

WHAT IS THE ST IVE & PENSILVA PARISH NEIGHBOURHOOD DEVELOPMENT PLAN?

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

In 2022 a local community team [the Steering Group] was set up to draw up the Neighbourhood Plan. It collected and analysed evidence, including the results from major surveys of local opinion taken between 2023 and 2025. Based on this, the Steering Group have now written the Consultation Draft of the St Ive and Pensilva Parish Neighbourhood Development Plan.

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

St Ive & Pensilva Parish Draft Neighbourhood Plan



Consultation 2026 SUMMARY LEAFLET

WHAT YOU TOLD US THE PLAN SHOULD DO...

Protect what makes the parish special – safeguard its tranquillity, landscape, wildlife, and biodiversity that residents value most.

Provide the right homes – deliver more affordable and family housing, plus adaptable homes for older residents and those with mobility needs.

Focus new housing in the right places – favour brownfield sites, infill, and small-scale rounding-off within or at the edges of existing settlements.

Support local jobs and enterprise – encourage small-scale industry, workshops, crafts, farming and forestry, retail, and spaces for home-working, promote tourism growth, and build on its reputation as a good place to live and work.

Strengthen community facilities – protect key services including the GP surgery, village shop, Post Office facility, Millennium House, playing fields, sports facilities, the school, and explore possible new amenities.

Enhance local infrastructure – improve roads, pavements, and digital connectivity to support daily life and local enterprise.

Champion the natural environment – protect trees and hedgerows, protect habitats, minimise pollution, and support community-led climate and energy initiatives to help tackle climate change.

Improve transport and road safety – address parking pressures, enhance bus links to key destinations, promote safer travel through better footpaths and reduced speed limits and encourage better broadband and mobile coverage to help residents and businesses

WHAT WE DID IN RESPONSE...

- ◆ **Reviewed existing policies:** Looked closely at the National Planning Policy Framework and the Cornwall Local Plan to understand how national and local policies affect our Parish.
- ◆ **Gathered local evidence:** Collected and analysed evidence on the key themes...Housing, Business and Employment, Community Facilities, Recreation and Open Space, Design and Heritage, Roads Access and Transport.
- ◆ **Commissioned a detailed Design Guide** from urban designers.
- ◆ **Developed a Vision and Objectives and wrote Planning Policies** for future planning in the Parish, to guide new development.

THE VISION FOR ST IVE & PENSILVA PARISH TO 2030 AND BEYOND

'By 2030, the parish of St Ive will encompass two wards, each with its own unique character: St Ive and Pensilva, surrounded by a number of rural hamlets and scattered rural properties.

Pensilva's built environment will proudly reflect the parish's rich mining heritage and historical significance.

At the same time, St Ive will celebrate its agricultural and historical roots, honouring its connection to the internationally acclaimed achievements of Emily Hobhouse.

Both communities will thrive with vibrant, inclusive societies and a prosperous rural economy that supports the needs of all residents, regardless of age or ability.

OBJECTIVES OF THE ST IVE & PENSILVA PARISH NEIGHBOURHOOD PLAN

- ⇒ **Climate Change** - tackle climate change locally, promote renewable and low-carbon development, enhance sustainable transport
- ⇒ **Housing** - deliver the right homes in the right place, promote resident-centred design
- ⇒ **Business and Employment** - foster key industries, enable remote and small-scale enterprises
- ⇒ **Heritage, Design, and Local Character** - promote character-led development, protect heritage and landscape
- ⇒ **Natural Environment** - preserve environmental quality, enhance biodiversity
- ⇒ **Community Facilities and Infrastructure** - enhance health and well-being, foster community connections.

SUMMARY OF NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

CLIMATE CHANGE

The Issues

The Parish recognises the importance of doing its part to tackle climate change.

Wind speeds here are strong enough for turbines, but opportunities for **large wind projects are limited because of the sensitive landscape** — including the nearby National Landscape (AONB) and the World Heritage Site. **Solar generation faces similar constraints**, though there may be scope for small-scale hydro schemes in suitable locations.

Many local people agree that action is needed to reduce the causes and impacts of climate change, though not everyone supports renewable energy projects.

Improving energy efficiency through retrofitting homes and using low-carbon heating systems is a key way forward.

With the climate changing, higher flood levels are expected, so local resilience and adaptation will become increasingly important.

What does the Plan say?

Policy 1 – Sustainable Design: New buildings must be energy-efficient, low-carbon, and use sustainable materials. Retrofitting older homes is encouraged.

Policy 2 – Energy Storage: Support for well-sited battery storage linked to renewable energy.

Policy 3 – Community Energy: Encourage locally owned renewable schemes that benefit parish residents.

Policy 4 – Renewable Energy: Support small-scale wind, solar, and hydro where landscape, heritage, and amenity are protected.

Policy 5 – Heating Transition: Promote low-carbon systems (heat pumps, biomass, solar) and sensitive retrofitting of heritage buildings.

Policy 6 – Windows: Repair traditional windows where possible; replacements must match original design and materials.

Policy 7 – Sustainable Drainage: Use natural features like ponds, swales, and rain gardens to manage surface water.

Policy 8 – Natural Flood Management: Support nature-based flood solutions such as tree planting and wetland creation.

**THIS CONSULTATION
is your chance to
shape what goes into
the final document :**

YOUR PARISH

YOUR PLAN

YOUR SAY!



HOUSING

The Issues

The local average house price to local income ratio in the Parish, which should be around 4:1 if a home is to be affordable, is currently about 7.2:1 This means that most homes are unaffordable to local people on average wages. So there's a **clear need for more affordable homes to meet local needs** — including shared ownership at low cost levels and social rented homes.

The housing stock is dominated by larger properties [60%] while most households [72%] are small, typically one or two people. With an **ageing population, more suitable downsizing homes are needed**, while the decline in younger residents underlines the importance of providing smaller, affordable homes **to keep the community balanced and sustainable**.

Current estimates suggest around 50 new dwellings are needed, mainly 1 and 2 bedroom homes.

There is **widespread community support for small-scale developments** rather than large estates.

What does the Plan say?

Policy 9 – New Housing at St Ive & Pensilva Focus new homes inside village boundaries through small infill and brownfield reuse, respecting local character and improving walking and cycling links. Only very limited rural housing allowed for essential needs or building reuse.

Policy 10 – Housing Mix Provide small and affordable homes, including social rent, with designs suitable for younger people, older residents, downsizing and home-working.

Policy 11 – Rural Exception Housing Support small affordable housing schemes on village edges where there is proven need and good design. Limited market housing allowed only as cross-subsidy.

Policy 12 – Community, Self & Custom Build Encourage self-build, custom-build and community-led affordable housing that remains affordable in perpetuity and meets local design standards.

Policy 13 – Infill in Hamlets Allow one or two homes in hamlets only where they fill a clear gap, fit local character, and have access to services.

ECONOMY & EMPLOYMENT

The Issues

Many people in St Ive & Pensilva Parish travel elsewhere for work, as there are only limited job opportunities locally. This lack of local employment makes it harder for young people and working-age people to stay in the area and build their careers.

What does the Plan say?

Policy 14 – Employment Land Protect key business areas at Pensilva and St Ive Cross, support low-impact commercial development and flexible workspace, and encourage live/work units where business use is primary.

Farming continues to play a vital role in the Parish — providing jobs, supporting the rural economy, and helping maintain the distinctive landscape. **Tourism, too, has potential for growth**, especially where it celebrates the area’s natural beauty, heritage, and culture.

There’s also a high number of self-employed residents and people working from home compared with other areas.

This highlights the growing need for flexible workspaces, small business premises, and fast, reliable broadband to support local enterprise and home-based working.

Policy 15 – Home-Based Work : Allow small-scale business use of homes, extensions or outbuildings where it causes no noise, traffic or visual impacts and maintains residential character.

Policy 16 – Farm Diversification & Rural Tourism Support farm enterprises and small, sustainable tourism uses, such as glamping or farm shops, that boost rural incomes, respect the landscape, and remain appropriately small-scale and holiday-use only.

NATURAL ENVIRONMENT

The Issues

St Ive and Pensilva is a **mainly rural parish** of farms, fields, woodland, and small hamlets, set **across rolling hills and two attractive river valleys**. These valleys, woods — including ancient woodland — and protected wildlife sites all help give the area its rich natural character.

Old mining remains on the surrounding hills, part of the Cornwall and West Devon Mining World Heritage Site, **are also a key part of the area’s landscape**.

Residents value the parish’s peaceful setting, its important viewpoints, and its dark, starry skies. However, poorly designed lighting can harm wildlife, waste energy, and reduce the sense of tranquillity that people enjoy.

It is **important that any new development fits sensitively** into this special landscape. Growth should respect the natural environment, protect what people value, and help strengthen the parish’s wildlife, character, and resilience for the future.

What does the Plan say?

Policy 17 – National Landscape and World Heritage Site Protects key views and the special qualities of Bodmin Moor and the Cornwall & West Devon Mining Landscape WHS. Larger schemes must include landscape and heritage assessments.

Policy 18 – Biodiversity and Green Infrastructure Requires all development to strengthen green infrastructure, deliver at least 10 percent biodiversity net gain, and create or connect habitats in line with the Cornwall Local Nature Recovery Strategy.

Policy 19 – Trees, Cornish Hedges and Hedgerows Protects and restores trees, woodlands, and Cornish hedges. Ancient woodland and veteran trees may only be lost in wholly exceptional cases.

Policy 20 – Tranquillity and Dark Skies Protects rural tranquillity and the Bodmin Moor Dark Sky Landscape by limiting noise and light pollution, requiring well-designed, low-impact lighting and supporting low-impact dark sky-related recreation and tourism.

HERITAGE AND DESIGN

The Issues

Our villages look and feel attractive, but **some newer developments and extensions haven't always fitted in well**, leading to concerns about how future changes might affect their charm.

St Ive & Pensilva Parish is full of history, from ancient sites and listed buildings to its proud place within the Cornish Mining World Heritage Site. Many of its buildings have a unique local style that residents really value, giving the area its own special character and sense of place.

Beyond the well-known landmarks, there are also **many unlisted historic sites that add to the Parish's character** — some of which could be harmed by uncaring development and need care or restoration to keep them from being lost.

What does the Plan say?

Policy 21 – General Design Principles New development must follow the Cornwall Design Guide and local Design Codes, fit village character, use durable materials, avoid exposed sites, and provide safe access and parking.

Policy 22 – Heritage, Design and Cornish Distinctiveness Respect the parish's historic character and World Heritage Site, use local materials, and include a heritage statement. Contemporary design is supported where it enhances local distinctiveness.

Policy 23 – Non-Designated Historic Assets and Archaeology Protect locally valued historic buildings, landscapes and archaeology. Any harm must be justified and minimised.



COMMUNITY FACILITIES & INFRASTRUCTURE

The Issues

What does the Plan say?

Community facilities play a key role in keeping St Ive & Pensilva a friendly, inclusive, and healthy place to live. The Parish already has some great local facilities and services that people really value, but residents still need to travel outside the area for important things like healthcare and secondary schools.

Looking after and improving the community buildings and spaces we do have can be a challenge, as the stock is limited and often under pressure. Around the Parish, several much-loved green spaces add to local character and heritage, and these deserve to be protected.

While there's plenty of natural space for walking and enjoying the outdoors, there's a clear lack of equipped play and recreation areas for children and young people. Future growth could also place extra pressure on local infrastructure — from roads and parking to drainage, water, and community services — so careful planning will be essential.

Connectivity is a major challenge for the parish. Many people experience **slow broadband and poor mobile signal**, which affects home-working, business activity, and everyday communication. Getting around is also difficult, **with narrow roads, limited public transport, and very few safe cycling routes.** Parking problems, damaged verges, and concerns about road safety — including the need for better footpaths, 20mph zones, and effective traffic calming — add to the pressure on the local transport network.

Policy 24 – Community Facilities Protects key community buildings such as the shop, school, GP surgery, Millennium Centre, halls and churches. Support improvements, expanded uses and better access, including active travel and visitor parking. and create welcoming places for people to meet.

Policy 25 – Open Space and Recreation Safeguard parks, play areas, sports spaces, natural green spaces and future allotments. New housing must contribute to open space that meets Cornwall standards, with priorities such as upgraded play areas, pocket parks, safer routes and better footpath links.

Policy 26 – Transport, Highways and Communications Supports safer, low-carbon travel. New development should improve access to buses and active travel, manage speeds and parking, and avoid congestion on rural lanes.

Policy 27 – Footways, Pedestrian Links and Rights of Way Protects existing paths and rights of way, requiring safe connections, minimal diversions, and accessibility for all users.

Policy 28 – Digital Infrastructure, Resilience and Investment Promotes fast, reliable broadband, stronger mobile coverage, and resilient communication systems with battery or solar backup during power cuts.



WHAT DO YOU THINK?

Consultation on the Neighbourhood Plan is open until 6th APRIL 2026, and we'd love to hear from you.

Please comment through the online survey at plan4stive.co.uk [see QR code alongside], or complete the enclosed form and send it to the Parish Council before the deadline.



TO FIND OUT MORE YOU CAN:

1. READ THE FULL PLAN AND ALL THE SUPPORTING EVIDENCE ON OUR WEBSITE AT: plan4stive.co.uk [see QR code alongside]. If you prefer a printed copy, please email stiveparish@btconnect.com or phone 01579 363096 to arrange to borrow one.



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

- **PENSILVA, MILLENNIUM HOUSE - 7TH MARCH 10 AM TO 12 NOON.**
- **PENSILVA, MILLENNIUM HOUSE - 11TH MARCH 6.30PM TO 8.30PM.**
- **ST IVE VILLAGE HALL - 14TH MARCH 2.30PM TO 4.30PM.**
- **ST IVE VILLAGE HALL - 18TH MARCH COFFEE MORNING 10 AM TO 12 NOON.**

WHAT HAPPENS NEXT?

All comments will be reviewed and the Plan updated to reflect community feedback. It will then be submitted to Cornwall Council for independent examination by a planning expert.

After that, the final Plan will go to a Parish Referendum, giving everyone in St Ive & Pensilva the chance to vote. If a majority vote “yes,” the Plan will become part of the official planning framework, meaning it must be used by Cornwall Council, developers, and Planning Inspectors when deciding future planning applications.

YOUR PARISH - YOUR PLAN - YOUR SAY!