

**PENTEWAN VALLEY NEIGHBOURHOOD
DEVELOPMENT PLAN 2024 – 2030**

EVIDENCE REPORT No 1

INTRODUCTION



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IMPORTANT NOTE: THIS IS A 'LIVE DOCUMENT' THAT IS CONTINUOUSLY UPDATED AS NEW DATA BECOMES AVAILABLE. THE VERSION ON THE NDP WEBSITE WILL BE UPDATED REGULARLY.

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1. Introduction.

Purpose

1.1 This document is a summary of the evidence collected so far in producing the Pentewan Neighbourhood Development Plan (NDP), to be used as a basis for setting a broad vision, objectives for the NDP and planning policy directions.

Format

1.2 The evidence summary describes the baseline condition in Pentewan Parish, following a set of themes which equate approximately to the themes that might be covered in a Strategic Environmental Assessment. These are:

- Our Community - Population and Community, Health and Wellbeing
- Housing
- Economy and Employment
- Infrastructure and Community Facilities
- Green Infrastructure, Biodiversity and Geodiversity
- Landscape
- Heritage and the Historic Environment
- Accessibility, and Connectivity (Transportation)
- Climate Change (including drainage and flood risk)

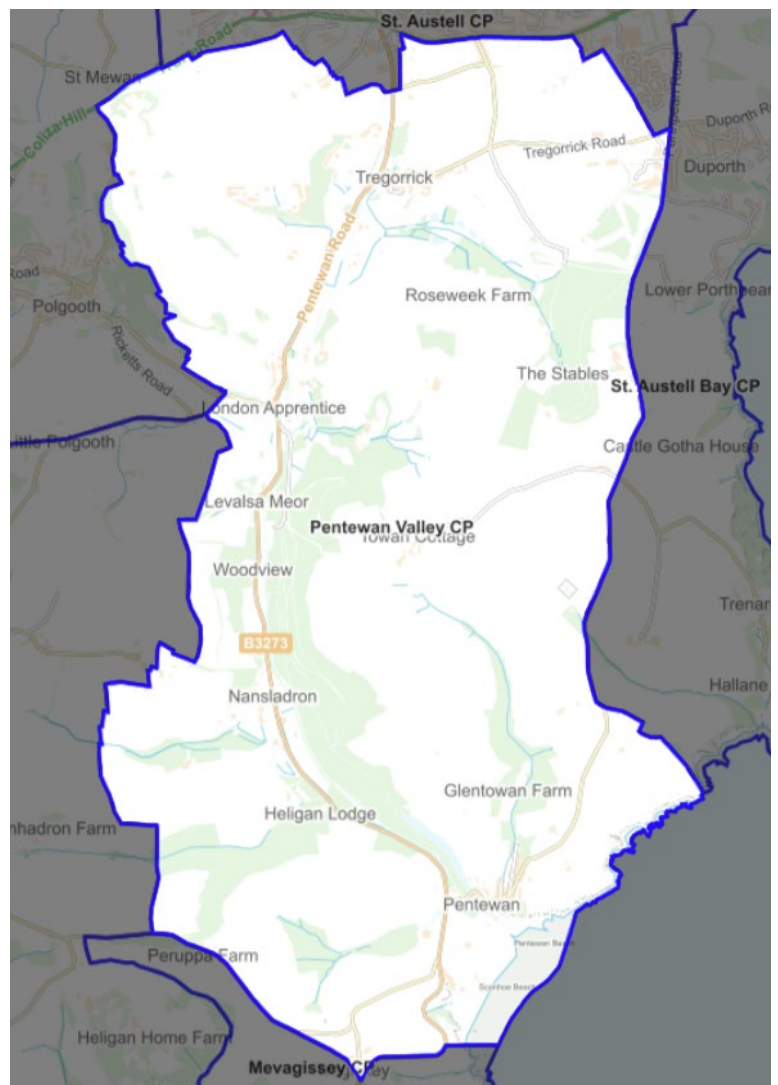
- 1.3 Each section starts with a policy overview, reviewing the key national, regional and local policies for the topics considered, drawn from the National Planning Policy Framework (NPPF 2023), the Cornwall Local Plan 2016 (CLP), and other relevant documents.
- 1.4 Next follows the key baseline data for the theme being considered.
- 1.5 Any relevant community engagement results are then noted.
- 1.6 The section completes by drawing on the preceding information to highlight the key issues the Pentewan NDP may need to cover.

Designated Area.

- 1.7 The area formally designated (on 16th March 2023) by Cornwall Council for the Pentewan NDP is the entire area of the Parish. [See Map 1 below].
- 1.8 The Parish comprises 1892.8 ha (4677.2 acres) of land with a strong rural character, [including a large part of the Looe and Seaton Valley Area of Great Landscape Value] and is a Designated Rural Area under the Housing Order 1981.

Data Maps

- 1.9 Pentewan Valley Parish Council was created in June 2009. Historically the area had no parish council, but with the creation of a unitary authority in Cornwall on 1 April 2009 resulting in the abolition of Restormel Borough Council, it was felt a parish council was essential in order for there to be "local" representation for residents.



Map 1: The Pentewan Valley NDP Designated Area

1.10 The 2011 Census includes an data area for Parishes, built by combining ‘Output Areas’ [OAs], the lowest level of data area available, which usually nestled into existing Parish boundaries. To create the new Pentewan Valley Parish area, the Census combined three OAs. However these



Map 2: The Census 2011 Pentewan Valley Parish Area

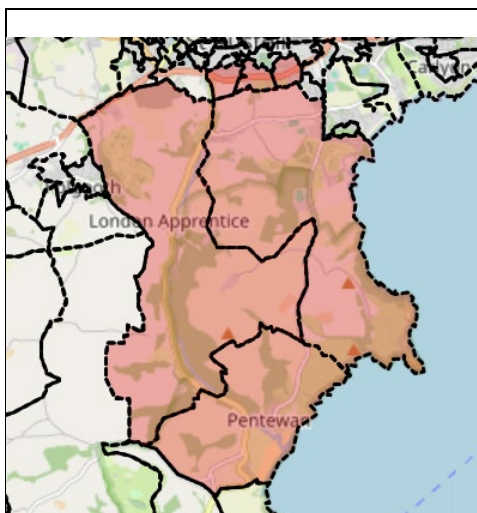
Unfortunately did not nestle into the boundaries of the new Parish. As a result a large part of St Austell Bay Parish was included in the Census Parish Area for Pentewan Valley, whilst parts of the new Parish to the north were excluded and included in the St Austell Town Council area [see Map 2].

1.11 Several sources of data use the Census geography to present their information, as does the ONS Census 2021 Mapping Tool¹. As a result of the incorrect definition of the 2011 Census area for the Parish, these data and tools labelled as being for Pentewan Valley Parsh are erroneous.

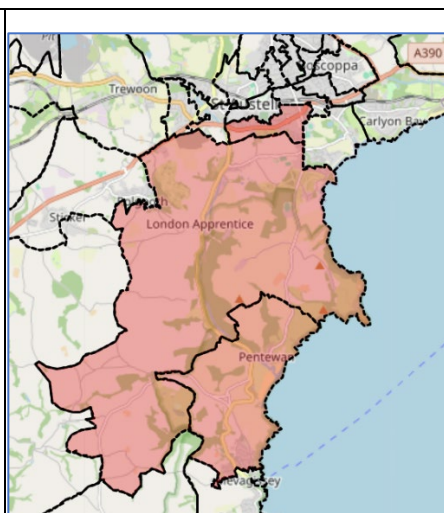
1.12 However, the Nomis website also includes Parish Profiles created by plotting unique properties as identified by their postcodes or Unique Property

Reference Number (UPRN) into parish boundaries current at December 2022. It's therefore more accurate than other data, albeit limited in scope.

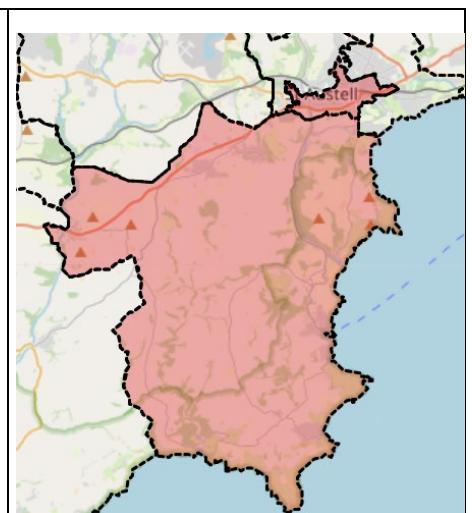
1.13 Other data are reported only at Output Area [OA], Lower Super Output Area [LSOA], Middle Supper Output Area [MSOA], and Parliamentary Constituency levels. The latter three are larger areas than the Parish but the data presented can be used to infer approximate values for the Parish [See maps 3 – 5].



Map 3: 2021 Census Output Areas



Map 4: Lower layer Super Output Areas 039D, 041C AND 041E



Map 5: Middle Layer Super Output Areas [MSOA] 039 and 041

¹ <https://www.ons.gov.uk/visualisations/customprofiles/build/>

2. Sustainable Development

Transforming our world: the 2030 Agenda for Sustainable Development

2.1 The United Nations 2030 Agenda for Sustainable Development (2030 Agenda) includes 17 Sustainable Development Goals (SDGs) to stimulate action in areas of critical importance for humanity and the planet, which should underpin the NDP. The SDGs are:

Goal 1: End poverty in all its forms everywhere.

Goal 2: End hunger, achieve food security and improved nutrition and promote sustainable agriculture.

Goal 3: Ensure healthy lives and promote well-being for all at all ages.

Goal 4: Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all.

Goal 5: Achieve gender equality and empower all women and girls.

Goal 6: Ensure availability and sustainable management of water and sanitation for all.

Goal 7: Ensure access to affordable, reliable, sustainable and modern energy for all.

Goal 8: Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.

Goal 9: Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation.

Goal 10: Reduce inequality within and among countries.

Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.

Goal 12: Ensure sustainable consumption and production patterns.

Goal 13: Take urgent action to combat climate change and its impacts.

Goal 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development.

Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, halt and reverse land degradation and halt biodiversity loss.

Goal 16: Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels.

Goal 17: Strengthen the means of implementation and revitalise the global partnership for sustainable development.

(Source: Transforming our world: the 2030 Agenda for Sustainable Development).



Figure 1: UN Sustainable Development Goals (SDGs)

National Planning Policy Framework

- 2.2 The purpose of the planning system is to contribute to the achievement of sustainable development, that is, meeting the needs of the present without compromising the ability of future generations to meet their own needs (NPPF 2023 Para 7).
- 2.3 Sustainable development has three inter-dependent objectives:
- Economic: to help build a strong, responsive and competitive economy
 - Social: to support strong, vibrant and healthy communities
 - Environmental: to contribute to protecting and enhancing our natural, built and historic environment
- 2.4 The NPPF says these objectives must be delivered through Plans, which ‘should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area’ (NPPF 2023 Para 9). It therefore sets a presumption in favour of sustainable development and requires that Plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects; (NPPF 2023 Para 11).
- 2.5 This means that planning strategies such as our Neighbourhood Development Plan must help to deliver sustainable development. This means taking a very careful approach so that we can meet our present day needs while not compromising the needs of future generations.
- 2.6 The NPPF goes on to require that Neighbourhood plans support the delivery of strategic policies contained in local plans and should shape and direct development that is outside of these strategic policies (NPPF 2023 Para 13).

2.7 The strategic planning policies covering the Pentewan Parish are contained in the Cornwall Local Plan (CLP). Enabling sustainable development is also the main purpose of the Local Plan which aims to ‘Achieve a leading position in sustainable living’.... through ‘a balance of decisions around economic, social and environmental issues.’ The Cornwall Local Plan Strategic Policies document interprets the NPPF at a county-wide strategic level and so is the most important part of the town and country planning context for the Pentewan NDP. The CLP adds detail to the NPPF objectives that guide how development is to occur in Cornwall and therefore shapes both planning application decisions and the content of Cornish NDPs (See Figure 2)

FIGURE 2: CORNWALL LOCAL PLAN OBJECTIVES

Theme 1: To support the economy

- Remove unnecessary barriers to jobs, business and investment and support both new business and the traditional industries of fishing, farming and minerals.
- Enhance the cultural and tourist offer in Cornwall as a year-round destination for tourism and recreation.
- Provide and enhance retail provision that adds to economic growth and better economic performance.

Theme 2: To enable self-sufficient and resilient communities.

- Meet housing need for everyone in the community, supported by local community facilities.
- Provide for jobs and deliver homes locally to meet needs, where they can best support the role and function of local communities as well as allow for further change and adaptation.
- Ensure that infrastructure is provided that will enable development to benefit the local community.

Theme 3: To promote good health and wellbeing for everyone.

- Meet local needs for community, cultural, social, retail, health, education, religious and recreational facilities, to improve quality of life and reduce social exclusion.
- Promote development that contributes to a healthy and safe population by opportunities for walking and cycling and appropriate levels of open space and the protection and improvement of air quality.

Theme 4: To make the most of our environment.

- Make the best use of our resources by:
 - Reducing energy consumption while increasing renewable and low carbon energy production.
 - Maximising the use of previously used land.
 - Supporting local food production.
 - Increasing resilience to climate change

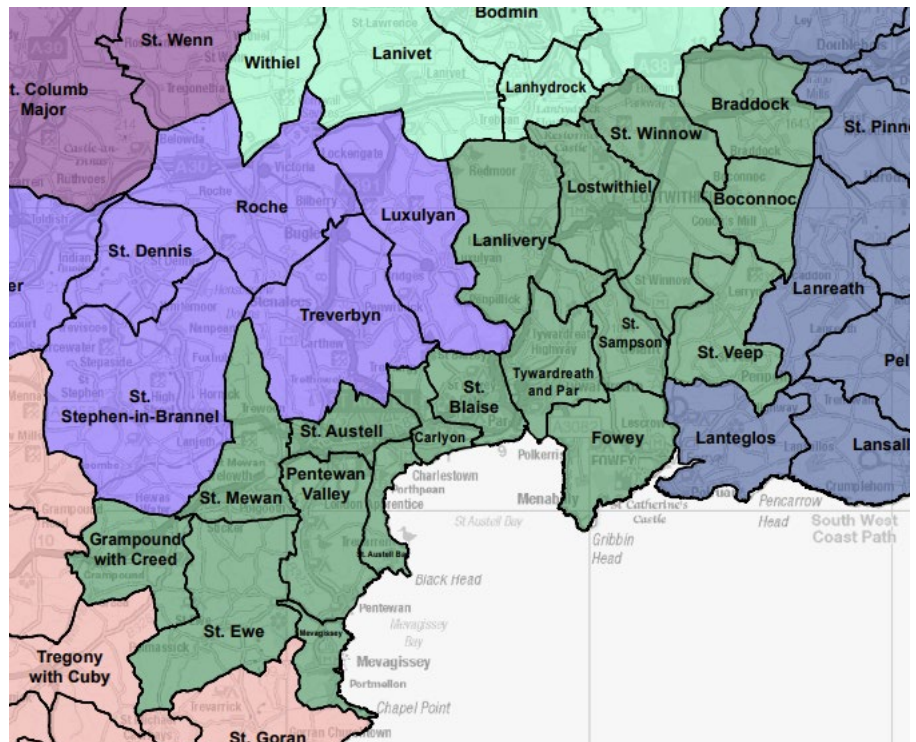
- Enhance and reinforce local natural, landscape and historic character and distinctiveness and raise the quality of development through:

Respecting the distinctive character of Cornwall’s diverse landscapes;

Maintaining and enhancing an effective network of open space and environmental stewardship for our eco-systems services network for food production, flood control and wildlife.

Excellence in design to maintain the distinctive character and quality of Cornwall.

2.8 As well as a range of general strategic policies the Cornwall Local Plan includes specific objectives relating to local areas. Pentewan Parish NDP area is part of the Cornwall South (Kemeneth Kernow Soth) Community Area Partnership (See Map 6). The intention of CAPs is to bring local organisations and people together. Their role is to tackle the issues that matter to communities, so everyone can start, live and age well. The partnership involves Cornwall Councillors and town and parish councils in the area. It also involves other organisations that serve our communities. These include the Police, health services and voluntary and community sector.



Map 6: Cornwall South (Kemeneth Kernow Soth) Community Area Partnership

2.9 The CAPs are developing ‘High-level Organisational Partner Priorities’ that will be relevant to neighbourhood planning, but currently there are no specific adopted planning policies for the CAPs, However, there are for the former Community Network Areas, and these are still relevant. Pentewan Parish was in the St Austell and Mevagissey Community Network Area (CNA). and the relevant objectives are given in Figure 3 below.

FIGURE 3: CORNWALL LOCAL PLAN OBJECTIVES FOR ST AUSTELL AND MEVAGISSEY COMMUNITY NETWORK AREA.

Objective AU1 – New Development: Identify the locations for new growth to provide a range of housing, employment and other facilities.

Objective AU2 – Affordable Housing: Promote the delivery of affordable housing.

Objective AU3 – Economy: Support the regeneration of the local economy and the town centre.

Objective AU4 – Infrastructure: Enable the delivery of community infrastructure including new community facilities and in particular addressing transport congestion issues and links to the A30.

Objective AU5 – Environment: Conserve the south coast Area of Outstanding Natural Beauty, the World Heritage Site at Charlestown and other heritage assets, and maintain green corridors between settlements to preserve community identity and biodiversity.

Objective AU6 – Flooding: Consider flooding issues, particularly at Mevagissey,, Pentewan and in the Sandy Hill and Holmbush areas of St Austell.

2.10 The Local Plan goes on to say that There is a shared vision to establish the St Austell, St Blazey and China Clay Area as the ‘Green Capital’ of Cornwall, bringing investment in sustainable employment and communities by encouraging quality and innovation. The focus is on sustainable development to be exploited so that the area becomes a focus for sustainable living and supports the development of environmental technologies and industries that offer regeneration and environmental benefits.

2.11 Emphasis is also placed on making the best productive and positive use of previously developed, despoiled, degraded, derelict, contaminated and unstable land including land in rural areas, particularly where the likelihood of early restoration of the land is remote and unlikely to be of high environmental value.

Cornwall Climate Emergency Development Plan Document (CEDPD)

2.12 This is an extension to the Local Plan which is being prepared to bring forward more specifically focused policies dealing with the causes and impacts of the climate crisis, but it is primarily a step forward in the set of Cornwall wide policies to deliver and control sustainable development. . The CEDPD was adopted in February 2023. Its proposed policies include additional strong measures that will help the local community to tackle the causes and effects of the climate.

The Cornwall Plan to 2050

2.13 The Cornwall Plan is an overarching aspirational strategy for Cornwall signed up to by all the major organisations that can jointly deliver the outcomes it proposes². These bodies form the Cornwall and Isles of Scilly Leadership Board which adopted the Cornwall Plan in December 2020.

2.14 The Cornwall Plan has two key aspirations:

- **A Cleaner, Greener Cornwall** where we borrow the living land and sea from our children and leave more nature for them

² The C&IoS Local Enterprise Partnership [creative, carbon zero economy; and a digital revolution for sustainable living], the C&IoS Local Nature Partnership [sustainable food, land and seas], Cornwall Council [education, equality and entrepreneurship; and thriving places with decent homes], the C&IoS Joint Health and Wellbeing Board [healthy, safe, resilient communities].

- **A Fairer, More Inclusive Cornwall** where we close the gap in life chances, so everyone has space to breathe, space to grow, space to thrive

2.15 The Cornwall Plan sets out six transitions to achieve these aspirations:

- Transition 1: A Creative Carbon Zero Economy
- Transition 2: Sustainable Food, Land And Seas
- Transition 3: Thriving Places with Decent, Affordable Homes
- Transition 4: Equality, Education and Entrepreneurship
- Transition 5: Safe, Healthy, Resilient Communities
- Transition 6: A Digital Revolution for Sustainable Living

2.16 Taking these forward in relation to land-use planning, an initiative called ‘Prosperous Cornwall 2050: Creating a plan for our places’ has been launched, leading to an update to the Cornwall Transport Strategy and the Cornwall Housing Strategy. **Also in preparation as part of this is ‘A Plan for Our Places’. This is a spatial strategy that will shape the Cornwall Local Plan 2030 to 2050.**

2.17 This document sets ambitious aims to secure ‘a carbon neutral Cornwall, where everyone can start well, live well and age well’:

- **a brilliant place to be a child and grow up in**
- **a thriving, sustainable Cornwall that offers a secure home, a decent income and a great environment for all**
- **vibrant, safe, supportive communities where people help each other to live well.**

2.18 To help work out how these aims will be delivered, the document asks what might places in Cornwall be like in 2050, and sets some basic scenarios:

2.19 The first of relevance to NDPs is that in 2050 residents and communities are empowered to have greater control over their places to meet their needs, working in partnership with other stakeholders and providers to bring forward the homes and facilities they need, working with neighbouring towns and villages in a cluster to forge better travel links, infrastructure and community resilience.

2.20 It envisages that in 2050 **Cornwall’s villages and networks of villages and hamlets** continue to play a key role in Cornwall’s distinctive identity. Communities use innovation to drive change and solutions to challenges for their places. For many, working from home has become the norm, with many people spending at least part of their working week in their homes and using co-working facilities and community hubs located in villages. This has led to more opportunities in villages for local business to supply affordable and healthy local food and produce to people working in the villages, and to provide places for people to collaborate, socialise or simply have contact. Many services and day-to-day needs can now be accessed in the village or via the internet, which everyone can access through high-speed connectivity in all areas. These factors and sharing of facilities between nearby places have meant that people’s need to travel out of

our village communities has significantly reduced. All of this means that Cornwall's villages and surrounding rural communities are thriving and prosperous, underpinning a rural renaissance.

2.21 It also envisages that in 2050 **Cornwall's living, working countryside** has protected the best and most versatile agricultural land, ensuring that food production embraces sustainable and regenerative production techniques that deliver an increased benefit to the circular economy. Space has been identified and set aside for local nature recovery alongside food production, linking networks of green spaces in towns, villages and the countryside. Development (including that for agriculture and rural industry) is supported in the places where it is needed by new and existing businesses and jobs.

2.22 Going forward, the document says that the Planning Authority need to work with communities to **create a planning framework** which:

- Empowers people and communities to achieve their priorities, innovate and create solutions to challenges they face in their local area, taking control of the design of places, buildings and prioritising their infrastructure needs.
- Plans for the right scale of development, where need arises, widening housing choices to ensure that affordable housing is maximised and there is an affordable and accessible option for all.
- Responds to the challenges of climate change - creating resilient, net carbon neutral, energy efficient and safe buildings and places that use air, water, land, soil, renewable energy, buildings and materials wisely by taking a whole lifecycle approach.
- Regenerates places by making best use of brownfield land and reusing empty or underused buildings, revitalises local economies, regenerates high streets so they become more sustainable and better-connected places, where people need to travel less
- Promotes environmental growth across Cornwall and cherishes the built, natural and cultural heritage assets and distinctiveness, helps nature to recover, sustains and enhances ecosystem services and natural drainage and helps residents to access green and natural space.
- Helps people make healthy choices by creating and reinforcing inclusive, active, healthy, sociable, safe and resilient communities living in well-designed, liveable places and homes linked by active travel and public transport.
- Maximises the opportunity for people to meet, gather and access services and facilities close to home and reduces car dependence.
- Is responsive to the needs of businesses and supports a thriving, adaptable and sustainable economy that is accessible to residents, making the most of digital advances, raising aspiration and prosperity and allowing people to work flexibly.
- Nurture the conditions that help support new jobs in high growth sectors like space and satellite, creative and digital industries, and renewable technologies.
- Creates, values and maintains thriving rural areas and communities, supporting food producers and nature.

- 2.23 The document recognises that to deliver such a framework planning has to find ways to meet local needs for jobs, homes and infrastructure and support community priorities and aspirations and embed them in Local Plan or Neighbourhood Plan allocations and policies. It is a complex process which involves balancing issues and often requires difficult choices. Several examples of the alternative choices that might be made are then given, and a process for engagement with communities using strategy ‘typologies’ is proposed. Work on the new Cornwall Local Plan 2030 to 2050 will start in 2023.
- 2.24 Whilst NDPs must be prepared in general conformity with the adopted Local Plan, the emergence of the new Local Plan will begin to influence NDPs as we move to the end of this decade. It would be sensible for NDPs that are currently under production to have regard to ‘A Plan for Our Places’ and consider how the new Local Plan may impact upon the local area

