSIBILITY. policy 18

Reasoning. *The demographic data infers a primarily young single parent population seconded by a more elderly aspect. Our policy is intended to support development targeted at those two sectors of the community .[see Drop box for specific data]*

Assisted, community and accessibility

In response to a changing population ?) and to cater for those seeking future assisted accommodation, the plan aims to ensure that opportunity exists to support a supply of ground floor accommodation, flats with lifts, assisted residency and bungalow accommodation.

Such accommodation must meet the need of the specific group it is intended to cater for. The dwellings should be self sufficient, where practicable in energy provision [heating, lighting, waste water management] be accessible in terms of level [non sloping sites], have safe access to amenity requirements [shops and transport] and incorporate adaptable open space and encourage social interaction.

It is important to plan and provide for locally generated housing needs, by managing development and encouraging a mix of sustainable housing types and tenures that will help residents remain within the area through different life stages by ensuring that they are accessible to those with disability, impaired mobility or additional needs.

Government guidance is set out in 'Approved Document M - Access to and use of buildings: Volume 1 – Dwellings (March 2016) which can be viewed by visiting:

https://www.planningportal.co.uk/info/200135/approved_documents/80/part_m_-_access_to_and_use_of_buildings

This document sets out guidance on the use of ramps and steps required to provide ease of access, with information including safe degrees of pitch and dimensions when building a wheelchair accessible facility. The construction of accessible stairs and corridors is also addressed, including the safe height of stairs and the accessible width of both corridors and stairs.

The intention of Policy 9 is to allow local people with specific needs to access assisted living and community housing which is achievable and affordable to them.

Policy 18. . Applications for accommodation specifically designed to cater for the needs of the elderly or those requiring assisted living will be supported where they comply with other policies within this plan and in addition:

i. Proposals where possible should be located on level non-sloping sites close to and with safe and easy access to the village amenities.

ii. Meet the building regulations as set out in Approved Document M: access to and use of buildings, volume 1: dwellings (March 2016) or any subsequent revision.

iii. Proposals for community-owned housing developments (such as those delivered via Community Land Trusts) that respond to a demonstrated local housing need will be supported.

Policy 18.1 Applications for either open market or affordable dwellings will be supported that satisfy those with disability, impaired mobility or additional needs, subject to in addition meeting all other policy requirements. The size of dwellings should take account of the demand identified in the Mabe housing needs register.

21 CUSTOM AND SELF BUILD. Policy 19

Reasoning . Questionnaire response indicates no specific housing requirement, it indicates better internet provision and community led development Our policy is intended to support development targeted at custom /self build.[see questionnaire for specific data]

Custom and self build.

Custom (Working with a builder, specialist developer or ‘enabler’ to deliver homes) or self-build (People directly organising the design and construction of their homes) accommodation is potentially a cost effective means of delivering a positive contribution to the Parish housing need.

The intention is to positively encourage local people to build their own affordable home to meet their own housing needs, as long as the site is in a recognisable settlement and its future value remains affordable in perpetuity. Sites may be permitted outside settlements as an exception, subject to restrictions over house value, size and design.

Policy 19 Applications for custom and self build dwellings will be supported where they are compliant with other policies within this plan.

Policy 19.1 In addition, applications will be supported where

i. they are submitted as part of either rural exception or infill schemes.

ii. they form part of any community led self-build or custom build scheme, specifically or as part of any other community led initiative

22 DESIGN REQUIREMENT. Policy 20

Reasoning. *The vast majority of respondents agreed that the environment, landscape, heritage and open green space needed to be enhanced and protected. Our design codes, site assessment and landscape character assessment, together with our policy are intended to support the community perspective. [see questionnaire for specific data]*

Design Requirements.

It is evident through both perception and evidence, that the Parish has been significantly and detrimentally changed by recent development. The Landscape Statement highlights that large scale, inappropriate housing, unsupported by the community and of the wrong type in the wrong place has eroded both its landscape character and Historical context.

To maintain Mabe's distinctiveness, development should contribute to the sense of place by responding to the local historical, cultural and landscape context and enhance and feel part of the existing settlement and landscape. Any development will be expected to conform to the design standards set in the Mabe Design guide appended to the Mabe NDP.

The expectation is that developers aspire to the highest standard. The most appropriate benchmarks for establishing these standards are provided by 'Building for Life 12', which is a government-endorsed industry standard for well-designed homes and neighbourhoods. The document is about guiding the better planning of new development through urban design that is safe and provides everything that should be expected of a new community. <https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

Innovation is encouraged if the development is complementary in its form and shape, it enhances its setting and the choice of materials, scale and detailing are appropriate to said policies.

Poicy 11 Intention:

The Plan aims to protect the unique character of the environment by allowing for growth whilst ensuring that design and construction quality is high and that the countryside surrounding the village and settlements is maintained. New development should be designed to respond to the specific character of the site and its local surroundings and to create a sense of place.

Policy 20 Where appropriate, proposals for new development will be assessed against the following criteria:

Policy 20.1. The development must demonstrate how it will integrate into the existing surroundings and have regard to the Mabe design codes and the Mabe Landscape Character statement contained within this plan.

Policy 20.2. The proposal will need to demonstrate it meets the requirements of all the policies of this Plan and takes account of the character and appearance of the natural and historical environment of the area.

Policy 20.3. Proposals for both full and outline planning applications for the construction of new dwellings will be encouraged to conform to current Building for Life 12 (BfL 12) best practice standards. Greater support will be given where it can be demonstrated that the scheme positively performs against the tests set out within the guidance.

Policy 20.4. Potential developers should be aware of our expectation for developments to both demonstrate they are targeting BfL 12 and undertake early engagement with the Parish Council and local community.

Policy 20.5. The size, scale, appearance, layout and landscaping of the proposed development including buildings and plot layout should not cause harm or detriment to existing residential amenity of neighbouring property through loss of privacy or overbearing.

Policy 20.6. Any development should create a safe and accessible environment where crime and disorder (and the fear of crime) do not undermine either quality of life or community cohesion.

Policy 20.7. The development design should demonstrate a good street layout, low vehicle speed and good access for emergency vehicles and refuse collection.

Policy 20. 8. The development should have well defined public and private spaces that maintain the local character and appearance of the area. Private spaces should be large enough for drying washing, wildlife friendly planting, safe areas of play for children and where practical the growing of vegetables.

Policy 20.9. The development should respond to the semi-rural nature of the parish, and reflect the identity of local surroundings and materials. However, this should not prevent or discourage appropriate innovation.

Policy 20. 10. The development should use high quality materials that are locally sourced where possible to complement the existing palette of materials used within the parish.

Policy 20.11. Developers are encouraged to accompany proposals with a statement setting out how the development promotes renewable energy, water conservation and energy reduction where:

- i. solar gain is maximised;
- ii. renewable technologies such as but not limited to solar, heat pumps or biomass boilers are included where possible;
- iii. facilities for charging low emission vehicles are included;
- iv. grey water storage is included, where possible.

Policy 20.12. The development should be visually attractive through good architecture and appropriate landscaping.

Policy 20.13. The development should make provision for adequate well-designed external amenity space including refuse and recycling storage, and car and bicycle parking to ensure a well managed and high quality streetscape.

23 PRINCIPLE RESIDENCY policy 21

Reasoning. Resources to the questionnaire indicate no desire or need for further development, 70% of homes are open market. only 10 % of respondents have an urgent need for housing [see questionnaire for specific data] future development should be directed to fill that identified need and be primary residence.

Principle residency.

This Parish aims to support sustainable and robust communities across all villages and hamlets in the Mabe Parish. The unique nature of the parish, in that it incorporates the Exeter university Campus which places a significant burden on the housing supply within the Parish. Although numerous schemes exist outside of the parish designed specifically to cater for student accommodation. Not all are commenced or completed. Coupled with its close proximity to many of Cornwall's beaches and beauty spots much of the parish housing is both an attractive prospect and utilised as student accommodation and or second, or holiday homes.

This has an adverse effect on the sustainability of the Parish. It erodes services available to local residents and negatively impacts on the affordability of housing. House prices are artificially increased reducing the access to local residents, whose income invariably falls well short of that required to purchase a local property. House prices within the locality vary considerably but in general terms fall in excess of 12 to 17 x the local average income.

Through the following NDP policy, the Parish aims to address the issue through the only mechanism currently available to it, and that is through the establishment of a 'principle residency' clause for all new dwellings, including new builds and building conversions.

Policy 21 .To support the establishment of sustainable and robust communities 'Principal Residency' will be included as a condition for all new dwellings within the Parish.

Policy 21.1. Principal Residences are defined as those occupied as a persons sole or main residence, where they spend the majority of their time when not working away from home. The Principle Residency Clause will apply to all new builds and building conversions, where the conversion is of a building not previously used as a dwelling.

Policy 21.2 The Principle Residency Clause will appertain to the building in perpetuity. Sufficient guarantee of such occupancy restriction must be achieved through a Section 106 planning obligation under the Town and Country Planning Act when planning permission is granted; this should ensure that the principle residence clause appertains to first and all future occupation of the dwelling. New unrestricted second homes and holiday-let properties will not be supported at any time.

Policy 21.3 The Principle Residence obligation on new homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the requirements of this condition and will be obliged to provide this proof if/when the Parish or Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc.).