



**ST IVE AND PENSILVA PARISH
NEIGHBOURHOOD
DEVELOPMENT PLAN
2026 TO 2030
Pre-Submission
Consultation Draft**



THIS IS THE DRAFT NEIGHBOURHOOD PLAN – YOUR FEEDBACK AND INPUT IS NEEDED!

This is the ‘pre-submission’ consultation draft of the St Ives & Pensilva Parish Neighbourhood Development Plan. It sets out the draft policies and proposals that the Steering Group thinks are needed to deal with the issues that have been raised in community engagement and from its analysis of a wide range of evidence. It is published so that the community of St Ives & Pensilva Parish can consider them and respond with comments and ideas for improvement.

We need to hear what you think is good about the Plan, what you feel needs more work and if you think anything is missing. All comments will be reviewed, and this draft will be appropriately updated to ensure it reflects the views of the community and takes proper account of key issues, before it is submitted to Cornwall Council.

The consultation on this draft Plan will run for a minimum of 6 weeks from the 2nd March 2026 to 6th April 2026.

To give us your feedback and see the draft Plan, please go to our online comment form at: www.plan4stive.co.uk.

A hard copy of the draft Plan is at Millennium House, Century Square, Princess Road, Pensilva, Liskeard PL14 5NF during regular opening hours. Hard copies are available on demand by emailing stiveparish@btconnect.com or by telephone on 01579 363096.

You can also give us your feedback by

- Filling in a hard copy of the feedback form available from the Parish Council or the ‘drop-in’ sessions.
- Attending a public consultation drop-in session, which will be advertised in the local press and on our website. There is also a contact form on the www.plan4stive.co.uk website

Drop-In Sessions

To see an exhibition about the Plan and discuss your concerns with a member of the NDP Team, you can attend one of our informal drop-in sessions which are being held at the following dates and venues:

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

Abbreviations Used in this Neighbourhood Development Plan

CAP – Community Area Partnership.

CC - Cornwall Council.

CEDPD - Cornwall Climate Emergency Development Plan Document.

CLP —Cornwall Local Plan.

CNA – Community Network Area.

CRoW – Countryside and Rights of Way Act.

NDP - Neighbourhood Development Plan.

NPPF - National Planning Policy Framework.

NPPG - National Planning Policy Guidance.

PRoW – Public Right of Way.

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FOREWORD

‘St Ive and Pensilva Parish has a long history of change and growth. From agricultural beginnings through industrialisation to the present day, the Parish has evolved, adapted, and flourished. There are many challenges ahead. In line with the government’s commitment to involve local communities in the planning and development decisions that affect them, residents of St Ive and Pensilva Parish, with the support of the Parish Council, have prepared this Neighbourhood Development Plan.

The Plan sets out a vision for a vibrant, rural community that respects and enhances the Parish’s heritage, landscape, and ecology. It explains how future development can help address local challenges, from where new homes and community facilities should be located, to what good design looks like, and how the natural and historic environment will be protected and improved.

This document is the pre-submission (Regulation 14) consultation draft of the St Ive and Pensilva Parish Neighbourhood Development Plan. It presents the draft policies and proposals that the Steering Group considers necessary, based on community engagement and analysis of a wide range of evidence. It is published so that everyone in the Parish can review the proposals and tell us what they think.

This is your Plan, and this consultation is your opportunity to help ensure it is balanced, fair, and reflective of the community’s aspirations. Please tell us what works well, what needs further refinement, and whether anything important is missing. All comments will be considered, and the draft will be updated as appropriate before it is submitted to Cornwall Council.

Thank you to the members of the Neighbourhood Plan Steering Group for their hard work and dedication, to residents and businesses who contributed time, expertise, and views, to our advisers and supporters, and to the consultant whose guidance helped bring this Plan to life.’

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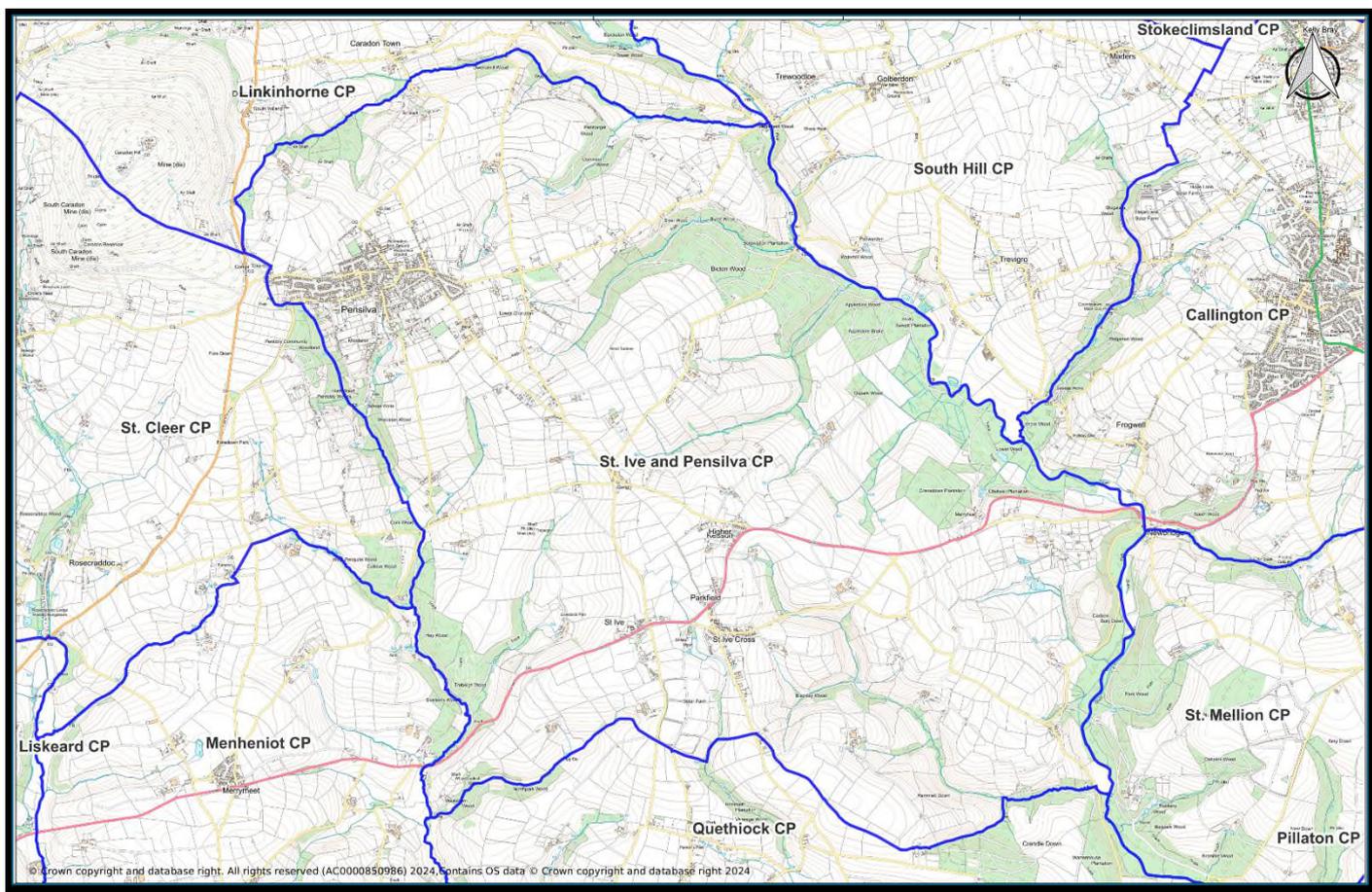


Figure 1: Designated Area

1. INTRODUCTION

- 1.6 This document is the Consultation Draft Neighbourhood Development Plan (NDP) for the Parish of St Ives & Pensilva. It presents a Vision for the future of St Ives & Pensilva Parish, and sets out clear Objectives and Planning Policies that will help the Parish’s Vision to be delivered over the NDP period to 2030.
- 1.7 These Policies conform with the current National Planning Policy Framework and the adopted Cornwall Local Plan 2016 as required by the Localism Act.
- 1.8 The NDP has been developed through consultation with the people living in the St Ives & Pensilva Parish. It provides a grassroots level of detail to be considered alongside the National Planning Policy Framework (NPPF) and the Cornwall Local Plan (Local Plan).
- 1.9 The Planning Policies listed in this NDP have been carefully collated to ensure that any further growth and development for the distinct villages within the St Ives & Pensilva Parish, and the surrounding countryside, is guided by the views of these local communities, and when it is adopted will be used and acted upon by Cornwall Council Planning Officers, Councillors, Landowners and Developers as part of the planning process. The NDP itself will provide invaluable local knowledge as well as insight into the community’s needs, aims and aspirations
- 1.10 The St Ives & Pensilva NDP area was designated on 13th December 2013. It covers the entire area of the Parish as shown on Figure 1.

What is a Neighbourhood Development Plan?

- 1.11 An NDP is a community-led planning framework for guiding future development, regeneration and conservation of a designated area. It contains planning policies which form part of the Local Development Plan and will be used alongside the Cornwall Local Plan and national planning policy to determine planning applications in the NDP area.

Neighbourhood Planning in a Nutshell

- The Neighbourhood Development Plan (NDP) process was introduced through the Localism Act 2011.
- NDPs can only be prepared by local communities, supported by their Parish Councils.
- NDPs add a locally prepared lower tier to the suite of planning policy documents that guide planning decision-making.
- NDP policies must relate to the type, location and timetable for development, achieving objectives relating to the characteristics of the area or to specific sites, infrastructure requirements to support planned or supported development, and the design of new development.
- NDPs therefore allow local people to influence the type, quality, location and amount of that development that takes place in their Parish.
- In doing so, NDPs must ensure that development is ‘sustainable’ and must address climate change.
- NDPs must be based on robust but proportionate research and engagement with the local community.
- NDPs must be in general conformity with the National Planning Policy Framework and the Cornwall Local Plan. They cannot require less development than set out in the Local Plan or undermine its strategic policies.
- Every NDP must go through a local referendum. If the community approves the NDP, it becomes a ‘material consideration’ that Cornwall Council must, by law, take into account.
- St Ives and Pensilva Parish Council is the ‘qualifying body’ in law for producing the NDP for its area and is the body ultimately responsible for consulting on the plan and submitting it for independent examination.

1.12 The NDP covers the period from 2025 to 2030, the end date chosen to coincide with that of the end date of the current version of the Cornwall Local Plan. It has been developed through extensive community consultation and is supported by appropriate research and evidence.

1.13 It is true to say that during the time that the NDP and its policies have been developed, the National Planning Policy Framework has continued to evolve, including a step change in the way housing need is calculated that requires a significant uplift in housing targets in Cornwall. The Cornwall Local Plan will require revision to demonstrate how the housing uplift will be distributed, work on which is currently underway with a view to adopting a new Local Plan no later than the end of 2027. This NDP will be adopted before a new Cornwall Local Plan has been adopted, and so in this scenario, the NDP will need to be reviewed when the new Local Plan comes to fruition.

What is included in the Neighbourhood Development Plan?

1.14 The NDP is intended to look forward and respond to the views expressed by the community of St Ives & Pensilva Parish about current issues that need to be tackled and how the Parish should be shaped in the future.

1.15 The planning system in England is based on legislation, planning policy and guidance. Policies are instructions that inform what development can and can’t do. National planning policies are set by the government for the whole of England in the National Planning Policy Framework 2023 and by Local Planning Authorities for their local areas (in our case, Cornwall Council in the Cornwall Local Plan). The Neighbourhood Plan gives local people greater ownership of the plans and policies that affect their area. Through the St Ives & Pensilva NDP, we can set out what we expect from any new development and, importantly, what we want protected and what is deficient and requires enhancement.

1.16 The Levelling Up and Regeneration Act 2023 requires that NDP policies may relate to:

- *The amount, type and location of, and timetable for, development in the area;*
- *The achievement of objectives that relate to the particular characteristics or circumstances of the area, any part of the area or one or more specific sites;*
- *Any infrastructure requirements, or requirements for affordable housing, from planned or supported development*
- *The design of development generally or of a particular description, throughout the area, in any part of the area or at one or more specific sites in that area, which should be met for planning permission for the development to be granted.*

- 1.17 The Act also requires that neighbourhood plans must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change.
- 1.18 It covers issues such as housing, business and employment, community facilities, recreation and open space, heritage, design, the natural environment, and climate change. In doing so, it aims to protect and enhance the distinctive character that makes the Parish and its individual villages so special to us today, so that future generations can enjoy them.
- 1.19 The Plan is intended to deliver these aims through planning policies which, by law, must be taken into account when planning applications are determined by the Local Planning Authority, Cornwall Council. It is therefore a handy document in setting the future development of land in the Parish area.
- 1.20 When drawing up this Plan, the NDP Group were, however, mindful of the community’s concerns on issues which cannot be realistically achieved through planning policies. These include concerns about speeding traffic, maintenance of highway drains, better bus services and similar themes. These issues will need to be taken up with Cornwall Council through our elected representatives. To better understand what issues can reasonably fall within the scope of this Plan, the following table has been summarised:

| FIGURE 2: THE SCOPE OF THE ST IVE AND PENSILVA NEIGHBOURHOOD PLAN | |
|--|---|
| What it can do.... | What it can't do... |
| <ul style="list-style-type: none"> • Support housing needs: Help provide new homes, including affordable ones, to meet the community’s needs. • Shape local planning rules: Create guidelines that reflect the area’s unique character, like how new developments should look. • Protect community treasures: Safeguard important places that matter to locals. • Unlock funding opportunities: Help the Parish Council secure money for projects in the Plan, such as new footpaths. • Protect nature and landscapes: Conserve areas important for ecology, biodiversity, and scenic beauty. • Guide housing development: Influence the size, type, and location of new housing in the area. • Ensure that new homes relate to the local character and the WHS designation for | <ul style="list-style-type: none"> • Stop people moving into the Parish: It can’t block new homeowners from settling here. • Go against higher-level rules: The Plan has to align with national and Cornwall Council planning policies. • Make impossible demands on developers: It can’t impose rules that make development unrealistic or unworkable. • Change national laws: Things like Building Regulations or Permitted Development Rights are outside its control. • Repeat existing policies: There’s no point duplicating national or Cornwall Council policies—it’s about adding local value. • Reduce housing targets: The number of new homes required by national targets and Cornwall Council’s Local Plan has to stay as |

| | |
|---|--|
| <p>Pensilva.</p> <ul style="list-style-type: none"> • Boost developer contributions: Ensure the Parish gets a bigger share of developer funding through the Community Infrastructure Levy compared to places without a Plan. • Encourage renewable energy: Support the introduction of more renewable energy projects in the Parish. • Set parking rules: Make sure new housing developments include enough parking to reduce on-street congestion. | <p>it is.</p> <ul style="list-style-type: none"> • Promise specific developments: Unless the Plan explicitly allocates land for development, it can't guarantee that particular projects will happen. • Stop all building: The Plan can't ban all development or prevent planning applications from being made. • Handle non-planning issues: Some things aren't covered by planning, like: <ul style="list-style-type: none"> ○ Changing speed limits ○ Getting more frequent buses ○ Enforcing parking restrictions ○ Fixing potholes |
|---|--|

The Plan focuses on planning-related matters, it's not a catch-all for every community issue!

Who wrote the Neighbourhood Development Plan?

- 1.21 The preparation of the NDP has been led by the St Ive & Pensilva Parish NDP Steering Group. This group comprises Parish Council representatives and members of the local community.
- 1.22 The NDP must go through a series of stages required by the Government Regulations. These are aimed at ensuring that a robust process is followed and that anyone who lives, works or has an interest in the Parish can have a say in the drafting of the Plan. Community engagement and consultation are heavily emphasised in the process. Details of the consultations carried out so far, and future consultations, are given below in the section headed 'Consulting the Community'

How is a Neighbourhood Development Plan prepared?

- 1.23 The NDP has to follow several stages in its preparation, as required by the law and regulations governing the process. The steps involved in producing an NDP are set out below; more information on the NDP process is available in 'How to create a Neighbourhood Plan: Your step-by-step roadmap guide - Locality Neighbourhood Planning'.
- 1.24 This document is the 'Consultation Draft' version of the NDP, intended to set out the proposed planning policies for the area, and invite comment from the local community, organisations and businesses, and from statutory bodies.

Figure 3: NDP Process



Why Prepare a Neighbourhood Development Plan for St Ive & Pensilva Parish?

- 1.25 Before the Localism Act 2011 created the concept of Neighbourhood Development Plans (NDPs), the only local government bodies that could produce land-use plans to control development in their areas were district and unitary authorities, such as Cornwall Council. After the Act, that power, subject to specific rules, was also given to local councils such as St Ive & Pensilva Parish Council.
- 1.26 **Creating an NDP is therefore a significant opportunity to develop a shared vision for our area, to shape, direct and help to deliver sustainable development, by influencing local planning decisions.**
- 1.27 Once it has passed through a number of stages required by the Neighbourhood Plan regulations, the St Ive & Pensilva NDP will become part of the formal Development Plan for Cornwall to be used to guide and inform those proposing development and those who consider and decide upon planning applications within Cornwall Council and also by Planning Inspectors when dealing with Planning Appeals.

How is the Neighbourhood Development Plan organised?

- 1.28 The NDP comprises two documents supported by online resources. These are the Written Statement [this document] and the St Ive & Pensilva Design Code.
- 1.29 The supporting online material is the detailed evidence base, which includes reports on Climate Change (including drainage and flood risk), Population and Community, Housing, Economy and Employment, Infrastructure and Community Facilities, Green Infrastructure, Biodiversity and Landscape, Heritage and the Historic Environment, and Accessibility/Connectivity (Transportation)
- 1.30 The NDP Written Statement is divided into distinct sections:

- **Section One: Introduction** explains the rationale behind producing an NDP as well as the

process adopted.

- **Section Two: The Context** sets out a brief description of the Parish today and summarises the key issues which have influenced our Vision for the future of the Parish.
- **Section Three: Our Vision and Objectives** sets out the Parish’s Vision Statement and Objectives.
- **Section Four: Policies** set our policies for the control of development, split into themes covering:
 - Climate Change
 - Housing
 - Business and Employment
 - Heritage, Cornish Distinctiveness and Design
 - The Natural Environment
 - Community Facilities and Infrastructure

Each theme’s policies address the so-called ‘cross-cutting issues’. These are things like climate change, health and well-being, and environmental sustainability.

- **Section Five: Local Projects** records local activity which is outside the remit of neighbourhood planning but which contributes to its vision and objectives.
- **Section Six: Jargon Buster** explains what the technical terms unavoidably used in this document actually mean.
- **Section Seven: Acknowledgements.**

2. THE CONTEXT FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

National and Cornwall Strategic Policies

2.1 Members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection. In land-use planning, the UK’s commitment is delivered through the National Planning Policy Framework.

National Planning Policy Framework

2.2 At the heart of the NPPF is the **presumption in favour of sustainable development**, identifying three interdependent roles – economic, social and environmental – delivered through the preparation and implementation of Plans. This means that our NDP must help to deliver sustainable development, taking a careful approach to ensure that we can meet our present-day needs without compromising the needs of future generations. The NPPF sets out sustainable development objectives to which all planning must respond [See Figure 4].

Sustainable Development:
‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’
(Resolution 42/187 of the United Nations General Assembly.)

FIGURE 4: SUSTAINABILITY PRINCIPLES SET OUT IN THE NPPF

- **Economic objective:** to help build a strong, responsive and competitive economy
- **Social objective:** to support strong, vibrant and healthy communities
- **Environmental objective:** to protect and enhance our natural, built and historic environment
- **Core Principles:**
 - Delivering a sufficient supply of homes
 - Building a strong, competitive economy
 - Ensuring the vitality of town centres
 - Promoting healthy and safe communities
 - Promoting sustainable transport
 - Supporting high-quality communications infrastructure
 - Making effective use of land
 - Achieving well-designed and beautiful places
 - Meeting the challenge of climate change, flooding and coastal change
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment

Cornwall Local Plan

- 2.3 The strategic policies covering St Ives & Pensilva Parish are contained in the Cornwall Local Plan (CLP). Enabling sustainable development is also the primary 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 St Ives & Pensilva NDP.
- 2.4 Our NDP cannot override the policies established in either document, but it builds on them as appropriate for our Parish. Our plan does so for the following CLP policies:
- | | |
|--|---|
| Policy 2: Spatial strategy | Policy 15: Safeguarding renewable energy |
| Policy 3.3 and 3.4: Role and Function of Places | Policy 16: Health and well-being |
| Policy 4: Shopping, services, and community facilities | Policy 22: European Protected Sites - mitigation of recreational impacts from development |
| Policy 5: Business and tourism | Policy 23: Natural environment |
| Policy 6: Housing mix | Policy 24: Historic environment |
| Policy 7: Housing in the countryside | Policy 25: Green infrastructure |
| Policy 8: Affordable housing | Policy 26: Flood risk management and coastal change |
| Policy 9: Rural exception sites | Policy 27: Transport and accessibility |
| Policy 10: Managing viability | Policy 28: Infrastructure |
| Policy 12: Design | |
| Policy 13: Development standards | |
| Policy 14: Renewable and low-carbon energy | |
- 2.5 St Ives and Pensilva Parish is part of the Tamar to Moor Community Area Partnership. CAPs intend 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 affects other organisations that serve our communities. These include the Police, health services and the voluntary and community sector.
- 2.6 Currently, there are no specific adopted planning policies for the CAPs, but there are for the former

Community Network Areas. The St Ives and Pensilva NDP area was in the Caradon Community Network Area.

- 2.7 As well as a range of general strategic policies, the Cornwall Local Plan includes specific objectives relating to the CNA (See Figure 5).

FIGURE 5: CORNWALL LOCAL PLAN OBJECTIVES FOR CARADON COMMUNITY NETWORK AREA

Objective 1 – Regeneration - Enable the regeneration of Callington town centre.

Objective 2 – Affordable Housing - Enable the provision of affordable housing.

Objective 3 – Jobs and Services - Enhance employment opportunities and services (including public services), considering the influence of Plymouth.

Objective 4 – Tourism - Promote the Cornwall and West Devon Mining World Heritage Site as a tourist destination.

Objective 5 – Infrastructure - Deliver the infrastructure needed for the growth of the area.

- 2.8 The Local Plan goes on to say that settlements in the community network area, such as Callington, Pensilva, Gunnislake and Calstock, were strongly influenced by mining during the industrial revolution. This has produced a characteristic landscape; buildings and some areas [including Pensilva NDP area] form part of the Cornwall and West Devon Mining World Heritage Site.

Cornwall Climate Emergency Development Plan Document

- 2.9 This is an extension to the Local Plan, which has been prepared to bring forward more specifically focused policies dealing with the causes and impacts of the climate crisis. The CEDPD was adopted in February 2023. Its policies include additional strong measures that will help the local community to tackle the causes and effects of climate change.

The New Local Plan for Cornwall

- 2.10 Cornwall Council has confirmed through its Local Development Scheme that it will begin preparing a new Local Plan under the Levelling Up and Regeneration Act (LURA) 2023, once the necessary regulations and secondary legislation are in place. In preparing for the new Local Plan, Cornwall Council has emphasised the importance of establishing a clear vision at an early stage. This vision is to be underpinned by a set of principles for sustainable development in Cornwall, which were endorsed by the Cornwall Growth Board in December 2024 and reviewed by the Sustainable Growth and Development Overview and Scrutiny Committee in January 2025. These principles provide a strategic foundation for planning across Cornwall. They are also relevant to the St Ives and Pensilva Neighbourhood Development Plan as it progresses, helping to ensure that local policies remain aligned with the broader direction of planning in Cornwall.
- 2.11 Cornwall Council's emerging Local Plan aims to create happy, healthy, and productive places by delivering high-quality homes in the right locations, while enhancing what communities value most. This includes better access to services and facilities, protecting the environment, and supporting local economies. A key shift in approach is to focus on *how* and *where* growth happens, ensuring that new development contributes positively to local life. This means meeting housing needs for all stages of life, planning infrastructure alongside homes, and supporting services that help communities to thrive.
- 2.12 For rural areas like St Ives and Pensilva, this includes:

- Providing a **mix of housing**, including affordable and adaptable homes;
- Supporting **local services, jobs and facilities** to reduce the need for travel;
- Making **infrastructure delivery more predictable and responsive** to local needs;
- Encouraging **low-carbon development** and improving resilience to climate change;
- Protecting the **distinctive character, culture and landscape** of Cornwall;

- Involving **local people and places** in shaping how their communities grow.

2.13 These principles align with national planning priorities and will help ensure that neighbourhood plans contribute to creating vibrant, inclusive, and sustainable places for the future.

Other Relevant Strategies

2.14 A range of adopted and emerging strategies provides essential context and evidence for local NDP policies, particularly in relation to housing mix and affordability, biodiversity and green space, climate resilience, energy, infrastructure, and sustainable transport. These strategies help clarify what types of development are needed in Cornwall and how they can deliver positive outcomes in line with the National Planning Policy Framework (NPPF).

2.15 The degree to which these strategies may be considered material in planning decisions depends on how closely they align with national policy, their stage of preparation, and whether any significant objections remain unresolved. Nevertheless, they are directly relevant to the St Ives and Pensilva Neighbourhood Plan, particularly in shaping policies that respond to local needs and deliver sustainable development. The most pertinent adopted strategies include:

- **Cornwall Supported and Specialist Housing Strategy (2023–2050)**
Sets out the need for supported and specialist housing across Cornwall, supporting Policy 6 of the Local Plan and NPPF. It is already a material consideration in planning decisions.
- **Cornwall Local Nature Recovery Strategy (2025)**
Guides enhancing biodiversity, identifying priority habitats and species, and influencing land use. Supports Local Plan Policy 23 and Policy G4 of the Climate Emergency DPD.

The most relevant emerging strategies include:

- **Revised Housing Supplementary Planning Document (SPD)**
Expands on the Local Plan’s housing policies, especially in relation to affordable housing, supported housing, self-build, co-housing, and community-led schemes.
- **Cornwall Adaptation Strategy (due 2025)**
Will guide how Cornwall responds to climate risks at the community level, including through the development of local adaptation plans. Relevant to Local Plan Policies 23 and 26, and Climate Emergency DPD Policies CC1–CC4.
- **Local Area Energy Plan (LAEP)**
Details how Cornwall will transition to a net-zero energy system. Supports sustainable energy policies and planning for renewable energy development. Aligned with Local Plan Policy 28 and Climate Emergency DPD Policies RE1, RE2, and CC1–CC4.
- **Infrastructure Delivery Strategy (Phase 1 published Dec 2024)**
Will set out how infrastructure needs—such as schools, transport, utilities, and green space—will be met alongside new development. This will guide planning decisions and expectations for infrastructure provision.
- **Transport Decarbonisation Strategy**
Currently under development, this will set out the evidence and interventions required to reduce carbon emissions from transport across Cornwall. It will inform future transport and planning policies and is supported by Local Plan Policy 27 and Climate Emergency DPD Policies T1–T3.

Our Parish

Location and Character

2.16 The St Ives and Pensilva Parish Neighbourhood Area covers approximately 2,385 hectares in East Cornwall. It is situated to the east of Caradon Hill and west of Callington, encompassing a predominantly rural landscape shaped by both natural and historic forces. The area is characterised by a patchwork of post-medieval and later field enclosures, reflecting a long-standing agricultural tradition. A central ridge of higher land runs through the heart of the Neighbourhood Area, gently sloping towards the south and

east. This ridge is flanked by the steep, wooded valleys of the Rivers Tiddy and Lynher, which define much of the area's topography and natural character.

- 2.17 The Neighbourhood Area contains two primary settlements: St Ive and Pensilva. St Ive, the older of the two, lies in the southern part of the Area along the A390 between Liskeard and Callington. A former medieval settlement, it retains a number of listed buildings and structures, highlighting its historical significance. Pensilva, the larger of the two settlements, developed primarily from the mid 19th century, expanding rapidly following the discovery of a rich copper lode at South Caradon Mine in 1838. Its origins are closely linked to the mining boom around Caradon Hill, which also influenced the pattern of development and land use across the wider area.
- 2.18 The legacy of this mining history is formally recognised in the Cornwall and West Devon Mining Landscape World Heritage Site, inscribed in 2006. This designation encompasses Pensilva, the north-western corner of the Neighbourhood Area, and extends into surrounding parishes, particularly those around Caradon Hill. The standing remains of the former South East Caradon Mines are still visible near the western parish boundary. Additionally, remnants of the historic Moorswater to Minions mineral railway (formerly the Liskeard and Caradon Railway), once essential to transporting copper, tin, and granite, can still be seen just outside the Area.
- 2.19 Historically, the settlement of Pensilva was known as Bodminland, and its growth from a single farm in 1840 into a village of over 250 dwellings by 1880, including chapels, shops, and cottages, occurred swiftly in response to the rapidly expanding mid-nineteenth-century mining industry. St Ive, the older medieval settlement, is home to Trebeigh Manor, mentioned in the Domesday Book and historically linked to the Knights Templar and sites the medieval Grade I Church of St Ivo.
- 2.20 Access to the Neighbourhood Area is provided by a network of regional and local roads. Although the A38 and A388 lie outside the Area, they are connected via the A390, which offers strategic east-west access between Liskeard and Callington through St Ive. The A390 is designated as traffic-sensitive to commuter flows and forms part of the Cornwall Freight Network. The Area is also served by a network of minor B and C class roads, along with unclassified lanes, some of which are included in the freight network. School Lane is identified as traffic-sensitive in relation to school movements. The A390 provides good connectivity to nearby towns, each approximately 2.5 kilometres away, while the nearest railway stations are at Liskeard and Menheniot (around 3.5 kilometres distant). Public transport provision is limited to local bus services with stops at Pensilva, Gang, St Ive Cross, and nearby settlements. However, internal movement within the Parish is often constrained by narrow rural lanes, steep gradients, and restricted visibility, and there is currently no dedicated cycle infrastructure.
- 2.21 Despite its rural setting and proximity to Caradon Hill, public access to the countryside is relatively constrained. Around Pensilva, a modest network of Public Rights of Way (PRoW), including footpaths, byways, and bridleways, offers limited opportunities for walking and riding. Additional PRoW links can be found in short stretches near the River Tiddy, Cadson Bury Down, and Linkinhorne. The promoted multi-use Caradon Trail also loops around Caradon Hill via Pensilva, a long-distance route for walkers, cyclists, and horse riders offering scenic access to Bodmin Moor and the historic mining landscape.
- 2.22 The Area's economic and community infrastructure is modest but locally significant. Pensilva hosts a range of amenities, including a Primary School, GP surgery, Village Hall, Millennium House Community Centre (with outdoor sports facilities), Pensilva Stores, Trevallick's Farm Shop, several small businesses, and a major building contractor. A light industrial estate at Middlehill, just south of Pensilva, provides a valuable source of local employment. Smaller areas of industrial or previously developed land also exist south of both Pensilva and St Ive.
- 2.23 Dispersed hamlets, smallholdings, and clusters of farm buildings populate the surrounding countryside. The Cornish Killas National Character Area (NCA) and the Lynher and Tiddy River Valleys Cornwall

Character Area define the broader natural landscape, which contributes to the Area’s visual and ecological identity.

- 2.24 Renewable energy development is also present. A 5MW solar farm lies to the south of St Ive, and an 80-metre-high, 1.3MW wind turbine is located off Charaton Road near Pensilva. Due to its elevation and open aspect, much of the Neighbourhood Area is identified by Cornwall Council as suitable for wind energy generation.

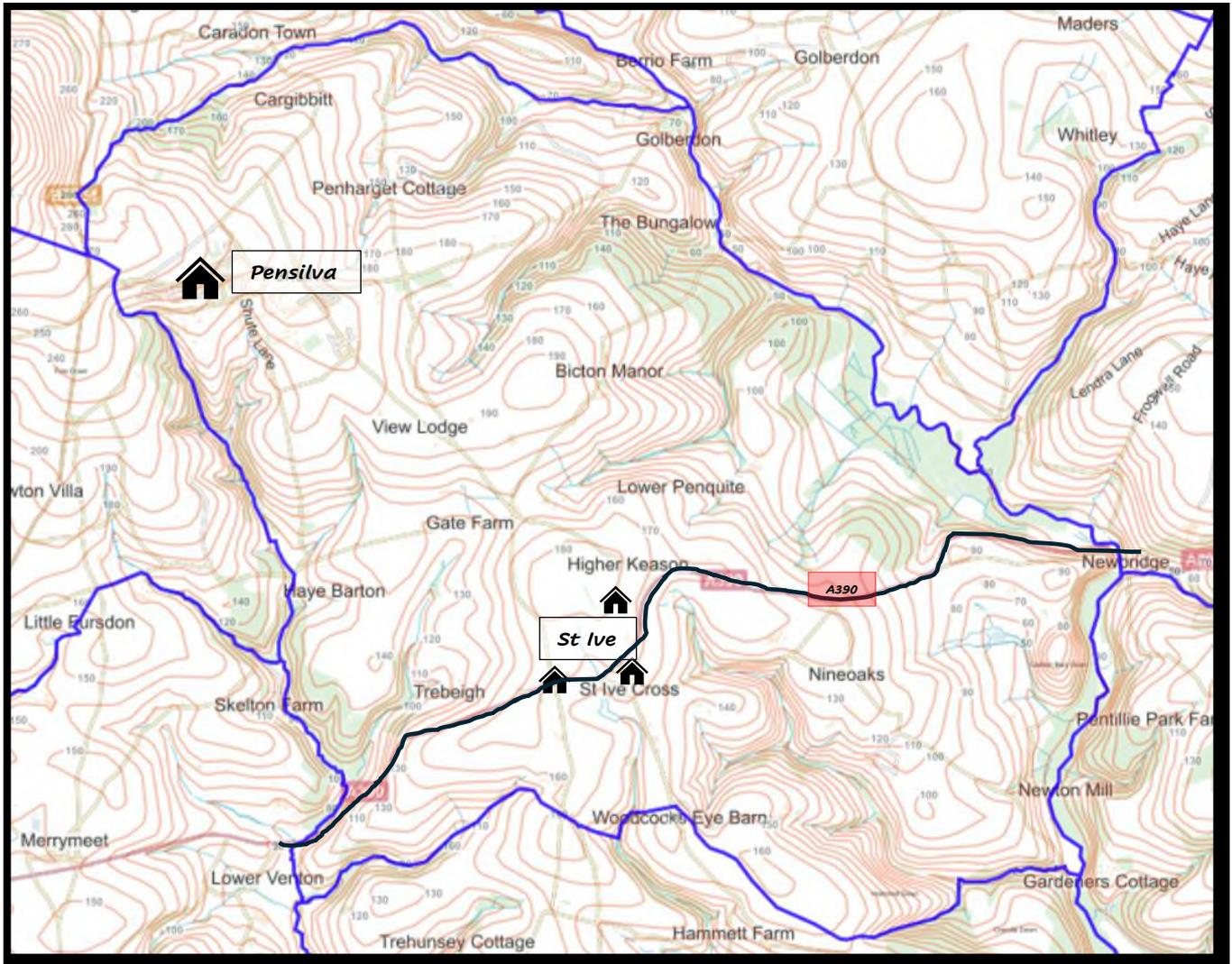


Figure 6: Main features of the Parish

Facts and Figures

- 2.25 **Population Growth and Age Structure.** From 2001 to 2011, the population of St Ive and Pensilva parish expanded, albeit at a much lower rate than Cornwall overall. Growth then slowed from 2011 to 2020. During this period, the parish experienced significant shifts in its age profile, with the proportion of residents of working age falling from 60.5% to 53.3%, and a notable increase in those at or beyond retirement age, rising from 18.9% to 27.9%. Younger age groups also declined slightly, reflecting broader changes in the local demographic structure.
- 2.26 The shift in age balance likely stems from several factors: an ageing local population, outmigration of working-age residents seeking employment or affordable housing, and an influx of older in-migrants. These demographic changes pose challenges for future planning, particularly in healthcare and social support. 2021 Census data reinforce that St Ive and Pensilva now have proportionally fewer young people and a significantly larger cohort of older residents, implying a growing need for specialised support and housing options.

- 2.27 Looking ahead, the number of older residents is set to increase further, suggesting a need for smaller, more accessible homes to facilitate downsizing and the development of robust local care and community facilities. While specific parish-level life expectancy data is unavailable, county-level statistics indicate that Cornwall's male life expectancy (79.8 years) and female life expectancy (83.7 years) are slightly below the national average but are expected to rise over time. Given St Ives and Pensilva's relatively low deprivation levels, life expectancy here may be higher than the Cornwall average.
- 2.28 **Household Composition.** In 2021, single-person households in the parish represented 30% of all households, slightly lower than both England (30.1%) and Cornwall (30.7%) averages. Around 72.9% of households consisted of one- or two-person units, with a significant portion (16.3%) being single households over 65, more than the England and Cornwall figures. Additionally, 14.2% of all households consisted solely of occupants over 65, which is higher than both national (9.2%) and county (12.6%) levels. The prevalence of one-family households (65.3%) further highlights the parish's demographic structure.
- 2.29 **Ethnicity and Religion.** The parish remains overwhelmingly white (98.4%), outstripping the already high Cornwall figure (96.8%) and well above the England average (81%). Around 14% of residents identify as Cornish, reflecting wider local identity patterns. Religious affiliation indicates that 49.4% of people professed a religion, predominantly Christian (96.8% of those claiming a faith). Other religions—Buddhism, Hinduism, Islam, Sikhism—collectively amounted to just 3.2% of faith responses, substantially lower than the national percentage.
- 2.30 **Health and Well-Being.** While 77.6% of residents rated their health as good or very good, this is below England's 82.2% and Cornwall's 79.3%. Disability figures show that 22% of parishioners met Equality Act criteria, with around 39% of these reporting their activities were significantly limited. Moreover, 9.4% reported a long-term condition but did not meet the disability threshold, making a total of nearly 29.3% of the population living with a chronic physical or mental health issue. Around 10.9% provided unpaid care, more than both England (8.8%) and Cornwall (10%) figures.
- 2.31 **Employment.** Compared to England (33.9%) and Cornwall (30.6%), the parish has a smaller share of residents with degree-level (level 6) or above qualifications (26.1%). However, levels 2 and 3 qualifications—including apprenticeships—are notably higher (44.5%) than England (35.5%) and Cornwall (40.6%). The parish's share of people with no qualifications (16.2%) is slightly below the England average (18.1%) and close to Cornwall's (16.3%).
- 2.32 Within the workforce aged 16 to 74, a significant 18.3% were employed in skilled trades—much higher than in England (10.2%). Managerial roles were on par with national and county figures at around 13%. Reflecting this, the parish has a larger proportion of small employers, own-account workers, and those in lower supervisory or routine occupations, yet fewer higher managerial or long-term unemployed individuals. This occupational mix suggests a strong self-employment culture, likely supported by local businesses and proximity to a trading estate.
- 2.33 Parish-specific income data is scarce. At the county level, full-time lower quartile annual earnings in Cornwall were £24,861 in 2023, yielding a household estimate of £49,722 if two such earners reside together. Median quartile earnings stood at £32,715, translating to around £65,430 per dual-earning household. For the Middle Layer Super Output Area (MSOA) that includes St Ives and Pensilva, the estimated mean household income in 2023 was £35,605, slightly below the Cornwall average of £36,994. This figure may be skewed downward by the inclusion of lower-income areas outside the parish.
- 2.34 **Deprivation Indicators.** Based on the 2019 Index of Multiple Deprivation (IMD), St Ives and Pensilva lie among the 40% most deprived areas nationally, having dropped from the 50% decile in 2015. The parish is notably deprived across five of the nine domains, with improvements in income offset by declines in

crime and living environment indices. High barriers to housing and services stem from limited local amenities and affordability challenges. The poor living environment score is common in Cornwall, reflecting older housing stock and limited central heating provision.

Consulting the Community

2.35 In reaching this stage of the neighbourhood plan, some key activities have been undertaken to make sure that the plan reflects the ambitions of the community.

Our engagement process

2.36 A Community Engagement Plan was prepared in June 2014 based on guidance from Cornwall Council, its ‘Neighbourhood Planning Consultation and Engagement Toolkit, and ‘Community Engagement Action Plan’ advice. An Initial scoping survey was carried out from 1st July to 11th August 2014, based on the issues raised at NDP public meetings held in November 2013. Various events were held to stimulate involvement, resulting in a good level of response.

2.37 A further survey was held in May 2016, focusing on the role of the St Ives Hamlets.

2.38 Progress on the NDP was slow but steady up to the Pandemic, and in spring 2023, work commenced again. It was recognised that by this time the original consultation work was less relevant due to changes in local and planning policy circumstances, so it was resolved to carry out a further round of community engagement.

2.39 As a first step in December 2023, regular monthly articles in the ‘Parish Pump’ magazine were issued, delivered to all households, which linked up to a dedicated website – plan4stive.co.uk – based on a Website and Social Media Brief. This was followed by a new community survey open for participation between 19th April 2024 and 16th June 2024. The survey was hosted on the dedicated ‘GoCollaborate’ online platform backed by paper copies, posters, flyers and drop-in events with an explanatory exhibition at Millennium House and St Ives Parish Hall on 26th and 27th April. The Millennium House event occurred on the morning of the regular coffee morning, so attendance was very good. The Cornwall Council Historic Environment Record team were also present to record additions to the HER from local knowledge.

2.40 Feedback to the community summarising the results of the 2024 survey was through the Parish Pump magazine and a display at the July 2024 Summer Fayre in Pensilva. A display at the Pensilva Carnival in July 2025, was also held, both to engage with the Community and update them on progress on the NDP. This event was also attended by the Cornwall Council Historic Environment Team, aiming to explain the HER and seeking community feedback on possible additional non-designated heritage assets that could be added to the Register.

What you told us

2.41 In the 2024 community engagement, the following key points emerged:

- **Living in St Ives and Pensilva** - Residents most value the countryside and landscape, the peace and tranquillity, and local wildlife and biodiversity. These natural assets are seen as central to the parish’s appeal and quality of life.
- **Housing Needs** – The community desires to see family homes and affordable housing (both social rented and owner-occupied) to address local needs. Adaptable homes suitable for older people or those with accessibility requirements (e.g., bungalows, flats, or ‘lifetime homes’) are also a priority. If suitable accommodation were available right now [ie at the time of the survey], 45 individuals (in 12 single-person, 26 two-person, and 7 three-person households) would choose to live in the parish. The majority favour new developments on brownfield sites, through infill within existing settlements, or small-scale rounding-off on settlement edges. Of respondents expecting to move in the next few years, 38% anticipate moving within the parish.

- **Business and Tourism** - Two-thirds (66%) support encouraging more businesses to set up locally. The top three sectors favoured for development are small-scale industry/workshops/crafts, agriculture/farming/horticulture/forestry, and retail. A significant majority (83%) of local businesses foresee a need for additional space, primarily workshop areas, storage facilities, and office extensions, to accommodate growth and home-working needs.
- **Community Facilities and Amenities** - The top three desired future leisure facilities are allotments, a Multi-Use Games Area, and an outdoor gym. Key existing amenities that residents most wish to protect include the GP Surgery (97%), Pensilva village shop (89%), Post Office facility (80%), and Millennium House (77%). Playing fields, sports facilities, the school, and village pubs are also deemed important, alongside suggestions such as Pentiddy Community Woodland, Sunflower Park, and local cafés.
- **Infrastructure and Built Environment** - The most inadequate infrastructures are roads, pavements, and broadband/mobile phone connectivity. In future building design, residents want to preserve the field pattern of Cornish hedges, the undulating rural landscape, and the intimate wooded valleys. They also prioritise ensuring new development harmonises with the rural character, reflects local Cornish building traditions, and matches existing building scale and density.
- **Natural Environment and Climate Change** - Protecting the natural environment is key: residents want to preserve mature trees and hedgerows, safeguard local habitats and biodiversity, and minimise pollution from new developments. Around 88% favour a community energy project, focusing on tree planting/rewilding, rooftop solar energy, and retrofitting homes for energy efficiency.
- **Roads, Access, and Transport** - The most significant concerns about parking are a lack of available spaces, visitors blocking roads, and damage from passing vehicles. Enhanced bus service connections—particularly to Derriford Hospital and Liskeard train station—along with better timetable coordination would encourage more frequent bus use.
- **Other Concerns: Road Safety** - The top three were road safety improvements to include better footpath maintenance, lower speed limits (20 MPH), and extending existing speed limit areas to improve pedestrian and driver safety throughout the parish.
- **Other Concerns: Community Safety** – The top three were dog fouling, littering and fly tipping

- 2.42 In November/December 2024, dedicated local business surveys and an Estate Agent survey were conducted. The business survey revealed a local economy characterised by small, long-established enterprises operating across a range of sectors. The majority of businesses surveyed were long-established, with 60% operating in the parish for over 10 years. Most are small-scale, employing five or fewer staff, and span a wide range of sectors, including building trades, professional services, personal services, retail, food, and farming. Several respondents identified as self-employed or sole traders, with additional representation from unique sectors such as machinery hire, self-storage, and a community-run gym.
- 2.43 Businesses value the area’s rural setting, community spirit, low crime rates, and proximity to customers. The ability to work from home, avoid commuting, and enjoy a quiet, scenic environment are also seen as benefits. However, concerns were raised over several local constraints, particularly poor broadband and mobile coverage, limited marketing of the area for tourism, and the lack of local vocational training—especially for trades.
- 2.44 A key finding is that 80% of businesses said **improved digital connectivity** would help them operate more effectively. At the same time, many also expressed the need for better access to storage, industrial space, and workshop facilities. Those working from home highlighted the need for better broadband and local service availability.
- 2.45 Transport links, digital communications, and access to skilled workers were ranked the top three factors influencing business success. Only 7% felt second or holiday homes were essential to their business, while 87% disagreed.

- 2.46 Sustainability is a growing consideration for the local economy. While only a small number currently use electric vehicles (EVs), 60% of businesses stated that renewable energy will be necessary for their future. However, only 20% currently offer EV charging points for staff or visitors.
- 2.47 When asked to rate the area as a place to do business, nearly all respondents gave moderate to high scores. However, many suggested there is untapped potential if issues like connectivity, visibility, and workspace were addressed.
- 2.48 The Estate Agents survey Agents reported that the local housing market is active and generally healthy, with 75% describing it as “active” and the remaining 25% as “stable.” None rated the market as poor or depressed. The main client base includes families, couples, and retirees, with clients primarily coming from outside the parish, although half were also from within the local area. All respondents identified the area’s commutability to towns like Plymouth, Tavistock, Bodmin, and Truro as a key factor driving interest, followed by the parish’s reputation and rural character.
- 2.49 The types of buyers and renters vary, with notable demand from first-time buyers, those downsizing or upsizing, and people relocating for retirement or work. There is also interest from buyers seeking to “escape to the country.” Preferences were spread across the parish, with St Ive, Pensilva, and rural locations outside settlement boundaries all identified as desirable locations.
- 2.50 Overall, the high level of community response to engagement activities, surveys, and events suggests an ongoing community appetite to shape local development and provides a robust, current mandate for NDP policies, especially in relation to housing, environmental stewardship, infrastructure priorities, and rural economic support.

Key Issues for the NDP

2.51 We have used the feedback gathered through all of the consultation events and activities to inform the vision and objectives in this Neighbourhood Development Plan. The Key Issues are:

1. Climate Change

- **Climate Change as a Local Concern:** Climate change is widely recognised by residents as a serious threat to both community well-being and the local environment.
- **Climate Change Action:** There is strong community support for climate initiatives, notably those led locally. Priorities include renewable energy generation (via commercial and community schemes), low-carbon building design, retrofitting for energy efficiency, promoting sustainable travel (walking, cycling, and public transport), and improving access to electric vehicle charging infrastructure.
- **Adapting to Climate Impacts:** As the effects of climate change become more apparent, measures such as sustainable drainage systems (SuDS) and natural flood management are increasingly necessary.

2. Housing Needs and Growth

- **Diverse Housing Demand:** There is a clear need for a mix of housing types, including affordable family homes, properties for first-time buyers, and accessible or adaptable homes for older residents and those with disabilities.
- **Ageing Population:** The parish has a growing older population and a declining working-age demographic, necessitating smaller, accessible homes and enhanced local care infrastructure.
- **Inward Migration:** New residents are often retirees or those relocating from outside the parish, drawn by its rural character and commutability.
- **Site Preferences:** The community favours development through brownfield reuse, infill, and modest rounding-off of existing settlements over large-scale greenfield expansion.

3. Business, Economy and Employment

- **Rural Economy:** The area supports a diverse small-business economy, particularly in trades, services, and rural enterprises. Many businesses are long-standing and rooted in the local community.

- **Infrastructure Limitations:** Poor broadband and mobile connectivity, a lack of workspace and storage, and limited access to skilled labour are significant barriers to business growth.
- **Workspace Demand:** There is unmet demand for workshops, light industrial units, and storage to support existing and growing businesses—including home-based enterprises.
- **Sustainability:** There is growing business interest in renewable energy and sustainability, though current uptake of EVs and green infrastructure is limited.

5. Natural Environment and Character

- **Strong Landscape Identity:** The historic and natural landscape, including Cornish hedges, wooded valleys, and field patterns, forms a key part of local identity and is widely valued.
- **Environmental Protection:** There is strong support for conserving biodiversity, mature trees, and rural views, and for reducing pollution from development.

6. Heritage and Sense of Place

- **Historic Value:** The area has a rich mining heritage and historical assets (e.g. World Heritage Site areas) that need careful conservation and could form part of place-making and tourism strategies.
- **Local Identity:** A strong sense of Cornish identity and pride in local history is reflected in high levels of community engagement and a desire for development to respect local character and vernacular.

7. Community Facilities and Services

- **Valued Amenities:** Key services such as the GP surgery, Pensilva village shop, post office, Millennium House, schools, and pubs are widely valued and need protection and support.
- **Future Priorities:** Desired new facilities include allotments, a Multi-Use Games Area (MUGA), and an outdoor gym, reflecting demand for healthy, accessible recreation.
- **Social Infrastructure:** There is a high level of unpaid care in the parish and above-average disability rates, underscoring the need for enhanced health, support, and inclusive community spaces.
- **Connectivity Deficits:** Broadband and mobile signal strength are consistently rated poor by residents and businesses, limiting home-working, business operations, and quality of life.
- **Transport Challenges:** The narrow, rural road network, insufficient public transport (especially to key destinations like Derriford Hospital and Liskeard Station), and lack of cycle routes are significant concerns.
- **Parking & Road Safety:** Localised issues around on-street parking, visitor congestion, and damage to verges are frequent. Road safety concerns include poor footpaths, calls for 20mph zones, and more visible traffic calming.

2.52 These key issues provide a solid foundation for shaping the vision, objectives, and policy directions of the Neighbourhood Development Plan.

3. VISION AND OBJECTIVES

Vision

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

Sustainable Growth and Prosperity

3.1 The Neighbourhood Development Plan supports sustainable growth and long-term prosperity in St Ive and Pensilva, recognising that true prosperity extends beyond economic development to include environmental stewardship, social equity, and community well-being. The Plan promotes a balanced and integrated approach—encouraging local economic vitality while protecting natural assets, reducing

waste, supporting renewable energy, and ensuring fair access to opportunities for all. Central to this vision is the need to build resilience to climate change, so that future growth remains sustainable and benefits both current and future generations.

The Neighbourhood Plan's Objectives

Climate Change

- 1. Tackle Climate Change Locally**
Support initiatives that address the causes and impacts of climate change within the parish.
- 2. Promote Renewable and Low-Carbon Development**
Encourage new developments to incorporate renewable energy, low-energy designs, and low-carbon technologies.
- 3. Enhance Sustainable Transport**
Promote public transport and non-motorised travel by improving safer walking routes throughout the village and parish.

Housing

- 1. Deliver the Right Homes in the Right Place**
Support housing that comes forward at a scale and pace suited to local needs and in the right locations, without overwhelming the parish.
- 2. Promote Resident-Centred Design**
Ensure new housing reflects community preferences for architectural style, heritage preservation, and environmental sustainability.

Business and Employment

- 1. Foster Key Industries**
Support business and commercial activities in tourism, local services, and agriculture.
- 2. Enable Remote and Small-Scale Enterprises**
Encourage remote working and small-scale commercial and retail ventures to boost the economy and strengthen community connections.

Heritage, Design, and Local Character

- 1. Promote Character-Led Development**
Ensure all development aligns in scale and character with its surrounding environment.
- 2. Protect Heritage and Landscape**
Balance local needs with preserving the parish's unique natural, historic, and cultural assets, supporting existing designations.

Natural Environment

- 1. Preserve Environmental Quality**
Protect and enhance the sustainability and quality of the natural environment.
- 2. Enhance Biodiversity**
Promote initiatives to support and improve biodiversity within the local landscape.

Community Facilities and Infrastructure

- 1. Enhance Health and Well-being**
Develop and improve community facilities, including sports and leisure amenities, to promote healthy and active lifestyles.
- 2. Foster Community Connections**
Strengthen social bonds by enhancing shared spaces and resources within the parish.

Spatial Strategy

3.2 To achieve this vision and its objectives, the NDP will follow this strategy:

- a) Accommodate local growth at the two principal villages up to 2030, which is commensurate with their size, local facilities and services, mainly in the form of infill, rounding off, the development of previously developed land, conversions of suitable buildings, and rural exception affordable housing.
- b) To meet the needs of the local community for affordable housing whilst respecting the historic character of the settlement and its importance in the World Heritage Site, indicate directions of growth for rural exception housing development in locations likely to cause the least harm.
- c) Ensure that the necessary growth does not harmfully impact the character of the Parish by adopting a Design Code for identified Character Areas.
- d) Support the tourism and leisure industry whilst protecting the distinctive character of the area by providing policy guidance on appropriate forms of rural business diversification and rural tourism.
- e) Strengthen the social fabric of the community and anticipate future community facility requirements by providing policy guidance on the development and improvement of community facilities, including site specific advice where appropriate.

4. POLICIES

NDP Sustainability Appraisal, Strategic Environmental Assessment and Habitat Regulations Assessment

- 4.1 In order to ensure that the plan considers environmental, social and economic issues, and that the alternative options for policies and proposals were tested, the St Ives & Pensilva NDP Steering Group carried out a Development Boundary Assessment and Housing Land Capacity Assessment to ensure that the most appropriate options were chosen. A Sustainability Checklist was also applied to the St Ives & Pensilva NDP Vision, Objectives and Policies against 19 key sustainability objectives which are drawn from the Cornwall Local Plan.
- 4.2 The Development Boundary Assessment and Housing Land Capacity Assessment and Sustainability Checklist were a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for St Ives & Pensilva Parish.
- 4.3 The Plan has also been subject to Strategic Environmental Assessment and Habitat Regulations Assessment, the results of which have been incorporated into this Consultation Draft version of the NDP. The Sustainability Checklist document and details of the SEA/HRA can be found alongside other supporting information in the evidence base.

Policy Writing Framework and Legal Requirements

- 4.4 The Levelling-Up and Regeneration Act 2023 has introduced new requirements that are specific on the content of NDPs:
 - Policies relating to the type, location and timetable for development
 - Other policies relating to the use of land designed to achieve objectives relating to the characteristics of the area or to specific sites
 - Infrastructure requirements arising from planned or supported development
 - Design
- 4.5 It also says that NDPs must address climate change.
- 4.6 All NDP policies must be in general conformity with the strategic policies of the Cornwall Local Plan (including the Climate Emergency DPD) and have regard to the National Planning Policy Framework.
- 4.7 Policies should make it clear:
 - What the intention of the policy is – this can be explained in the supporting text that will accompany your policy in the plan.

- Where (location) the policy applies; if additional clarity is required, maps should be used to confirm the location that a policy applies to.
- To what type of development they apply (residential, commercial etc)
- Where appropriate, how compliance with the policy can be demonstrated (for example in a travel statement or design and access statement)

4.8 NPPF says that Plans should be prepared positively, in a way that is aspirational but deliverable

4.9 Planning Guidance on preparing neighbourhood plans and policies is clear, it states: ‘A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.’

Equalities Impact

4.10 The NDP has been carefully checked through a simple Equalities Impact Assessment [EqIA] to ensure that its vision, objectives and policies promote fairness, inclusivity, and equality of opportunity for all members of the community with particular focus on:

- Identifying any potential disproportionate impacts of the NDP on individuals or groups with protected characteristics under the Equality Act 2010 (such as age, disability, race, sex, gender reassignment, pregnancy and maternity, religion or belief, and sexual orientation);
- Removing or mitigating barriers that may unintentionally disadvantage any group;
- Ensuring that the Plan actively contributes to fostering good community relations and inclusive, accessible development;
- Supporting the delivery of sustainable development that meets the diverse needs of all residents, now and in the future.

Climate Change

4.11 **Context:** The climate crisis represents a fundamental threat to global and local well-being. This has been recognised internationally through the Kyoto and Paris Climate Conference Agreements and the United Nations Intergovernmental Panel on Climate Change (IPCC) Interim Report, 2018. The causes are excessive releases of ‘greenhouse gases, particularly carbon, through production and consumption. The effects of this present a range of local impact risks for St Ive and Pensilva Parish, including:

- Increased heat related illnesses and deaths during the summer.
- Increased illnesses and deaths related to exposure to sunlight (e.g. skin cancer, cataracts).
- Increased pathogen related diseases (e.g. Covid-19, legionella and salmonella).
- Increased health problems from a rise in local ozone levels during summer.
- More storms and resultant injuries and deaths.
- Reduced water resources and summer droughts [of particular concern in an agricultural parish].
- Poor water quality after heavy rain.
- Increased risk of flooding, including increased vulnerability to 1:100 year floods.
- Demands for investment in the capacity of wastewater treatment plants, sewers, and upgraded flood defences.
- Soil erosion due to flash flooding.
- Loss of species that are at the edge of their southerly distribution.
- Spread of species at the northern edge of their distribution.
- Effects cascading from these, for example harm to supply chains, higher insurance costs,

increased roads maintenance costs etc.

- Obstruction of roads by flooding or fallen trees blocking access and key deliveries [such as solid fuel for off-gas properties].

4.12 Further details can be found in the [Cornwall Climate Risk Assessment](#).

4.13 In May 2019 the UK Parliament declared a 'climate change emergency'. The UK Government has a commitment to reduce CO2 emissions by 78% on 1990 levels by 2035 and by 100% on 1990 levels by 2050.

4.14 The NPPF advises that the planning system should support the transition to a low carbon, climate resilient future by taking full account of flood risk and coastal change, shaping places to deliver major reductions in greenhouse gas emissions, minimising vulnerability and strengthening resilience, encouraging the reuse of resources including the conversion of existing buildings, and supporting renewable and low carbon energy and associated infrastructure.

4.15 The Leveling Up and Regeneration Act 2023 requires that Neighbourhood plans must be designed to secure that the development and use of land in the neighbourhood area contributes to the mitigation of, and adaptation to, climate change.

4.16 On 22nd January 2019 Cornwall Council resolved to declare a 'climate emergency' and to target Cornwall to become carbon neutral by 2030.

4.17 The adoption of Cornwall Climate Emergency DPD [CEDPD] as part of the Cornwall Local Plan is an action taken to work towards this target. This section of the St Ives and Pensilva NDP is intended to directly support the CEDPD planning policies and add local detail where appropriate.

4.18 **Reducing the Causes of Climate Change.** According to the IMPACT Community Carbon Calculator, St Ives and Pensilva Parish contributes about 21640 tonnes of carbon dioxide and equivalent gasses that contribute to climate change emitted as a result of activities taking place within its boundary [See Figure 7]. It highlights the potential for emissions reductions through energy efficiency improvements, behavioural changes, and local renewable energy generation, including better insulation, decarbonising heating, reducing car and air travel, cutting food and general waste, and switching to electric vehicles.

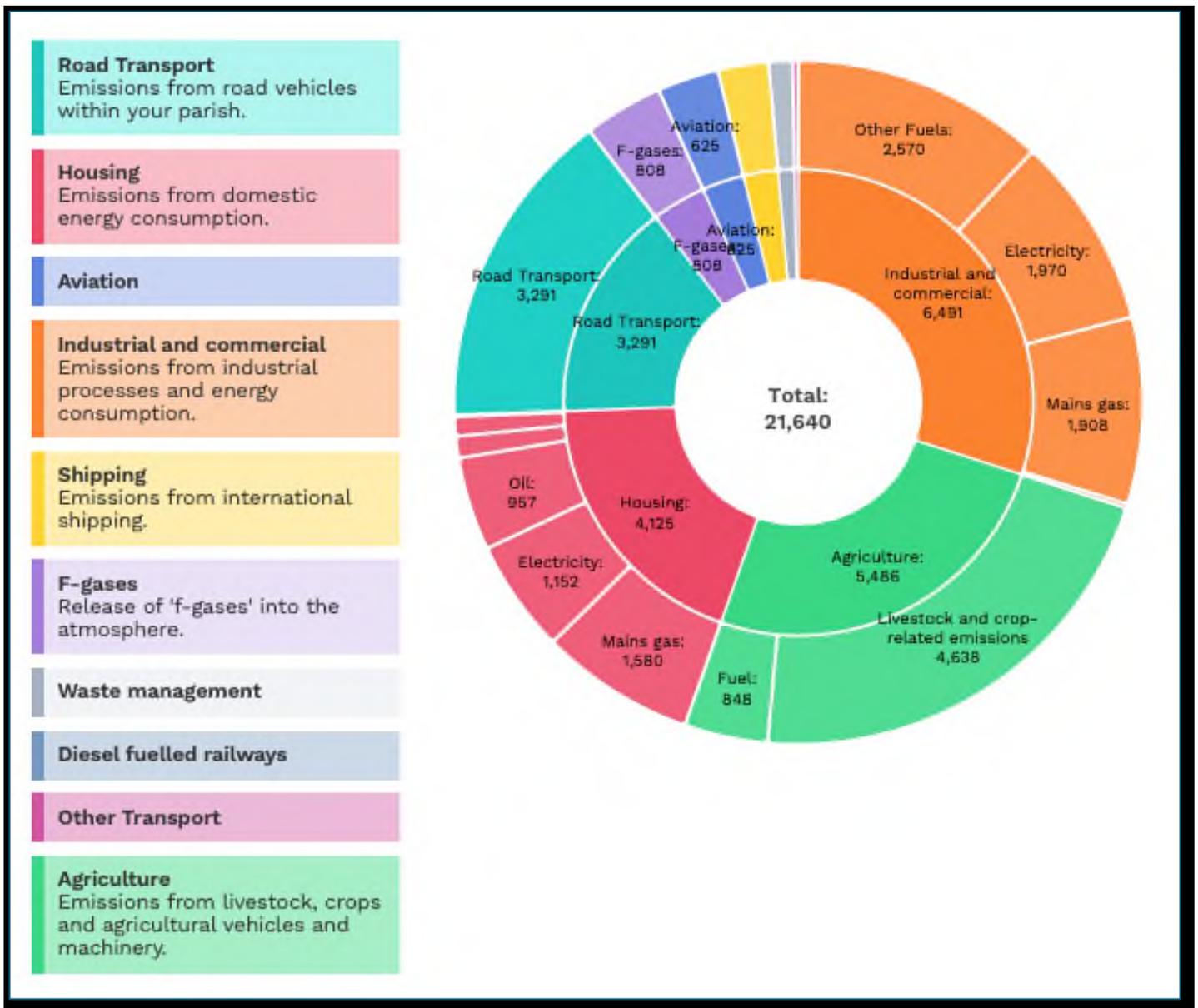


Figure 7: IMPACT Community Carbon Calculator for St Ives and Pensilva Parish

4.19 UK Climate Projections (UKCP18) indicate that by 2040–2059, South West England is likely to experience an increase in average annual temperatures of 2–3°C, with wetter winters (+10–20%) and drier summers (–20–30%) compared to 1981–2000 levels. In addition to the issues related to Flooding and infrastructure strain, including more frequent storm events, flash floods, pressure on drainage and sewer systems, and the need for upgraded flood defences, these changes pose several other risks to the Parish, including:

- Health impacts such as heat-related illness, increased sun exposure, disease transmission, and higher summer ozone levels.
- Water stress, with reduced groundwater availability, fluctuating stream levels, and risks to water quality.
- Environmental changes, such as soil erosion, species migration or loss, and subsidence from drought.
- Economic and practical impacts, including changes to insurance, working conditions, road damage, supply chain disruption, food handling challenges, and rising energy demand for cooling.

4.20 These projections highlight the urgent need for resilience planning and climate adaptation measures in the Neighbourhood Development Plan

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| Policy reference: | <i>Policy 1 - Sustainable Design and Low-Carbon Heat</i> |
| Policy Intention: | 4.21 To ensure that all new development in St Ive and Pensilva contributes meaningfully to the Parish’s response to the climate emergency by promoting high standards of sustainable design, construction, and resource management, and support the Cornwall Climate Emergency DPD Policy SEC1 |
| Justification: | <p>4.22 St Ive and Pensilva Parish endorses Cornwall Council’s aim to achieve net-zero emissions by 2030. Encouraging sustainable design in new developments in the Parish will help reduce greenhouse gases, conserve resources, foster renewable energy use, address fuel poverty, and enhance social equity. A ‘life cycle’ perspective is advocated, considering location, design, materials, construction methods, and long-term building stewardship.</p> <p>4.23 Policy SEC 1 of the CEDPD has an energy hierarchy at its core. It requires a design that minimises energy consumption through siting/orientation, maximises renewable energy, and optimises passive solar gain. It calls for on-site renewable or low-carbon technology, water reduction/reuse systems, and measures to prevent overheating (e.g., green infrastructure), whilst favouring the use of high-quality, thermally efficient, low-embodied-energy materials (locally sourced where possible). It encourages “natural” Sustainable Drainage Systems (SuDS) and careful retrofitting of heritage assets to maintain historic character. It also supports replacement of fossil-fuel systems with zero-emission alternatives and aims for a BREEAM ‘Excellent’ rating (or equivalent).</p> <p>4.24 Energy Performance Certificates (EPCs) rate a property’s energy efficiency from A (most efficient) to G (least efficient) and are required when a property is built, sold, or rented. In St Ive and Pensilva Parish, a large proportion of properties fall into the D to G categories, reflecting the older housing stock. This highlights the importance of encouraging retrofitting with better insulation and low-carbon heating.</p> <p>4.25 Suggested retrofit measures include installing double or secondary glazing that meets modern standards, and replacing fossil fuel heating systems with electric or renewable alternatives with zero local emissions.</p> <p>4.26 New developments are encouraged to aim for high sustainability benchmarks, such as achieving BREEAM ‘Excellent’ or equivalent.</p> <p>4.27 To further support sustainable living and resource efficiency, the Parish encourages the inclusion of:</p> <ul style="list-style-type: none"> • Built-in kitchen and communal recycling bins, • Garden or communal composting systems, • Rainwater harvesting for non-potable uses, • Energy-efficient appliances and fixtures, • Green roofs and living walls, • Water-efficient landscaping using drought-resistant and native species. <p>4.28 Additionally, to minimise waste and enhance resource management, sustainably designed homes may include recycling facilities, composting</p> |

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| | <p>systems, rainwater harvesting, energy-efficient appliances, green roofs/walls, and water-efficient landscaping in designs for new homes.</p> <p>4.29 The CEDPD sets a water consumption limit of 110 litres/person/day for residential development but no specified standard exists for non-residential projects. However, South West Water recommends including such standards for commercial and other non-residential developments.</p> |
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Policy Text:

All development proposals will be supported where they deliver high quality, sustainable design, including low carbon retrofit where relevant, and demonstrate compliance with Cornwall Climate Emergency DPD Policy SEC1. Non household proposals are encouraged to achieve three BREEAM Wat 01 credits, delivering a 40% reduction in water consumption. Proposals that minimise waste and use resources efficiently will be supported.

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| Policy reference: | <i>Policy 2 - Local Energy Storage</i> |
| Policy Intention: | 4.30 To encourage battery storage supporting renewable energy generation and distribution in ways that are not environmentally harmful. |
| Justification: | 4.31 Local energy storage is essential for increasing the share of renewable and low-carbon energy in rural areas where the local grid may be less robust – this is particularly true of St Ive and Pensilva where outages during inclement weather are regular. During times when the grid is down or renewable sources cannot meet demand, stored power in batteries can be used rather than drawing from the grid, and these batteries can be recharged whenever excess renewable energy is available. By improving energy security, mitigating energy poverty, and potentially facilitating off-grid systems, storage can offer particular benefits to agriculture in the Parish as it adapts to rapidly changing economic conditions. Storage facilities can also be integrated into new residential or non-residential developments as a vital part of their decarbonization strategies. With thoughtful design and careful siting, these facilities can be accommodated in sensitive locations, though a cautious approach remains prudent given that energy storage is still an emerging technology. |

Policy Text:

Proposals for renewable and low-carbon energy storage developments will be supported and encouraged where they meet the requirements of CEDPD Policy RE1 (6), and providing that:

- a) Any new buildings are designed to reflect local building vernacular and minimise visual impact on the landscape.**
- b) They would not dominate or prevent the understanding and appreciation of heritage assets, and a detailed Heritage Impact Assessment informs the layout and use of heritage buildings.**
- c) They would not adversely affect the amenities of residents or users of footpaths and cycle routes in terms of noise, vibration, traffic generation, security lighting, fencing, and construction impacts – e.g. noise, vehicle movements, tree removal.**
- d) Wherever possible, the opportunity is taken to re-use existing agricultural or industrial buildings and apply remedies to despoiled ground.**

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| Policy reference: | <i>Policy 3 - Community Led Renewable Energy</i> |
| Policy Intention: | 4.32 To complement Policy RE1 of the CEDPD and Policies XX and XX of this NDP, it is proposed to support community-owned schemes that directly supply energy to homes, businesses, and other buildings within the Parish. |
| Justification: | <p>4.33 Communities play a significant role in advancing renewable energy development and innovation. In 2017, community energy organisations across the UK owned 121 MW of generation capacity, producing 265 GWh of energy since 2002. These efforts have benefitted not only local householders but also the wider community and local businesses.</p> <p>4.34 The NPPF urges Neighbourhood Development Plans to support community-led renewable and low-carbon initiatives. The government’s Powering Up Britain (2023) strategy reinforces commitments made in the 2022 Energy Security Strategy, promoting local partnerships with communities willing to host new onshore wind infrastructure in return for tangible community benefits.</p> <p>4.35 Similarly, the Cornwall Council Climate Emergency DPD (CEDPD) places considerable weight on community-led schemes, provided they demonstrate genuine local support and have the administrative and financial structures to manage both the project and any revenue it generates. These schemes are encouraged to deliver direct community benefits, such as affordable energy supplies, profit-sharing arrangements, or partial community ownership that fosters local social and economic gains.</p> |
| <p>Policy Text: Development proposals for community-led renewable energy schemes will be supported, where they are:</p> <p>a) Integrated so that the energy generated can be supplied directly to domestic homes, businesses and other buildings in the Parish, or</p> <p>b) Fully or partly owned by residents, businesses or community associations located in St Ive and Pensilva parish, for the benefit of the local community, demonstrated by evidence that the development is wholly or partly owned through an appropriate community energy enterprise and compliant with other policies of this plan and the CEDPD.</p> | |
| <p>Notes. [1] Under Policy RE1, the CEDPD’s principal policy on renewable and low-carbon energy, commercial installations exceeding 5 MW must (subject to viability) offer communities the option to own at least 5% of the scheme.</p> | |

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| Policy reference: | <i>Policy 4 – Alternative Energy</i> |
| Policy Intention: | 4.36 To support appropriate small-scale renewable energy generation in St Ive and Pensilva Parish, while safeguarding sensitive landscapes, heritage assets, and residential amenity, in accordance with the Cornwall Climate Emergency Development Plan Document (CEDPD), Policy REN1, and the Cornwall Renewable Energy Landscape Sensitivity Assessment (RELS), and ensure it covers the safety of highways and public rights of way. |
| Justification: | 4.37 A 1.3 Mega Watt wind turbine measuring 80 metres to blade tip was allowed on appeal at Redland, Charaton Road, Pensilva, and a 10-meter-high turbine at |

Heathfield Farm, near Callington.

4.38 Cornwall has the best wind resources in Europe, and as shown in the evidence base for this NDP, the Parish has average wind speeds that would support viable wind turbine development. All of the area is within 2km of the 33kV and 132kV electricity distribution grid. The CEDPD sets relevant criteria for decision-making in its Policy RE1.

4.39 Policy RE1 of the CEDPD supports renewable energy schemes where:

- They contribute to meeting Cornwall’s target of 100% renewable electricity supply by 2030; and they balance the wider environmental, social and economic benefits of renewable electricity, heat and/or fuel production and distribution.
- Will not result in significant adverse impacts on the local environment that cannot be satisfactorily mitigated.
- The current use of the land is agricultural, which allows for the continuation of the site for some form of agriculture.
- Commercial-led energy schemes with a capacity over 5MW provide an option to communities to own at least 5% of the scheme, subject to viability, and
- There are appropriate plans and a mechanism in place for the removal of the technology on cessation of generation, and restoration of the site to its original use or an acceptable alternative use, and opportunities for co-location of energy producers with energy users, in particular, heat will be supported

4.40 The Cornwall Renewable Energy Landscape Sensitivity Assessment suggests that in the Lynher [and Tiddy] River Valleys character area within the Parish, occasional single Band A or B turbines could be considered where landform and field patterns are larger, but that none of the landscape is identified as suitable for Band C or D turbines due to its sensitivities. In the South East Cornwall Plateau character area, it says that because of the landscape’s sensitivity and the presence of multiple single developments already present, it is recommended that further new turbine developments are avoided. Instead, opportunities should be sought to replace existing Band B turbines of 45m or higher with Band C turbines, striving for consistency in height and turbine design. [See Figure 8 for the Landscape Character Areas]

4.41 There is one large solar photovoltaic installation at Ford Farm, near St Ive, covering 27 acres [10.8 ha], rated at 5MW.

4.42 The Cornwall Renewable Energy Landscape Sensitivity Assessment suggests that in the Lynher [and Tiddy] River Valleys character area within the Parish, there may be opportunities to locate a small number of well sited solar PV developments (up to and including smaller developments within Band C) on sheltered farmland slopes within the enclosed valleys, where existing hedgerows can screen solar PV panels and associated infrastructure and/or woodland. None of the landscape is identified as suitable for Band D solar PV development due to its sensitivities. In the South East Cornwall Plateau character area, it says that there may be opportunities to develop solar PV farms

up to and including smaller developments within Band D, away from open parts of the plateau, carefully sited where land comprises modern field patterns and is more sheltered, utilising the enclosure provided by topography, woodland and high hedgerows. Minor wooded valleys across the landscape could also provide well-screened locations for Band A and B solar PV developments, although these should be sited within farmland, not semi-natural habitat, to retain the valleys' naturalistic characteristics and habitat interest.

4.43 The Parish contains a number of watercourses, including the River Tiddy and Lynher, which have historically supported mill activity. Where appropriate, small-scale hydro schemes can contribute to the Parish's climate goals and energy resilience. Such developments must be sensitively designed to protect the natural environment and avoid unintended impacts on flood risk, habitats, and heritage. Opportunities to enhance existing historic water infrastructure or improve biodiversity as part of hydro projects are particularly welcomed.

4.44 In all cases of installation of a renewable energy plant, there is a risk that foundation works and cable trenching may harm or destroy below-ground archaeological remains, which could contribute to the understanding of human activity and past environments. Therefore, proportionate measures should be taken to mitigate such impacts. Where impacts are unavoidable, a programme of archaeological investigation and recording should be secured in accordance with national and local heritage policies.

Policy Text:

1. Wind Energy:

- a) No specific land allocations are made for wind turbine development due to the Parish's proximity to the Cornwall National Landscape (AONB) and the presence of locally sensitive areas.**
- b) Proposals for the repowering of the existing wind turbine at Redland will be supported, providing they:**
 - i. Do not exceed a maximum tip height of 75 m [Band 'C'], and**
 - ii. Meet the requirements of Policy RE1 of the Climate Emergency DPD, and**
 - iii. Follow the guidelines set out in the Cornish Renewable Energy Landscape Sensitivity Assessment 2020, and**
 - iv. Do not adversely affect highway safety or public rights of way, and**
 - v. Are set back from settlements and principal roads of at least 200m.**
- c) Elsewhere, only small-scale [sub Band A] farm-scale and domestic wind turbines for localised energy generation will be supported where they:**
 - i. Are sensitively sited and designed to minimise visual and landscape impacts,**
 - ii. Are set back from settlements and principal roads,**
 - iii. Do not adversely affect highway safety or public rights of way,**
 - iv. Comply with the criteria set out in Policy REN1 and the RELS.**

2. Ground-Mounted Solar PV:

In the Lynher [and Tiddy] River Valleys character area within the Parish, proposals for ground-mounted solar PV arrays will be supported up to Band C in size, whilst in the South East Cornwall Plateau character area, proposals up to Band D will be supported, where they:

- i. Are located in sheltered or folded farmland areas and avoid open, elevated, or visually prominent sites,
- ii. Do not affect semi-natural habitats or historic field patterns,
- iii. Avoid cumulative impacts and maintain a consistent scale, layout, and design with neighbouring development,
- iv. Are appropriately screened using existing features such as Cornish hedges or woodland.
- v. Do not adversely affect highway safety or public rights of way,
- vi. Comply with the criteria set out in Policy REN1 and the RELS.

3. Hydroelectric power generation.

Proposals for small-scale hydroelectric power generation will be supported where they:

- a) Are located on suitable watercourses and demonstrate a viable and sustainable flow rate;
- b) Respect the natural character and ecological function of rivers, streams, and their surroundings;
- c) Avoid harm to biodiversity, particularly protected species and habitats, and incorporate measures to protect aquatic life (e.g. fish passes where required);
- d) Do not increase flood risk upstream or downstream, and are accompanied by appropriate flood risk assessments;
- e) Avoid adverse impacts on heritage assets, historic mills or leats, and their settings unless enhancement or sympathetic reuse is proposed;
- f) Minimise landscape and visual impact, particularly in sensitive areas such as the AGLVs;
- g) Provide details of any associated infrastructure (e.g. pipelines, turbines, control houses) to demonstrate it is of appropriate scale, design, and siting;
- h) Are subject to relevant environmental licensing and regulatory requirements (e.g. from the Environment Agency).

4. Proposals should include proportionate heritage evidence to understand the potential impact of foundation works and cable installation on archaeological remains and agreement to appropriate heritage impact mitigation, ensuring that any evidence of past human activity is recorded or preserved in line with national and local heritage policy.

Notes.

| Development Type | Band | Specification |
|--------------------------------|------|---|
| Wind Energy Development | A | Turbine Height to blade tip: 18 – 25m |
| | B | Turbine Height to blade tip: 26 – 60m |
| | C | Turbine Height to blade tip: 61 – 99m |
| | D | Turbine Height to blade tip: 100 – 150m |
| Solar PV Development | A | Area: ≤5 hectares |
| | B | Area: >5 to 10 hectares |
| | C | Area: >10 to 15 hectares |
| | D | Area: >15 to 30 hectares |

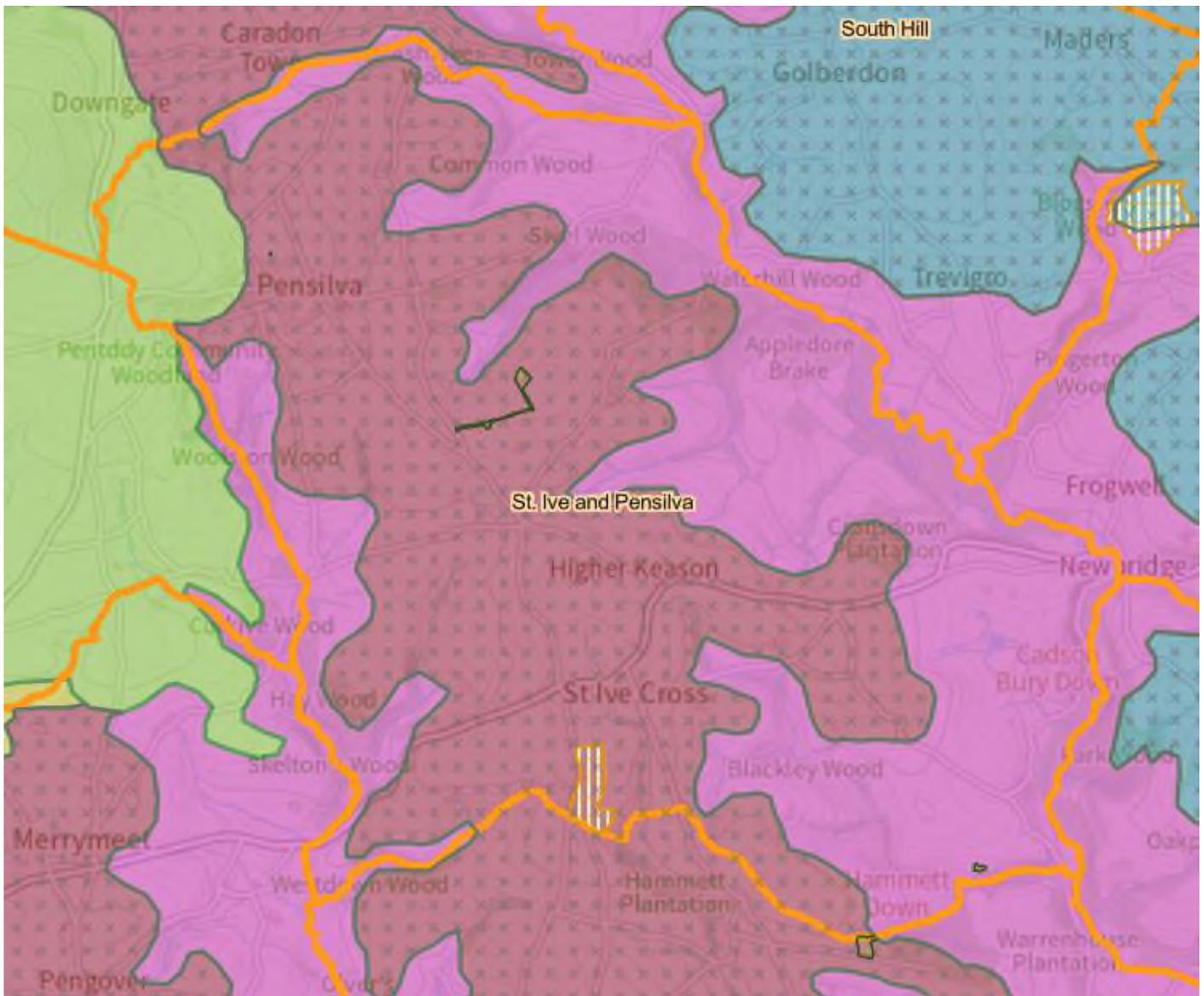


Figure 8: Landscape Character Areas

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| Policy reference: | <i>Policy 5 - Transition from Oil and Gas Heating</i> |
| Policy Intention: | 4.45 To support the transition of existing buildings—particularly traditional and heritage properties—from oil and gas heating to sustainable, low-carbon alternatives in line with national decarbonisation targets and local climate goals. |
| Justification: | <p>4.46 Many traditional rural homes in the Parish currently rely on oil-fired heating, but upcoming regulations will require 80% of homes to switch to sustainable heating systems by 2035, and 100% by 2050. Similar restrictions are expected for bottled gas systems. While some homeowners are concerned about the transition, many of these fears are unfounded.</p> <p>4.47 Supporting this transition not only helps meet climate targets but also improves living conditions, lowers bills, and increases long-term property value. Particular care is needed for historic buildings, where sympathetic retrofitting can preserve both heritage and climate performance. A variety of alternative heating options are available depending on location and conditions.</p> <p>4.48 Cornwall’s Climate Emergency DPD Policy SEC1.3 supports developments</p> |

that improve energy efficiency and reduce carbon emissions, especially where they involve the sensitive retrofit or reuse of historic or heritage buildings. Such retrofits must conserve or enhance the character and significance of the buildings while making them more sustainable.

Policy Text

Where planning permission is required, proposals for the replacement of oil, bottled gas, or other fossil fuel heating systems with low-carbon alternatives will be supported and encouraged, particularly where they meet the requirements of Policy SEC1 of the Climate Emergency DPD and:

- a) Contribute to a significant reduction in carbon emissions and improve the energy efficiency of existing buildings;**
- b) Utilise appropriate and locally viable technologies, such as:**
 - i. Electric heat pumps (air-source or ground-source),**
 - ii. Biomass boilers,**
 - iii. Solar thermal heating,**
 - iv. Hydrotreated Vegetable Oil (HVO),**
 - v. Biopropane (BioLPG),**
 - vi. Wood or pellet stoves (with clean burn technology and sustainable sourcing);**
- c) Are part of a whole-house retrofit approach, incorporating insulation, efficient heat distribution systems, and measures to reduce energy demand;**
- d) For designated and non-designated heritage assets, demonstrate that the proposals:**
 - i. Conserve, and where appropriate, enhance the building’s historic character, appearance, and significance,**
 - ii. Are informed by best practice in sensitive retrofitting, and**
 - iii. Avoid irreversible alterations that would harm the historic fabric;**

Where relevant, facilitate the re-use of vacant or derelict heritage buildings by making them habitable and energy-efficient, in accordance with Policy SEC1.3 of the Cornwall Climate Emergency DPD.

Notes: [1] Such work will often not require planning permission unless more significant changes are needed, for example, where new construction is required. Advice on this can be found in ‘Improving Energy Efficiency in Historic Cornish Buildings’ (cornwall.gov.uk) and ‘Adapting Historic Buildings for Energy and Carbon Efficiency’, Historic England Advice Note 18. Reference to the Stoke Climsland Retrofit Guide: [Stoke Climsland Retrofit Guide](#) for retrofit advice and contractor sourcing, the [Stoke Climsland Carbon Zero Homes Project](#) and the Retrofit Guide supplement for further research links: [SCRG Supplement](#) may be of assistance.

[2] Helpful information on solar panels is given in the box following this policy.

FIGURE 9: HELPFUL INFORMATION ON SOLAR PANELS

Solar Panels [PV] on Listed Buildings

A listed building is one of special architectural or historic interest, protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Any changes that might affect the building’s character and historical significance require approval through Listed Building Consent, often known as an ‘LBC’. However, the fact that your property is a Listed Building does not prevent you from successfully applying for an LBC and installing panels if they are well-designed and carefully located.

To have the best chance of getting your LBC, pay attention to these design and placement considerations:

- **Use solar panel design engineers and installers that are experienced with Listed Buildings***

- **Be discreet and sensitive**

- ⇒ Panels should be positioned to minimise their visibility and impact on the building's character.
- ⇒ Use roof slopes not visible from public vantage points, where possible.
- ⇒ Avoid installation on principal elevations or highly decorative sections of the building.
- ⇒ Explore less intrusive options, such as ground-mounted solar panels, if roof-mounted panels are not feasible.
- ⇒ In rare cases, solar panels may be exempt from consent if installed in non-visible or modern extensions of a listed building. However, this requires confirmation from Cornwall Council.

- **Avoid non-reversible alterations**

- ⇒ Any changes must be reversible, ensuring the original building fabric can be restored without permanent damage.

- **Use matching materials**

- ⇒ Solar panels that blend with the building's materials (e.g., slate-effect solar tiles) may be preferred to maintain visual harmony.

- **Comply with Building Regulations**

- ⇒ Assess the roof's load-bearing capacity.
- ⇒ Ensure the installation does not compromise the building's structural integrity.
- ⇒ Comply with wiring and electrical safety standards.

- **Engage early with Cornwall Council's Conservation Officer for guidance on acceptable solutions and help navigate the consent process.**

- **Get the documentation right**

- ⇒ Plans, drawings, and an explanation of how the panels will be installed and integrated with the building.
- ⇒ A Heritage Impact Assessment, outlining how the installation affects the building's character and steps to mitigate any harm.
- ⇒ Emphasise how the installation supports sustainability goals while respecting heritage values.

**Suitable engineers to design PV systems are likely to be Chartered members or fellows of the Chartered Institution of Building Services Engineers (CIBSE and FCIBSE) or The Institution of Engineering and Technology(IET). In addition to the electrical design, the structural design and fixings should be undertaken by a structural engineer. The Institution of Structural Engineers (IStructE) hold a list of engineers. Always ask for examples of their work, written quotations, and information on warranties.*

Solar Panels [PV] on Non-Designated Heritage Buildings and buildings in the World Heritage Site.

Non-designated heritage buildings, though not formally listed, are nevertheless crucial to the rural and historic character of the Parish that residents cherish. The World Heritage Site is specially protected due to its distinctive heritage and landscape value, and there are planning restrictions on a range of developments.

Despite these restrictions, planning permission for roof-mounted solar panels is not needed if you follow these rules:

- They are sited, so far as is practicable, to minimise the effect on the external appearance of the building and the amenity of the area.
- On a pitched roof, they are not installed above the highest part of the roof (excluding the chimney) nor project more than 200mm from the roof slope or wall surface.
- They are not installed on a flat roof.
- In the WHS, it should not be on a wall which fronts a highway.

Suppose you intend to install panels on a wall which fronts a highway in the WHS. In that case, you must apply to Cornwall Council for a 'determination' as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV equipment on those special areas*.

** The Council will assess the proposal on the basis of its impact on the appearance of the WHS, but not on any other criteria. Nor can it assess the proposal's compliance with planning policies [such as in the Cornwall Local Plan or this Neighbourhood Plan]. It costs less than a standard planning application. Work must not commence unless the Local Planning Authority has issued its determination, or 8 weeks has passed.*

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| Policy reference: | <i>Policy 6 – Replacement Window, Doors and Fascias</i> |
| Policy Intention: | 4.49 To support CEDPD Policy SEC 1 in ways that ensure that local character is preserved. |
| Justification: | <p>4.50 There are 45 listed structures in the Parish. Elsewhere, many properties are of traditional format, particularly in the historic core of Pensilva. These are important in setting the character of the area.</p> <p>4.51 Whilst replacing windows with plastic (uPVC) windows can help achieve better insulation and energy efficiency, it can, unfortunately, harm the character of the Parish and the heritage value of a building, as the style and size of the original windows can indicate the age, economic status, and past uses of a building.</p> <p>4.52 Historic England advice is that on listed buildings and any original windows should be retained, repaired and regularly maintained rather than replaced, or ‘retrofitted’ with plastic windows. There may also be opportunities to insert secondary or double glazing.</p> <p>4.53 If absolutely unavoidable, then timber replacement windows that closely replicate the original window features may be supported, subject to appropriate permissions in listed buildings.</p> <p>4.54 Elsewhere, where formal permissions may not be required, replacement by correctly proportioned plastic sash windows is more likely to be appropriate to character than casement windows.</p> |

Policy Text:

- 1. Repair work to windows , doors and fascias on listed buildings will be supported where:**
 - a) They are necessary (in terms of sustainability, damage or deterioration); and
 - b) Will be carried out on a like-for-like basis, ensuring that any repair work provides for an identical match to the original windows or doors, and
 - c) Use the opportunity to include energy efficiency measures that conform with guidance given in ‘Improving Energy Efficiency in Historic Cornish Buildings’ (cornwall.gov.uk) and ‘Adapting Historic Buildings for Energy and Carbon Efficiency’ Historic England Advice Note 18.
- 2. Replacement of historic windows doors and fascias on listed buildings will be supported where:**
 - a) there is no scope for repair work to the originals, and
 - b) The proposed replacements match the originals in materials, design and opening method, and
 - c) Original door and window furniture is reused where possible, and
 - d) Any double glazing is heritage is suitable for heritage buildings.
- 3. The use of historic glass is encouraged where this contributes to the character of the listed building.**
- 4. If absolutely unavoidable, plastic replacement windows that closely replicate the original window features, in terms of opening method, dimensions and number of panes, may be accepted [see note 2 below]..**
- 5. In other heritage buildings, replacement by correctly proportioned double-glazed timber is preferred but plastic windows and doors will be supported subject to:**
 - a) the format [sash or casement] of the original windows being retained, and glazing bars are of the correct width and colour, and
 - b) unnecessary textured or figured glass patterns and coloured motifs are avoided unless they replicate the existing.

If casement windows are considered, care should be taken to ensure that casements are side-opening and not hopper-opening.

Notes. [1] Guidance can be obtained for the Cornwall Council Historic Environment Planning [Conservation Officer] for the area. [2] The use of plastic windows is not generally supported by historic England in listed buildings

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| Policy reference: | <i>Policy 7 - Sustainable Drainage</i> |
| Policy Intention: | 4.55 To ensure that sustainable drainage arrangements are utilised wherever possible. |
| Justification: | 4.56 Where possible, the best practice is to manage water above ground for easier maintenance and to deliver additional environmental and amenity benefits. Soakaways and underground tanks are a last resort solution when other options are not possible. |

Policy Text:

Development proposals will be supported where they demonstrate that they comply with CEDPD policy CC4.

Proposals are encouraged to :

1. Include one or more of the following Sustainable Drainage Systems (SuDS) design features to reduce and manage the risk of surface water flooding within on-site and elsewhere in the parish and beyond:

a) Use “natural” SuDS features, including infiltration, swales, storage basins, tree planting, street trees, rain gardens, green roofs, ponds and wetlands, which deliver ecological and community benefits, and

b) include permeable driveways and parking areas; and

c) Incorporate ater efficiency, for example, by incorporating rainwater harvesting and storage technology alongside other SuDS features.

2. Have site arrangements that make provision for simple, straightforward and wildlife-friendly maintenance of SuDS features.

3. They are designed to work with the natural topography of a site rather than levelling so as to support natural drainage and maintain the local landscape character.

Where possible, retrofitted SuDS, rainwater harvesting, and water efficiency products should be included in any proposed changes to existing buildings and land.

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| Policy reference: | <i>Policy 8 - Natural Flood Management Solutions</i> |
| Policy Intention: | 4.57 To ensure that natural flood management arrangements are utilized wherever possible. |
| Justification: | 4.58 Given the rural character of the parish, there is strong potential for Natural Flood Management (NFM) and land management solutions that not only reduce flood risk but also deliver wider benefits. These nature-based approaches can |

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| | <p>support climate change adaptation, enhance biodiversity, provide recreational opportunities, and create potential funding streams for landowners involved in land stewardship.</p> <p>4.59 NFM measures, such as ponds, wetlands, tree planting, and woody dams, can help to slow the flow of water during heavy rainfall, reducing peak flood levels downstream. In some cases, features like wetlands or beaver-created leaky dams may require planning permission.</p> |
| <p>Policy Text:</p> <p>Measures designed to manage flooding, which require planning permission, will be supported. They should incorporate methods which contribute additional biodiversity and recreational benefits wherever possible and comply with CEDPD Policy CC3.</p> | |
| <p>Notes. [1] There are online NFM opportunity mapping tools which may assist those proposing new development. The EA's WWNP opportunity map indicates high level opportunities along the rivers in the parish. The Devon and Cornwall NFM Studio Tool is a more technical tool which landowners and consultants may find useful for designing NFM and SuDS schemes. The CIRIA NFM Manual describes the different NFM approaches that can be taken and could be useful resource for scheme developers.</p> <p>[2] Considerable parts of the river valley network in the Parish are shown as having 'suitable' and highly suitable' potential as beaver habitat in Cornwall Council's Species reintroduction feasibility study mapping.</p> | |

EV Charging.

- 4.60 Recent changes to national Building Regulations require the installation of electric vehicle (EV) charging infrastructure in most new developments. Under Part S of the Building Regulations (introduced in June 2022), new residential homes with on-site parking must be equipped with at least one EV charge point. New non-residential buildings with ten or more parking spaces must also provide charging facilities, along with cabling to allow future installation. Major renovations that include parking areas are also subject to these requirements. These measures are intended to support the transition to low-emission transport and ensure that new development is future-proofed in line with national climate targets.
- 4.61 An electric vehicle is now operated by the Parish Council and is charged via dedicated points located at the rear of the Millennium House community centre. The car was purchased and adapted with support from a National Lottery grant and is primarily used to support the Parish's Hospital Car Transport Scheme. While the vehicle and its charging infrastructure are intended to benefit residents of St Ive and Pensilva, the associated charging points are not currently available for public use.

Housing

St Ive & Pensilva Parish Housing Requirement

- 4.62 By June 2024, the rural areas of the Caradon Network had already surpassed the Cornwall Local Plan (2010–2030) minimum requirement of 520 dwellings by some 270 houses. As a result, this NDP did not need to allocate any further housing in order to be considered in general conformity with the Local Plan. However, it would still address local affordable housing needs and remain responsive to the local housing market.
- 4.63 However, in December 2024, the National Planning Policy Framework (NPPF) was changed, introducing a new method for Local Planning Authorities to calculate their housing requirements. This revised approach resulted in a significant increase in Cornwall's housing targets. On 9 January 2025, Cornwall Council (CC) announced that its current Local Plan (covering the period to 2030) would be unable to meet these new targets. As a result, the Local Plan's housing supply Policy 2a – Key Targets, along with parts 1 and 2 of Policy 3 – Role and Function of Places, is now considered 'out of date.'

4.64 By law, the Neighbourhood Development Plan (NDP) must demonstrate general conformity with the strategic policies of the adopted Local Plan to 2030, while also having regard to national policies and advice such as the NPPF. Consequently, it cannot rely on out-of-date housing supply policies, but it must continue to align with those strategic Local Plan policies that remain consistent with the NPPF. In practical terms, this means the NDP must plan for increased housing figures, rather than relying on the superseded Local Plan policies, to ensure it meets the Basic Conditions.

4.65 To establish a local housing provision target in line with NPPF expectations, the following factors were considered:

- identified affordable housing need within the parish,
- evidence from the 2024 parish-wide questionnaire survey,
- the need for the NDP to remain responsive to local housing market conditions, including whether increased supply may assist in moderating affordability pressures,
- whether additional housing and population could help to sustain or enhance local services and facilities,
- the potential for development to support wider infrastructure investment through developer contributions,
- the expectation that neighbourhood planning should make a proportionate contribution to addressing the wider Cornwall housing crisis,
- whether there is a need for specific provision to meet the needs of older people,
- the effects of second homes and non-primary residence uses on local prices, availability, and service viability, and
- an indicative housing provision figure, setting out the minimum number of additional homes that may reasonably be expected in light of the changes introduced through the evolving NPPF .

4.66 **Affordable Housing Need.** Affordable housing need evidence for St Ives and Pensilva Parish was reviewed using the latest available parish-level housing needs data (January 2026), which identifies a total of 66 households in housing need across the categories recorded (A, B, C and General Housing Need) [see Figures 10 and 11]. This indicates a modest increase compared with the January 2025 HomeChoice snapshot (64 households) and continues to demonstrate a clear and ongoing need for affordable housing provision within the parish.

4.67 The January 2026 evidence shows that the greatest need remains for 1-bedroom accommodation, with 34 households (approximately 51.5% of all recorded need), followed by 2-bedroom homes (15 households, approximately 22.7%). Need is also recorded for larger homes, including 8 households requiring 3-bedroom homes (approximately 12.1%), 5 households requiring 4-bedroom homes (approximately 7.6%), 3 households requiring 5-bedroom homes (approximately 4.5%), and 1 household requiring an 8-bedroom home (approximately 1.5%).

4.68 The table also records that the largest single component of identified need falls within the General Housing Need category, accounting for 41 households. Within this category, the strongest requirement is again for smaller dwellings, particularly 1-bedroom (24 households) and 2-bedroom (13 households) accommodation, with more limited need for 3-bedroom (3 households) and 4-bedroom (1 household) homes.

Figure 10: January 2026 Affordable Housing Need by category and bedroom need.

| Category | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | 8 Bed | Total |
|-----------------------------|-------|-------|-------|-------|-------|-------|-------|
| A | 4 | 0 | 0 | 0 | 0 | 0 | 4 |
| B | 1 | 1 | 1 | 1 | 2 | 1 | 7 |
| C | 5 | 1 | 4 | 3 | 1 | 0 | 14 |
| General Housing Need | 24 | 13 | 3 | 1 | 0 | 0 | 41 |

| | | | | | | | |
|--------------|-----------|-----------|----------|----------|----------|----------|-----------|
| TOTAL | 34 | 15 | 8 | 5 | 3 | 1 | 66 |
|--------------|-----------|-----------|----------|----------|----------|----------|-----------|

| Figure 11: January 2026 Affordable Housing Need by bedroom need. | | |
|---|-------------------|------------------------|
| Bedrooms Needed | Households | % of total (66) |
| 1 bed | 34 | 51.5% |
| 2 bed | 15 | 22.7% |
| 3 bed | 8 | 12.1% |
| 4 bed | 5 | 7.6% |
| 5 bed | 3 | 4.5% |
| 8 bed | 1 | 1.5% |
| TOTAL | 66 | 100.0% |

- 4.69 The January 2026 housing needs evidence also indicates a clear housing requirement among older households. Of the 66 households identified in housing need, 19 households are aged 55 or over. The need within this cohort is primarily for smaller homes, comprising 17 households requiring 1-bedroom accommodation, 1 household requiring 2-bedroom accommodation, and 1 household requiring 4-bedroom accommodation. This reinforces the importance of ensuring that housing provision includes an appropriate range of smaller, accessible and manageable homes for older residents, while also recognising that some older households may require larger accommodation due to household composition, care arrangements, or other circumstances.
- 4.70 A significant proportion of identified need is recorded within the General Housing Need category. While applicants in this category may have a lower priority than households in Bands A to C for the purposes of allocating affordable rented homes, they are nevertheless qualifying households in housing need, and remain eligible to bid for affordable homes through HomeChoice. Their lower priority reflects relative urgency within the allocations framework, not an absence of need.
- 4.71 For the avoidance of doubt, General Housing Need applicants are households whose needs have been assessed and recognised within the HomeChoice system, but who have not been awarded the higher priority banding applicable to households with more acute or urgent housing circumstances. This distinction is important in interpreting the evidence and understanding the full scale and nature of local housing need.
- 4.72 The January 2026 evidence identifies 41 households in General Housing Need. In policy terms, this cohort may include households whose needs could potentially be met through intermediate housing products, including Low Cost Homeownership options such as Shared Ownership or Discount Market Sale, subject to eligibility, affordability and scheme availability. Appraising General Housing Need in this way provides a broader and more complete understanding of local housing pressures, including intermediate need, as part of the overall housing needs assessment for the parish.
- 4.73 Examples of households likely to fall within General Housing Need may include, but are not limited to:
- young adults, with or without children, living with parents, family members or friends, who are unable to secure private rented accommodation or purchase on the open market,
 - households in private rented accommodation who are unable to sustain rents over the longer term, including those facing affordability pressures and, in some cases, insecurity of tenure.
- 4.74 Such circumstances are not uncommon in Cornwall, where local incomes are often insufficient to access market housing or sustain private sector rents, particularly in areas experiencing strong house price and rental pressure.
- 4.75 **The distinction between bandings becomes particularly relevant where the number of locally qualifying households exceeds the supply of available affordable homes. In these circumstances,**

priority is given to those assessed as being in the greatest housing need. Accordingly, even where affordable homes are delivered, there may still be insufficient supply to meet all locally arising needs at any one time, and households in lower priority bands may wait longer despite being in genuine housing need. This underlines the importance of considering both affordable rented provision and intermediate housing products as part of a balanced response to local housing need.

- 4.76 Set against this substantial level of identified affordable housing need, the parish has a relatively limited stock of social and affordable housing, comprising 89 dwellings in total (see Figure 12). This represents approximately 8% of the parish’s total housing stock. The size profile of this stock is strongly weighted towards 2-bedroom and 3-bedroom properties, with 53 dwellings (59.6%) being 2-bedroom homes and 28 dwellings (31.5%) being 3-bedroom homes. By contrast, there are only 5 one-bedroom dwellings (5.6%) and 3 dwellings with 4 or more bedrooms (3.4%). This stock profile indicates a marked imbalance between the available affordable stock and the pattern of need, particularly in relation to the high level of demand for smaller one-bedroom homes.
- 4.77 Turnover within the existing social and affordable stock is also very limited. The available evidence indicates that these dwellings were re-let to new residents at an average rate of approximately 2.4 re-lettings per year over the period 2018 to 2024. In practical terms, this significantly constrains the extent to which locally arising housing need can be met through re-lets alone, and reinforces the need for additional affordable housing provision, including a better balance of dwelling sizes aligned to evidenced local need..

| Figure 12: Social and Affordable Housing Dwelling Stock | | | | |
|--|----------------------------|-----------------------------|-----------------------------|-------------------------------------|
| Total households | Requiring 1 bedroom | Requiring 2 bedrooms | Requiring 3 bedrooms | Requiring 4 or more bedrooms |
| 89 | 5 | 53 | 28 | 3 |
| | 5.6% | 59.6% | 31.5% | 3.4% |

- 4.78 **Feedback from Community Engagement.** Evidence from the summer 2024 parish-wide community survey indicates a clear locally expressed demand for additional housing provision. The survey identified 45 local people who stated that they would like to live independently within the Parish if suitable accommodation were available locally. In addition, when respondents who anticipated moving within the next few years were asked whether they would be likely to seek a move within the Parish, 38% (41 respondents) answered yes. This provides direct community evidence of latent and retained local housing demand, including demand from households seeking to remain within their existing community and support networks.
- 4.79 Survey responses on the type of homes needed also provide a consistent indication of local priorities. The three most frequently identified housing needs were, family homes, affordable homes (including social rented and owner-occupied homes to meet local needs), and homes suitable for older people or those with accessibility needs, including bungalows, flats and “lifetime homes”. Taken together, these responses support a mixed housing strategy that addresses both affordability pressures and changing household needs over time.
- 4.80 **Local Housing Market.** The NDP should also remain responsive to local housing market conditions, having regard to national policy expectations. A review of local estate agent listings indicates an active housing market across the Parish, with evidence of regular turnover and sustained demand. The Parish lies within the functional catchment of Callington and Liskeard, and is also within commuting distance of Plymouth, which contributes to its attractiveness to a wide range of households.

- 4.81 Wider demographic trends indicate that the area continues to attract in-migration, including households moving to Cornwall in or approaching retirement, while local evidence also points to a cohort of younger households and families who wish to remain in the Parish where suitable and affordable homes are available. The interaction of these factors creates ongoing market pressure for housing in the Parish. In this context, and as evidenced elsewhere in this report, median house prices remain significantly above levels that are affordable to many local households, reinforcing the need for the NDP to support an increased supply of housing, including affordable and intermediate products, alongside an appropriate range of market homes.
- 4.82 There is a well-established theoretical basis for the proposition that increasing housing supply can, in principle, place downward pressure on prices and improve affordability. In St Ives and Pensilva Parish, the current median house price to residence-based median income ratio is approximately 7.2:1. By comparison, a commonly used affordability benchmark is around 4.5 times median income. On that basis, and assuming income levels remain constant, achieving a 4.5:1 ratio through price adjustment alone would require a substantial reduction in median house prices. In simple terms, this would equate to a price reduction of approximately 37.5% from current median levels.
- 4.83 In practice, however, reduced prices are only likely to arise where housing supply increases sufficiently to exceed underlying demand growth by a meaningful margin, and where the relationship between supply and price is sufficiently responsive. This is influenced by the elasticity of local supply and demand conditions. Although median house prices in the Parish are not as high as in some parts of Cornwall, the area remains an attractive high-amenity location, influenced by its proximity to Bodmin Moor, the National Landscape, AGLV, and World Heritage Site areas. In locations of this type, price responsiveness is often weaker because demand is sustained by environmental quality, landscape setting, and lifestyle appeal. In addition, new housing provision can itself generate further demand, for example from retirement in-migration or second-home purchasers, which may partially offset any downward pressure on prices.
- 4.84 Evidence from UK-based empirical studies generally indicates that housing market responses to increased supply are often limited in constrained or high-amenity areas. While reported elasticity estimates vary between studies and should be treated with caution, a commonly cited range for constrained locations is relatively low, sometimes in the order of 0.1 to 0.3. On this basis, a 10% increase in supply might be associated, in broad terms, with only around a 1% to 3% reduction in prices, all else being equal. Applying this principle illustratively, a very substantial increase in housing supply would be required to generate a large reduction in median prices in a location such as St Ives and Pensilva Parish. Under a simplified linear interpretation, a price reduction of the scale required to move from 7.2:1 to 4.5:1 would imply an increase in supply on a scale that would be neither realistic nor sustainable within the Parish context.
- 4.85 Taking these wider market dynamics into account, it is reasonable to conclude that, while additional housing provision may make an important contribution to meeting local needs and may assist affordability at the margin, it is unlikely on its own to produce a meaningful reduction in median house prices in the Parish unless delivered at a scale that would be inappropriate and unsustainable. This reinforces the importance of a balanced housing strategy, including affordable housing, intermediate tenures, and a locally appropriate mix of homes, rather than relying on market supply alone to resolve affordability pressures.
- 4.86 Cornwall Council's Monitoring Report says that 20 'windfall' permissions [i.e. unexpected planning permissions on small sites of up to 10 dwellings] are forecast across the rural part of the CNA. As St Ives & Pensilva Parish includes about 18% of the dwellings in the rural CNA area, it is reasonable to say that 4 of these windfall dwellings might occur in the Parish.
- 4.87 **Help to sustain local services and facilities.** Additional housing occupied by new residents is likely to

provide some support to existing local services and facilities by increasing day-to-day custom within their local catchment, particularly for services that rely on regular “walk-in” use. Even relatively modest levels of growth can therefore make a positive contribution to the resilience of existing facilities.

- 4.88 However, the introduction of new local services or facilities typically requires a much greater level of population growth to achieve a viable customer base. Evidence from UK rural planning and retail studies indicates that, while there is no universal threshold, the viability of a standalone village shop in a competitive rural market may require development on a scale of several hundred additional homes, and in some circumstances 700 to 1,000 or more dwellings, depending on local conditions. In practice, viability is influenced by factors such as proximity to competing centres, travel patterns, tourism footfall, and whether community ownership or volunteer-supported models are in place. A scale of growth of this order would not be proportionate to the size and character of the settlements in St Ive and Pensilva Parish, and would be likely to give rise to significant environmental, landscape and infrastructure impacts.
- 4.89 **Investment from housing development in terms improvements to infrastructure provision.** New housing development should provide or fund the infrastructure necessary to make that development acceptable in planning terms. This includes infrastructure and mitigation measures that arise directly from the impacts and needs generated by the development itself. However, seeking to justify development primarily on the basis of infrastructure funding or wider “planning gain” benefits, where those benefits are not directly related to the development’s impacts, may create risks. In particular, development can result in adverse effects such as changes to character, increased traffic, and pressure on local infrastructure and services. Where such impacts remain significant after mitigation, they should carry decisive weight in planning judgement, and should not be outweighed simply by perceived ancillary benefits.
- 4.90 Notwithstanding the above, smaller-scale development may still provide opportunities for targeted local benefits. In some cases, a developer may be willing to support a specific community, social or leisure facility where the development would generate additional local demand. Equally, a development may contribute to resolving a small infrastructure constraint, either as a direct requirement to enable the scheme to proceed, or as an additional planning gain. Such benefits can be material and valuable at the local level, but they do not in themselves justify growth at a scale that would be inconsistent with the Parish’s character, infrastructure capacity, or environmental constraints.
- 4.91 New development should directly fund infrastructure provision needed to allow a development to proceed. However, funding infrastructure provision that does not arise directly from the needs of a development may bring negative impacts such as character change, pressure on infrastructure, traffic generation etc, all aspects which if after mitigation are considered significant enough to warrant refusal of planning permission, should take precedence over any perceived planning ‘gain’ benefits.
- 4.92 However, there is always the possibility that a developer of a smaller site may be willing to assist directly with a particular local social or leisure facility where it is possible that the new population occupying a development could lead to extra demands. Similarly, a development could directly tackle a small local infrastructure issue, which may be necessary to allow the development, or may be purely a ‘planning gain’.
- 4.93 **The Cornwall Housing Crisis.** ‘Cornwall Council adopted Securing Homes for All: A Plan to Respond to Cornwall’s Housing Crisis in 2022, recognising that Cornwall is experiencing a housing crisis and setting out a strategic framework of objectives and interventions in response. The Plan provides an important county-wide policy context for local housing discussions and is relevant to the preparation of neighbourhood plans, including the St Ive and Pensilva Parish NDP.
- 4.94 The Securing Homes for All Plan identifies four principal measures:

- to work towards ending homelessness and rough sleeping,
- to improve the availability of, and access to, homes for local residents,
- to achieve a step-change in the supply of affordable homes across Cornwall, and
- to enable delivery of housing targets within the Cornwall Local Plan.

- 4.95 These measures are intended to be delivered through partnership working involving Cornwall Council, delivery organisations, local councils and communities. In this context, the St Ives and Pensilva Parish NDP, as a material consideration in planning decisions, can make a proportionate local contribution to the wider response to the housing crisis. This may include, for example, supporting a level of housing provision that responds to locally evidenced needs and market pressures, helping to facilitate rural exception housing by providing policy clarity on where development may be supported on an exceptional basis, supporting housing to meet the needs of older and disabled residents, and enabling community-led housing initiatives where appropriate.
- 4.96 The NDP can also assist by establishing locally derived policy criteria for the affordable housing component of new development, including expectations relating to tenure mix and, where relevant, the approach to discounted market products. This is particularly relevant to schemes coming forward on rural exception sites and previously developed land, where local policy clarity can help shape outcomes toward identified parish needs. In addition, the NDP may support, subject to appropriate criteria and safeguards, alternative forms of residential accommodation where these would contribute positively to local housing choice and need.
- 4.97 **Housing For Older People.** Demographic evidence indicates that the Parish population is ageing, and that this trend has strengthened over time. The Parish age structure data for 2001 to 2021 shows a marked shift in the balance of the population. The proportion of residents in the working age range (20 to 64) fell from 60.5% (1,284 people) in 2001 to 53.3% (1,221 people) in 2021. Over the same period, the proportion of residents of retirement age (65 to 90+) increased substantially from 18.9% (401 people) to 27.9% (640 people). By contrast, the proportion of young people (0 to 19) reduced from 20.6% (436 people) to 18.8% (431 people).
- 4.98 The likely causes include the existing resident population ageing in place, the out-migration of some working-age households in search of employment or more affordable housing, and in-migration by older households. This change in population structure has important implications for the Parish, including health and wellbeing needs, the future balance of local services, and the risk that the needs of younger people may be overshadowed by the increasing scale of need associated with an older population.
- 4.99 In housing terms, these trends support the case for provision that responds more directly to later-life needs. In particular, there is likely to be increasing demand for smaller, accessible and adaptable homes, including homes suitable for downsizing, so that older residents can remain within the Parish close to established family, social and community support networks. There is also a related need to support local facilities and services that contribute to independent living and wellbeing, including health, care and community meeting spaces.
- 4.100 **Second Homes.** Across Cornwall, external housing market pressures, including demand from second-home ownership and non-primary residence use, can contribute to higher prices in both the owner-occupied and private rented sectors, with consequential effects on local affordability. In turn, this may reduce the ability of local households to remain within their communities and can weaken the year-round customer base that supports local shops, clubs and community organisations. These effects are often most pronounced in high-amenity areas where demand is sustained by landscape quality, coastal access, heritage interest, or wider lifestyle appeal.
- 4.101 St Ives and Pensilva Parish lies within the wider context of an attractive rural area and is therefore not insulated from these broader Cornwall housing market pressures. However, available evidence does not

indicate that the Parish is currently subject to the same degree of second-home pressure seen in some of Cornwall’s more acute hotspots.

- 4.102 Census-based comparison of total dwellings and households for the Parish records 1,115 dwellings and 1,030 households in 2021, leaving a difference of 85 dwellings. This equates to approximately 7.6% of the dwelling stock and is presented here as an indicative estimate of empty dwellings / implied second homes, based on the difference between Census dwelling and household counts. While this is a useful indicator of non-primary occupancy, it should be interpreted with caution, as the difference may also include dwellings that were vacant for other reasons at the time of the Census. Nonetheless, the evidence suggests that second-home and other non-primary occupancy is present in the Parish and remains a relevant consideration in understanding local housing availability and affordability, even if it is not currently the dominant housing pressure in the area.
- 4.103 **Indicative Housing Requirement.** This is based on the Government approach, which uses the number of existing homes in an area and applies a multiplier, adjusted for local affordability, to give a housing requirement. **The indicative target derived is 63 dwellings, from which the 74 existing commitments can be deducted, leaving a requirement of nil.**
- 4.104 **NDP Housing Requirement to 2030.** The indicative parish housing requirement derived through the methodology set out above is **63 dwellings** to 2030. Against this, there are **74 existing housing commitments** expected to be delivered within the same period. On this basis, the indicative requirement is already met, and the resulting residual requirement is **nil**.
- 4.105 However, the absence of a residual quantitative requirement does not remove the need for the NDP to respond positively to identified local housing issues. Having regard to the evidence set out above, it is concluded that the Neighbourhood Plan should actively support the delivery of at least 43 local affordable needs dwellings and provide for an appropriate degree of **market flexibility**, to meet the needs of local people able to up or down-size locally.
- 4.106 Taking the housing needs, demographic and market evidence together, the NDP housing strategy should therefore seek to contribute to the delivery of homes for **around 50 local households** (as summarised in **Figure 13**), through an appropriate mix of **sizes, dwelling types and tenures** aligned to local needs. This figure should be treated as a **minimum plan-making target** for the purposes of strategy and policy direction, recognising that actual delivery may vary over time in response to changing circumstances, site opportunities, viability, and the dynamic nature of local housing need.

| Figure 13: Proposed Housing Requirement for St Ive & Pensilva Parish | | |
|---|------------|---|
| Type | No. | Comment |
| Affordable Local Needs | 45 | Likely to be delivered through affordable housing rural exception schemes under CLP Policy 9. |
| Open Market | 5 | Likely to occur as infill, rounding off and development of ‘brownfield’ land. |
| TOTAL | 50 | |

4.107 *Delivering the St Ive and Pensilva Parish Housing Requirement*

4.108 Changes to the National Planning Policy Framework (NPPF) have rendered elements of the adopted Cornwall Local Plan out of date. In particular, Policy 2a ('Key Targets') and parts 1 and 2 of Policy 3 ('Role and Function of Places') can no longer be used as a basis for framing neighbourhood plan housing policies. As a result, the NPPF's presumption in favour of sustainable development now applies. This means that planning applications should be approved unless the adverse impacts of a proposal would "significantly and demonstrably" outweigh its benefits.

4.109 Despite this, several Local Plan policies remain broadly aligned with the NPPF and continue to carry significant weight in neighbourhood planning. These include:

Policy 2 – Spatial Strategy, which supports a dispersed pattern of development based on the role and function of each settlement

Policy 3 – Role and Function of Places, parts 3 and 4, which enable development through rounding off, infill, and rural exception sites, while emphasising the conservation and enhancement of National Landscapes (AONBs)

Policy 6 – Housing Mix

Policy 7 – Housing in the Countryside

Policy 8 – Affordable Housing

Policy 9 – Rural Exception Sites

4.110 In line with the updated NPPF, the St Ive and Pensilva NDP supports a sustainable pattern of development that:

- Meets local housing and infrastructure needs
- Improves the natural and built environment
- Mitigates and adapts to climate change
- Makes effective use of land, particularly within existing built-up areas

4.111 The NPPF also stresses the importance of directing development to sustainable locations. Cornwall Local Plan Policy 2 remains relevant in this context, as it aligns with these principles by promoting homes and jobs in settlements according to their role, function, and accessibility.

4.112 NPPF also makes clear that planning policies should:

- Respond to local housing needs, including affordable homes
- Encourage community-led housing and rural exception sites
- Locate development where it supports village vitality and services
- Avoid isolated homes in the open countryside, unless special circumstances apply

4.113 While parts of Local Plan Policy 3 are no longer applicable, parts 3 and 4 continue to offer a robust framework for sustainable rural development. These support infill, rounding-off, and rural exception schemes, and align closely with national policies on landscape protection and rural housing delivery.

4.114 **Interim Policy Position Statement.** Cornwall Council has issued an Interim Policy Position Statement to support the continued delivery of housing during the period in which the presumption in favour of sustainable development applies in Cornwall. The purpose of the statement is to provide a clear and consistent basis for assessing development proposals while the Council responds to the implications of the NPPF changes. Its stated intention is to help manage higher levels of housing growth in a way that balances the need for additional homes with protection of local character, infrastructure, services and the natural environment.

4.115 The Interim Position Statement recognises the need for a step change in housing delivery across Cornwall, including the contribution of a wider range of sites, particularly those capable of being delivered promptly, including by small and medium-sized builders. At the same time, it reinforces the principle of securing the right development in the right place, with proposals expected to respect settlement scale, character and function. In broad terms, the Statement supports the following principles:

- More sustainable settlements, with a wider range of settlements accommodating growth based on local services, facilities, accessibility and functional relationships with nearby places, rather than settlement size alone,
- Strengthening local services and connectivity, including support for public transport, schools, shops, and improved pedestrian and cycle links, where modest growth can help build local critical mass,
- Meeting housing needs through a broad mix, including affordable, supported, specialist and market housing, with affordable provision and dwelling mix informed by policy and local evidence,
- Making effective use of land, including reuse of previously developed land, appropriate densities, and avoidance of artificial site subdivision intended to avoid policy requirements,
- Infrastructure and accessibility, ensuring new development is supported by necessary infrastructure and is located to reduce car dependence and improve walkability and inclusivity,
- Design quality and local distinctiveness, including sustainable construction, carbon reduction, biodiversity net gain, and positive response to local heritage and design guidance,
- Deliverability and engagement, with an emphasis on early delivery, realistic implementation, and meaningful engagement with local councils, communities and stakeholders,
- Continued importance of rural exception sites in smaller communities, particularly where such sites remain the most appropriate mechanism for delivering genuinely affordable homes for local people, and
- Restrictive approach to isolated homes, consistent with national policy, except where clearly justified under relevant local and national policy tests.

4.116 The Interim Position Statement is not a substitute for the development plan, but it is a material consideration in understanding the Council's current approach to housing delivery and decision-making in the period following NPPF changes. It therefore provides useful contextual guidance for framing a neighbourhood plan strategy that is realistic, policy-responsive and capable of supporting deliverable outcomes.

4.117 **Community Views.** During the summer 2024 community engagement, respondents were asked what ways should the necessary new homes should be delivered? The top three responses were:

1. Development on brownfield sites (previously developed land)
2. Infill (1 or 2 homes between existing dwellings) within existing settlement boundaries
3. Small scale rounding-off on the edge of our existing settlements

Proposed Spatial Strategy to Deliver the Housing Requirement

4.118 Taking into account the NPPF provisions, the continuing relevance of Cornwall Local Plan Policy 2 and Policy 3 (parts 3 and 4), the Council's Interim Policy Position Statement, and the evidence and considerations set out earlier in this chapter, the principal means of delivering the Parish's housing strategy will be through the following approach:

- focusing on sensitive and sustainable growth that supports the local community while conserving the Parish’s character,
- encouraging housing at a scale appropriate to the villages, which helps sustain and enhance local services and social infrastructure,
- identifying and supporting potential directions of growth for rural affordable housing, including any associated market housing necessary to support scheme viability where policy-compliant,
- maintaining the distinct identity and landscape setting of settlements by requiring development to respond positively to local heritage, Cornish distinctiveness and landscape character,
- securing a diverse mix of dwelling types and tenures to meet evidenced community needs,
- prioritising pedestrian and cycle connectivity so that new residents can access services and integrate into the life of the Parish, and
- supporting appropriate forms of development including infill, rounding off, redevelopment of previously developed land, conversion of existing buildings, and rural exception sites for affordable housing.

4.119 This strategy is intended to direct development to the most suitable and sustainable locations to meet local needs, while ensuring that growth remains proportionate to the capacity of local services, infrastructure and the environment. It also supports enhancement of the natural environment, alignment with local built character in terms of scale and design, and protection of the Parish’s distinctive identity. In this way, the strategy can also make a positive contribution to climate change mitigation and adaptation.

4.120 **Self-build and Custom Build.** It is also recognised that various forms of self-build and custom build development can contribute to the delivery of both market and affordable homes. The NDP therefore supports such development in appropriate circumstances, including on infill sites and, where policy requirements are met, as part of rural exception site proposals.

4.121 **Community Views.** During the summer 2024 community engagement, respondents were asked what ways should the necessary new homes should be delivered? The top three responses were:

1. Development on brownfield sites (previously developed land)
2. Infill (1 or 2 homes between existing dwellings) within existing settlement boundaries
3. Small scale rounding-off on the edge of our existing settlements

4.122 The **Development Boundary Assessment and Housing Land Capacity Log** takes into account Local Plan strategic policy provisions for infill, rounding-off, development of PDL, and rural affordable housing exception sites. **The total housing capacity potential identified in this study is for about 65 dwellings through infill, rounding-off and previously used land, and a further 100 through rural exception development, giving a total of 165.**

4.123 **It is very important to note that this is a theoretical maximum estimate of the capacity for housing that might be possible under current strategic planning policies over an unspecified period of time, and not a firm forecast or NDP target for 2030.** Sites may not come forward at all or may come forward in a modified form. The log simply records the analysis of how a development boundary can be identified in the context of current planning policies and guidance that will support the proposed spatial strategy up to 2030.

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| Policy reference: | <i>Policy 9 - New Housing Development at St Ive & Pensilva Villages</i> |
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| Policy Intention: | 4.124 To ensure that any new housing development occurs at the most sustainable locations in a form which is appropriate to the settlement scale, facilities, and environment. |
| Justification: | <p>4.125 The National Planning Policy Framework (NPPF) is clear that development should follow a sustainable pattern. Plans must aim to meet identified local development needs, ensure growth is aligned with infrastructure provision, improve the environment, and both mitigate and adapt to climate change. Furthermore, development should be directed towards sustainable locations in line with NPPF.</p> <p>4.126 The Cornwall Local Plan (CLP) reflects these national principles. Policy 2: Spatial Strategy sets out that new development should adopt a sustainable approach to accommodating growth, achieving a balanced mix of economic, social, and environmental benefits. It supports the continuation of Cornwall’s dispersed settlement pattern, with homes and jobs provided in line with the role and function of each place.</p> <p>4.127 The NPPF reinforces the need for planning policies in rural areas to address local housing needs, including support for community-led housing and rural exception sites to deliver affordable homes. It promotes housing that supports community vitality, enables villages to grow and thrive, and enhances local services. At the same time, it confirms that, subject to specific exceptions, isolated homes in the open countryside should be avoided.</p> <p>4.128 At the local level, CLP Policy 3 allows for development through infill, rounding-off, and rural exception sites, while recognising the need to conserve and enhance Cornwall’s National Landscapes (Areas of Outstanding Natural Beauty).</p> <p>4.129 The CLP (para 1.65) defines infill as the development of a small gap in an otherwise continuously built-up frontage, without extending the settlement into open countryside. Successful infill schemes should integrate with their surroundings in terms of scale, density, character, landscaping, and parking, and may positively contribute to the local built environment. The NPPF defines brownfield land as land that is or was occupied by a permanent structure, including its curtilage and associated infrastructure.</p> <p>4.130 Rounding-off refers to development on land that is substantially enclosed, typically bounded by a physical barrier such as a road, and which does not extend the built form into the open countryside. In a rural parish such as St Ives and Pensilva, opportunities for appropriate rounding-off are likely to be limited, and proposals must be carefully designed to ensure they are proportionate and sensitive to the scale and character of the surrounding settlement.</p> <p>4.131 The St Ives and Pensilva Parish NDP Settlement Assessment and Development Boundary Study concluded that the settlements of Pensilva and St Ives are appropriate locations for limited, proportionate development. Any future development should reflect the scale of each settlement, respond to local environmental constraints, and be designed to support and enhance existing social and community infrastructure.</p> |

Policy Text:

1. Development Boundaries [shown on Proposals Maps 1 and 2] are set for the following settlements:

- a. Pensilva
- b. St Ive Church End, St Ive Cross and St Ive Keason

2. Within the Development Boundary of Pensilva and the cluster of St Ive Church End, St Ive Cross and St Ive Keason , small scale infill and the development of Previously Developed Land (as defined in by the CLP Paragraphs 1.65 and 1.68) will be supported where it:

- a) Is at a level that is proportional to the scale of the settlement and commensurate with and will help to support and enhance the social and community facilities available in the Parish; and
- b) Respects the setting, form, character and natural environment of the settlement and the criteria set out in NDP Policies relating to Heritage, Cornish Distinctiveness and Design, and the Natural Environment and Landscape; and
- c) Contributes to the mix of housing types and tenures needed by the community of the Parish [see NDP Policy 10]; and
- d) Incorporate safe and convenient pedestrian and cycle connectivity to key community facilities and services within the settlement which provide the means for residents of new developments to physically and socially become part of an existing community;

3. Outside the Development Boundary development will not be supported unless it is

- a) for the replacement or subdivision of dwellings; or
- b) the reuse of suitably constructed redundant, disused or historic buildings; or
- c) temporary accommodation for workers to support established and viable rural businesses; or
- d) Full time agricultural and forestry and other rural occupation workers where there is an essential need; or
- e) ‘Regenerative, Low Impact Development’ in accordance with CEDPD Policy AL1; or
- f) small scale infill within established hamlets and small groups of dwellings that complies with NDP Policy 12.

Notes. In the ‘open countryside’ beyond the development boundaries, development will be strictly controlled by CLP Policy 7 and will be limited to dwellings for rural workers, employment development in rural areas, buildings for agriculture and forestry, replacement dwellings, house extensions, replacement buildings and renewable energy projects and development specifically permitted by other St Ive and Pensilva NDP. Within established hamlets and small groups of dwellings small scale infill will continue in accordance with NPPF and CLP Policy.

- a. 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, or
- b. the development of previously developed land within or immediately adjoining the settlement of a scale appropriate to the village, or

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| Policy reference: | <i>Policy 10 - Housing Mix</i> |
| Policy Intention: | 4.132 To ensure that new housing development meets identified local needs and supports a balanced, inclusive community. |
| Justification: | 4.133 NPPF says that planning should ensure that sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed, and provide for a mix of housing |

catering for different groups, identifying the size, type, and tenure of housing required and where an affordable housing need has been identified, plans should provide for it.

- 4.134 The 2021 Census data for St Ive and Pensilva reveals a notable imbalance between household size and dwelling size, with many smaller households living in relatively large homes. The majority of households in the parish consist of either one or two people, accounting for over 72% of all households—higher than the national average. In contrast, households with four or more people make up just under 15%, significantly below the national figure. Despite this predominance of smaller households, the housing stock is skewed towards larger properties: more than 60% of homes have three or more bedrooms, while just 3.5% of dwellings have only one bedroom—well below the national average of 11.6%.
- 4.135 This pattern indicates a high level of under-occupancy, where the number of bedrooms exceeds the needs of the household. Many older residents or couples are likely living in homes that were originally intended for larger families. The lack of smaller, more manageable dwellings, such as one- or two-bedroom homes, limits opportunities for older residents to downsize within the parish and restricts options for younger people or single-person households. Addressing this mismatch is essential for ensuring that future housing provision aligns more closely with the actual needs of the community, supporting both ageing in place and housing affordability.
- 4.136 Only around 8% of homes in the parish are affordable or social rented, compared to a Cornwall average of 10–12%, and there are 89 such dwellings in total. Meanwhile, the supply of 1- and 2-bedroom homes is significantly below local and national averages, despite these being the sizes most suited to first-time buyers, downsizers, and those in housing need.
- 4.137 Affordability analysis shows that market housing is well beyond the financial reach of most residents. Market rents are similarly unaffordable.
- 4.138 By contrast, affordable and social rented homes are the only housing options that are genuinely accessible across all income groups, including single lower earners. There is also unmet demand for specialist housing for older residents, which could be delivered through appropriately designed and located homes as part of general housing provision.
- 4.139 The government’s First Homes product [more easily understood as discounted market housing], offering a minimum 30% discount, is not accessible to average earners in Cornwall unless the discount is increased to 50% - a conclusion supported by both Cornwall Council and local NDP evidence. Shared Ownership is also only affordable at a 25% share or less.
- 4.140 In order to ensure that such developments are most effectively used to meet local needs it is considered that the established Cornwall local connection criteria should apply to Discounted Market Homes to ensure that affordable housing is delivered to meet the needs of the Parish and nearby communities. This will mean that the housing should meet local needs before cascading out. [Local eligibility criteria apply to Discounted Market Homes for a maximum

period of three months from the date the home is first marketed, after which the eligibility criteria revert to the national criteria].

4.141 This evidence strongly supports the need for a housing mix policy that:

- A mix of dwelling sizes that prioritises a blend of smaller one and two-bedroom homes for the young and elderly, family homes of two and three bedrooms, designed as lifetime homes.
- Maximising the provision of affordable housing for rent, with a particular emphasis on social rent as the most accessible tenure for local households.
- Supporting the delivery of homes suitable for older residents, including smaller, accessible dwellings that enable downsizing within the parish and reduce the need to relocate for care or suitability.
- Including homes that provide enhanced opportunities to ‘work from home’
- Supported accommodation or extra care units in one and two-bedroom units for older people and/or disabled, particularly where there is good access for residents to village facilities*.

4.142 A balanced and inclusive housing mix is essential to support community sustainability, housing choice, and intergenerational resilience in the parish.

*Further information as to standards required may be found in the Cornwall Council Housing Supplementary Planning Document February 2020).

Policy Text:

1. Proposals for new residential development should seek to provide a mix of formats, sizes and tenures of dwellings to ensure a range of housing choices is available to meet housing needs in the Parish. These could include:

2. Proposals that include self-build or self-finish serviced plots to be offered at a discount to selfbuilders in local housing need will be supported, subject to a legal agreement that the dwelling remains available to local people in need in perpetuity.

3. The affordable housing portion of development proposals, secured through developer contributions as required by Policies 8 and 9 of the Cornwall Local Plan, should comprise 50% social rented and 50% intermediate housing (including 25% First Homes when there is a requirement for the tenure)’.

4. To enable affordability within the local housing market:

- a) All discounted market housing provision should be offered at a discount of 50% of market value in perpetuity.**
- b) Shared ownership homes provision should be offered, subject to site viability, at the lowest share possible, with the target being at 25% or less.**
- c) To meet the needs of the community on or below local average households, the rented portion should maximise the proportion of 1 and 2 bedroomed units in socially rented tenure taking into account the current assessed housing need for the parish.**

5. When applications for housing are being considered developers should assess current demographic and market information to determine the proportional balance of specialist housing required and demonstrate how their proposals meet the local requirements identified in the assessment. Provision should include an appropriate element of M4(2) Accessible and Adaptable Homes and M4(3) Wheelchair Accessible homes.

Notes.

[1] When applications for housing are being considered developers should assess current demographic and market information to determine the proportional balance of specialist housing required.

[2] Housing for the Over 55's and 1.5 bedroom properties – the inclusion of 1.5 bed 2 person dwelling type in developments will be welcome as they will enable accommodation that provides a small ancillary room for a carer or for homeworking, that is not considered a bedroom for rental charging purposes. Such dwellings should have a Gross Internal Area of 50m² as a minimum, but should also be less than 61m², with the second bedroom being smaller than 7.5m².

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| Policy reference: | <i>Policy 11 – Rural Exception Affordable Housing</i> |
| Policy Intention: | 4.143 To help meet local affordable housing need. |
| Justification: | <p>4.144 Rural exception sites are small-scale developments located on land adjacent to existing settlements, intended primarily to deliver affordable housing for local people. In line with NPPF and Cornwall Local Plan Policy 9, these sites must be affordable housing-led, well related in scale and character to the settlement, and may include a limited amount of open market housing only as cross-subsidy, subject to viability testing.</p> <p>4.145 Given the severe affordability challenges in St Ive and Pensilva Parish rural exception sites will play a crucial role in addressing local housing need. These sites offer one of the few mechanisms available to deliver genuinely affordable and social rented housing, which is otherwise largely unattainable for most local households. As such, the NDP strongly supports rural exception development where it is sensitively located and designed, and where it delivers housing that is truly affordable to local people.</p> <p>4.146 Because exception sites rely on landowner and developer initiative rather than advance allocation, it is important that the NDP sets out clear criteria to guide proposals, ensuring they are appropriately scaled, sensitively located, and respond to local housing needs, including the preferred mix of dwelling types and sizes.</p> <p>4.147 The St Ive and Pensilva NDP ‘Development Boundary Assessment’ found that the west and south of the village, with greater heritage, landscape and ecological quality, is more sensitive to development than is the east of the village. For rural exception housing, the assessment identified two ‘directions of growth’ at boundary C – D and F – G, on the east of the village, where such development might be advantageously located in reasonable walking distance of the village’s community facilities.</p> <p>4.148 Design flexibility can help meet specific local needs. For instance, including a small extra room in smaller dwellings can support older or vulnerable residents by enabling live-in carers or visiting family, reducing reliance on institutional accommodation.</p> <p>4.149 Self-build affordable housing can also form part of rural exception provision, through low-cost or discounted plots, shell units, or self-finish schemes for households in local housing need. However, such homes must still reflect local design and character, ensuring a coherent and context-sensitive approach to materials, scale, and layout.</p> |
| Policy Text: | |

1. Proposals for affordable housing-led residential development under CLP Policy 9 [‘Rural exception Sites’], and proposals which meet the criteria for affordable self-build dwellings, will be supported on sites outside of and well-related to the built form of the settlements of Pensilva and St Ive where they:

- a) meet an identified local need for affordable housing;
- b) are on sites in the ‘preferred directions of growth’ indicated on Proposals Map 1;
- c) accord with the design policies set in this NDP;

2. For a rural exception site to be “well-related”, it should normally be:

- a) adjacent to the built up area, or
- b) very close to it, with no obvious separation in character, and no intervening open countryside that makes it read as detached; and
- c) Accessible via a continuous, publicly available walking and wheeling route with an all-weather surface, which has no pinch points or gaps, is traffic free or physically separated from traffic, with safe crossing points as needed.

3. Where there is potential for harm to the landscape setting of the settlement, a landscape and visual impact assessment (LVIA) prepared under the Landscape Institute guidelines must be submitted, and appropriate mitigation demonstrated in the design;

4. If market homes are included, the overall scheme must be ‘tenure blind’ such that market and affordable homes are indistinguishable in design, materials and form.

5. Where feasible schemes will deliver some homes that are accessible and suitable for older or less mobile residents, including those that may require an overnight carer.

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| Policy reference: | <i>Policy 12 - Community Led, Self and Custom Build Housing</i> |
| Policy Intention: | 4.150 To support community led local housing initiatives that help address affordable housing needs. |
| Justification: | <p>4.151 The NPPF encourages the delivery of alternative affordable routes to home ownership for those unable to access market housing. These include shared ownership, rent-to-buy, low-cost sale homes, and notably, self-build and community-led housing, such as through Community Land Trusts (CLTs). Such developments, when delivered on exception sites adjacent to settlements, must be small-scale, sensitive to local character, and meet clear local needs.</p> <p>4.152 Self and custom-build housing, as defined in national and local policy, offers individuals or groups the opportunity to create and occupy their own homes, potentially at a lower cost. Where self-build involves personal labour (‘sweat equity’), it can generate a meaningful discount on market value, providing an accessible solution for local people priced out of the conventional market.</p> <p>4.153 However, without appropriate restrictions, self-build can sometimes result in larger, unaffordable homes, particularly detached properties. To ensure such housing remains genuinely affordable and available to local people, controls on occupancy, resale value, and eligibility may be needed.</p> <p>4.154 Self-build can be delivered in various forms, including serviced plots, discounted plots, watertight shell units, or self-finish homes. To maintain coherence and quality, it is important that individual homes share a common</p> |

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| | <p>design approach, especially in terms of scale, form, and materials, and relate positively to their surroundings.</p> <p>4.155 Where multiple plots are proposed, a site-wide Design Code should be agreed with the local planning authority to guide development. Offering a range of plot sizes can help cater to differing needs and budgets, supporting both affordability and diversity in the housing stock.</p> |
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Policy Text:

1. Proposals that deliver locally restricted affordable housing in perpetuity will be supported where they are brought forward by individuals, community groups, Community Land Trusts, registered providers, or developers, acting alone or in partnership, and where they meet all of the following criteria:

- a) Are located at Pensilva or St Ive or other sustainable locations, in accordance with Policies 8 and 11 of this Plan;
- b) Deliver genuinely affordable housing using innovative models such as self-build, custom-build, or other affordable routes to home ownership, as defined by the NPPF.
- c) They are secured through a planning obligation to ensure local eligibility, nomination arrangements, and local restriction on all future resales.
- d) Provide dwelling sizes and bedroom numbers that reflect the need identified in the most recent local housing needs assessment, and do not exceed the Nationally Described Space Standards (NDSS) +10%;
- e) Where a rural exception scheme includes any self build or custom build component, the scheme must demonstrate that the inclusion of such plots does not prejudice the delivery, phasing, or viability of the affordable housing as a whole, and the affordable housing element is secured to be delivered in full.
- f) Where part of a multi-plot or estate proposal, include an agreed site-wide Design Code to guide the scale, form, materials and relationship between individual dwellings; and
- g) Are brought forward as small-scale development or infill, including as part of the affordable housing mix on rural exception sites.

2. In addition, community-led affordable housing schemes may be supported on sites that would not otherwise meet the criteria for rural exception sites, provided they comply with the NPPF and the criteria a) to g) listed above.

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| Policy reference: | <i>Policy 13 – Infill Within Hamlets and Small Groups of Dwellings.</i> |
| Policy Intention: | 4.156 To ensure that residential development in the countryside and in hamlets and groups of dwellings is sustainable and of a scale and form suitable for their location. |
| Justification: | 4.157 In St Iv Parish, there are several small clusters of dwellings that lie outside of settlements defined in this NDP. In accordance with the National Planning Policy Framework (NPPF) and Cornwall Local Plan guidance, new housing in the open countryside is highly restricted. Permissible development is typically limited to rural worker dwellings, house extensions, replacement dwellings, and very limited infill within established hamlets. |

- 4.158 Such hamlet clusters often lack local services, infrastructure, and public transport, meaning they are generally unsuitable for larger-scale development. Allowing significant growth in these areas could result in rural isolation and place an unrealistic burden on residents to access essential services elsewhere. Cornwall Local Plan Paragraph 1.67 also cautions against treating areas with significant gaps between buildings as suitable for infill, especially where these do not form a coherent settlement pattern.
- 4.159 Development in these locations must not consist of or intensify sporadic, low-density straggles of housing and should instead demonstrate a clear relationship with nearby settlements and facilities. Proximity to employment, services, and public transport remains an essential consideration for sustainability and quality of life.
- 4.160 An exception to conventional planning constraints may apply in the case of Regenerative Low Impact Developments, which aim to enable off-grid, low-carbon lifestyles. Such schemes can contribute positively to biodiversity, food production, and self-sufficiency while respecting landscape character and heritage. Under Policy AL1 of Cornwall’s Climate Emergency DPD, such development may be permitted in countryside locations only where a truly low-impact approach is demonstrated and proposals are subject to rigorous assessment and long-term monitoring to ensure they remain environmentally and socially sustainable.

Policy Text:

1. Small-scale residential developments will be supported within rural hamlet settlements which have a form and shape with clearly definable boundaries where:

- a) **The development would constitute either:**
 - i. **‘infill’ of a gap in an otherwise continuous frontage [which will normally be a road frontage]; or**
 - ii. **Small-scale rounding-off, which is surrounded on at least two sides by the existing built edge of the settlement and does not visually extend building into the open countryside; and**
- b) **The design of the development is in accordance with NDP Policy X; and**
- c) **The development will not diminish open land that is considered important to the character of the hamlet or setting of a nearby settlement or historic environment asset.**

3. In order to ensure that such developments are sustainable and that rural isolation is not increased, account should be taken of:

- a) **The proximity, accessibility and relationship of the hamlet / small group of dwellings to facilities, employment and services required for day to day living; and**
- b) **Whether opportunities exist to minimise the number or length of car trips including:**
- c) **the availability of superfast broadband for home working,**
- d) **access to bus links to nearby settlements and towns for employment and services, and**
- e) **the ability to make short journeys on foot or bicycle.**

Beyond the settlement edges of rural hamlet settlements development will not be supported unless it is in accordance with CLP Policy 7, 9, or 21 or CEDPD Policy AL1.

Business and Employment

- 4.161 To inform the Neighbourhood Development Plan, a survey was carried out with local businesses operating within St Ive and Pensilva Parish. The results offer insights into the nature of local enterprise, challenges faced, and the priorities businesses would like the Plan to address.
- 4.162 The majority of businesses surveyed were long-established, with 60% operating in the parish for over 10 years. Most are small-scale, employing five or fewer staff, and span a wide range of sectors, including building trades, professional services, personal services, retail, food, and farming. Several respondents identified as self-employed or sole traders, with additional representation from unique sectors such as machinery hire, self-storage, and a community-run gym.
- 4.163 Businesses value the area’s rural setting, community spirit, low crime rates, and proximity to customers. The ability to work from home, avoid commuting, and enjoy a quiet, scenic environment are also seen as benefits. However, concerns were raised over several local constraints, particularly poor broadband and mobile coverage, limited marketing of the area for tourism, and the lack of local vocational training—especially for trades.
- 4.164 A key finding is that 80% of businesses said improved digital connectivity would help them operate more effectively, while many also expressed the need for better access to storage, industrial space, and workshop facilities. Those working from home highlighted the need for better broadband and local service availability.
- 4.165 Transport links, digital communications, and access to skilled workers were ranked the top three factors influencing business success. Only 7% felt second or holiday homes were important to their business, while 87% disagreed.
- 4.166 Sustainability is a growing consideration for the local economy. While only a small number currently use electric vehicles (EVs), 60% of businesses stated that renewable energy will be important for their future. However, only 20% currently offer EV charging points for staff or visitors.
- 4.167 When asked to rate the **area** as a place to do business, nearly all respondents gave moderate to high scores, though many suggested there is untapped potential if issues like connectivity, visibility, and workspace were addressed.
- 4.168 These findings reinforce the need for the NDP to:
- Support the expansion of digital infrastructure,
 - Encourage new and flexible workspaces (including live/work units),
 - Promote local employment and skills training, and
 - Enhance visibility and support for rural enterprises and social businesses.

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| Policy reference: | <i>Policy 14 - Safeguarding and enhancement of Employment Land and Development of New Commercial Space</i> |
| Policy Intention: | 4.169 To ensure that new and expanding business developments are environmentally appropriate, contribute to sustainable economic activity, and are well integrated into their surroundings. |
| Justification: | 4.170 The St Ive and Pensilva NDP Business Survey identified the need to encourage new and flexible workspaces, including live/work units, whilst the Cornwall and Isles of Scilly Strategic Economic Plan 2017-2030 emphasises supporting developments that build cultural identity, promote environmental growth, foster diverse communities, and encourage industry innovation, such as marine energy-tech and digital connectivity. The recently adopted Industrial Strategy |

further stresses the need to aid rural areas with limited job access. NDP Policy should back new business developments aligned with the Strategic Economic Plan, aiming to reduce deprivation by providing adaptable spaces for modern manufacturing and innovation to create higher-value jobs.

- 4.171 The NPPF also supports the growth of rural businesses, including through conversions or well-designed new buildings beyond settlement boundaries, provided they minimise road impacts and maintain landscape sensitivity. These policies support agricultural diversification, repurposing of rural buildings, and innovative rural employment initiatives
- 4.172 The Cornwall Good Growth Plan (which builds upon the foundations of the 2017-2030 Strategic Economic Plan) shifts the focus toward a 'nature-positive' and circular economy, emphasizing developments that strengthen local cultural identity and deliver tangible environmental growth. While continuing to foster diverse communities and industry innovation, particularly in high-growth sectors like marine renewables and digital tech, the plan places a renewed priority on equitable rural development. NDP Policy should therefore support new business initiatives that align with this 'Good Growth' framework, aiming to reduce deprivation by providing adaptable, sustainable workspaces for modern manufacturing and innovation to create higher-value, secure local jobs.
- 4.173 Cornwall Local Plan Policy 5 requires Neighbourhood Plans to identify and protect land to support economic strategies. The NPPF supports the sustainable growth of rural businesses through conversions and new buildings, including agricultural diversification. It also recognises that some rural business sites may need to be near, or outside, settlements, subject to landscape and settlement sensitivity, impacts on local roads, and sustainability considerations, with a preference for previously developed land where possible.
- 4.174 CLP Policy 21 encourages sustainably located proposals that use previously developed land and buildings. However, given the emphasis in the NPPF on housing provision, it would be inappropriate to support business conversions which involve the loss of a dwelling.
- 4.175 CLP Policy 2(h) supports the provision to work from home through live/ work units. These are buildings or groups of buildings that offer the opportunity to live and work in the exact location. The residential use must be subservient to the work use. They may be new builds or converted from existing buildings. There will be circumstances where a development would not usually be appropriately located for a standalone residential development but will be appropriate for live/work proposals in line with Policy 2(h).
- 4.176 In order to maintain and enhance Cornish Distinctiveness, it is essential that new developments, conversions and improvements to existing buildings, particularly in sensitive rural and historic environments, are well designed. Where appropriate reference should be made to Cornwall Council's 'Using Distinctiveness' guidance, the associated Farmsteads Guidance, and the Sustainable Building Guide to retrofitting existing buildings and Improving Energy Efficiency in Historic Buildings. [Hyperlinks]

Policy Text:

1. Safeguarding: The following existing employment sites [shown on Proposals Map 1] are safeguarded in accordance with CLP Policy 5:

- a. Pensilva Business Area**
- b. St Ive Cross Business Area**

Where any of these sites is no longer required, the mechanism for release in Policy 5 of the Cornwall Local Plan will apply.

2. For conversions of existing buildings to Business Use:

- a) Adequate water supply, sewerage, sewage treatment, and waste disposal systems must be in place.**
- b) The proposed use will not have a materially adverse impact on the rural environment in terms of, noise, effluent or fumes it would emit, and the traffic it would generate;**
- c) It will not significantly conflict with the need to conserve the best and most versatile agricultural land and minimise interference with farming;**
- d) It will not have a materially adverse impact on nature conservation or landscape interests;**
- e) It includes where possible measures to improve access on foot, cycling or public transport;**
- f) Reasonable measures have been taken to provide for any nature conservation interest.**
- g) The building is capable of change or conversion without the need for major extension or rebuilding;**
- h) If extension is required the scale, design and use of materials retain the existing character of the building and relate to its surroundings; and**
- i) There is no net loss of residential dwellings, or any loss can be justified.**

3. Where development involves conversion or change of use of a listed building, CLP strategic policy 24 will apply.

4. Proposals for new commercial spaces and expansions to existing commercial premises will be supported if they meet the following criteria:

- j) They provide attractive, flexible, and adaptable spaces suitable for modern manufacturing, innovation, evolving processes, and other commercial activities.**
- k) They are located in close proximity to the built form of settlements and employment sites or, if not, include measures to enhance sustainability by improving access on foot, by bicycle, or via public transport.**
- l) The proposed use does not significantly harm the environment or the amenity of neighbouring residential properties, particularly with respect to noise, emissions (effluent or fumes), and traffic impact.**
- m) The scale, form, bulk, and overall design are appropriate for the location.**
- n) Appropriate on-site or nearby on-street parking is provided to meet the needs of the business without creating unacceptable road hazards, as determined by the Highway Authority in line with the Cornwall Council Travel Plan and Parking Standards Advice for Developers'**

5. Proposals for Live/Work Units will be supported where:

- a) Criteria 4. a) to f) apply.**
- b) The residential use is secondary to the business use, with at least 60% of the total infrastructure dedicated to employment purposes.**
- c) In rural locations away from the built form of settlements, the necessity for the live/work unit in that specific location must be justified, along with evidence demonstrating the long-term viability of the business.**
- d) The residential component must only be occupied by a person working full-time in the associated business and their immediate family.**

e) The development must remain restricted to live/work use, with no conversion or change of use to fully residential purposes permitted.

Notes.[1] This policy will also support community schemes for the provision of critical services and the extension of an existing business where re-location is not viable.

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| Policy reference: | <i>Policy 15 - Supporting Home Based Businesses and Working from Home</i> |
| Policy Intention: | 4.177 To provide a criteria-based approach to impact assessment of planning applications, when they are required for working from home activity, to support a balanced consideration of the impacts that might occur in different situations. |
| Justification: | <p>4.178 Home-based businesses can involve work conducted entirely within the residence or partly off-site, such as at a client’s premises or outdoor locations. Around one in ten homes host at least one business, and nearly 60% of all businesses nationwide are home-based. The practice of working from home rose significantly during the COVID-19 pandemic, from 27% of working adults in 2019 to 37%, with many businesses intending to maintain or expand home working post-pandemic. By October 2024, 41% of workers were working remotely at least part of the week, with 28% in hybrid roles and 13% working from home full-time. Furthermore, 21% of private sector businesses reported they were adopting or planning to adopt long-term home working practices, and 85% of remote employees expressed a preference to continue hybrid working. According to the 2021 Census, 34.9% of working adults in St Ives and Pensilva work from home, a figure higher than both the national average (31.5%) and significantly above the Cornwall average (24.7%).</p> <p>4.179 As this trend grows, so too does the demand for dedicated home office space, high-speed broadband, and appropriate working environments within residential properties. Not all homes are suitable for remote work or running a business, and some residents may prefer to clearly separate their work and living areas. There may also be occasional visits from support staff, such as bookkeepers or managers.</p> <p>4.180 To support this evolving way of working, there is a growing need for policies that enable the creation of home-based workspaces, including extensions, conversions of existing outbuildings, or the development of new garden buildings. These adaptations can help ensure that home-based enterprises are viable and sustainable in the long term, helping to retain residents and foster small-scale, sustainable economic activity.</p> <p>4.181 Home working offers individuals several personal benefits, including greater flexibility and work–life balance, reduced commuting time and costs, increased autonomy, and the ability to work in a comfortable, familiar environment. It can also improve wellbeing and reduce stress for many people. Working from home can also benefit people with limited mobility by fostering economic independence. To support home-based businesses long-term, there is a need to allow for home extensions, conversions of outbuildings, and new standalone buildings in gardens for business use. It also supports the case for modest, well-designed new housing in villages, ensuring that they remain vibrant and</p> |

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| | economically viable, especially as commuting becomes less of a necessity for many. |
| <p>Policy Text:</p> <p>1. Where planning permission is required, the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported, provided that:</p> <ul style="list-style-type: none"> a) Other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling; and b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour, or other nuisance associated with the work activity; and c) The activities involved are not likely to generate a significant level of additional traffic (eg, off-site staff visits, deliveries, collections) or result in parking congestion around the site or on approach roads, or harm road safety. d) Any extension or free-standing building shall be designed with regard to the design policies in this Plan. It should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction. <p>2. Proposals for development to provide small-scale employment opportunities in residential areas will be supported, provided that the proposals do not involve the loss of a dwelling and do not unacceptably detract from the residential character of the area.</p> | |
| <p>Notes. In most cases, planning permission is not required. However, where building alterations beyond Permitted Development limits are involved, or the scale of business materially changes the use of the premises, including impacts on the amenity of adjoining residents through activity outside of reasonable work hours, or other environmental harm such as increased traffic, noise and smells, then planning permission may be required. N.B. for purpose-built live/work units see NDP Policy xx above.</p> | |

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| Policy reference: | <i>Policy 16 - Farm Business Diversification and Rural Tourism</i> |
| Policy Intention: | 4.182 To encourage sustainable farm diversification and rural tourism initiatives that positively contribute to the local economy while safeguarding community wellbeing and protecting the natural environment. |
| Justification: | <p>4.183 Farming is central to the character and economy of St Ive and Pensilva Parish, providing a valued rural backdrop, maintaining biodiversity, and supporting the landscape that underpins the area’s tourism appeal. Farmers play a vital role as custodians of the land, and sustaining agricultural viability is essential to preserve these wider community and environmental benefits.</p> <p>4.184 Supporting the diversification of farm businesses is key to building a more resilient rural economy. Local farming incomes can be low and unpredictable, and diversification - through activities such as food processing, farm retail, rural crafts, and rural tourism - offers an opportunity for a more stable income, albeit often requiring long-term investment.</p> <p>4.185 To be sustainable, such development must respect the rural character and environmental sensitivity of the parish. Suitable forms of diversification may include organic food production, traditional crafts, home-based digital</p> |

enterprises, and small-scale tourism ventures such as glamping sites or farm stays, where they are well-designed and appropriately located.

4.186 However, unmanaged tourism growth can harm the very qualities that attract visitors, including landscape, heritage, and local amenity. Cornwall Local Plan Policy 5 supports sustainable, high-quality tourism that delivers a balanced mix of social, economic, and environmental benefits. Tourism development should enhance the local offer, extend the season, and avoid adverse impacts such as traffic congestion and environmental degradation.

4.187 Where tourism accommodation is designed to residential standards and appropriately located, there may be future potential for such units to support local housing need, subject to planning policy flexibility. This ensures a balanced and adaptable approach that supports both the current rural economy and future community needs.

4.188 Additionally, many agricultural holdings rely on private water sources, highlighting the importance of incorporating Sustainable Drainage Systems (SuDS) and water-efficient practices in new developments. Rainwater harvesting and on-site storage can reduce pressure on mains and groundwater supplies, particularly during dry periods, contributing to the overall climate resilience of the sector.

Policy Text:

1. Proposals for farm diversification that require planning permission will be supported where they:

- a) Accord with Policies AG1 and G2 of the Cornwall Climate Emergency DPD;**
- b) Are complementary to, and support the long-term viability of the primary farm business;**
- c) Do not compromise the core agricultural function or land management of the farm;**
- d) Are located within or well-related to existing farm building groups;**
- e) Are of a scale and nature appropriate to their rural setting, and do not have an unacceptable impact on landscape, tranquillity, biodiversity, or infrastructure;**
- f) Incorporate water efficiency and sustainable drainage systems (SuDS) where practicable;**
- g) Demonstrate alignment with relevant NDP design and environmental policies.**

2. Proposals for high-quality, small-scale tourism facilities and accommodation will be supported where they:

- a) Are of a scale appropriate to the host settlement or landscape setting, and do not result in disproportionate expansion into the open countryside or dominate rural villages;**
- b) In countryside locations, they are clearly linked to farm diversification or existing employment sites, and reflect the form, scale, and landscape character of the area;**
- c) Do not create unacceptable levels of noise, traffic, odour, or other disturbance, and traffic impacts are consistent with the capacity and safety of local roads;**
- d) Comply with relevant NDP policies on design, landscape, and biodiversity, and with Cornwall's Climate Emergency DPD policies, including biodiversity net gain;**
- e) Are accessible to people with limited mobility and deliver benefits to both visitors and the local community;**

f) Do not increase the risk of flooding to visitors or local infrastructure.

3. Sustainability measures such as renewable energy use, recycling and waste minimisation, and use of locally sourced materials are encouraged in all proposals.

4. Tourism accommodation that is not suitable for permanent residential use must be subject to a planning condition or legal agreement to restrict occupancy to holiday-only use.

Notes. CEDPD Policy TC5 aims to support new rural service and employment hubs, including small-scale day-to-day retail facilities to meet the needs of the settlement or cluster of settlements. St Ives and Pensilva Parish NDP Policies EM1 to EM3 cover existing and new commercial development, live/work proposals, farm business diversification and rural tourism and are intended to sit alongside and work with CEDPD Policy TC5.

The Natural Environment

4.189 The St Ives and Pensilva Neighbourhood Area encompasses a diverse and predominantly rural landscape of approximately 2,385 hectares in East Cornwall. Defined by its natural topography and long-standing agricultural use, the area features a central ridge of higher ground that gently slopes to the south and east, flanked by the steep, wooded valleys of the Rivers Tiddy and Lynher. These valleys not only provide visual character but also contribute to the parish's ecological richness.

4.190 The surrounding countryside is characterised by a patchwork of post-medieval and later field enclosures, a testament to its enduring agricultural heritage. Scattered hamlets, farmsteads, and smallholdings contribute to the area's dispersed rural settlement pattern and reinforce its tranquil, unspoilt character. The broader natural landscape is formally recognised within the Cornish Killas National Character Area and the Lynher and Tiddy River Valleys Cornwall Character Area, both of which underscore the area's distinctive visual and ecological identity.

4.191 Despite its scenic setting, public access to the countryside remains limited, with only a modest network of Public Rights of Way. These include short stretches around Pensilva, Cadson Bury Down, and along the River Tiddy. However, the Caradon Trail—a promoted multi-use route—offers more extensive access for walkers, cyclists, and horse riders, linking the area to Bodmin Moor and the broader historic mining landscape.

4.192 The legacy of 19th-century copper mining also plays a significant role in shaping the natural environment. Although outside the Parish, features such as the remains of the South East Caradon Mines and the historic Moorswater to Minions railway dominate the skyline and contribute to the area's cultural landscape and are now embedded in a setting that blends post-industrial heritage with natural regeneration, as protected under the WHS designation.

4.193 Furthermore, the parish's landscape plays a growing role in renewable energy generation. A 5MW solar farm south of St Ives and a 1.3MW wind turbine near Pensilva demonstrate the area's capacity to contribute to low-carbon energy solutions, supported by its elevated and exposed geography, which Cornwall Council recognises as broadly suitable for wind energy.

4.194 Together, these features establish St Ives and Pensilva as a parish with a strong and distinctive rural character, shaped by both its natural assets and historical evolution, and with clear potential for enhancing access, biodiversity, and climate resilience through sensitive stewardship.

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| Policy reference: | <i>Policy 17 - National Landscape and World Heritage Site Setting and Scenic Protection</i> |
| Policy intention: | 4.1 To ensure that all development proposals within St Ives and Pensilva Parish respect and safeguard the setting of the Cornwall National Landscape (AONB) and World Heritage Site |

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| <p>Justification:</p> | <p>4.2 The Bodmin Moor part of the Cornwall National Landscape is a nationally protected area of exceptional scenic beauty, located just north of the parish boundary. Although not within the National Landscape, development in the Parish might have a material impact on its setting, including valued views, landscape character, and ecological networks. The NPPF, NPPG, and Cornwall Local Plan Policy 23 emphasise the importance of protecting such landscapes and their settings.</p> <p>4.3 Defra and Natural England clarify that relevant authorities, including parish councils, must consider the setting of the National Landscape under the “Duty of Regard” (Section 85 of the CROW Act 2000).</p> <p>4.4 The scale, height, siting, use, materials, and design of a development all influence whether it affects the natural beauty and special qualities of the National Landscape. Additional factors, such as whether the proposal is incompatible with its surroundings, or involves movement, reflective surfaces, or inappropriate colours, can also intensify its visual or environmental impact.</p> <p>4.5 While developments located further from the National Landscape boundary are generally less likely to cause harm, significant or tall structures can still affect the landscape from a significant distance. Even when physical intrusion into the National Landscape is avoided, developments nearby may still have adverse effects such as increased traffic, noise, light pollution, or the urbanising influence of built form.</p> <p>4.6 Development outside the National Landscape can also indirectly impact it by increasing pressure on land use, public rights of way, or local landscape management.</p> <p>4.7 Part of the Parish is within the UNESCO Cornwall and West Devon Mining Landscape World Heritage Site a designated heritage asset of the highest global significance recognised and managed under the Convention Concerning the Protection of the World Cultural and Natural Heritage. Much more of the Parish is in the setting of the WHS. The St Ive and Pensilva Parish NDP must comply with the requirement of the United Kingdom to protect, conserve, present and transmit to future generations its World Heritage Status. The UNESCO Operational Guidelines seek protection of “the immediate setting” of each World Heritage Site, of “important views and other areas or attributes that are functionally important as a support to the Property. Development within the setting of the WHS will only be acceptable where it is proven to protect or enhance the setting as set out within both the current National Planning Policy Framework and Planning Policy Guidance.</p> <p>4.8 Cumulative impacts are an essential concern. Individually minor schemes may collectively lead to substantial harm when combined, particularly by contributing to increased traffic, noise, lighting, visual clutter, or erosion of rural character.</p> |
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Policy Text:

Development proposals within the setting of Bodmin Moor part of the Cornwall National Landscape (formerly Cornwall AONB) and the Cornwall and West Devon Mining Landscape World Heritage Site will only be supported where it can be clearly demonstrated that they:

- a) **Conserve and enhance the natural beauty, scenic quality, and special characteristics of the National Landscape, as well as the Outstanding Universal Value (OUV) of the WHS, including important long views to and from the National Landscape and the WHS;**
- b) **Are of a scale, design, layout, use, materials and appearance that harmonise with the surrounding landscape and do not detract from the character of the National Landscape and the authenticity or integrity of the WHS or their landscape settings;**
- c) **Avoid or adequately mitigate adverse cumulative effects from increased traffic, lighting, noise or development pressures on land management and access networks, including PROWs within or adjoining the National Landscape;**
- d) **Have fully considered guidance from (as appropriate) the NPPF, Natural England, and the Duty of Regard under Section 85 of the CROW Act and the relevant National Landscape Management Plan including the impact of the proposal outside the National Landscape boundary where it may affect the National Landscape’s setting.**
- e) **Have fully considered guidance from the NPPF, Historic England, UNESCO and the relevant World Heritage Site Management Plan including the impact of the proposal outside the WHS boundary where it may affect the WHS landscape setting.**

Applications must be accompanied by a proportionate Landscape and Visual Impact Assessment where impacts on the National Landscape may arise.

Notes. [1] In practice, 2–5 kilometres is often used as a guideline range for assessing potential visual or landscape impact, especially where there are prominent viewpoints or elevated landforms.

[2] Where relevant, planning applications must be also be accompanied by a proportionate Heritage Impact Assessment (HIA) utilising the “Guidance and Toolkit for Impact Assessments in a World Heritage Context” (2022) produced by UNESCO, ICCROM, ICOMOS and IUCN.

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| Policy reference: | <i>Policy 18 - Biodiversity & Green Infrastructure</i> |
| Policy Intention: | 4.195 To ensure that development supports long-term nature recovery, strengthens ecological networks, and creates a more sustainable, resilient, and attractive place for both people and wildlife. |
| Justification: | <p>4.196 The natural environment plays a vital role in shaping the identity, character, and well-being of the neighbourhood area. Protecting and enhancing biodiversity and green infrastructure is not only an environmental imperative, but also a legal and planning requirement that directly supports community health, climate resilience, and quality of life.</p> <p>4.197 The Environment Act 2021 introduced a mandatory requirement for most planning applications, from February 2024, to deliver a minimum 10% Net Biodiversity Gain (NBG). Initially, this applied only to major development, but as of April 2, 2024, the requirement for a 10% Biodiversity Net Gain (BNG) has been extended to include small development sites in England. For NBG to be effective, new development proposals must retain as much of the existing onsite habitat as possible and demonstrate how they have followed an approved mitigation strategy. The key concept is ‘Better than Before’.</p> <p>4.198 This means that developments must leave the natural environment in a measurably better state than before development occurred. This approach</p> |

ensures that growth and development actively contribute to nature recovery.

4.199 In addition, the Natural Environment and Rural Communities Act 2006 places a duty on local planning authorities to conserve and enhance biodiversity across their areas. This legal obligation is supported by national strategies such as Biodiversity 2020, which sets out objectives to halt biodiversity loss, strengthen ecological networks, and ensure that wildlife and ecosystems can thrive alongside human activity.

4.200 The Government-endorsed Nature Positive 2030 initiative sets out a roadmap for reversing biodiversity decline by 2030. Key priorities include restoring and protecting wildlife habitats within and beyond designated areas, investing in habitat creation to strengthen nature networks, and integrating nature recovery outcomes into development planning.

4.201 The NPPF reinforces these ambitions by encouraging a strategic approach to maintaining and enhancing green infrastructure and ecological networks at a catchment or landscape scale. It also expects development plans to identify, map, and protect local habitats, wildlife corridors, stepping stones, and areas of strategic importance for biodiversity. Local planning authorities are expected to secure measurable biodiversity net gains and to prioritise the conservation and restoration of priority habitats and species.

4.202 ‘Green Infrastructure’ is recognised in the NPPF as a multi-functional network of green and blue spaces that deliver a wide range of benefits – from biodiversity and climate regulation to recreation, health, and community resilience. These natural assets are critical to both urban and rural areas and should be considered as integral to sustainable placemaking.

4.203 Policy G2 of Cornwall’s Climate Emergency Development Plan Document (CEDPD) mandates that all major developments achieve a minimum of 10% Biodiversity Net Gain (BNG) over the pre-development biodiversity value, as measured by the latest version of the DEFRA Biodiversity Metric. [NB this has now been extended to all developments]. Policy G4 of the Climate Emergency DPD requires developments near a Local Nature Recovery Network to demonstrate how they will maintain its integrity and connectivity while aligning with recovery strategy principles.

4.204 St Ives and Pensilva Parish contains a significant and diverse green infrastructure network, with several biodiversity assets of regional and international importance. These include:

- Priority Habitat Inventory Deciduous Woodland
- Ancient Woodland
- Areas supporting Priority Species
- National Forestry Inventory Woodland
- Cornwall Wildlife Sites
- Site of Special Scientific Interest

4.205 These habitats form an essential part of the local green infrastructure, supporting biodiversity and playing a key role in Cornwall’s Nature Recovery Network and Environmental Growth Strategy. Their protection and enhancement are central to sustainable land use in the Parish to mitigate the impacts of new development on wildlife and natural spaces. It is essential to maintain and enhance this network. Developments should include measures to promote wildlife and connect surrounding habitats.

Policy Text:

The St Ive and Pensilva Parish NDP identifies a network of ‘green infrastructure’ within the Parish [illustrated diagrammatically on Figure 14]

2. Development proposals will be supported where they:

- a) **Do not compromise the integrity of the network of green infrastructure and its assets by avoiding adverse impacts or providing effective mitigation where impacts are unavoidable.**
- b) **Ensure through landscaping schemes, layouts, access and public open space provision, that it contributes to the connectivity, maintenance and enhancement of the Network.**
- c) **Demonstrate, through the use of a Biodiversity Net Gain Plan [BNGP], based on an assessment of the site before and after development, how the impact on biodiversity will be minimised and a 10% net gain in biodiversity achieved in line with national policy and the provisions of Policy G2 of the Cornwall Local Plan.**

3. The identification of receptor sites for any local offsite biodiversity gains should have regard to the St Ive and Pensilva Parish Green Infrastructure Network and the current Cornwall Local Nature Recovery Strategy.

4. All developments should seek to ensure that:

- a) **Where sites contain patches of semi-natural habitat, they are retained and ideally linked together as part of the intended end land-use.**
- b) **The potential to retain, restore and re-create habitat linkages such as hedgerows and water-courses is considered.**
- c) **Enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site, and off-site if immediate gains are not possible within the development site are considered.**

5. Proposals which would result in significant harm to biodiversity which cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for will not be supported.

Notes. [1]. Major development is one where the number of residential units to be constructed is 10 or more, or where the number of residential units is not given, a site area of 0.5 hectares or more. For all other uses, a major development is one where the floor space to be built is 1,000 square metres or more, or where the site area is 1 hectare or more

[2] **Local Nature Recovery Network.** Cornwall Council has drafted a Local Nature Recovery Strategy under the terms of the Environment Act 2021. It includes a map of the most valuable areas for wildlife presently [Zone 1], opportunities to improve nature in the future [Zone 2], and short-term priorities. The aim is to use the high-quality existing habitats as core wildlife hubs and connect them together through the restoration and creation of strategically placed opportunity habitats, thereby creating one larger network.

A map showing the NRN zones in St Ive and Pensilva Parish can be found at the LAGAS Natural Capital Information and Management Hub. [<https://lagas.co.uk/>].

[3]. **Species Reintroduction Feasibility Study.** One way to restore nature is to reintroduce lost wildlife into Cornwall. This study examined the benefits and challenges of reintroducing species that once lived here, such as beavers, water voles, red squirrels, pine martens, wild boar and wildcats. The mapping in the study shows the green infrastructure network in the Parish as having potential for various species reintroduction.

[4] Examples of appropriate measures to address net biodiversity gain in developments in the rural Parish might include:

- purpose-designed boxes and bricks for bats, birds (including owls in remoter areas), bees and other invertebrates, providing hibernacula for reptiles and amphibians.
- within the structure of the building, or within the site boundaries on non-built features if this is not possible;
- hedgehog access points in fences,
- planting new native trees and hedges and flower-rich habitats
- improving the quality of existing hedgerows by filling gaps and encouraging dense growth
- the intentional use of SuDS and drainage ponding as habitat to support amphibians and aquatic species.
- ‘re-wilding’ of areas to support drainage and create habitat,
- measures to protect the integrity of any affected wildlife corridors, mitigate any harmful impact and incorporate linkages to provide new connections between corridors.
- Restoring degraded wetlands, ponds, or streams.

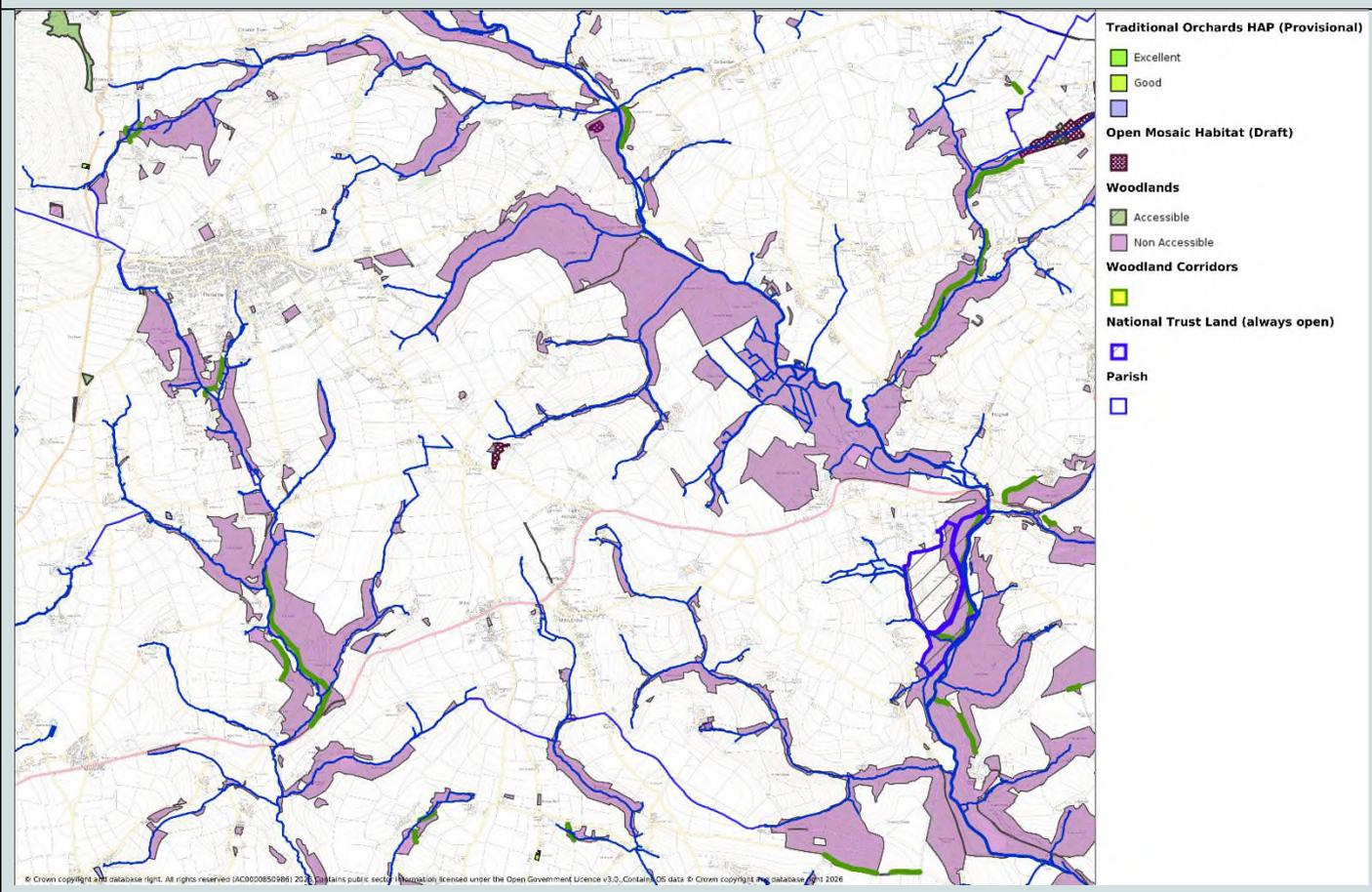


Figure 14: Green Infrastructure Network

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| Policy reference: | <i>Policy 19 - Trees, Cornish Hedges and Hedgerows</i> |
| Policy Intention: | 4.206 To ensure that trees, woodlands and hedgerows are protected and enhanced ensuring they continue to support biodiversity, climate resilience, and contribute to the rural character of St Ive and Pensilva Parish. |
| Justification: | 4.207 Within the South East Cornwall Plateau Character Area, parts of the parish are sparsely treed and dominated by open agricultural fields. Despite this, the landscape retains strong structural features in the form of well-preserved Cornish hedges, hedgerows, and occasional mature trees. These elements play a vital role in defining the rural character of the area and contribute to its ecological and visual appeal. |

- 4.208 In contrast, the valleys of the Rivers Tiddy and Lynher are more densely wooded, containing significant stretches of ancient woodland, many of which are designated as Cornwall Wildlife Sites. These woodlands provide valuable habitats and are important components of the parish’s biodiversity network.
- 4.209 Cornish hedges are particularly distinctive landscape features. Rich in biodiversity, they act as vertical meadows and important wildlife corridors, supporting a wide range of species including bats, birds, pollinators, and reptiles such as adders. Many of these hedges are centuries old and form part of the historic field pattern that defines the cultural identity of the landscape. However, they face growing threats from agricultural intensification, development pressures, and a decline in traditional management practices. Unlike conventional hedgerows, Cornish hedges are not afforded statutory protection under the Hedgerow Regulations 1997 but it is against the law to remove most countryside hedgerows without permission. Cornish hedge boundaries are different to English growing hedgerows and are one of the most important features of the landscape of Cornwall in terms of cultural heritage ecological value and landscape character. Cornish hedges have a stone base, and depending on the location in Cornwall, have either a shrub and tree layer above the stone, or in many locations, especially exposed places they are often bare. The Hedgerows Regulations cover Cornish hedges which have woody growth along the top. Cornish hedges should not be removed without prior permission from Cornwall Council, who will determine under the 1997 Regulations whether the hedge is ‘important’ on ecological or historical grounds. Under the Hedgerow Regulations a hedge as “important” if it: a) has existed for 30 years or more, and b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations. In relation the test of ‘importance’ for a Cornish hedge over 30 years old, to satisfy part b) above one of the following will need to apply:
- 4.210 If a Cornish hedge can be shown to have been present on a Tithe Map, it will therefore meet the pre Inclosure Act 1896 criteria of the Regulations Part II of Schedule 1 Criteria 5(a) and is therefore considered important, whether it supports woody growth or not.
- 4.211 Trees across the parish, whether in hedgerows, woodlands, or as standalone specimens, perform multiple roles. They act as natural boundaries, provide critical habitats for small mammals, insects, and birds, and contribute significantly to the landscape’s ecological integrity. Beyond their biodiversity value, trees offer vital ecosystem services: absorbing carbon dioxide, intercepting stormwater, filtering pollutants, providing shade, and mitigating the effects of rising temperatures. These combined functions enhance the parish’s resilience to climate change and reinforce the natural character that residents deeply value.

Policy Text:

- 1. The retention, protection and enhancement of trees, Cornish Hedges, hedgerows and woodland will be supported. Development proposals must demonstrate how existing trees and hedgerows of arboricultural, ecological, or amenity value will be retained and incorporated into the overall site layout in a sympathetic and sustainable manner.**
- 2. Development proposals will be supported where they:**

- a) Retain and sensitively integrate mature trees, Cornish Hedges, hedgerows and woodland features of value into the design of the scheme;
- b) Include robust protection measures for retained trees and hedgerows during the construction period and demonstrate how their long-term health and survival will be secured;
- c) Are accompanied by a tree and hedgerow survey in accordance with the most recent version of British Standard BS 5837, 'Trees in relation to demolition, design and development' including a management plan for their maintenance and protection;
- d) Provide a comprehensive landscaping scheme that:
 - i. Meets canopy coverage requirements in line with Cornwall Climate Emergency DPD Policy G3;
 - ii. Includes replacement planting of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat. (See Cornwall Council Guidance);
 - iii. Shows how newly planted and retained features will be protected and managed over time;
 - iv. Shows that where trees and hedges are removed to allow access, they are replanted along the back of vision splays.
- e) Provide an appropriate buffer between development and the canopy edge of adjacent woodland, in accordance with arboricultural best practice.

3. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; European and UK protected species and Biodiversity Action Plan habitats and species must be avoided wherever possible, unless the need for and benefits of the development clearly outweigh the loss.

4. Where appropriate when proposals involve new Cornish Hedges, the local stone facing patterns and stone type should be retained and/or replicated.

5. Where Cornish Hedge or hedgerow removal is necessary to facilitate access, replanting will be required along vision splays using local stone facing patterns and stone type and appropriate native species.

Notes. [1] CEDPD Policy G3 - requires that all major development should provide, through the retention of existing and or / the establishment of new, canopy coverage equal to at least 15% of the site area.

[2] The Hedgerows Regulations 1997, made under the Environment Act 1995, aim to protect countryside hedgerows which are ancient or ecologically valuable, vital for wildlife, landscape character, and historical features from being removed without proper oversight.

Key Provisions:

- Notification Requirement: Landowners must notify the local planning authority (LPA) before removing a hedgerow.
- Protection Criteria: The LPA assesses whether the hedgerow is 'important' based on ecological, historical, or landscape criteria.
- Permission to Remove: If the LPA deems the hedgerow important, it may issue a Hedgerow Retention Notice, prohibiting its removal.
- Penalties: Unauthorised removal of protected hedgerows can result in fines and a requirement to replant.

These regulations apply mainly to hedgerows in the countryside over 20 metres long or connected to other hedgerows, but exclude garden boundaries.

Further information <https://www.cornwall.gov.uk/environment/trees-hedges-and-woodlands/hedges/>

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| Policy reference: | <i>Policy 20 - Tranquillity and Dark Skies</i> |
| Policy Intention: | 4.212 To ensure that development within the Parish carefully considers the impact of noise and light on rural character, biodiversity, and the wellbeing of both residents and wildlife. |
| 4.1 Justification: | <p>4.213 The International Dark Sky Places Program, launched by the International Dark-Sky Association (IDA) in 2001, aims to encourage communities worldwide to preserve and protect dark skies through responsible lighting policies and public education. Bodmin Moor has been designated as an International Dark Sky Landscape, making it not only one of Cornwall’s most exceptional natural assets for stargazing but also the first International Dark Sky Place within a National Landscape (formerly Area of Outstanding Natural Beauty).</p> <p>4.214 This prestigious designation was awarded by the IDA following a successful joint bid by Cornwall Council and Caradon Observatory. It recognises the outstanding quality of the night sky over Bodmin Moor, the area’s ongoing commitment to reducing light pollution, and its efforts to provide educational outreach on the importance of dark skies.</p> <p>4.215 The tranquillity and unspoilt night skies of Bodmin Moor are cherished environmental and community assets, forming an integral part of the area’s rural identity and quality of life. The village of Pensilva and its surrounding area fall within the designated Bodmin Moor Dark Sky Landscape, reinforcing the need to safeguard these qualities through careful lighting and development controls.</p> <p>4.216 Dark sky contributes significantly to local character, offering residents and visitors the opportunity for peaceful enjoyment, recreation, and appreciation of natural landscapes and nightscapes. The absence of intrusive noise and artificial lighting enhances the rural charm of the Parish, supports mental and physical wellbeing, and provides critical habitats for nocturnal wildlife, including protected and priority species.</p> <p>4.217 Tranquil countryside areas provide a range of benefits, including improved mental wellbeing and lower stress, opportunities for outdoor recreation that support physical health, better sleep, and stronger community cohesion. Tranquillity can also benefit wildlife by maintaining habitats with lower levels of disturbance. National planning policy reflects this by requiring local plans to identify and protect areas of tranquillity that are relatively undisturbed by noise and valued for recreation and amenity. It also emphasises the need to limit the impacts of artificial lighting on local amenity, dark landscapes, and nature conservation.</p> <p>4.218 Beyond environmental and health considerations, dark skies provide cultural and economic benefits. They are a growing draw for tourism, especially during the darker, quieter months, bringing visitors who contribute to the rural economy. They also offer opportunities for education and scientific exploration, inspiring interest in astronomy and the natural world. It can also bring several other benefits such as enhanced conditions for astronomy, acting as an educational resource, providing creative inspiration etc</p> |

4.219 However, lighting is often installed which is overly bright, needlessly spills upwards, is poorly aimed and creates shadows – making it harder to see as well as being wasteful and harmful to the night sky. In St Ives and Pensilva Parish, some lighting, particularly at Pensilva and St Ives Church End, stand out. This is mostly not necessary and with a little thought can be avoided.

4.220 Artificial light can be harmful to wildlife, particularly nocturnal species such as bats and moths, by disrupting natural behaviour, movement, and reproduction. Light pollution also affects human health and wellbeing by interfering with circadian rhythms and sleep, leading to increased stress, fatigue, and reduced mental alertness. Artificial light doesn't respect boundaries. It can spread for miles, bleeding out from built-up areas and into the skies over our countryside, and so excessive lights in the Parish could impact significantly on the National Landscape and its special environment. Adopting modern, low-impact lighting solutions is not only effective in reducing light spill and protecting dark skies, but also offers energy and cost savings. It represents one of the simplest ways to reduce carbon emissions and tackle climate change, aligning with wider environmental goals.

Policy Text:

1. Development proposals will be supported which protect and, where appropriate, enhance the tranquillity and dark sky character of the Parish.

2. Proposals will be expected to:

- a) Identify, preserve, and where possible enhance areas of relative tranquillity, especially those valued for recreation, visual amenity, and wildlife;**
 - b) Avoid introducing or increasing noise disturbance, particularly in areas currently free from intrusive noise;**
 - c) Minimise light pollution by:**
 - i. avoiding or recessing large areas of vertical fenestration;**
 - ii. avoiding glazing which is facing upwards (whether horizontal or angled) including conservatory roofs; and**
 - iii. within a site, locating and orientating development as sensitively as possible.**
 - iv. Limiting the correlated colour temperature of lamps to 3000 Kelvins or less.**
- 3. Proposals in the setting of the Cornwall National Landscape and the Bodmin Moor Dark Sky Park must explicitly assess and minimise their impact on dark skies and rural tranquillity.**

4. Proposals that risk harming nocturnal wildlife, including protected and priority species, must demonstrate how the development complies with the NPPF and relevant ecological guidance. Ecological assessments should consider the impact of artificial lighting on foraging, migration, and breeding behaviour.

5. Low-impact development that supports public enjoyment and understanding of dark skies, such as educational, recreational, or sustainable tourism proposals, will be supported, provided it does not compromise the tranquillity or dark landscape character of the area.

Heritage, Design and Local Character

4.221 Cornwall's unique historic and cultural identity is recognised as a vital asset, both socially and economically. The Cornwall Historic Environment and Cultural Distinctiveness Project, part of the county's devolution agreement, reinforces the need for planning and design to respect and reflect what makes Cornwall distinctively Cornish. This identity is defined through five interlinked themes: language,

economy, landscape, natural environment, and cultural spirit, with each contributing to a shared sense of place and belonging.

- 4.222 Maintaining this distinctiveness is key to the well-being of local communities and the long-term sustainability of Cornwall’s visitor economy, which generates nearly £2 billion annually. Beyond tourism, celebrating Cornwall’s heritage builds local pride, supports well being, and encourages deeper engagement with the area’s landscape, traditions, and identity. Heritage can also help shape future management beyond the historic environment, including stewardship of the natural environment and responses to climate change.
- 4.223 The project distinguishes between elements of distinctiveness that are “Typical” across Cornwall, such as historic field patterns and traditional buildings, and those that are “Particular” to certain areas, including mining landscapes and vernacular architecture. To help communities identify and protect these characteristics, Cornwall Council has published a “distinctiveness assessment framework”, which can inform local planning decisions.
- 4.224 This NDP applies that approach through the Local Green Space Report and accompanying Design Note, which together serve as a distinctiveness assessment for the parish. These tools help embed local heritage values into planning policy, ensuring that St Ive and Pensilva Parish identity is preserved and passed on to future generations.

Designated Heritage Assets

- 4.225 The parish also contains a number of Designated Heritage Assets, including Listed Buildings (Grades I, II* and II) and Scheduled Ancient Monuments, which are legally protected due to their national historic and architectural importance. Consent is required for any works that would affect their character and setting. In addition to these, many non-designated heritage assets are recorded in the Cornwall Historic Environment Record, contributing to the rich historic fabric of the area.
- 4.226 By recognising both designated and non-designated heritage features, and valuing local distinctiveness, the NDP supports development that respects, enhances, and celebrates the historic and cultural character of St Ive and Pensilva Parish.

Scheduled Ancient Monuments and Statutorily listed Buildings are strongly protected by law, the NPPF and Policy 24 of the Cornwall Local Plan. Therefore, protective policies for them are not needed in this NDP.

Placenames

- 4.227 The names of places, such as farms, small settlements and hamlets, can be an important indicator of historic evidence. For example those that include Cornish word roots such as Pen -, Tre-, Bod -, Lan-, Car- are of early medieval date. Thus, they preserve the memory of times past and are part of the historic context and should be referred to at least as a ‘clue’ in the assessment of development proposals to ensure that historic setting and significance of a site is fully understood.
- 4.228 Wherever possible in building or street naming they should also be preserved.

General Design Principles

ST IVE & PENSILVA DESIGN CODES AND GUIDELINES

The *St Ive & Pensilva Design Codes and Guidelines* has been prepared to guide the design of new residential development within the Parish. It summarises the key qualities and characteristics that make St Ive and Pensilva a special place to live and visit, using this understanding to provide clear requirements and guidance on how new development can respect and enhance the parish's distinctive Cornish and historic character. The document sets out both parish-wide design principles and Character Area-specific codes to ensure that all new development continues the **design lineage** that defines and strengthens the parish's unique **sense of place**.

The document begins by describing what makes the parish special and distinctive overall, with particular attention to the three **Character Areas** identified at St Ive and Pensilva. It then highlights the key features that give each area its individual identity, including patterns of buildings and layout, green and blue infrastructure, architectural styles, and the use of materials, so providing a clear framework for understanding and reflecting local character in future development.

Design lineage means creating new development that continues the story of the parish's built and natural environment. It encourages designs that are distinctive and contemporary while clearly rooted in local character. Good design should respond to the scale, layout and form of existing settlements, complementing rather than copying their historic street patterns and sense of place. Each part of a development can establish its own identity, drawing inspiration from the area's landscape, heritage and architecture, interpreted in a way that reflects the parish's 21st-century character and values.

Sense of place describes the unique character, atmosphere, and identity that make an area recognisable and meaningful to those who live in or visit it. It arises from the combination of landscape, buildings, spaces, history, and community life, creating a distinct local feel. Good design should strengthen this sense of place by respecting what is valued and contributing positively to how the parish looks and feels.

Proposers of new development that requires planning permission will be expected to follow the Design Codes and Guidelines. See NDP policies 21 and 22 following.

The Design Codes and Guidelines are also useful for householders carrying out small projects that do not require formal planning permission, such as replacing windows or adding an extension under permitted development rights. By following the guidance, homeowners can help ensure that new work is well designed, visually attractive, and in keeping with the character of the surrounding area.



The Design Codes and Guidance will be adopted alongside the Neighbourhood Plan.

The St Ive & Pensilva Parish Design Codes and Guidelines can be accessed through this link: <https://www.plan4stive.co.uk/built-environment/>

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| Policy reference: | <i>Policy 21 - General Design Principles</i> |
| Policy Intention: | 4.229 To ensure that new projects are safe, accessible, visually considerate, and supportive of community needs whilst addressing local concerns and conditions. |
| Justification: | <p>4.230 The National Planning Policy Framework (NPPF) emphasises that high-quality, beautiful, and sustainable buildings and places are fundamental to good planning and successful development. Well-designed places are essential for achieving sustainable development and for creating environments that are attractive, functional, and widely supported by local communities.</p> <p>4.231 Cornwall Local Plan Policy 13: ‘Design,’ Policy 14: ‘Development Standards,’ and the Cornwall Design Guide 2021 outline requirements for design-related matters. However, development proposals in the Parish, whether in villages or rural areas, should consider specific local design aspects. To support this, the St Ive and Pensilva Parish Design Codes and Guidelines (2024) have been created as part of the Neighbourhood Development Plan, offering guidance on how new development can best align with the Parish’s unique character. Further details are provided in the box following this policy.</p> <p>4.232 National guidance such as the National Design Guide and Building for a Healthy Life (BHL 12) sets out clear principles for delivering people-focused, environmentally responsible, and context-sensitive design. The St Ive and Pensilva Parish Design Codes and Guidelines (2024) build on these frameworks, ensuring that new development is both practical and visually appropriate, while also preserving the unique character of the parish’s landscapes and settlements.</p> <p>4.233 While St Ive and Pensilva is a low-crime area, it remains important that developments incorporate design measures to enhance safety and community resilience. Features such as natural surveillance, well-placed lighting, and clearly defined defensible spaces can deter crime and help foster a safe and welcoming environment, without compromising the parish’s rural charm.</p> <p>4.234 Development that has a positive relationship with public spaces and pedestrian routes promotes walkability, social interaction, and the creation of a well-connected, accessible village layout. This supports more inclusive communities and reduces dependence on cars for short journeys.</p> <p>4.235 Cornwall’s climate can present challenges such as high winds, rainfall, and exposure, which may become more pronounced due to climate change. It is therefore essential that developments incorporate durable materials and construction techniques suited to local conditions. This not only improves energy efficiency and comfort but also reduces long-term maintenance costs and supports the parish’s commitment to sustainability.</p> <p>4.236 There is growing interest in Modern Methods of Construction (MMC), which include off-site manufacturing and rapid-build techniques. These approaches can accelerate housing delivery, reduce construction costs, and minimise waste, while also offering opportunities to improve quality and energy performance. However, care must be taken to avoid excessive standardisation, which can undermine the distinctiveness and character of St Ive and Pensilva’s</p> |

built environment. All MMC proposals should respond appropriately to local context and design policies.

4.237 Adequate and well-designed outdoor space plays a key role in enhancing residents' quality of life, supporting physical and mental well-being, and providing opportunities for biodiversity, play, and small-scale food production. High-quality green infrastructure contributes to the overall sustainability and rural character of the parish.

4.238 Many roads within St Ives and Pensilva are narrow and winding, with limited capacity for additional traffic and roadside parking. It is essential that new development does not worsen congestion or accessibility, particularly where roads serve rural hamlets or are used for farming and tourism. To avoid parking conflicts and protect road safety, developments should provide a minimum of two on-plot parking spaces per dwelling, with any additional spaces designed to be safe, overlooked, and integrated into the layout. This approach addresses the practical needs of modern households while also mitigating visual clutter and obstruction on rural lanes.

Policy Text:

New sustainable development will be supported if it meets the following design and functionality standards:

- a) **Is demonstrably aligned with the Cornwall Design Guide 2021 and St Ives and Pensilva Design Codes and Guidelines 2024.**
- b) **Incorporates "Secure by Design" features to reduce crime risk,**
- c) **Demonstrates a positive relationship with public spaces, maintaining and improving the permeability and safety of pedestrian routes.**
- d) **Uses a design that withstands Cornwall's climate and climate change effects.**
- e) **If using Modern Methods of Construction (MMC) is of a format that reflects local character.**
- f) **Allows sufficient road width in its layout to prevent obstructions from parked vehicles and ensure access for delivery and emergency vehicles.**
- g) **Maintains privacy and daylight access for neighbouring properties.**
- h) **Avoids visually exposed areas like ridges or steep valley sides unless effective landscape mitigation is implemented.**
- i) **For residential developments:**
 - a. **The relationship between the building size and plot size and orientation is such that provision of garden space is appropriate to the size of the dwelling proposed, in accordance with policy G1(8) of the Cornwall Climate Emergency DPD, and able to encourage recreation and physical activity for all ages, or is well related to other communal green space that provides a cohesive and useable space which is suited to a range of activities and space for nature; and**
 - b. **Provides sufficient car parking to realistically meet demand in accordance with Cornwall Council Travel Plan and Parking Standards Guidance (including residents, visitors, delivery and work vans), without impacting on the appearance and safety of the development in locations where users are likely to feel confident that their own security and that of their vehicles will not be compromised [1].**
 - c. **demonstration that there is sufficient room within the site for vehicle manoeuvring without impinging on the ability of adjoining properties to access garages and parking spaces.**

- d. **The relationship between the building size and plot size is such that provision of garden space is appropriate to the size of the dwelling proposed, and able to encourage recreation and physical activity for all ages; and**
- e. **there is adequate road width to the frontage of the development to ensure that footways, pavements, entrances and driveways do not get blocked or obstructed by parked vehicles and that delivery and emergency vehicles may pass.**

Notes. [1] For guidance, parking space provision should be designed to accommodate modern family-sized private vehicles with the minimum provision for at least two vehicles, and where possible for larger dwellings one parking space per bedroom. For other levels of appropriate parking please reference the Cornwall Council Travel Plan and Parking Standards Guidance

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| Policy reference: | <i>Policy 22 - Heritage, Design & Cornish Distinctiveness</i> |
| Policy Intention: | 4.239 To ensure new developments draw inspiration from the local historic context and harmonize with the existing character and form of St Ives and Pensilva Parish, and to mitigate their impact on the parish's heritage and archaeological assets, and encourage opportunities to reverse any previous harm to the local character. |
| Justification: | <p>4.240 139 St Ives and Pensilva Parish possesses a rich and layered historic and cultural heritage that is deeply embedded in the landscape. Central to this legacy is its pivotal role in Cornwall's 19th-century mining boom in East Cornwall. The discovery of rich copper deposits at South Caradon Mine in the mid 1830s triggered rapid industrial and social change, transforming a once sparsely populated rural area into a hub of mining activity. South Caradon became the largest and one of the most profitable copper mines in the region, with other mines working the same lode (eastwards), including East Caradon Mine and Glasgow Caradon Consols. Smaller-scale lead and silver mining also took place to the east of the River Tiddy, at sites such as Wheal Ludcott and Wheal Wrey Mines.</p> <p>4.241 The mining industry not only reshaped the landscape but also the pattern of settlement. Pensilva, previously known as Bodminland, began as a single farm and evolved into a thriving village from the mid-19th century, driven by the influx of mine workers from west Cornwall seeking employment in the expanding mines of Caradon Hill. Within a few years, over 250 dwellings had been constructed, including miners' cottages, chapels, a public house, and a range of small shops and trades. Although the mining industry declined by the late 1800s, its legacy remains clearly visible in the built environment and the cultural identity of the parish.</p> <p>4.242 Part of northern Pensilva, including all of Pensilva village, falls inside the Cornwall and West Devon Mining Landscape World Heritage Site, a globally important heritage asset. The Neighbourhood Development Plan must safeguard its Outstanding Universal Value in line with the World Heritage Convention, Cornwall Council's Supplementary Planning Document, and the WHS Management Plan, and the World Heritage Site Planning Toolkit. Scheduled Monuments and listed buildings already have statutory protection, but many unlisted mining features such as smallholdings, tramway remains, and spoil heaps are more vulnerable. Any development within the WHS or its</p> |

setting must conserve and, where possible, enhance the site's authenticity and integrity, with harm permitted only in wholly exceptional circumstances.

- 4.243 Pensilva is one of the most historically significant industrial settlements in Cornwall due to the way it developed. It shares similarities with American mining towns, where homes and plots were laid out in a planned yet compact way. It evolved from an older pattern of scattered smallholdings into a more concentrated village with a clearly defined centre. This combination of informal and planned development makes Pensilva unusual among Cornish industrial villages. It provides a valuable window into how 19th-century landowners, mining companies, and workers shaped their communities, and offers important clues about how these settlements changed over time. Today it retains a historic core, identified in the 2004 Cornwall Industrial Settlements Initiative assessment, with a notable form and structure - known as its settlement morphology - that reflects both traditional smallholding patterns and more organised village planning. The remnant smallholding features are particularly distinctive to the area and warrant clear recognition and safeguarding,
- 4.244 Elsewhere in the parish, medieval historic features such as Trebeigh Manor near St Ive reflect an even older heritage. First recorded in the Domesday Book, the manor was once part of the estates of the Abbot of Tavistock and later became a residence of the Knights Templar. Following the Dissolution of the Monasteries, it passed into private hands and was eventually converted into a working farm, which remains in operation today.
- 4.245 St Ive is also historically notable as the first living of Bishop Trelawney, a key figure in the Glorious Revolution, and as the birthplace of Emily Hobhouse, an internationally recognised human rights campaigner whose roots in the Parish form a key part of its cultural identity. The Parish has retained much of its rural character and setting, reflecting the environment that shaped Hobhouse's values and life's work. The opening of The Story of Emily visitor centre in 2024 reinforces this legacy and provides opportunities for sustainable heritage-led regeneration, tourism, and community education. The village includes a small historic core, including typical 'churchtown' features such as Church, Vicarage and School. The linear settlement of St Ive Cross also includes an historic core of 19th century terraces, including Old Ploughmans Cottage, a Grade II listed building dating from the early 18th century.
- 4.246 The wider cultural landscape is further enriched by features such as the Caradon Trail, a long-distance recreational route that passes through Pensilva and offers panoramic views across Bodmin Moor and the river valleys. This trail provides a powerful link between the area's natural beauty and its industrial past, weaving together environmental, recreational, and heritage value.
- 4.247 Together, these historic sites, cultural associations, and heritage landscapes make a vital contribution to the parish's identity. Protecting and enhancing these assets, both designated and locally valued, is essential not only to preserving the character of St Ive and Pensilva, but also to supporting sustainable tourism, education, and community pride. The Neighbourhood Plan seeks to ensure that future development respects and safeguards this heritage,

recognising it as a foundation for local distinctiveness and long-term cultural resilience.

4.248 This policy supports the aims of the National Planning Policy Framework (NPPF) and aligns with Cornwall Local Plan Policy 24 (Historic Environment), which seeks to protect the significance of heritage assets and promote the sustainable use of the historic environment. It encourages development that conserves and enhances the area's distinctive historic and cultural character, and supports community-led initiatives that promote heritage awareness and local pride.

4.249 The National Design Guide highlights the importance of understanding a place's history, culture, and heritage in creating designs that respect and enhance the historic environment. New developments should honour local identity and contribute positively to their historical context, with the potential for exceptional designs to become valued heritage in the future.

4.250 When historic environments are impacted, the significance of affected assets must be carefully considered, with appropriate mitigation strategies implemented to minimize harm. The NPPF and Cornwall Local Plan requires proportionate historic environment assessments for development proposals to evaluate potential impacts and demonstrate how harm will be avoided or mitigated.

Policy Text:

1. New development proposals will be supported if:

a) They are demonstrably aligned with the St Ives and Pensilva Design Codes and Guidelines 2024; they respect the significance of historic assets, their scale, height, massing, density, use of materials, external finishes, orientation, and site layout relate to and are referenced by the distinctive local design lineage of historic, architectural, and topographical characteristics of the surrounding character area.

b) The proportions [including height], rooflines, and positioning of new buildings reflect the curtilage and built form of adjacent development (respecting the setting of any heritage assets).

2. If conversion of a historic building is proposed, it must retain any rural and historic features and not cause detriment to the residential amenity of any existing or neighbouring dwellings.

3. Development proposals should help to address any negative features and pursue opportunities for visual, functional, or environmental enhancement reflecting St Ives and Pensilva Design Codes and Guidelines 2023.

4. If a deliberate contrast to the prevailing locally distinctive architectural character is proposed, it should provide a substantial reflection of local architectural distinctiveness.

5. Development proposals within the Cornwall and West Devon Mining Landscape World Heritage Site or its setting will be supported where they:

a) clearly demonstrate compliance with the adopted World Heritage Site Management Plan, the World Heritage Site Planning Toolkit and all other relevant guidance; and,

b) enhance the Outstanding Universal Value of the World Heritage Site by better revealing its significance, and preserving and improving existing public access or visual corridors.

6. Development proposals within the Historic Core of Pensilva, as shown on the Proposals Map 3 will be supported where they:

a) reflect the significance of historic assets, are locally distinctive, respond to historic topography, boundary treatments, and nineteenth-century settlement morphology:

- b) respond positively to orientation, historic streets and building lines, whilst maintaining or improving the permeability of pedestrian routes;
- c) respect the scale, height, massing, roofscape, and the vertical/horizontal rhythms created by window arrangements and architectural composition, and use materials and colours characteristic of the historic core, sourcing locally where possible;
- d) retain and where feasible, repair boundary walls, hedges, railings, kerbs, surfacing, trees, and other features that contribute to local character;

7. Development proposals within the Historic Core of St Ives Churchtown, as shown on the Proposals Map 4 will be supported where they:

- a) Respect and reflect the setting, significance and character of Listed buildings and policies given for the historic core of Pensilva (6 a-d).
- b) contribute to the understanding and appreciation of the legacy of Emily Hobhouse and her humanitarian work, including her birthplace at St Ives Rectory and enhance heritage tourism, education, or cultural programming related to Hobhouse’s life and work;
- d) provide social and community facilities which diversify and improve the range of services and local community facilities; and

8. All proposals must include a Heritage Impact Statement proportional to the significance of the assets affected and the scale of the works.

Notes. [1] In applying this policy users should be aware of and carefully take into account the needs of groups with special characteristics as set out in the Equalities Act 2010.

[2] [World Heritage Site Planning Guidance](#)

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| Policy reference: | <i>Policy 23 - Non-Designated Historic Assets and Archaeology</i> |
| Policy Intention: | 4.251 To safeguard the local historic environment by ensuring that new development proposals affecting non-designated heritage assets preserve and enhance the special architectural, historic, and archaeological character of the Parish |
| Justification: | <p>4.252 The NPPF emphasizes the importance of conserving designated heritage assets as irreplaceable resources, ensuring they contribute to quality of life for current and future generations. These assets should be used in ways that align with their preservation. Cornwall’s Local Plan Policy 24 supports this by permitting development that sustains the distinctiveness and significance of Cornwall’s historic environments, whether rural, urban, or coastal. This policy applies to both designated and non-designated heritage assets like buildings, monuments, and landscapes that hold heritage value and require consideration in planning decisions.</p> <p>4.253 St Ives and Pensilva Parish contains a rich and varied historic environment that includes a number of important buildings, structures, and spaces which may not be formally listed but are valued locally. These include traditional farmsteads, miners' cottages, boundary walls, milestones, and other features that contribute to the area's rural and historical industrial character. They are recorded in Appendix 1 of the Historic Environment report. Protecting these assets supports local identity, community pride, and continuity of place.</p> <p>4.254 Despite the detailed studies that have been carried out as part of the WHS and other initiatives, there is significant likelihood that there is much undiscovered, whether above ground, including in the visible fabric of buildings with more than</p> |

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| | <p>one structural phase, or below ground, such as in the cropmarks of prehistoric settlements or monuments.</p> <p>4.255 Preserving or recording archaeological remains on development sites is crucial because these remains are finite and irreplaceable resources that provide valuable insights into the Parish’s history. The National Planning Policy Framework (NPPF) emphasises the need to conserve heritage assets in a manner appropriate to their significance, ensuring they contribute to the quality of life for current and future generations.</p> <p>4.256 When preservation in situ isn't feasible, recording through excavation and documentation ensures that knowledge of the past is not lost, balancing development needs with heritage conservation.</p> <p>4.257 Cornwall has no local list of Non-Designated Historic Assets. Consideration could be given to developing a more detailed parish supplementary list or register of non-designated assets to further support decision-making (refer Note 1).</p> |
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Policy Text:

1. Development proposals affecting buildings, structures, spaces, or landscape features identified as non-designated heritage assets will be supported where they conserve or enhance their historic character, setting, and contribution to local distinctiveness. In particular:

- a) **Proposals must demonstrate an understanding of the heritage significance of the asset, including its historic, architectural, or cultural value.**
- b) **Any harm to, or loss of, a non-designated heritage asset must be clearly justified and balanced against the public benefits of the proposal.**
- c) **Where appropriate, proposals should seek to retain and sensitively incorporate non-designated heritage assets into new development.**

2. In view of the significant potential for prehistoric, mediaeval and post-medieval surface and sub-surface archaeological evidence in the Parish, development proposals will be supported which include a proportionate archaeological and heritage assessment identifying any potential impact on above and below ground archaeological deposits and, if appropriate, providing mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost.(refer Note 2).

Notes. Notes. [1]. An initial list of non-designated heritage assets is included in the St Ive and Pensilva NDP Historic Environment Evidence Base Report Figure 6, derived from the Cornwall and Scilly Historic Environment Record. This is an extensive but not exhaustive list, and additional features are added to the Cornwall and Isles of Scilly Historic Environment Record daily so it should be consulted as part of the preparation of any development proposals.

[2] Such proposals must be accompanied by a heritage impact assessment that provides an appraisal and evaluation of their historic importance in order to enable decision-makers to appreciate in greater detail:

- the nature of the asset’s significance and its setting, the effects of the proposal on those, and
- how any harm that may be caused by the proposal will be avoided or minimised, or mitigated.

Community Facilities and Infrastructure

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| Policy reference: | <i>Policy 24 - Protection and Enhancement of Community Facilities</i> |
| Policy Intention: | 4.258 To ensure that existing facilities are retained and enhanced to support the existing community and meet the needs of the community in the future. |

Justification:

- 4.259 Community facilities are essential to the health, cohesion, and resilience of rural communities. They provide spaces for connection, support, and shared activity, contributing to social inclusion, physical and mental well-being, and a sense of place and belonging. In a dispersed rural parish like St Ive and Pensilva, where distances between settlements can be significant and access to services is often limited, the presence of local community facilities is especially important.
- 4.260 Community facilities are essential to the health, cohesion, and resilience of rural communities. They provide spaces for connection, support, and shared activity, contributing to social inclusion, physical and mental well-being, and a sense of place and belonging. In a dispersed rural parish like St Ive and Pensilva, where distances between settlements can be significant and access to services is often limited, the presence of local community facilities is significant.
- 4.261 The Parish currently benefits from a range of valued local assets, including:
- Pensilva Village Stores, a vital source of daily goods and informal social contact;
 - Pensilva Primary School, which serves local families and anchors the community's long-term future;
 - Pensilva GP Surgery, providing essential healthcare access without the need for travel to larger towns;
 - The Millennium Centre, which hosts a range of activities, events, and support services including a Bar, part-time Post Office facilities (3 mornings per week) and a Coffee Shop (also 3 mornings per week) run by Volunteers.
 - Pensilva Village Hall and St Ive Cross Village Hall, which both serve as important venues for community meetings, clubs, and functions;
 - Pensilva Methodist Chapel and St Ive Parish Church, which continue to provide spiritual, cultural, and social support to the community.
- 4.262 These assets serve a dispersed rural population and help reduce the need to travel to larger service centres such as Liskeard. However, they face growing challenges to their long-term viability.
- 4.263 Rising operating and maintenance costs, limited volunteer capacity, and the centralisation of public services continue to threaten the future of many rural community facilities. These trends risk deepening rural inequality, especially for those without access to private transport, and can contribute to social isolation and community fragmentation. The loss or decline of local facilities disproportionately affects vulnerable groups, including older residents, young families, and those on lower incomes
- 4.264 Protecting and supporting the Parish's existing community infrastructure is therefore essential to maintaining the area's resilience, sustainability, and quality of life. The Neighbourhood Plan provides an opportunity to reinforce the value of these facilities, resist their unnecessary loss, and encourage new or enhanced provision where it will meet identified local needs.

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| | <p>4.265 4.265 This approach aligns with the National Planning Policy Framework (NPPF), which emphasises the importance of ensuring that local services and facilities support rural communities. It also reflects Cornwall Local Plan Policy 4, which seeks to retain and enhance community infrastructure to support thriving and inclusive communities.</p> <p>4.266 Sadly, both Pensilva and St Ive have lost their respective public houses - the closed pub in Pensilva was the Victoria Inn, located at The Cross, which closed in December 2022, and the Butchers Arms [a Listed Building], which once served as an important local gathering place. Their closure reflects a broader national trend affecting rural pubs. It represents a loss not only of hospitality venues but also of informal community hubs that supported social cohesion, local identity, and everyday interaction.</p> |
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| <p>Policy Text:</p> <p>1. The facilities in Figure 15 and shown on Proposals Maps 1 and 2 are recognised as being of significant importance to the local community, and proposals for loss or change of use will need to meet the requirements of CLP policy 4.4.</p> <p>2. Well-designed development proposals which diversify and improve the range of services and local community facilities will be supported where any increase in use will not harm the amenity of neighbouring properties. Developers are encouraged to:</p> <ul style="list-style-type: none"> a) Promote the use of active travel or public transport. b) Improve the viability of established community uses of buildings and facilities. c) Provide a well-designed public realm. d) Increase the range of every-day facilities and services within reasonable walking distance of residential areas. e) Provide additional parking in line with the Cornwall Council Travel Plan and Parking Standards Advice for Developers so that outlying residents are able to visit the villages to access services. f) Incorporate opportunities for informal gatherings in a safe and clean environment. <p>3. Proposals that involve the re-use or adaptation of the Victoria Inn and the Butchers Arms public houses for alternative community functions such as cafés, meeting spaces, local enterprise hubs, or shared workspaces will be supported in principle, subject to design, access, and amenity considerations.</p> | |
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| <p>FIGURE 15</p> <ul style="list-style-type: none"> • Pensilva Village Stores • Pensilva Primary School • Pensilva GP Health Centre • Millenium Centre and facilities within it • Pensilva Village Hall • St Ive Institute • Pensilva Chapel • St Ive Cross Village Hall • St Ive Church • St Ive Methodist Church • St John’s Church, Pensilva | |
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| Policy reference: | <i>Policy 25 - Protection and Enhancement of Open Space and Recreation</i> |
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| <p>Policy Intention:</p> | <p>4.267 To help to secure recreation and open space facilities for current and future residents and help to preserve their roles, identify the provision standards for the levels and types of facilities required in the future, and help prioritise and manage public sector investment into new and existing provision. Also to support community based or commercial initiatives which will provide new and enhanced opportunities for greater participation in healthy activity.</p> |
| <p>Justification:</p> | <p>4.268 National research highlights a significant public health challenge linked to inactivity. According to the 2022/23 Active Lives Adult Survey by Sport England, 63.4% of adults in England met the Chief Medical Officers' guidelines of engaging in at least 150 minutes of moderate-intensity physical activity per week. This indicates that approximately 36.6% of adults did not meet these guidelines. In Cornwall, the situation is concerning. Data from Healthy Cornwall indicates that one in three adults in the county are physically inactive, which is higher than the national average. Physical inactivity contributes to approximately 800 deaths annually in Cornwall.</p> <p>4.269 Regular physical activity is known to improve physical and mental health, boost educational attainment, and reduce antisocial behaviour. The National Planning Policy Framework (2024) reinforces this by stating that The social role of the planning system should support ‘strong vibrant and healthy communities’ with ‘accessible services and open spaces that reflect the community’s present and future needs and support its health, social and cultural well-being (Para 8).</p> <p>4.270 Planning policies should promote healthy, inclusive, and safe places (Para 96), and support the delivery of local health improvement strategies (Para 98b). In response, Cornwall’s Physical Activity Strategy aims to increase activity levels across communities to deliver both health and economic benefits.</p> <p>4.271 Access to high-quality parks, play areas, woodlands, and open green spaces plays a vital role in supporting health and wellbeing. These spaces not only offer opportunities for exercise, relaxation, and social interaction, but also serve critical environmental functions, such as biodiversity conservation, climate regulation, flood mitigation, and carbon sequestration. Their presence also supports community cohesion and can enhance property values and regeneration outcomes.</p> <p>4.272 In rural parishes, open spaces and woodlands near settlements are especially important in meeting local recreational needs, reinforcing local character, and improving quality of life for all age groups.</p> <p>4.273 To help local planning authorities and communities assess and plan for appropriate open space provision, Cornwall Council has established a framework which categorises open space into eight distinct types and sets out standards for quantity, quality, and accessibility. An Open Space Assessment for this Parish was carried out in 2025. All spaces in the Parish were identified and mapped, applying the typology and standards referred to above. The existing level of provision per person in the existing and forecast population of the settlement (using the Census 2021 and assumed rates of future population growth) was derived from this data.</p> |

- 4.274 This was then compared with the averages for Cornwall’s smaller settlements, to provide a comparative basis to evaluate the available area of public open space in the settlement by the local community likely to use it. The information was then moderated by applying the catchment areas for equipped junior and teen play space, along with barriers to access, and other factors to identify priorities for improvement in the future, what opportunities might be sought from development and a proposed local set of standards.
- 4.275 These standards also guide priorities for investment, maintenance, and potential revenue savings, helping to ensure that open spaces are both sustainable and fit for community needs. The assessment revealed that:
- Overall Provision is Uneven and Highly Localised**
While some areas of the Parish, notably around Millennium House in Pensilva, benefit from good quality formal recreation and play facilities, other parts, particularly the eastern and western edges of Pensilva and northern parts of St Ive, lack convenient or equitable access to public open space and recreation opportunities.
- Significant Shortfall in Civic and Amenity Green Space**
The Parish lacks general-purpose public open space such as parks and informal amenity land, aside from a small number of verges and the small civic area at Century Square. There is a clear need to increase this type of provision, particularly through new development.
- Access to Natural Green Space is Constrained by Connectivity**
Although high-quality natural and semi-natural green space exists at Cadson Bury, Fore Down, and Pentiddy Community Woodland, poor connectivity, due to a limited PRoW network, restricts their accessibility. Improving pedestrian and cycle links would better integrate these assets into everyday community use.
- Children’s Play Facilities are Good but Not Equitably Distributed**
The Parish benefits from well-equipped and high-quality children’s play areas in central Pensilva and St Ive, but significant areas to the west of Pensilva and Higher Keason are poorly served. Planned residential development should prioritise new LEAPs in these underserved areas.
- Teen Provision Exists but is Not Sufficiently Accessible**
Facilities like the zip wire at St Ive and the Pensilva skatepark serve nearby residents but do not cater well to teenagers living on the edge of settlements. Further provision is unlikely to be justified, but improving safe, active travel routes to these sites would help address this gap.
- No Allotments Despite Community Interest**
The absence of any allotment provision is notable, especially given evidence of local demand. This represents a gap in the Parish’s open space offering that could be addressed through future site identification and partnership with landowners.
- Cemetery Provision is Sufficient**
The three burial grounds at Pensilva Cemetery, St Ive Churchyard, and St Ive Methodist Chapel Cemetery are considered adequate for current and foreseeable needs, and no further provision is required at this time.

School and Private Sports Facilities are Minimal but Adequate

There are no private sports grounds, and while the primary school playing field is modest, it adequately meets educational needs. There is no evidence of demand requiring new provision in this category.

4.276 The assessment concluded that The NDP should include a summary of this assessment and a reference to the Cornwall Council standard requirements. Any new residential development should be assessed using these standards. In many cases new provision may not be viable or necessary within a development site, but additional provision or an improvement in quality elsewhere should be required to mitigate for the additional population. Developments should be required to meet their share of the costs with off-site contributions (through Section 106), which will be required for investment in local open space improvements, such as increasing sports pitch capacity.

Policy Text:

1. Development which would lead to the loss of, or harm the quality and accessibility of existing Parks & Amenity (Type 1), Natural Space (Type 2), Public Sport facilities (Type 3), Equipped Playspaces for Children (Type 4), Equipped Provision for Teenagers (Type 5), Allotments (Type 6), Cemeteries (Type 7) and Private Sports Facilities (Type 8) will not be supported, except where it is demonstrated that the site is surplus to requirements; or equivalent or better facilities will be provided; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The location of existing open spaces is shown on Proposals Maps 1 and 2.

2. Developments will be required to contribute to the creation of open space to a standard set by Cornwall Council at the time of application. Contributions to the maintenance of the open space will be required through a Planning Obligation agreement. Where new provision is not viable or practicable within the site boundary, contributions towards the enhancement of existing off-site facilities will be required to mitigate for impact from the additional population.

In applying the standards particular regard should be had to the following

- a) The provision of new, or the enhancement of existing community equipped Playspaces for Children (Type 4) facilities will be supported, particularly the eastern and western edges of Pensilva and the northern parts of St Ive, where existing provision is poor.**
- b) The enhancement and extension of safe, active travel routes to Teen facilities from the western edges of Pensilva and the northern parts of St Ive.**
- c) The provision of ‘pocket parks’ in new developments and other locations where opportunities exist, to make up for the local shortfall in parks and amenity land, is encouraged.**
- d) Enhancement of and improvement of links to the PRow footpath network and the creation of new permissive routes to increase access to natural green space.**
- e) Provision of allotments in a suitable and accessible location to meet local demand and support opportunities for community food growing**
- f) Enhancement, extension and repair of existing play space so that it can continue to meet local needs.**

4. The provision of additional or enhanced facilities that will provide opportunities for involvement in healthy physical activity will be supported where they provide multifunctionality with regard to biodiversity, connectivity and hydrology, and respect residential amenity.

Notes.

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| Policy reference: | <i>Policy 26 - Transport, Highways and Communications</i> |
| Policy Intention: | 4.277 To assist in delivering the Cornwall Transport Plan to 2030 and The South West Rural Mobility Strategy in ways that suit local conditions in the Parish and sit alongside and work with CEDPD Policy T1. |
| Justification: | <p>4.278 Road safety is a concern: 16 serious road accidents were recorded in the Parish between 2021 and 2023. The NDP will need to support measures to calm traffic, improve road safety, and protect the character of local lanes while addressing the needs of residents and tourists.</p> <p>4.279 The Cornwall Transport Plan to 2030 has the vision that ‘Transport in Cornwall will be excellent and carbon neutral. Our transport system will connect people, communities, businesses and services in a way that enhances quality of life, is reliable, efficient, safe, healthy and inclusive. People will choose to travel in ways that will have a low impact on the environment and other people. The South West Rural Mobility Strategy aims to level up rural communities through improvements to connectivity, such as enhanced digital connections supporting e-commerce and online services enabling more to be done without the need to travel; supporting more local services where people need them; integrated rural hubs; and networks of settlements which work together, sharing facilities, services and resources.</p> <p>4.280 Policy T1 of the CEDPD requires development to be designed and located in order to minimise the need to travel, thereby influencing behaviour change and achieving the necessary modal shift that will reduce climate impacts. Its modal hierarchy favours development being located close to workplaces and services.</p> <p>4.281 However, as a rural location, it is important to take a balanced approach which promotes active travel and access to public transport but also recognises that car use will continue. Therefore, it is appropriate to call for new developments to be located and designed to promote active travel and access to public transport and focus on estate design issues, impact on the local road network, the needs of groups with protected characteristics, appropriate traffic calming measures within, alongside, or off site on roads, and include public service vehicles in the design hierarchy.</p> <p>4.282 Overall, improving local transport resilience, enhancing public and active travel options, ensuring safer road conditions, and securing sustainable growth in line with future infrastructure changes are all desirable. Priorities include protecting and expanding bus services, improving road safety, and increasing access for non-motorised users throughout the Parish.</p> |
| <p>Policy Text:</p> <p>1. Development proposals will be supported where they contribute to a safe, inclusive, and sustainable transport network for all users in accordance with CEDPD policy T1. Proportionately to their size, residential development proposals must demonstrate how they:</p> <p>A. Enhance Sustainable Travel Options</p> <p>a) Support the use of public transport by improving access to bus stops and providing safe, direct pedestrian or cycle links from new development.</p> <p>b) Protect existing bus routes and infrastructure.</p> | |

B. Improve Road Safety and Resilience

- a) Minimise additional pressure on the Parish's narrow lanes and sensitive road network by considering traffic-calming measures, safe vehicle access, and adequate off-road parking.
- b) Support speed management schemes such as 20mph zones in village centres and other locations with high pedestrian or cyclist activity.
- c) Contribute, where appropriate, to mitigation measures that improve visibility, signage, or junction design at known safety hotspots.
- d) Safeguard key routes within the Cornwall Resilience Network and Freight Network while mitigating the impact of increased traffic on sensitive rural lanes and settlements.

2. Non-Residential Developments

Commercial or non-residential will be supported which:

- a) Include parking spaces for cars, bicycles, and commercial vehicles vehicle in line with the Cornwall Council Travel Plan and Parking Standards Advice for Developers.
- b) Allocate space for loading, unloading, and storing materials.
- c) Take steps to prevent congestion or parking problems in the surrounding area.

3. All developments should:

- a) Ensure that new development does not exacerbate congestion at known pinch points (e.g.) and, where appropriate, contributes to local highway improvements.
- b) Provide functionally adequate parking in accordance with in line with the Cornwall Council Travel Plan and Parking Standards Advice for Developers .

Notes. Reference may be made to:

1) the Manual for Streets, Cornwall Council Design Guide, and LTN 1/20.

2] [Traffic Calming and Speed Cameras - Cornwall Council](#)

[3] The Cornwall Design Guide includes a section on 'Movement' which gives useful guidance, and the policy above should be used with reference to this, taking into account the local concerns noted above.

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| Policy reference: | <i>Policy 27 - Footways, Pedestrian Links, Public Rights of Way</i> |
| Policy Intention: | 4.283 To ensure that the existing network of footways, pedestrian links and rights of way are not harmed by new development, which should be well-related to it, but enhanced where possible. |
| Justification: | <p>4.284 Footpaths, bridleways and cycle paths can make an important contribution to sustainable connectivity, the reduction in greenhouse gas emissions, and provide essential opportunities for residents to use for their exercise, well-being and enjoyment of their surrounding environment. Such routes may also be wildlife corridors through fields and built-up areas. However, they are only helpful if they are available and perceived to be safe, reasonably pleasant and take a reasonably direct route from where people start (usually their home) to where people want to be.</p> <p>4.285 In light of the importance of the network of routes to the Parish, particularly for access to natural green space [see Policy 25[d]], they mustn't be adversely impacted upon by development, and that, where possible, new development is well related to the network.</p> |

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| | <p>4.286 Accessibility is limited for people with mobility issues, though some lanes are suitable. The implication of the Equality Act 2010 is that rights of way provision for disabled people has to be considered equally with that of other users. Applying the principle of 'Least Restrictive Access' requires that all structures erected on rights of way must meet the highest possible standards and will benefit all users, not only those with restricted mobility.</p> |
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| <p>Policy Text:</p> <p>1. Development, excluding agricultural dwellings, will be supported if it has safe walking routes to public transport, services, and facilities. If such routes do not exist, they should be provided where possible by creating new paths that connect to the existing network. These paths must meet the 'Least Restrictive Access' standard, ensuring they are accessible to all, including people with disabilities.</p> <p>2. Proposals impacting public footways, pedestrian links, or Public Rights of Way must:</p> <ul style="list-style-type: none"> a) Preserve the current network and its ambience. b) Respect heritage features such as stiles, hedges, and other traditional elements. <p>3. Development proposals that result in the loss, severance or degradation of existing footpaths, cycleways or bridleways will not be supported unless suitable, safe, and accessible alternative routes are provided.</p> <p>4. If footways, pedestrian links, or Public Rights of Way are rerouted or incorporated into new developments, they should:</p> <ul style="list-style-type: none"> a) Avoid unreasonable diversions. b) Be integrated as part of a landscaped wildlife corridor, rather than simply along estate road pavements within the highway network. c) Be accessible to all users, adhering to the 'Least Restrictive Access' principle. <p>5. Opportunities will be supported that:</p> <ul style="list-style-type: none"> a) Upgrade appropriate footpaths to bridleways where there is evidence of historic use by cyclists or horse riders, and where such upgrades improve safety and route connectivity; and b) Extend and enhance the existing Public Rights of Way network to improve access to natural green spaces, in accordance with Policy 25(d). |
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Notes. Unfortunately, the NDP does not include maintenance and repair in its legal remit of powers. However, it can ensure that new developments are appropriately related to the public footpath network. The Parish Council has no duties to protect or improve footpaths but supports maintenance works with Cornwall Council under a Local Maintenance Partnership (LMP) agreement. Most Public rights of way cross private land, which is often the responsibility of the landowner or occupier to keep the footpath safe and usable.

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| Policy reference: | <i>Policy 28 - Digital Infrastructure, Resilience And Investment</i> |
| Policy Intention: | <p>4.287 To ensure robust, reliable, and resilient broadband and digital communication infrastructure in the parish, capable of meeting the growing needs of residents and businesses and mitigate risks associated with digital dependency, by promoting proactive measures to ensure continuous communication during power outages and emergencies.</p> |
| Justification: | <p>4.288 Effective digital communications are vital for reducing travel demand, mitigating environmental impacts, addressing digital exclusion, and ensuring reliable</p> |

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| | <p>access to emergency services, especially in rural areas such as St Ives and Pensilva Parish. The forthcoming transition from traditional landlines to VoIP (Voice over Internet Protocol) poses particular risks in this context, as power outages could disrupt emergency communications and leave residents vulnerable.</p> <p>4.289 Increasing reliance on internet-based services for social, health, and economic activities highlights the importance of quality broadband and mobile connectivity. Currently, despite widespread 'Superfast Broadband', service quality and mobile signal vary significantly, especially in valley areas.</p> <p>4.290 To improve digital resilience and emergency communications, new development should support enhanced broadband and mobile coverage, and provide power backup to maintain communications during outages, including VoIP systems. Measures should, where feasible, include battery backup for VoIP devices and routers, alternative power such as solar or generator backup, minimum broadband speeds of at least 30 Mbps, and infrastructure that enables improved mobile signal strength and coverage, alongside support for community based signal boosters and shared backup power at critical locations or communication hubs.</p> |
| <p>Policy Text:</p> <p>Development proposals for new housing or business premises are encouraged to include measures that enhance local broadband capacity and improve digital connectivity are encouraged. Proposals for community infrastructure projects, specifically those establishing shared or communal backup power systems at critical sites or locations identified as key communication hubs, will be actively encouraged.</p> | |

5. LOCAL PROJECTS

To be inserted following Community Consultation [Not a formal part of the NDP].

6. JARGON BUSTER

6.1 The 'Jargon Buster' explains what the technical terms unavoidably used in this document actually mean.

Community Plan (also known as Parish Plans)

Community plans are produced through collaboration between residents and representatives of public, voluntary and private sector organisations and businesses. Community plans seek to influence and inform public bodies, organisations and other service providers about the priorities for people in the plan area.

Cornwall Local Plan

A plan setting out the spatial vision and strategic objectives of the planning framework for Cornwall. Our Neighbourhood Plan must conform to the strategic principles and policies of the Local Plan.

Development Plan

The Development Plan is the heart of the planning system. The Development Plan sets out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well-designed places.

The law says that planning decisions must be taken in line with the Development Plan unless material considerations indicate otherwise.

The Development Plan for an area is made up of a combination of strategic policies (which address the priorities for an area) and non-strategic policies (which deal with more detailed matters). In Cornwall, it

comprises the Cornwall Local Plan, the Site Allocations Development Plan Document, the Climate Emergency Development Plan Document, and Neighbourhood Plans, when they are brought into force, for the area that they cover.

Habitats Regulation Assessment

This is a requirement for strategies such as Local and Neighbourhood Plans that are likely to lead to significant effects on European sites of nature conservation importance.

Homeworking

This is defined as a householder and one or two other people working in a way which does not intrude on neighbouring properties adversely, for instance by increasing traffic, receiving large vehicles, generating noise or odours, or by working anti-social hours.

Local Planning Authority

A local planning authority is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom.

Localism Act

The Localism Act 2011 includes five key measures that underpin the government's approach to decentralisation:

- Community rights
- Neighbourhood planning
- Housing
- General power of competence
- Empowering cities and other local areas

Listed Building

A building or structure listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as having special historic or architectural interest. Listing brings it under the consideration of the planning system, so that it can be protected for future generations.

Grade I buildings are of exceptional interest; only 2.5% of listed buildings are Grade I

Grade II* (referred to as 'two star') buildings are significant buildings of more than special interest; 5.8% of listed buildings are Grade II*

Grade II buildings are of special interest; 91.7% of all listed buildings are in this class, and it is the most likely grade of listing for a homeowner.

National Planning Policy Framework (NPPF)

The NPPF sets out the planning policies for England. This was a key part of the reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-makers, both in drawing up plans and making decisions about planning applications. The NPPF is regularly changed to reflect new circumstances.

Neighbourhood area

A neighbourhood area has to be formally designated for a neighbourhood plan or order to be produced.

Neighbourhood Plans

New type of plans introduced by the Localism Act. They will be prepared by town/parish councils, and develop detailed planning policies for a town/parish (or part of it) in general conformity with the council's Local Plan.

Planning Advisory Service

The Planning Advisory Service helps councils provide faster, fairer, more efficient and better quality planning services. See www.pas.gov.uk

Permitted development

Certain types of work can be carried out without needing to apply for planning permission. These are called "permitted development rights". Often referred to as 'PD'.

They derive from a general planning permission granted not by the local authority but by Parliament. The permitted development rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings. Similarly, commercial properties have different permitted development rights from dwellings.

Permitted development rights are more restricted in Conservation Areas and the Area of Outstanding Natural Beauty.

'Prior approval' process.

Some proposals for 'PD' developments involving tele-communications, demolition, agriculture or forestry are subject to a process whereby details are notified to the local planning authority prior to the development taking place.

Qualifying Body

This is a town or parish council authorised to act in relation to a neighbourhood area for the purposes of a neighbourhood development plan.

Statutory Consultees

Statutory consultees for the purposes of neighbourhood planning are defined within the Neighbourhood Planning (General) Regulations.

Steering Group

A steering group is a committee of individuals made up of community representatives who will drive forward the neighbourhood planning project on behalf of the town or parish council.

Strategic Environmental Assessment

An assessment of the impact of specific plans and policies on the environment.

'Social Capital'

This refers to the network that exists between people, voluntary organisations, clubs and societies who have shared values and are able to work together to make things happen in their community, for example, by caring for more vulnerable people, environmental action, arts and community events. A sustainable community has substantial social capital.

Sui Generis

Latin phrase used to describe land uses which are literally, 'in a class of their own' and not found elsewhere in the Use Classes Order.

Sustainability Appraisal (including Environmental Appraisal)

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. (Environmental appraisal covers only environmental impacts)

Town and Country Planning Act 1990

The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales.

The Regs

The Neighbourhood Planning Regulations 2012, which set out the detailed rules for Neighbourhood Planning.

Use Classes Order

The legal definition of planning land use classes is defined under the General Development orders and various regulations:

Class E – Commercial, business and service

Use, or part use, for all or any of the following purposes:

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public;
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public: (i) financial services, (ii) professional services (other than health or medical services), or (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except for the use of premises attached to the residence of the consultant or practitioner,
- (f) for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for:
 - i. an office to carry out any operational or administrative functions,
 - ii. the research and development of products or processes, or
 - iii. any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit

Class B2 (General industrial):

Use for the carrying on of an industrial process other than one falling within class E above.

Class B8 (Storage or distribution):

Use for storage or as a distribution centre.

Class C – hotels, hostels and dwelling houses

Class C1— Use as a hotel or as a boarding or guest house where, in each case, no significant element of care is provided

Class C2— Use for the provision of residential accommodation and care to people in need of care (other than a use within Class C3 (dwelling houses)

Use as a hospital or nursing home

Use as a residential school, college or training centre

Class C2a – Secure residential institutions Prisons, young offenders’ institutions, detention centres, secure training centres etc.

Class C3— Use as a dwellinghouse (whether or not as a sole or main residence) by:

- (a) a single person or by people to be regarded as forming a single household,
- (b) not more than six residents living together as a single household where care is provided for residents,
- (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)

Class C4—House in multiple occupation

Use of a dwelling house by not more than six residents as an HMO.

Class F.1 – Learning and non-residential institutions

Any use not including residential use:

- (a) for the provision of education,
- (b) for the display of works of art (other than for sale or hire),
- (c) as a museum,

- (d) as a public library or public reading room,
- (e) as a public hall or exhibition hall,
- (f) for, or in connection with, public worship or religious instruction,
- (g) as a law court

Class F.2 – Local community

Use as:

(a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where:

- i. the shop’s premises cover an area not more than 280 square metres, and
- ii. There is no other such facility within a 1000 metre radius of the shop’s location,

- (b) a hall or meeting place for the principal use of the local community,
- (c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,
- (d) an indoor or outdoor swimming pool or skating rink

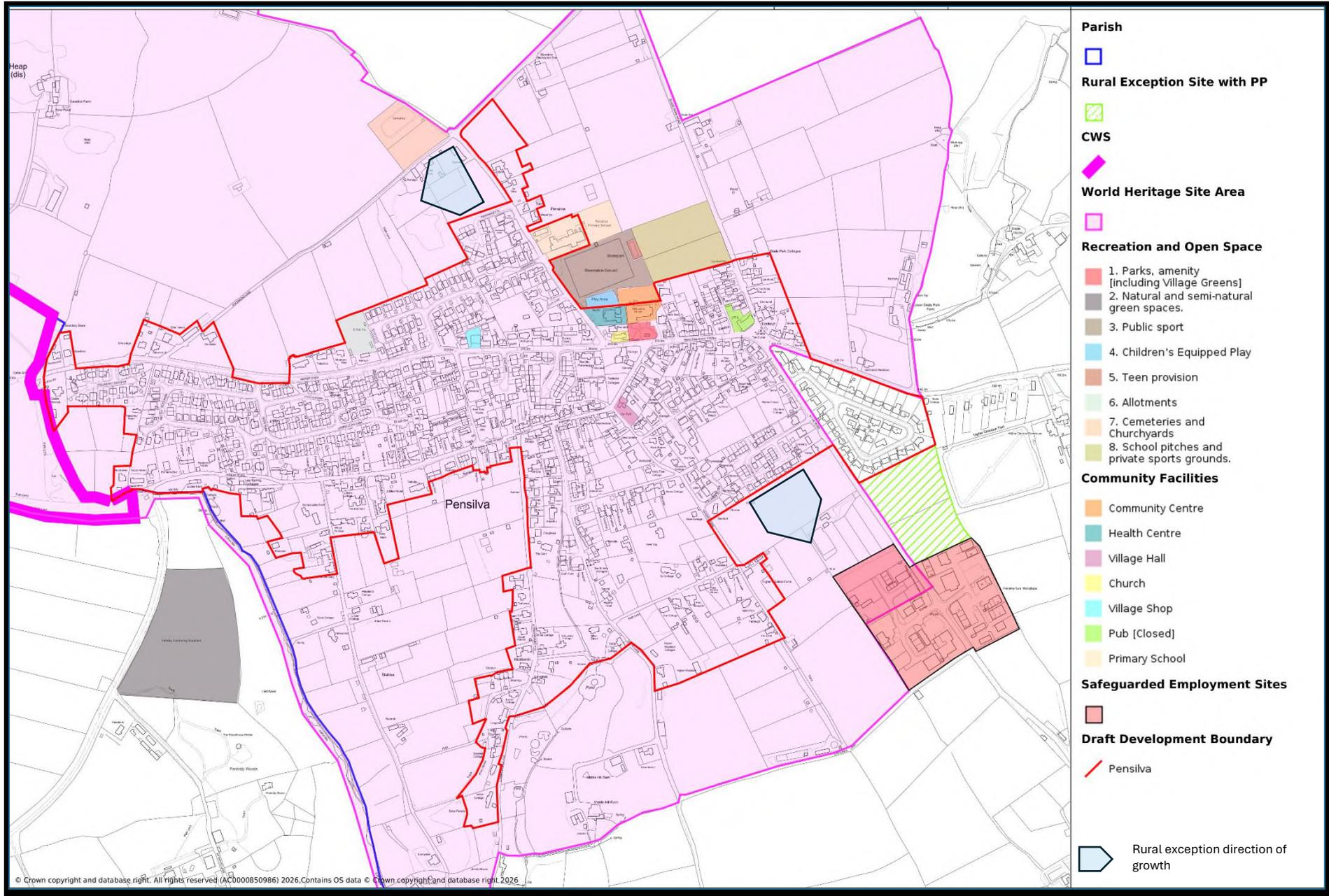
Sui generis – No class specified. Includes:

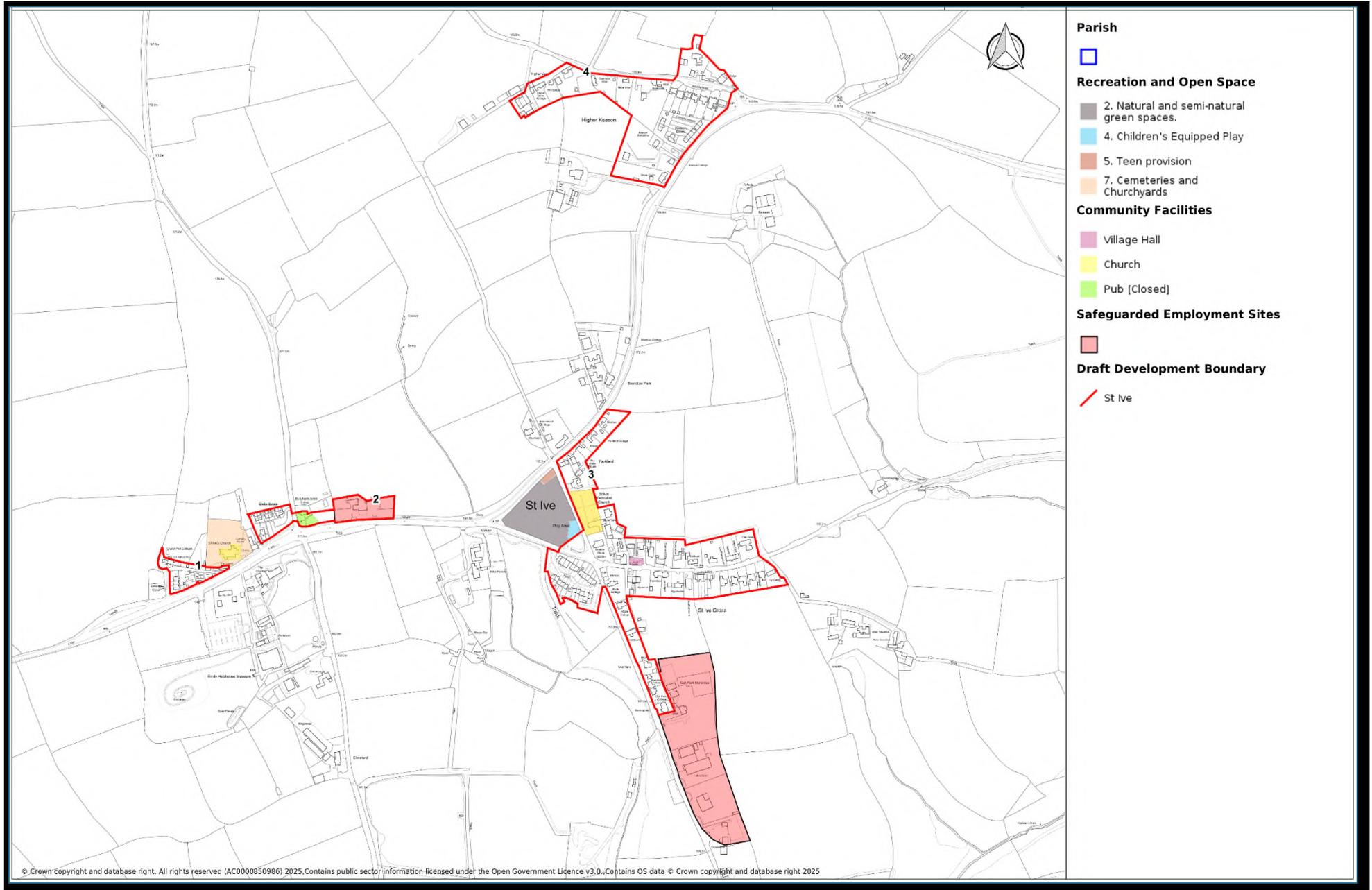
- (a) as a theatre,
- (b) as an amusement arcade or centre, or a funfair,
- (c) as a launderette,
- (d) for the sale of fuel for motor vehicles,
- (e) for the sale or display for sale of motor vehicles,
- (f) for a taxi business or business for the hire of motor vehicles
- (g) as a scrapyards, or a yard for the storage or distribution of minerals or the breaking of motor vehicles,
- (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906,
- (i) as a hostel,
- (j) as a waste disposal installation for the incineration, chemical treatment or landfill of hazardous waste,
- (k) as a retail warehouse club being a retail club where goods are sold, or displayed for sale, only to persons who are members of that club,
- (l) as a night-club,
- (m) as a casino,
- (n) as a betting office,
- (o) as a pay day loan shop,
- (p) as a public house, wine bar, or drinking establishment,
- (q) as a drinking establishment with expanded food provision,
- (r) as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises,
- (s) as a venue for live music performance,
- (t) a cinema,
- (u) a concert hall,
- (v) a bingo hall,
- (w) a dance hall

7. ACKNOWLEDGEMENTS

8. PROPOSALS MAPS

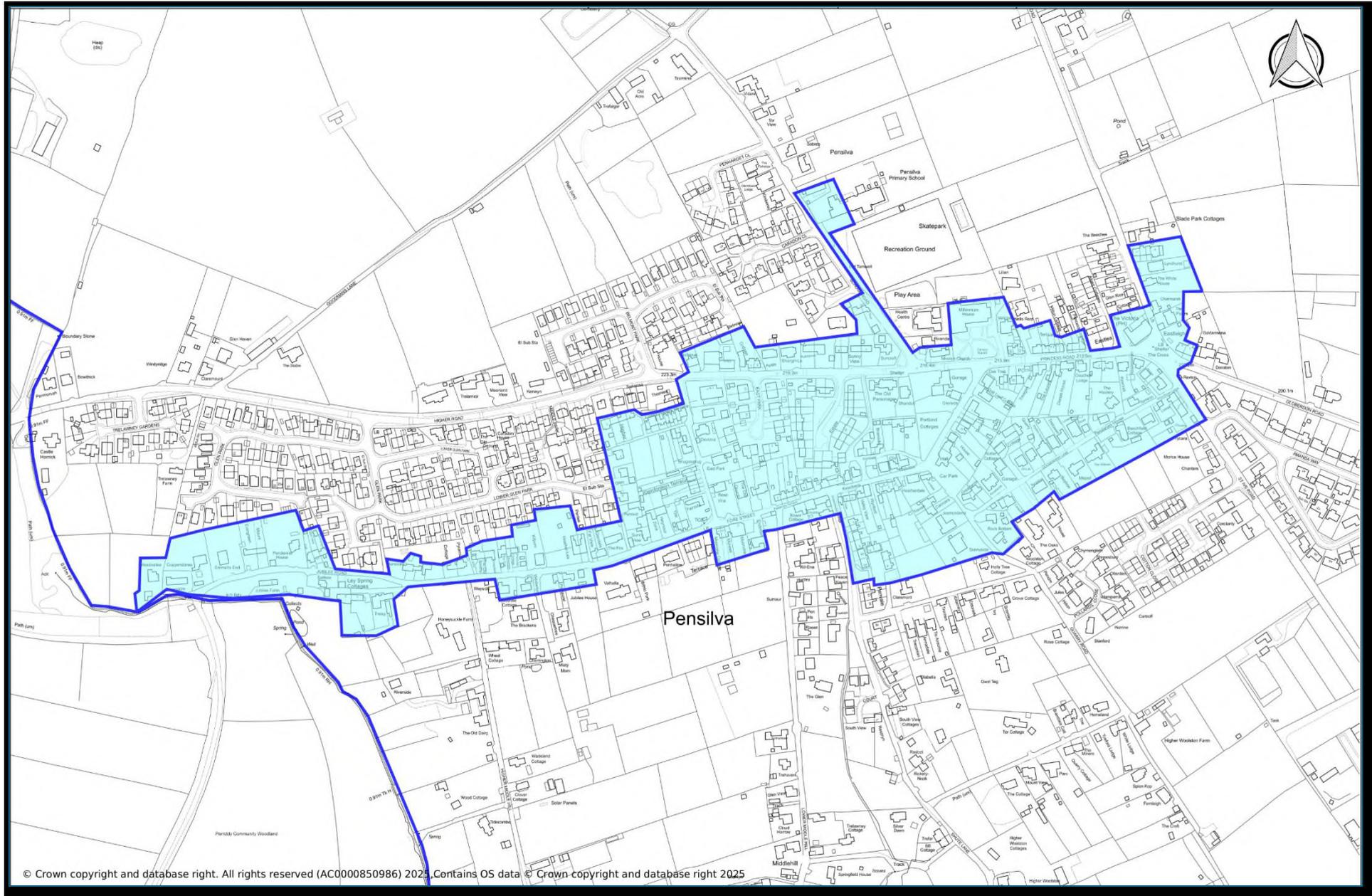
Map 1 – Pensilva Village



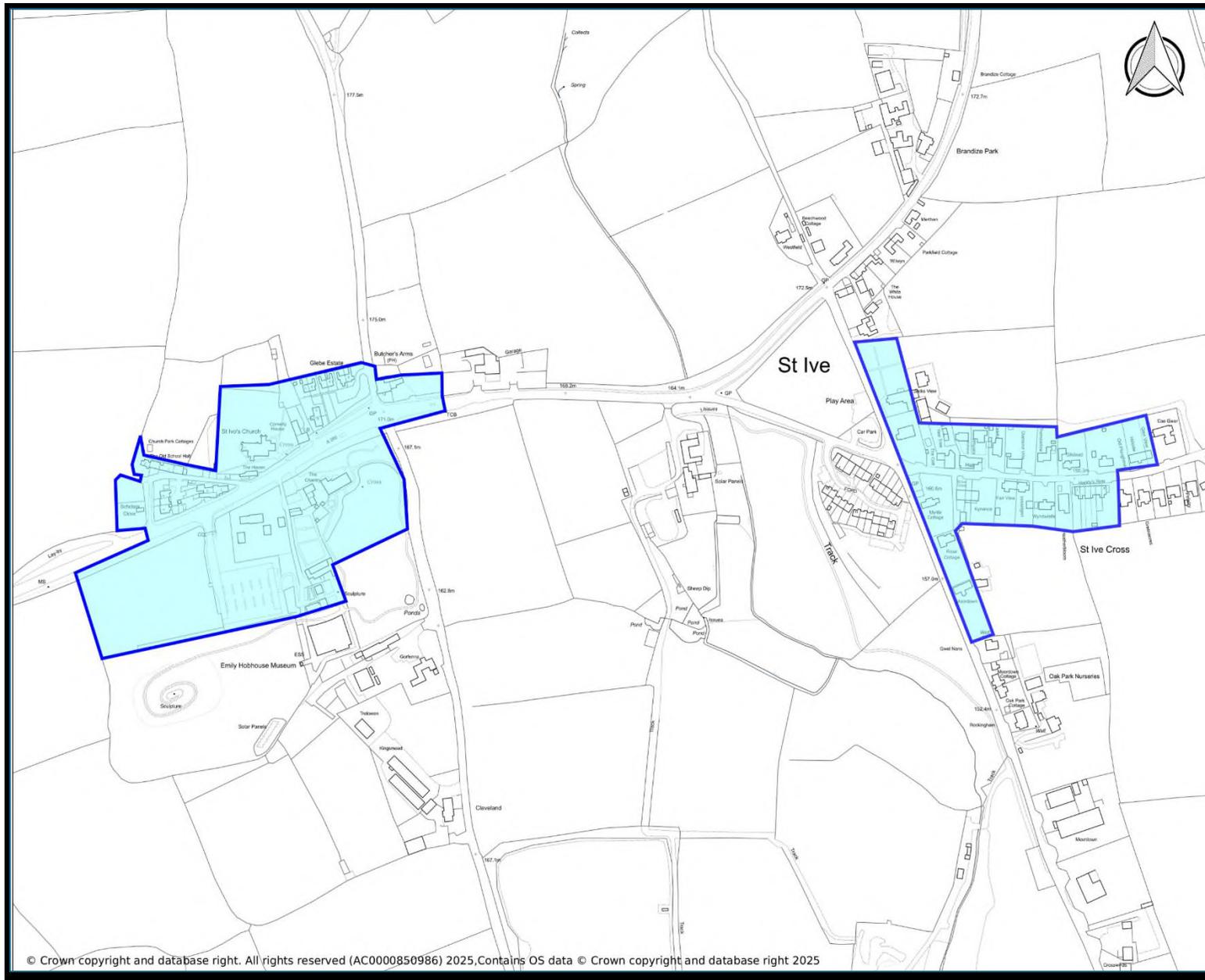


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Map 3 - Pensilva Historic Core



Map 4 – St Ive Historic Cores



Appendix 1: Design Checklist

| Planning Application Design Checklist | | |
|--|---|-----------------------------------|
| Item | Consideration | Yes or No? [Tick or Cross] |
| A | Settlement pattern | |
| 1 | Does the new design fit well with the existing layout of the area? | |
| 2 | Are the buildings at the right density for this area? | |
| 3 | Is the size of the new buildings appropriate for their plots? | |
| 4 | Does the new development blend well with the existing streets? | |
| 5 | Does the proposal enhance or preserve local landscape features, such as hills or water? | |
| 6 | Does the design consider important local landmarks and features? | |
| 7 | If near historical or special landscape areas, does the design protect and enhance these? | |
| B | Access | |
| 1 | Does the development encourage easy movement and avoid dead-end streets? | |
| 2 | Does it encourage walking and cycling with convenient layouts and facilities? | |
| 3 | Are new access points safe and suitable for existing roads and paths? | |
| 4 | Are access points and street layouts friendly to pedestrians, cyclists, and people with disabilities? | |
| C | Building Heights and Rooflines | |
| 1 | Is the height of the new buildings suitable compared to existing buildings? | |
| 2 | Does the development maintain privacy and avoid overlooking neighbors? | |
| 3 | Do the buildings fit visually within the surrounding area? | |
| 4 | If it's an extension, does it look smaller and secondary to the original building? | |
| D | Building line and boundary treatment | |
| 1 | Does the new development follow existing building lines and match neighboring properties? | |
| 2 | Have boundary treatments (like fences or hedges) been chosen to fit well with the local style? | |
| E | Green spaces and street scape | |
| 1 | Are existing natural features protected? | |
| 2 | Are there safeguards to protect green spaces during construction? | |
| 3 | Does the development enhance connections between green areas for wildlife? | |
| 4 | Does the project include improvements to biodiversity and trees? | |
| 5 | Does the development impact the area's visual charm or peace, and are measures included to reduce this? | |
| 6 | Is there enough outdoor space for residents? | |
| 7 | If shared outdoor spaces are created, are they usable and well-maintained? | |
| 8 | Has safety been considered in the design? | |
| 9 | Does it encourage walking and cycling, and reflect local architectural style? | |
| F | Views and landmarks | |
| 1 | Are important local views and landmarks protected or enhanced? | |
| 2 | Does the design respect important views within the area? | |
| 3 | Does it create new views of the settlement and surrounding areas? | |
| G | Architectural details and materials | |
| 1 | Has the local geology and architectural character been reflected in contemporary or traditional design proposals? | |
| 2 | Are building materials suitable and high-quality? | |
| 3 | Can local materials be used to support local businesses? | |
| 4 | Have durable, easy-to-maintain materials been chosen? | |

| Planning Application Design Checklist | | |
|--|---|-----------------------------------|
| Item | Consideration | Yes or No? [Tick or Cross] |
| 5 | Does the design show careful planning, good materials, and details suitable for local weather? | |
| 6 | Are the buildings designed for sustainability and user comfort? Do proposals align with emerging Cornwall Policy for Climate Emergency DPD (Policy SEC1)? | |
| 7 | Are energy-efficient materials and methods used? | |
| 8 | Are details like windows and roofs carefully planned for local micro-climate weather conditions? | |
| H | Parking and utilities | |
| 1 | Is there enough parking for cars and bicycles? | |
| 2 | Does parking blend well with the overall design? | |
| 3 | Is there storage for mobility vehicles? | |
| 4 | Does the development provide good internet and home working spaces? | |
| 5 | Are bins easily accessible, convenient, and designed for recycling? | |
| 6 | Are bin storage locations convenient for collection? | |
| 7 | Are bin storage areas well-designed and attractive? | |
| 8 | Is there suitable access for maintaining utilities? | |
| 9 | Is renewable energy technology included and well-integrated? | |
| 10 | Does the lighting match the local area's strategy for public and private spaces? | |

Appendix 2: Checklist for Permission in Principle [PiP] Applications

PiP only considers the *principle* of development, not the detailed design. The primary considerations at the PiP stage are usually:

- Location
- Land use
- Amount of development

Additional local criteria can help guide assessment and signal expectations for the subsequent *Technical Details Consent (TDC)* stage.

| PiP Design Checklist | | |
|----------------------|--|-------------------------------|
| Item | Consideration | Yes or No? [Tick or Cross] |
| A | Sustainability of Location | |
| 1 | Is the site located within or adjacent to a defined settlement area? | |
| 2 | Is it well-related to existing built development in terms of scale and pattern? | |
| 3 | Is it within a safe walking distance to essential services (e.g. shop, school, bus stop)? | |
| 4 | Does it avoid development in areas of known flood risk, coastal change, or land instability? | |
| B | Suitability of Proposed Use and Quantum | |
| 1 | Is the proposed land use (e.g. housing-led, mixed-use) compatible with the surrounding uses? | |
| 2 | Is the proposed scale (e.g. number of dwellings) appropriate for the size and character of the settlement? | |
| 3 | Would the development support community vitality or infrastructure without overloading it? | |
| C | Environmental and Landscape Impact | |
| 1 | Is the site visually contained within the landscape (i.e. avoids ridgelines, exposed slopes)? | |
| 2 | Would development preserve the character of the local landscape or settlement area? | |
| 3 | Would it avoid significant harm to designated landscapes, heritage assets, or biodiversity features? | |
| D | Access and Connectivity | |
| 1 | Is safe and suitable access achievable from the existing highway network? | |
| 2 | Are there opportunities for footpath or cycleway connections to village centres or services? | |
| 3 | Would development reinforce or fragment the existing settlement structure? | |
| E | Deliverability and Constraints | |
| 1 | Is the site free from known contamination, ownership issues, or constraints that would prevent delivery? | |
| 2 | Can the site connect to existing utilities (e.g. water, electricity, drainage) without major infrastructure works? | |
| 3 | Is there clear potential to meet net gain in biodiversity or support local climate adaptation policies? | |
| F | Additional Local Criteria | |
| 1 | Is the site suitable for delivering a proportion of affordable housing? | |
| 2 | Would the proposal support delivery of specific local housing needs (e.g. 1–2 bedroom, accessible units)? | |
| 3 | Could the development layout feasibly include features like SuDS, EV charging, or renewable energy? | |
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