



Cubert Neighbourhood Plan 2022-2030

Websites:

<https://www.cubertndp.co.uk/> (Neighbourhood Plan)

<http://www.parish-council.com/cubertparishcouncil/index.asp> (Parish Council)

For further information on the Neighbourhood Plan and its process, contact us via:

our contact form: <https://www.cubertndp.co.uk/contact/>

by e-mail: info@cubertndp.co.uk

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ACKNOWLEDGEMENTS

The Cubert Neighbourhood Development Plan Steering Group would like to thank,

FOREWORD

This document represents a proposed draft of the Cubert Neighbourhood Development Plan (NDP), to be submitted for consultation with and review by Cubert Parishioners following an exhibition at Cubert Village Hall on Saturday 9th September 2023.

The Plan has been prepared by a Steering Group of volunteers on behalf of Cubert Parish Council. It is the product of surveys, community consultation and extensive research.

The NDP represents a shared vision for the area. Its purpose is to help realise that vision by shaping local development and growth in a sustainable manner. It aims to ensure that we, the parishioners, get the right type of development in the right place at the right time.

We are bound to adhere to national planning policy and conform to the strategic policies of the Cornwall Local Plan. Beyond that, we have been free to set the local land use policies that we feel are appropriate for the area and our communities. Preparing the Neighbourhood Plan has been a collective effort involving individuals, business and groups across the Parish.

The Plan reflects a positive attitude to and acceptance of the need for development and change. This development and change will ensure that the Parish provides high quality and sustainable living opportunities in an attractive rural environment throughout the forthcoming years.

The final Cubert NDP document having been agreed, via referendum, will run in tandem alongside the Cornwall Local Plan to provide local policy guidance on future planning and development in the Parish.

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1 INTRODUCTION

1.1 The Community’s Plan

This Neighbourhood Plan (the “Plan”) is *the community’s plan*. It represents the community’s vision and priorities for how they would like to see the local area change in the coming years and in doing so it sets out our local planning policies which will be taken into account as and when any proposals for development come forward in the Parish Council administrative area.

The Plan is not one which can cover every issue identified as being important to the community; it has a focus on responding to proposals for development, the appropriate use of land and protecting areas of local value and importance. It puts us, as a community, in the driving seat when it comes to having a say over what, how and where development should take place where it requires planning permission. The figure below summarises what the Plan can and cannot do, in broad terms. The Plan and its policies reflect our Parish’s own characteristics while recognising the need to align with both national and local authority planning policies.

Figure 1: The Broad Parameters of a Neighbourhood Plan

“It can...” ✓	“But it cannot...” ✗
✓ Develop policies specific to our area, for example, design of new development.	✗ Introduce policies which conflict with national or Local Authority adopted “strategic” planning policies.
✓ Protect the facilities and areas of land that the community values most such as community buildings, playing fields, etc.	✗ Force requirements on developers which make the delivery of development unviable.
✓ Help us to get additional funding into the area, for example, through identification of projects or having a plan adopted (“made”)	✗ Change regulations / legislation such as Building Regulations or Permitted Development Rights.
✓ Protect areas of land for conservation, biodiversity and landscape value.	✗ Simply repeat (duplicate) national or Local Authority planning policy.
✓ Influence the type, location and design of development.	✗ Reduce the scale of new housing if proposed by the Local Authority.
✓ Help to secure additional funding for infrastructure and other projects.	✗ Stop all development.
✓ Propose regeneration projects, transport solutions and areas of land for the allocation of housing and / or employment sites if we wish to do so.	✗ Deal with matters not dealt with through the planning system, for example: <ul style="list-style-type: none"> ○ Change traffic speed limits ○ Increase broadband speeds ○ Enforce parking restrictions

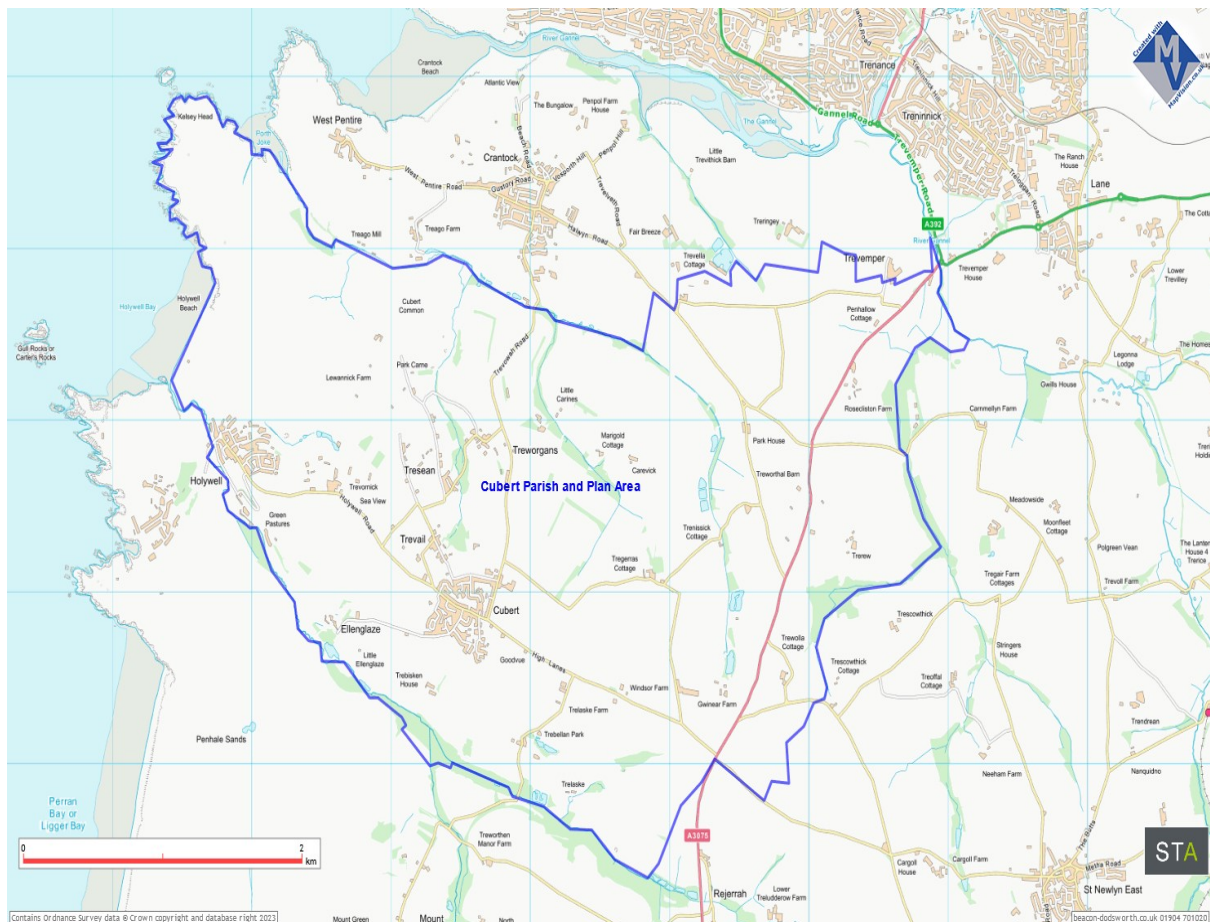
The Plan covers the period between 2022 and 2030 and is therefore ‘in sync’ with the development plan documents produced by the Local Authority as the local planning authority which currently cover the period to 2030.

1.2 The Plan Area

1.2.1 The Defined Neighbourhood Area

The neighbourhood plan area (the whole civil Parish) was approved by Cornwall Council in 2023. Map 1 shows the extent of the area.

Map 1: Designated Neighbourhood Area



1.2.2 Summary Parish Characteristics

The Parish of Cubert is situated on the north coast of Cornwall, between the coastal resorts of Newquay and Perranporth. Cubert is the largest settlement in the Parish followed by Holywell which lies to the west of Cubert backing the beach and dunes of Holywell Bay. There are some smaller hamlets including Trevail, Tresean and Treworgans lying to the north of Cubert village. The Parish has a current resident population of about 1,300.

Cubert has a General Stores and Post Office, a Bakers Shop and a Fish and Chip shop. Also, in and around the Village are the Cubert Primary School, Allotments, Toddler and Youth play

facilities and the Village Hall. There are two Public Houses/Restaurants within the Parish with a third in the adjoining Parish of Perranzabuloe but only accessible from Holywell.

The 13th century Church of St Cubert has, unusually for Cornwall, a Spire. Because this is the highest point in the Parish it is a well-known landmark and was also an important guide to navigation for shipping in the 18th and 19th centuries

The majority land use within the Parish is Agricultural, split between stock rearing and arable. The beach and dunes at Holywell Bay are important for tourism and recreational use.

To the west and north of Cubert Village lie important areas classified as of Great Landscape Value (AGLV) and Sites of Special Scientific Interest (SSSI) including Cubert Common and 'The Kelseys' and mainly in the ownership and care of the National Trust.

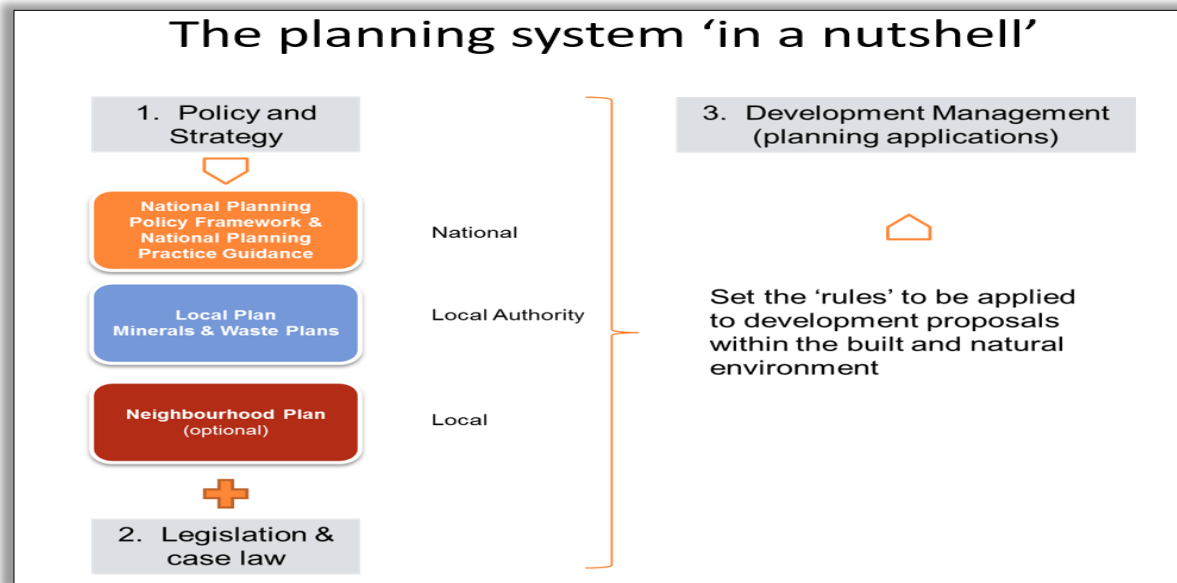
The Parish hosts a number of holiday and caravan parks, some of which provide 'on site' shop and catering facilities. Golf is catered for at Trevornick, mid-way between Cubert and Holywell.

There is a small Rural Business Park at Trenissick which has convenient access to the A3075 which provides the primary vehicular access to and from the Parish to elsewhere in Cornwall.

1.3 The Plan's Status

This Neighbourhood Plan, once made, will be part of the "statutory development plan". That means that its policies will have significant weight (or 'real teeth') when it comes to being used by the local authority to help determine proposals for development submitted through planning applications. It will form the local tier of planning policy in our Parish. It sits with the strategic Local Plan, produced by Cornwall Council (also a statutory development plan) and underneath the umbrella of national planning policy in the Government's National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), as the main planning policy documents relevant to our area. Other important planning documents which govern specific issues are the Minerals and Waste Plans also produced by Cornwall Council.

Figure 3: The Planning System’s Key Elements



The relationship between our Neighbourhood Plan and other planning policy documents is summarised in the illustration “The planning system ‘in a nutshell’”.

However, this plan should not be treated as a blueprint. When this plan is made (adopted) policies will need to be used by the local planning authority when it considers decisions that need to be made about development proposals submitted through the planning application process. The Plan’s policies, however, cannot guarantee that a proposal will be refused nor be granted permission, but the policies will carry significant weight, alongside policies of the NPPF, NPPG and the adopted Local Plan when weighing up the appropriateness of the proposal in question.

1.4 Cornwall Council Planning Policies of Relevance

Cornwall Council’s Local Plan, which provides the strategic planning policy framework for the area, was adopted in November 2016 and covers the period to 2030¹. The Climate Emergency Development Plan Document (CEDPD) was adopted in February 2023². It is important to be aware of the policies in both documents, particularly those which relate most to Cubert, as the policies in this Neighbourhood Plan must be in “general conformity” (or alignment) with them, according to Government planning rules. The policies in this Neighbourhood Plan must be complementary to, and not simply repeat, policies already set out in adopted development plans and they should not contradict their policies.

Appendix 1 reproduces some of the key parts of the Local Plan which relate to Cubert, for ease of reference and to help contextualise our Plan. However, they are not meant to provide the complete list of all relevant policies and the Local Plan itself should be read to understand fully which policies might apply to particularly development proposals. Our policies in this

¹ See <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/>

² See <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/climate-emergency-development-plan-document/>

Plan reference Local Plan policies where necessary to provide context and help demonstrate policies justification.

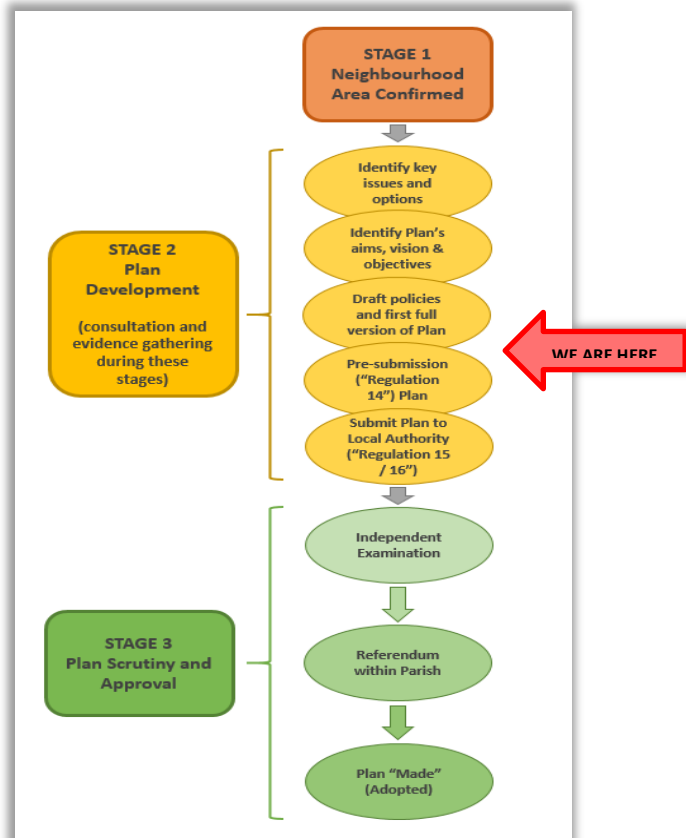
1.5 How Have We Got Here?

To produce the Plan, its development has been driven by a steering group, comprised of residents and Parish Councillors. It was recognised at an early stage that for the Plan to be truly representative of the planning issues of relevance in the Parish and to be *the community’s plan*, we would need to conduct engagement with those who live and work in the Parish. This engagement continues with this draft Plan. We have also liaised with Cornwall Council officers as the Plan has been developed, to ensure alignment with Local Plan and national planning policies.

The process and types of consultation that we have gone through will be fully documented in detail in our Consultation Statement which will accompany this Plan at Submission stage.

However, the key methods we have used have focused on so far include a community survey and public meetings to discuss the key issues in the parish to inform the content of the Plan.

Figure 2: Neighbourhood Plan Process



1.6 Next Steps

This Plan is subject to public consultation. However, this will not be the only opportunity that you will see the Plan to comment. There will be further consultations to ensure that we can get its content right and to ensure that we meet the Government’s requirements for consultation and scrutiny.

1.7 The Structure of Our Plan

Our Plan sets out the vision and objectives for our area, which have been developed, based on dialogue with the community, and shaped by existing planning policies and other plans. The main policy sections of this Plan have been derived by pulling together common key issues arising from consultation and considering the evidence base. Each policy is supported by justification text to demonstrate why the policy is necessary. There are several issues raised during development of this Plan which are non-planning matters and which can be

pursued outside of this Plan's policies. These are set out at the end of each policy section as "community projects and actions".

1.8 Community projects and actions

We have identified several community actions and projects during the development of the Plan. Some of these can only be delivered outside of the planning system or only in part and most will have supportive policies in this Plan to help enable them to be delivered if they need planning permission. These actions and projects are likely to be explored and / or delivered by more than one responsible organisation, authority, agency or association and will require partner working. The Parish Council will help to facilitate the projects and action where possible and appropriate where there is not already a lead organisation pursuing them or the lead organisation is not identified in the action or project.

1.9 Sustainable Development

The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) set out the Government's planning policy to which all plans and proposals for development should comply. The NPPF includes, at its heart, a "presumption in favour of sustainable development". It is important to understand what that means for our Plan as it sets the parameters within which we can make proposals and set policies.

When taking decisions on proposals for development this means that proposals should be approved where they accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF or specific policies in the NPPF indicate that development should be restricted. Translating this to what it means for our neighbourhood plan, it states that "Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies"³. The NPPF goes on to say that "Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies"⁴. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where

³ See paragraph 13, National Planning Policy Framework, July 2021, <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”⁵

Following this consultation, we will approach Cornwall Council to request their formal view (or screening opinion) as to whether the Plan will require a Strategic Environmental Assessment (SEA) or Habitats Regulation Assessment (HRA). This is a requirement of the process set by the Government. In the meantime, we have been mindful of a need to consider the Plan’s policies against the ability to deliver sustainable development as set out in the NPPF.

1.10 A Changing Climate

The changing climate is and will continue to have an impact on Cornwall and on our parish. Cornwall Council has declared a “climate emergency”⁶ and as a result has an adopted Climate Action Plan. Cornwall Council was one of the first local authorities to recognise the impact of climate change in a planning document, the Climate Emergency DPD. This DPD introduces strategic policies for the whole of Cornwall which focus on how the planning system can help us to adapt to and mitigate against climate change by applying policies to development proposals. As a result, we are fortunate to have good and up-to-date coverage of planning policies to help deal with climate change. This Neighbourhood Plan, therefore, needs not to go into very specific detail with regards to the planning matters covered by the policies in the CEDPD. However, we have considered climate change issues as cross-cutting across the topics in this Plan, looking to see if our policies can and need to introduce additional climate change related policy criteria to supplement Cornwall Council’s policies.

⁵ See paragraphs 29 and 30, National Planning Policy Framework, July 2021, <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁶ See <https://www.cornwall.gov.uk/environment/climate-emergency/>

2 VISION AND OBJECTIVES

The Vision and objectives which follow have been developed from the consultation held with the community.

2.1 The Vision for Cubert

Our vision represents our view of what we would like the Parish to be like in the future by the time that the plan reaches its end date. The objectives amplify and describe where we want to get to and the things we would like to achieve, which have been derived from local community consultation.

The Vision for Cubert

The ongoing development of the Parish of Cubert will facilitate the parishioner's aspirations, that it will be recognised as a safe, friendly and attractive place to live.

There will be appropriate intervention to influence the type, location and design of development.

In terms of attractiveness, the delivery of new development will be synonymous with both high standards of design and sustainability.

There will be fervent efforts to protect the facilities and areas of land that the community values most such as community buildings, playing fields and rights of way.

There will be a relentless effort to protect areas of land for conservation, biodiversity and landscape value.

There will be propositions for regeneration projects, transport solutions and allocation of areas of land for housing and employment sites as and when demand supports them.

All the afore mentioned aspirations will align themselves, as far as is practically possible, to the county-wide target of "net zero" carbon dioxide emissions, resilience and adaption to the ongoing climate change.

2.2 Plan Topics and Objectives

Our Plan is structured around several key topics which have been raised as key issues by the local community during consultation.

Our objectives are set out under each of these topics and provide a response to how we are going to respond to and achieve the Vision. The objectives present both issues which can be addressed, in whole or in part through this Plan and the wider planning system, and also issues which cannot be delivered through this Plan and its policies. The objectives therefore present "real-world" matters. The Plan then uses these objectives to identify:

- i) planning policies which can be used in the planning system to help determine proposals for development (planning applications) and protect key areas of land and assets; and,

- ii) non-land-use planning matters which have been identified as important by the community during the plan-making process and which can be dealt with outside of this Plan and the planning system and which are presented as community actions or projects.

The planning policies are clearly distinguishable from other text, and non-land-use planning actions and projects. It is important to the community to present the “whole picture” in relation to key issues, hence the identification of the community actions and projects.

Our objectives, by topic, are as follows.

Housing

1. Support local sustainable and well-designed housing development in the right locations which addresses local needs as a priority.
2. Protect the identity and built character of our settlements.

Business

3. Support local businesses to help achieve a sustainable and year-round economy, by encouraging further business and tourism enterprises within the Parish, whilst resisting the loss of existing business space unless a clear need for change is proven.

Transport, Travel and Accessibility

4. Introduce new speed tables and associated traffic calming measures, such as a build-out, from the National Speed Limit signs on Holywell Road to the roundabout at the top of Jubilee Close.
5. Move the National Speed Limit signs in Ellenglaze Lane further down the lane so that the pedestrian exit from Jubilee Close is incorporated within the 30mph speed limit and erect a new ‘concealed entrance’ sign to warn drivers of the pedestrian exit from Jubilee Close.
6. Reduce the speed limit in Holywell Road between Cubert and Holywell from 60 mph to 40 mph.
7. Continue to support Cornwall Council’s ‘20s Plenty for us’ campaign to encourage 20 mph to be the default speed limit for our villages and settlement’s roads.
8. Introduce new traffic calming measures on Holywell Road just before entering Holywell.
9. Maintain and enhance existing rights of way in the Parish, introducing new signage to encourage their use and protecting their legal status.
10. Bring the existing footways up to Cornwall Council Highways standards to facilitate their use by all people including those with mobility issues.
11. Encourage and support walking and cycling across the Parish and maintain Cubert village’s permeability and walkable nature.
12. Have the yellow lines repainted and parking restrictions signs updated.
13. Identify an appropriate site within the Parish for additional public car parking.

14. Encourage the use of public transport (buses) and where possible support additional bus shelters and pull-ins at existing stops.

15. Maintain and improve the level of air quality throughout the Parish.

16. Help reduce traffic congestion (queuing) in Holywell Road, Holywell.

17. Help improve safety at Cubert Crossroads and reduce traffic congestion.

Heritage and Green Space

18. Retain the distinct identities of the separate hamlets within the parish.

19. Retain and protect designated green spaces across the parish.

20. Protect and enhance the existing network of Public Rights of Way, such as footpaths, bridleways and byways throughout the parish, facilitating the development of safe, accessible routes and linking the individual settlements within the parish.

21. Protect valued and important views and vistas from being spoilt by encroaching development.

Sports, Play and Leisure

22. Protect and enhance our sports, play and leisure facilities while supporting new additional facilities to enable greater social interaction and healthier lifestyles.

3 PLANNING POLICIES

This Plan's planning policies, and community actions and projects are set out under the topic headings identified in the previous section. As a reminder, these topics are:

- **Housing**
- **Business**
- **Transport, Travel and Accessibility**
- **Heritage and Green Space**
- **Sports and Leisure**

These topics are not set out in any priority order as the Plan's policies all carry equal weight in the planning system once the Plan is made (adopted).

The policies, and community actions and projects set out in under topic seek to provide a positive response to the objectives.

3.1 A Note About Planning Policies

The planning policies in this Plan are not able, within the context of planning policies and regulations, to provide a solution for every issue in the Parish. Broadly speaking, the following factors need to be remembered when looking at or using the policies in the Plan:

- Policies must be evidenced and justified, supported by written evidence gathered and community consultation.
- Policies need to relate to land-use and either protect something, propose something or be able to be used by the local planning authority to respond to a development proposal (i.e., help determine its appropriateness, or not).
- Policies should be 'positively framed' to support or enable development subject to various criteria / conditions.
- Policies cannot deal with certain "excluded matters" such as waste or minerals planning matters, which are dealt with by Cornwall Council.
- Policies in a neighbourhood plan should not simply duplicate policies set out elsewhere in policy at the national or local authority level. The neighbourhood plan forms part of the "development plan", the other part of which is the Local Plan and other development plan documents produced by the Local Authority. The policies across these documents should align, with policies in the neighbourhood plan being in "general conformity" with the strategic policies of the local authority's Local Plan.
- It is the planning policies in the Plan which carry legal weight (or are the statutory element of the Plan); and,
- Each policy has a unique title and reference number.

It is important to note that, while we have packaged policies under topic headings, when development proposals are being assessed, the whole plan (i.e. all policies) should be considered as policies in one theme may apply to proposals which naturally fit under another. In other words, the Plan should be read as a whole.

4 HOUSING

4.1 Introduction

Cubert Parish is within the St Agnes and Perranporth Community Network Area (CNA) as defined in the adopted Cornwall Local Plan. The Local Plan allocates a minimum of 1,100 dwellings to the CNA to be developed in the 20-year period 2010-2030. By the end of March 2022, 1,231 were already developed (completions) and 684 were “in the pipeline” as commitments (for example, those with planning permission but not yet built), since 2014. These figures are clearly already above the minimum requirement in the Local Plan which sets out figures for the period 2010-2030.

The Local Plan does not specify the number of dwellings which need to be delivered during the Local Plan period at a smaller scale, for example, to small settlements or Parish. However, Cornwall Council figures provided to us state that in the Parish 91 dwellings were completed and 39 were commitments between 2014 and the end of March 2022.

The key policies relating to housing provision, reproduced from the Local Plan and Community Network Area section of the Local Plan are reproduced in Appendix 1 of this Plan for ease of reference.

The planning system requires our Neighbourhood Plan to be in “general conformity” (or broadly aligned) with the strategic policies of the adopted Cornwall Local Plan. This Neighbourhood Plan is not allowed to reduce the scale of housing proposed in the Local Plan. Outside of the strategic allocation made in the Local Plan, there is no requirement for a Neighbourhood Plan to allocate additional housing, but it can allocate housing sites to help address local needs if it wishes, where sites are demonstrated to be deliverable and the community is supportive. To date, nothing in the consultations held suggest that there is support for further additional housing allocations to be made in light of both the Local Plan’s strategic allocation for the wider CNA, and other windfall⁷ sites which have come forward to date in our Parish.

The settlements in our Parish are classed as being in the “countryside” and so restrictions placed upon development coming forward in such locations, set out in the Local Plan, apply. Appendix 1 reproduces key policies which help to determine the appropriateness, or not, of development proposals in countryside areas.

We consider that between the above-mentioned developments, a sufficient number of both market and affordable dwellings have been or will be developed to address local needs while balancing an appropriate level of development for a Parish like Cubert. While affordability is a national problem the imperative is still to achieve a balance in the scale of development in Parishes like ours and local needs, while protecting the environment and character of the places where we live.

Alongside existing Local Plan policies, we have set out other policies in this Plan which look to protect sensitive areas of land within the Parish from inappropriate housing (and other types

⁷ A windfall site is a site not specifically allocated for development, but which unexpectedly becomes available for development during the lifetime of a Plan.

of) development. The focus of this Plan's housing policies is therefore on those matters which a Neighbourhood Plan can have influence over and in addition to policy provisions already set out at the national and Local Plan level. Consultation has raised a handful of issues which this Plan seeks to influence.

The Policies in this section are:

Policy HO1: Development Boundaries

Policy HO2: Design and Quality to Development

Policy HO3: Preventing Coalescence (Local Gaps)

Policy HO4: Principal Residence

The Housing objectives set out in section 2.2 are responded to as follows in this section.

Objectives	Addressed through	
	Policy(ies)	Community Actions
1. Support local sustainable and well-designed housing development in the right locations which addresses local needs as a priority.	✓	
2. Protect the identity and built character of our settlements.	✓	

4.2 Development Boundaries

4.2.1 Policy Justification

Development boundaries establish the principle that new development is acceptable within the boundary and more difficult to obtain planning permission for some developments outside of the boundaries. The boundaries therefore help to guide development proposals to the most appropriate locations. This Plan defines development boundaries for Cubert and Holywell. Housing policies within the Cornwall Local Plan (CLP) relate differently to built-up (urban) areas within the Development Boundaries as opposed to the open countryside outside of the Development Boundaries. Examples of CLP policies that apply outside of the Development Boundaries include Policy 7: Housing in the countryside and Policy 9: Rural Exception Sites.

Cubert Parish is defined as a Rural Parish, and the Cubert NDP compliments and strengthens the CLP policies regarding housing in rural parishes. The Cubert NDP will strengthen and protect both the urban style areas within the Cubert and Holywell Development Boundaries, as well as the open countryside and smaller hamlets and communities outside of the Development Boundaries.

The definition of the two Development Boundaries of Cubert and Holywell were based on the former Carrick District Council development boundaries, updated with the development that has taken place in the two villages since that time.

In considering the appropriateness of the former Carrick District Council boundaries, we have used the following parameters in exploring the extent of the boundaries. Development boundaries should:

- i) follow clearly, where possible, defined features such as field boundaries, roads, streams, walls, well-established fences, curtilage of properties (including residential gardens) physically linked to the built part of the settlement;
- ii) include:

- a) any existing development (residential, employment and other built uses) including Rural Exception Affordable Housing sites which are under construction or have been completed.
- b) Gardens of properties unless particularly large and extend into the open countryside or have significant environmental or policy constraints (see (e) below).
- c) any existing planning permissions for new dwellings.

iii) exclude:

- a) Common Land and all areas covered by statutory designations (e.g. SSSI, AGLV etc).
- b) residential property of an unusual or different character or with particularly large gardens which are considered to extend into the open countryside and/or have significant policy or environmental constraints.
- c) sites with unimplemented planning permissions for Rural Exception Affordable Housing.
- d) caravan/camping parks or chalet/lodge developments restricted to providing accommodation for holiday use and all ancillary buildings including on site residential accommodation.
- e) isolated or sporadic development, free standing, individual or groups of dwellings, farm buildings or other structures which are of a different character to or clearly separated from the main built-up area.
- f) amenity land or community facilities, such as the Village Hall, recreation or allotment land, kick-about areas, and green spaces unless fully enclosed by other included development.
- g) agricultural or equestrian premises such as Wesley Road Riding Stables and associated buildings situated alongside the existing boundary.
- h) education facilities comprising Cubert School and situated alongside the existing boundary.

Cubert and Holywell are the only substantial settlements within the Parish where it would be appropriate to define development boundaries. Other smaller hamlets or groups of housing are much less sustainable in planning terms, and infill housing development will not be encouraged within these smaller areas, as these are in rural areas without facilities such as shops, schools and public transport routes.

Map1: Cubert Development Boundary



Map 2: Holywell Bay Development Boundary



Policy HO1: Development Boundaries

- 1. Maps 1 and 2 define development boundaries for the villages of Cubert and Holywell**
- 2. Residential development proposals for small scale infill and re-development of previously developed land within defined boundaries will be supported.**
- 3. Residential development proposals outside of Cubert and Holywell development boundaries will only be supported where;**
 - i) The proposal is considered exceptional and meets the requirements of Policy 9, Rural Exception Schemes in the Cornwall Local Plan to meet evidenced local housing needs or**
 - ii) Meet the requirements of Policy 3, Role and Function of Places, Policy 7, Housing in the Countryside within the Cornwall Local Plan and Policy AL1, Regenerative, Low Impact Development in the Climate Emergency Development. (This relates to the special circumstances and specific types of residential development in the countryside)**

4.3 Design and Quality of Development

4.3.1 Policy Justification

We have identified good and high-quality design as an important factor that new housing development should consider and meet. The Government has acknowledged the importance of good design of development in the National Design Guide and National Design Code⁸, and July 2021 version of the NPPF. The Cornwall Local Plan provides statement and policy (Policy 12 Design) that commits the Local Planning Authority to achieving high quality safe, sustainable and inclusive design in all developments. Cornwall Council's adopted Design Guide⁹ includes guidance for housing¹⁰ and this Plan looks to localise and strengthen both national and local authority guidance.

Good design is not simply about the "look and feel" of a development in terms of the materials it is made of or the colour it is. It extends to many other factors. To understand what good design means development should:

- Integrate new development with its surroundings while also providing identity;
- Consider the impact on and relationship with the climate change;
- Be a sustainable development, both in terms of energy efficiency of development, low carbon energy generation and ease of access to help minimise unnecessary travel by private car;
- Create of a safe and secure environment;
- Provide good accessibility and permeability within and through a development;

⁸ See <https://www.gov.uk/government/publications/national-design-guide>

⁹ See <https://www.cornwall.gov.uk/planning-and-building-control/design/>

¹⁰ See <https://www.midCornwall.gov.uk/residents/planning-policy/supplementary-planning-documents/Cornwall-design-guide/>

- Recognise the day-to-day impact of on-street parking on maintaining good access for pedestrians, parents and carers with prams, the disabled and those with mobility problems and other vehicles;
- Consider its environmental impact;
- Ensure that it is fit for purpose for the people who will use, live or work within the development;
- Reflect the amenity of existing neighbouring uses;
- Ensure a positive legacy;
- Not simply be “pastiche”;
- Introduce balance between colour, shape, form, space and textures; and,
- Be of an appropriate scale, massing, density and materials relative to the site and the development’s setting.

Policy HO2 signposts guidance such as the Cornwall Design Guide¹¹, Building for a Healthy Life¹² and Active Design principles¹³ to ensure that new development is sustainable and encourages healthy and active lifestyles. Policies requiring development proposals to do as much as they can to have a positive impact on sustainability do so on the basis that the level of response to the criteria set and measures introduced will need to be proportionate to the scale and type of development being proposed. In some cases, for example, smaller or householder applications, some criteria will not be relevant to the proposal.

To strengthen fully and localise policy and interpret and represent what “good” or “high quality” design means in the Cubert context, we have produced the Cubert Design Guide (see Appendix 2). Policy HO2 requires proposers of development to take the Design Guide into account when designing their scheme. Given the “direction of travel” of Government policy and references to the importance of local Design Codes in the future, the policy also references the need for any future Design Codes to be considered, if they are produced alongside the Design Guide.

While we recognise the importance of increasing biodiversity when new developments are proposed, national legislation has been brought in to ensure that a minimum net gain in biodiversity on development sites and is also a requirement in the adopted Cornwall Climate Emergency DPD, therefore negating the need for inclusion of such a requirement in this Plan. Likewise, the Climate Change DPD has introduced a requirement relating to retaining trees and canopy cover and our policy below therefore does not include such a requirement.

It should be noted that changes to buildings undertaken through permitted development rights will not have to adhere to planning policies.

Policy HO2: Design and Quality of Development

1. Proposals for housing development will be expected to be of the highest standards of design and construction, protecting and enhancing both rural and

¹¹ See <https://www.cornwall.gov.uk/planning-and-building-control/design/>

¹² See <https://www.designforhomes.org/project/building-for-life/>

¹³ See <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

urban settings, settlement character, open spaces and distinctive historic, cultural and architectural features.

2. Development should, in particular:
 - i) Demonstrate how it has taken into account and followed the guidance in the Cubert Design Guide (or any future Design Code) and be guided by the principles set out in the most up-to-date Cornwall design guidance and Active Design Guide, and tests set out in Building for a Healthy Life; and, where relevant;
 - ii) protect and enhance the character of the built environment including buildings, open spaces, landscape and other important features that contribute to visual, historical or architectural character;
 - iii) reinforce the distinctive qualities of places through the consideration of density, scale, height, solid form, alignment, design detailing and use material and finishes that complement the local and traditional palate of materials used within the Parish.
 - iv) deliver landscape design that utilises native planting and which is appropriate to the location of the development with full consideration given to the future management and continued maintenance and the need for landscapes that are resilient;
 - v) use and protect local vernacular earth and stone boundary walls (particularly on a frontage);
 - vi) retain and enhance existing Cornish hedges;
 - vii) provide a green infrastructure network and corridors which permeate through the site and connects to green infrastructure within the site's setting;
 - viii) provide secure outside covered storage space for refuse bins and recycling boxes (ensuring that their location gives easy access to the kerbside for collection) and for cycle storage;
 - ix) have more than one point of pedestrian and cycle access into and out of the site, ensuring permeability;
 - x) provide access to safe walking routes within, into and out of the site to the existing footpath network and wherever feasible, include provision for continuous even surfaces and kerbs suitable for pedestrian, cycle, mobility scooter and wheelchair users; and,
 - xi) not result in the loss of on-site parking or an increase in demand for on-street parking, providing off-street parking where no existing dedicated parking exists on or off-site which meets the most up-to-date Highways parking standards.
3. Proposals should avoid any pollution, disturbance to local amenity, and visual impact to the surroundings, during construction.

A copy of the Design Guide can be found at:

<https://www.cubertndp.co.uk/wp-content/uploads/2023/09/Cubert-NDP-Design-Guide-v12023.08.21.pdf>

4.4 Preventing Coalescence

4.4.1 Policy Justification

A clear green corridor between settlements and adjoining development contributes to the openness and character of the setting around existing settlements. Green corridor land between settlements can also help to prevent coalescence and maintain a separate identity and sense of place for residents of the settlements on either side of the green corridor. Allowing ribbon development or even incremental development in these areas brings the risk that green corridor land between settlements will become fragmented and vulnerable to further development. This can lead to a level of creeping development that would adversely coalesce the individual hamlets and settlements of the parish to the detriment of their individual character and setting. These green corridors or “local gaps” will contribute to the beneficial perception of having open countryside near to where people live and are an important part of the setting for hamlets and larger settlement alike. Such gaps can include areas of valuable biodiversity and provide green infrastructure valuable to the local area.

The Cornwall Local Plan (CLP) Policy 3, paragraph 3, includes the statement [for housing and employment growth] “Proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished” which this Plan’s Policy HO3 below supports.

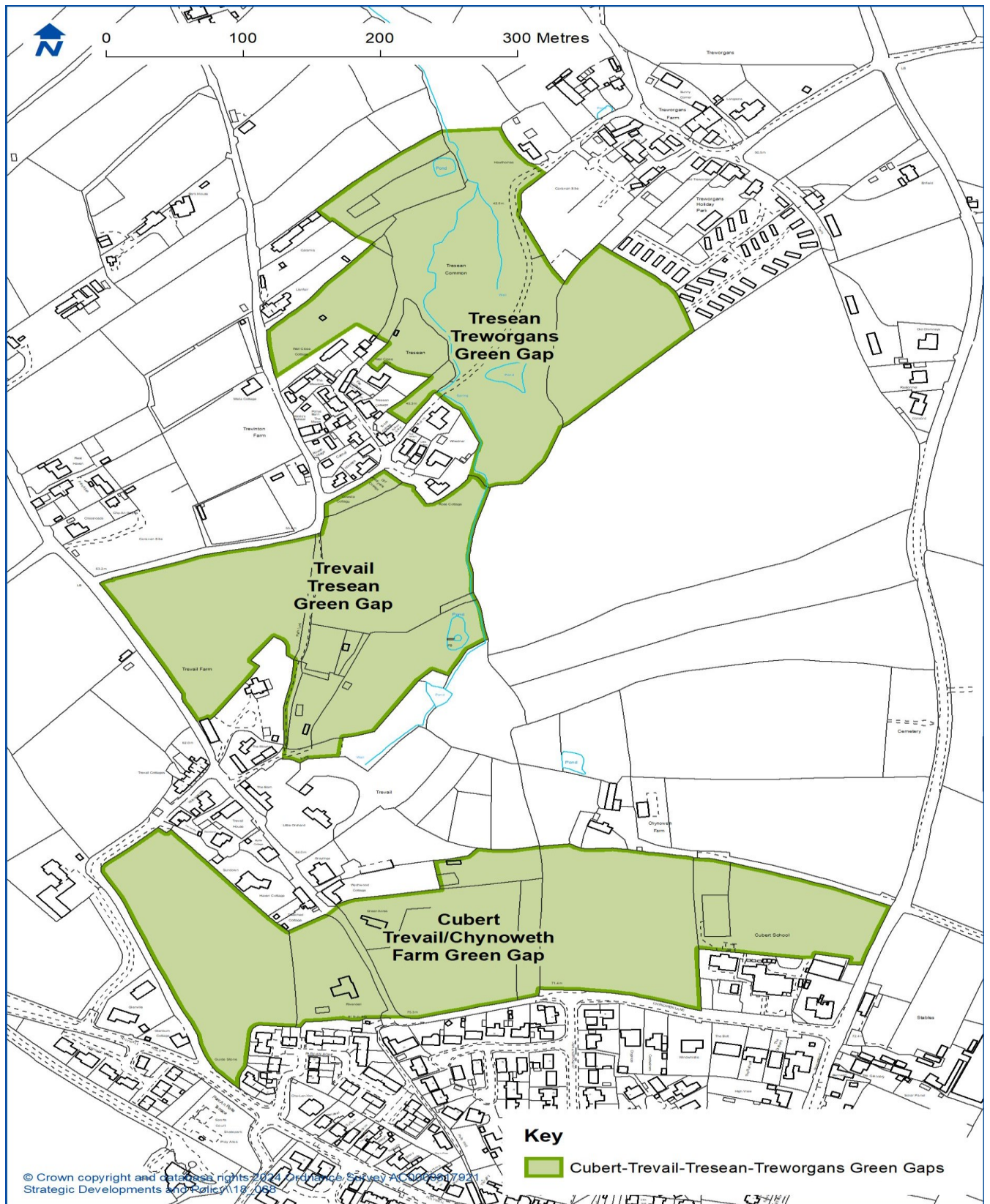
The predominant Landscape Character Area (LCA) covering Cubert parish is “LCA 14 – Newlyn Downs.” LCA 14 is described as an area of “exposed gently undulating plateau” with a key characteristic of being “incised with minor river valleys.” It features a relatively unpopulated landscape with settlements occurring as dispersed farmsteads (e.g. Trevail, Tresean and Treworgans) and small, nucleated villages (e.g. Holywell); many along the ridge of higher land (e.g. Cubert).

The area has an intrinsic, quiet rural character where the landscape is generally uncluttered. The stated objective of LCA 14 is to “encourage the conservation of the existing countryside while strictly controlling development which would clutter the landscape.” This existing our Policy HO3. nature of those smaller hamlets.

Owing to the very limited extent of the land between the Cubert development boundary and the hamlet of Trevail, and similarly the land between Trevail/Tresean and Tresean/Treworgans, these green corridors / local gaps are not regarded as being appropriate locations for residential development as this would seriously impinge upon the individual nature of those smaller hamlets.

Objective, together with the clear wishes of parishioners expressed in the NDP survey in favour of maintaining separation of the main settlements and hamlets), feed directly into the policy document.

Map 3: Defined Local Gap



Policy HO3: Preventing Coalescence (Local Gaps)

1. The distinctive identities of existing individual settlements within the Cubert Parish Neighbourhood Plan Area should be retained and protected from development which would erode the visual separation and landscape character between settlements.
2. Map 3 defines local gaps between:
 - i) Cubert and Trevail;
 - ii) Trevail and Tresean; and,
 - iii) Tresean and Treworgans.
3. Proposals for development within these local gaps will only be supported where:
 - i) it is for householder development within the curtilage of existing dwellings and any adverse impact can be satisfactorily avoided or mitigated; or,
 - ii) it is for agricultural uses necessary for the continued operation of a farm business and any adverse impact can be satisfactorily avoided or mitigated; and,
 - iii) the design, scale, massing, density and height does not erode the open countryside, landscape character and openness of the local gap or contribute to potential encroachment of the settlements.

4.5 Principal Residence

4.5.1 Policy Justification

Introduction

During previous consultation on the NDP the consensus view expressed both from survey and the public exhibition was strongly in favour of including a Principal Residence Policy (PRP) in the Cubert NDP. It was considered that the adoption of a Principal Residence Policy would help meet the housing needs of local people, bring greater balance and mixture to the local housing market and create new opportunities for people to live and work in Cubert and the local area. Ensuring that housing is occupied all year round, by permanent residents, would strengthen the community and assist the local economy.

One of the presumptions applying to policies contained in the NDP is that they would have a Parish wide application. During preparation of the draft Plan it became apparent that the proportion of **second homes/holiday lets** (SH/HL) was not evenly distributed across the Parish. In particular in the village of Cubert and the scattered housing in the more rural parts of the Parish the proportion of SH/HL was low. When looked at on a Parish wide basis this raised a major problem in that the Parish rate of SH/HLs appeared to be too low to support the inclusion of a PRP. This view was confirmed by progress on NDPs elsewhere. An example, cited by Cornwall Council involved the parish of Breage near Helston. That parish includes Praa Sands on the coast of Mount's Bay which has a very high proportion of SH/HLs. That is tempered by a low number elsewhere reducing the parish-wide figure to a level that would not support the inclusion of a Parish wide PRP in the Plan. This was resolved by making the PRP relate only to the coastal strip of the parish where the level of SH/HLs was very high. A

similar approach has more recently been adopted in the preparation of the Perranzabuloe NDP.

Implications

To continue with the Cubert NDP containing a parish-wide Principal Residence Policy would be highly likely to result in the PRP being struck out. The chance of modifying the NDP to vary the PRP, as occurred at Breage, is no longer a viable option. However, a targeted PRP, as adopted by Breage, Perranzabuloe and other NDPs has a better chance of success where high local levels of SH/HLs can be demonstrated affecting defined parts of a parish.

Some Figures

The 2011 census returns divided Cubert Parish into four 'output areas' and recorded the number of dwellings that had 'No Usual Residents' (NUR), taken to be in the main second homes and holiday lets. What was clear then was the difference between Cubert Village and the remainder of the Parish. Aggregating the figures gives Cubert Village (which for census purposes included Trevail and Ellenglaze) a total of 351 dwelling with 25 'NUR', that is 7.1% compared with the rest of the Parish with 276 dwellings with 51 'NUR' being 18.5%.

Since 2011 there have been significant changes in the number and occupancy of dwellings in the Parish. For an overview the Working Party looked, in early 2023, at the figures for Holywell and separately for the three primary hamlets of Trevail, Tresean and Treworgans. The methods of assessing the status of dwellings included examination of the open register of electors, the Valuation Officer's list of business premises (for dwellings registered for business rates as opposed to council tax), looking for on-line advertising of holiday lets and most importantly drawing on local knowledge and physical inspection/enquiry. Because of the range of methods used the Working Party has a high level of confidence in the figures obtained. In round terms the percentage of SH/HLs identified were **33%** for Holywell (57 units out of 171 dwellings) and 44% for Trevail/Tresean with Treworgans (38 units out of 86 dwellings). These figures are well in excess of the likely 'trigger' level that appears to be the minimum required to support a PRP as evidenced from other NDPs.

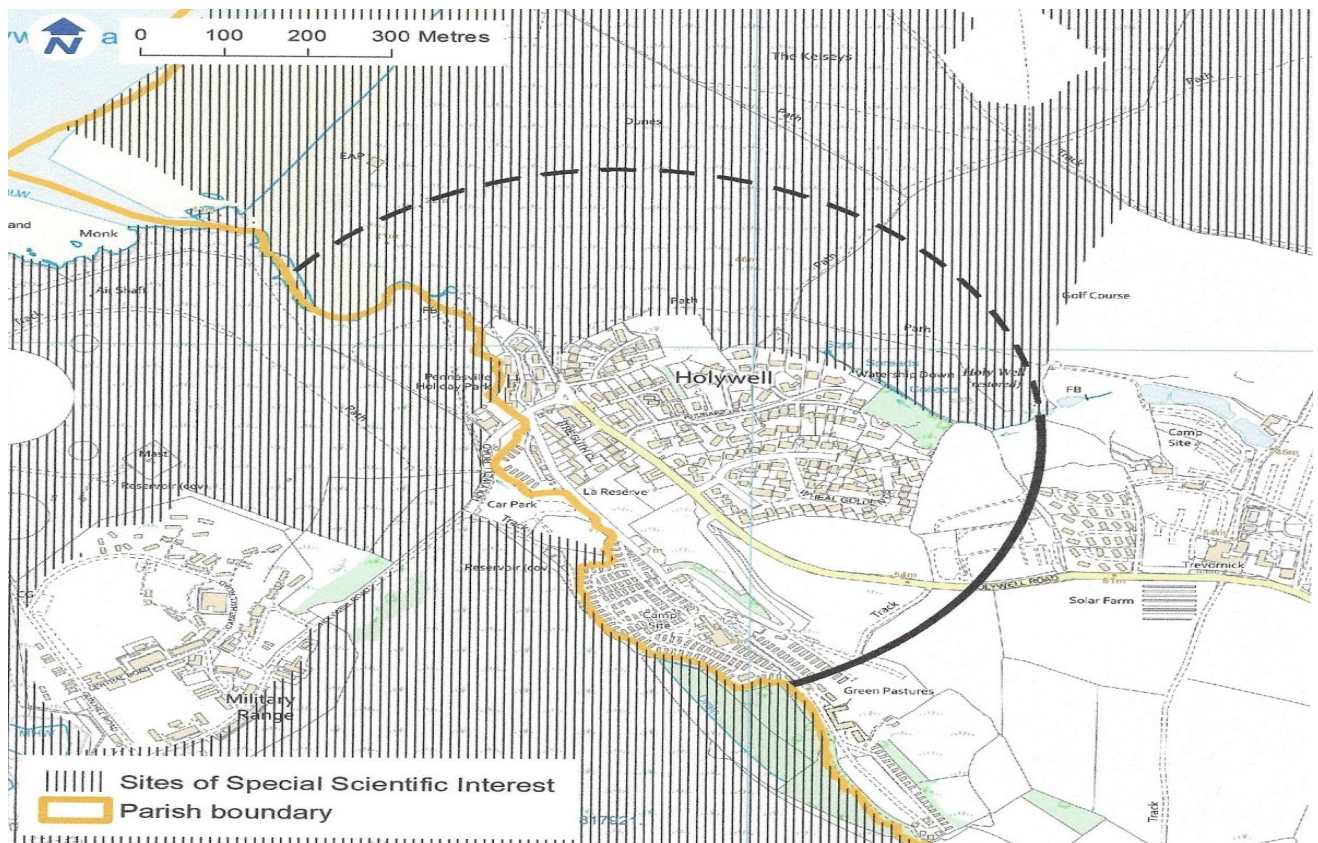
Subsequently partial housing data from the 2021 census has become available allowing some comparison with the position at the 2011 census date and the Parish Council's limited 2023 survey. Overall the 2021 census shows that although the population number remained effectively unchanged the stock of dwellings increased by just over a third. More significantly the number of dwellings with No Usual Residents (NUR) increased by over two and a half times, 76 in 2011 to 287 in 2021 by which time it comprised 33.5% of the housing stock. It should be borne in mind that not all NUR dwellings are second homes/holiday lets; some may be vacant because of sale, refurbishment or the owner working away etc. However local circumstances dictate that for Cubert, as with other tourist popular Cornish parishes, the majority will fall into the SH/HL category.

Cubert Civil Parish Census Results	2011 census	2021 census	% change
Population	1327	1334	+0.005%
No. of Dwellings	627	856	+36.5%
No. of Dwellings with No Usual Resident	76	287	+277.6%
% Dwellings with No Usual Residents	12.1%	33.5%	+21.4%

Area of Proposed Principal Residence Policies

The proposed areas that the PRP would apply to are shown on the plan below. These areas have been drawn to create a simple geometric shape with a radius of 500m (approximately 550 yards/1/3 mile) for ease of interpretation. These cover the entire village of Holywell (excluding land that lies in the parish of Perranzabuloe) and the combined three hamlets of Trevail, Tresean and Treworgans and immediate environs.

Map 4:



the local electoral register and being registered for and attending local services (such as healthcare, schools etc.).

5 BUSINESS

5.1 Introduction

The Cubert parish local economy comprises of a strong tourist offer and various light industrial and other business units. Our tourism season continues to extend beyond the traditional summer peak holiday time. When available, we expect the 2021 census results to show a consistent but growing local economy compared to figures available for 2011.

In addition to the owners and employees in farms, pubs and restaurants and the small local retail businesses, other main employment centres in the parish comprise first Trenissick Rural Park with a range of small local businesses, workshops and warehousing close to the crossroads of the A3075 main road. These buildings have about 1,350 square metres of floor area. The Park has about 11 units with about 20 employees.

Other main significant employment in the parish is related to the holiday accommodation provision on a range of large and smaller holiday parks, catering for about 4,000 holiday guests in peak season (Trevornick and Parkdean being the largest, both located in Holywell). Full time employees are in the region of 45, and in addition, there are about 80 part time employees.

It is important to our local coastal and rural economy to retain existing businesses and encourage and support them to grow in a sustainable way which “fits” with the parish without compromising the things we value the most.

The policy in this section is:

- Policy B1: Supporting a Year-round and Sustainable Local Economy

The Business objective set out in section 2.2 is responded to as follows in this section.

Objective	Addressed through	
	Policy	Community Actions
Support local businesses to help achieve a sustainable and year-round economy, by encouraging further business and tourism enterprises within the Parish, whilst resisting the loss of existing business space unless a clear need for change is proven.	✓	

5.2 Supporting a Year-round and Sustainable Local Economy

5.2.1 Policy Justification

We recognise that the Cornwall Local Plan already has policy support in place to support the county’s economy at the strategic level, for example through its Policy 5: Business and

Tourism. The latest Cornwall Council Climate Emergency DPD has also been taken into consideration

At the local level, however, this Plan provides policy support for and encouragement to the provision of small-scale units for medium, small and micro businesses to support our local economy and help enable sustainable growth in that economy. This includes a need to extend the tourism season through support for businesses which can also offer goods and services to the local population year-round. We also recognise that business needs are changing and so we also support businesses starting-up or wanting to access flexible or temporary office or workshop space. Flexibility seems to key to the future of business working patterns, as well as the traditional format of provision of traditional office, warehouse, manufacture and other industrial units.

Evidence based information was provided following commercial agent discussions relating to demand for light industrial and business park units in the area. The company concerned stated that although they have no specific requests for units in the Cubert area, that they consider interest is likely to be strong because of the lack of availability to answer demand in business parks in Newquay, Treloggan and the St. Agnes / Perranporth areas. They cited a similar instance with two business park units to be developed in Tregony which, though not easy to access for employees travelling to them, they were, nevertheless, sold off-plan with 20 other businesses showing interest because nothing suitable was available in the larger centres.

With increasing tourism levels throughout the year and no longer confined to the traditional holiday seasons, there is an opportunity for all year trade and employment by developing specialist retail provision such as craft and gift shops within Holywell and Cubert villages, to create jobs and opportunities for local people. It is important that some residents can work within the villages reducing carbon footprints through less traffic needs to get to work.

However, given our rural location, while we want to support business, this must take place within the context of needing to protect our local environment and ensuring that any growth in the local economy has no adverse impacts on the Parish. To this end, policy B1 provides support for flexible work hubs, workshops, farm diversification and other business premises to support micro, small and medium sized local businesses and operations subject to meeting criteria which will guide proposals' location, scale, character and so on. This policy is not allocating sites for this type of development.

Policy B1: Supporting a Year-round and Sustainable Local Economy

- 1. Development proposals for employment uses (falling within use class E(g) of the Uses Classes Order), flexible work hubs, workshops and other business premises which help to extend the tourism season and develop a diverse year-round sustainable local economy will be supported where they:
 - a) meet the requirements of other policies in the development plan;**
 - b) are for micro, small and medium sized local businesses;**
 - c) are within the development boundaries at Cubert and Holywell defined in Policy HO1 of this Plan, or are on previously developed (brownfield) land or countryside locations and meet the requirements of Cornwall Local Plan Policy 5: Business and Tourism;****

- d) represent a proportionate extension to clusters of existing business units / parks;
- e) are of a scale, density, height and massing appropriate to the site and its setting;
- f) demonstrate that there will be no adverse impacts on or harm to the following or such impacts or harm can be satisfactorily mitigated:
- g) the character of the built environment;
- h) the character of the natural environment, landscape and setting;
- i) residential amenity and / or the amenity of other existing neighbouring uses;
- j) flood risk;
- k) traffic volume on the rural road network;
- l) noise;
- m) light pollution; and,
- n) heritage assets.

2. Farm diversification proposals supporting small-scale retail farm shops or employment opportunities, which require planning permission, will be supported where:
- a) they meet the requirements of 1. above;
 - b) it can be demonstrated, in a Planning Statement, that the proposal will support the continued viability of the farm business; and,
 - c) conditions are applied to permission which require the use to remain part of the farm business and the site to be returned to agricultural use if the proposed use ceases.

5.3 Community Actions and Projects

For this topic, the projects and actions, not covered through our planning policies, are:

- The Parish Council will support local businesses to help achieve a sustainable and year-round economy, by encouraging further appropriate business and tourism enterprises within the Parish where they meet the requirements of Policy B1.

6 TRANSPORT, TRAVEL AND ACCESSIBILITY

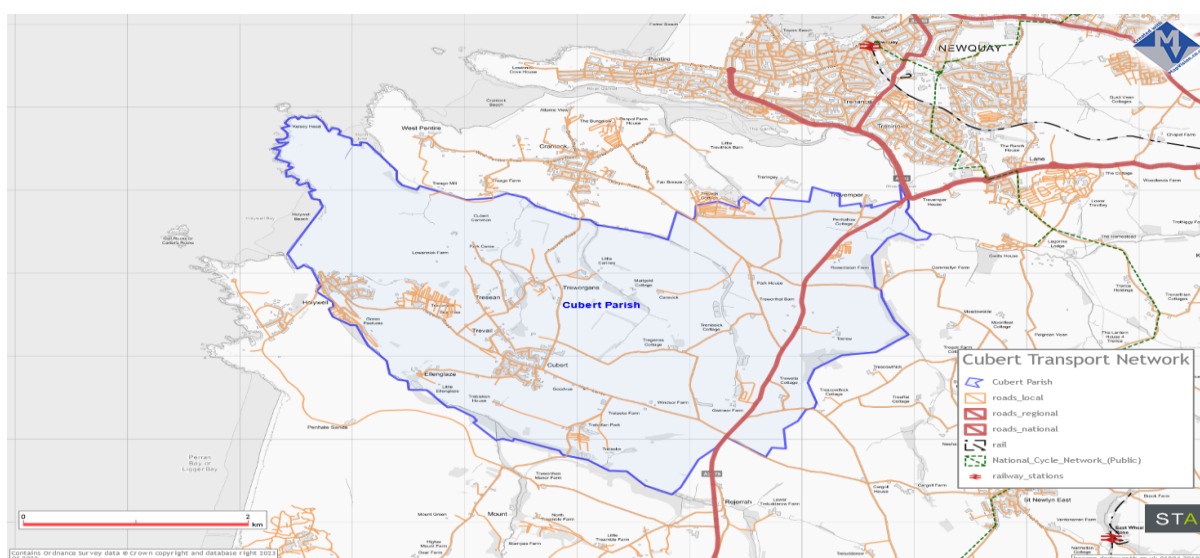
6.1 Introduction

Cubert is in a good geographical position relative to the main transport network which serves the rest of Cornwall, being only 3 miles away from the main A30 which runs from west to east and out of the county. The A3075 runs roughly north-south through the eastern part of the parish connecting to the A30 to the south-west and to the A392 Newquay Road and onwards to the A30 to the north-east and St Columb Road / Indian Queens. The parish is also close to Cornwall Airport and the railway line which runs to Newquay, while the national cycle network has a route just outside the parish to the east. The majority of the parish's roads, however, form a network of traditional rural lanes, particularly away from the main route to Holywell through Cubert.

There are only two 'wide roads' traversing the Parish. The first of these is the road that takes traffic off the A3075 through Cubert and then on to Holywell. From the A3075 to Cubert it is called High Lanes and from Cubert down to Holywell it is called Holywell Road. The road is a two-laned single carriageway. It has a national speed limit status except for the parts that travel through the villages of Cubert and Holywell and the first bend on the road travelling from the A3075. Although described as 'wide' there are places along its route where two large vehicles have to slow down to safely pass each other.

The second 'main road' is Wesley Road (so-called in Cubert), which takes traffic from Cubert to Crantock. The road could just be described as a two-lane single carriageway, but it is generally narrower than High Lanes and in places large vehicles (including towed caravans and campervans) have to give way to each other in order to pass.

Map 6: The Parish Transport Network



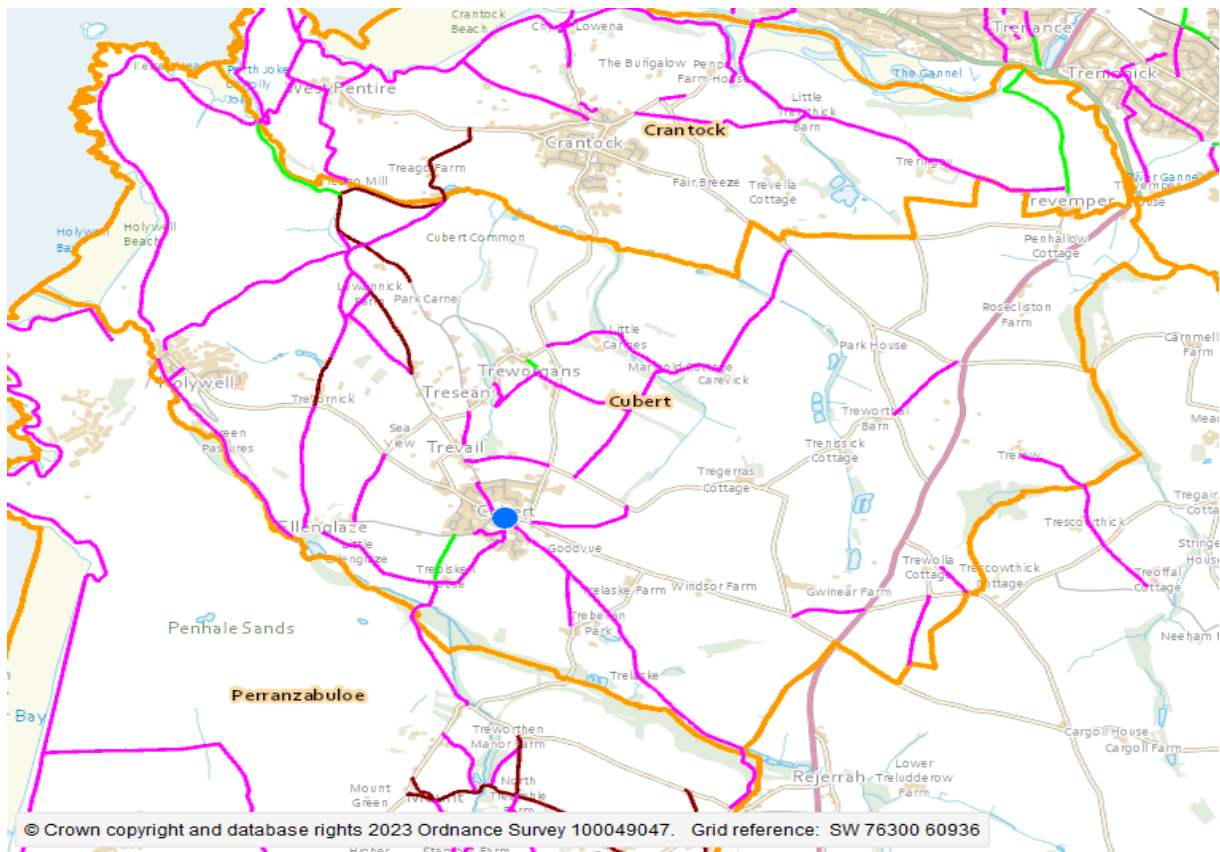
Bus services in the parish run along High Lanes, Holywell Road, Wesley Road and Trevowah Road, connecting to St Newlyn East and Truro to the south and Crantock and Newquay to the north with buses running around every hour on weekdays.

Typically, the parish experiences very high volumes of traffic in the tourism season from Easter through to the end of the summer peaking and at their most impactful during the summer school holiday months of July and August but extending, more recently, into September and October. This causes particular issues in and around Holywell, but also Cubert and other roads which branch off the Holywell Road. By implication, this also results in significant parking pressure and problems. There are, of course, incidences of speeding away from peak times, and both speeding and volume of traffic both contribute to concerns raised about pedestrian and cyclist safety on our rural road network, many of which do not have dedicated footpaths or very wide footpaths. Traffic congestion also gives rise to concerns about air quality during busy times when traffic is moving slowly.

It is fair to say that the Parish road infrastructure is challenging, especially for the drivers of towed caravans, motorhomes and other large vehicles.

Away from the public transport and road network, there are numerous public rights of way in the parish. The Southwest Coastal Path forms part of this network which hugs the coastline.

Map 7: Public Rights of Way Network



Traffic Volume

Cubert Parish has two very distinct periods of traffic density. The roads are very quiet from November to March and very busy from May through to September, peaking during July and August, with April and October being the transitioning months.

The evidence to support these two distinct traffic densities does not just come from the residents' physical and visual experience of traffic volume but can be quantified with estimates of vehicle presence throughout the year.

Five types of vehicles that make up our traffic density have been identified. These are: Residents' vehicles; Agricultural and other in-parish Commercial vehicles; Tourists' vehicles; Transient tourist vehicles and Delivery and Trade vehicles. Estimates of the number of each vehicle type on Cubert's roads are given below.

Residents' vehicles

There are approximately 650 dwellings in Cubert Parish. According to Department for Transport figures in 2022, the multiplier for 'number of cars per household' is 1.39 in the south-west of England. This then gives us an approximate minimum figure of 904 residents' vehicles permanently present in the Parish throughout the year. In fact, car ownership in this rural parish (with an infrequent bus service) is likely to be higher than the multiplier given for the whole of the southwest, so the figure of 925 is being used as an estimate for residents' vehicles.

Agricultural and other in-parish Commercial vehicles

It is estimated that 30 vehicles are operated throughout the year by the Parish's farms, the large campsites and out of Trenissick Business Park.

Tourists' vehicles

Based upon the available holiday accommodation across the parish as shown in the table below it is estimated that 1,286 tourist vehicles are present in the parish during the peak holiday season. This figure only assumes 1 vehicle per holiday accommodation/pitch. In some instances, there could be more than one vehicle at a unit of holiday accommodation, but since it is unlikely that all the accommodation will be taken up at the same time the estimate is kept at 1,286.

Trevornick Holiday Park Holywell	708*
Holywell Bay Holiday Park (Parkdean)	195
Trebellan Park Cubert	97
Gwinear Camping and Fishing	60
Treworgans Holiday Park Cubert	31
Pennasville Holidays Holywell	27
The Meadow Holiday Park Holywell	24
Crossroads Caravan and Camping Site	17
Beach View Holiday Cottages Cubert	7
Holiday Lets	80**
Second Homes	40***

**Numbers in the column refer to either pitches, static caravans, holiday lets or second homes.*

***Estimate from Trip Advisor*

****Cornwall Council data 2018*

NB This figure of 1,286 does not include an estimate for vehicles present in the Parish that are being used by non-residents to visit friends and family who are resident in the Parish. Therefore 1,286 is very much a minimum figure.

Transient tourist vehicles

A significant number of vehicles are driven into the parish daily from the nearby holiday centres in Newquay and Perranporth and the outlying campsites, such as the nearby Monkey Tree Holiday Park with its 1,000 pitches. However, the number of transient vehicles is somewhat limited due to a finite number of parking spaces in the parish. It should be noted that all of the available parking spaces in the Parish are used up during the peak summer period. The table below indicates how the estimated figure for transient parking has been reached.

National Trust Car Park Holywell	480*
Gull Rocks Car Park	50*
Treguth Public House	25
Holywell residential streets	30
Cubert residential streets	30
Cubert Square car park	14
Smugglers Den Inn	60
Driving/queueing on the roads	75 **
Visitors to skate park per day	6
TOTAL	770

**Neither of these car parks are in the Parish, but you can only access them via the Parish. They are both in Perranzabuloe Parish, on the boundary with Cubert Parish.*

*** Although this figure is an estimate one should note that we can have as many as forty vehicles queuing along Holywell Road in Holywell waiting to park in the National Trust or Gull Rocks car parks (when full). The total also includes an estimate of vehicles driving along the roads during the summer.*

Delivery and Trade vehicles

It is difficult to provide an estimate, but a minimum figure can be reached if one includes grocery and parcel deliveries to private addresses (normally one vehicle making repeated stops throughout the Parish) and visiting trades people to both private and commercial addresses. We have estimated 10 delivery and trade vehicles on our roads during the winter rising to 25 in the summer, servicing the many holiday parks and increased summer population.

Findings

Based upon the estimates detailed above the following traffic volumes can be assumed:

Low traffic volume period November to March

Residents' vehicles	925
Agricultural and other in-parish Commercial vehicles	30
Delivery and Trades vehicles	10
TOTAL	965*

**Clearly there are holiday makers in Cornwall throughout the year, but the winter numbers are insignificant during the November to March period.*

High traffic volume period May to September with the peak during the school summer holidays

Residents' vehicles	925
Agricultural and other in-parish Commercial vehicles	30
Tourists' vehicles	1286
Transient vehicles	770
Delivery and Trades vehicles	25
TOTAL	3036*

**It is important to note that this figure of 3,036 does not take into account the large volume of traffic using the A3075 during the summer months and it is also important to realise that most of the traffic movement within the parish is concentrated along just two roads: High Lanes and Holywell Road leading from the A3075 down to Holywell and Wesley Avenue in Cubert taking traffic to and from the popular village of Crantock.*

Implications

Based on the estimates it is likely that Cubert parish has more than 3,000 vehicles present on its roads, car parks and campsites daily during the peak summer months; more than three times the winter figure; a 215% increase. With this volume of traffic, it comes as no surprise that the parishioners experience higher levels of vehicle related pollution, illegal parking, obstruction, congestion and sometimes speeding during the summer, with little chance of parking in Cubert Square to use the shops and having to sit in traffic queues in Holywell and in queues along High Lanes waiting to turn onto the A3075. These are all problems raised by parishioners in the two surveys conducted to inform the Cubert Neighbourhood Development Plan, namely 'The Cubert Parish Neighbourhood Development Plan Survey 2020' and the 'Road Safety and Parking Survey for Cubert Parish 2021'

With respect to the above figures, it is understandable why the majority of residents who returned the NDP survey forms only supported small developments in the Parish. For example, a modest development of 30 new homes would equate to at least 42 more vehicles; an increase of 4.4% in winter traffic presence in the Parish. A new campsite of 200 pitches would increase summer traffic presence by almost 6.6% at a time when the parish has simply run out of parking provision. Along with this is the obvious increase in traffic movement and its accompanying congestion and pollution. There are also implications for Cubert Parish with

major developments outside of, but close to Cubert Parish, over which the Parish would have little control.

We should also bear in mind that climate change might result in hotter, drier, summers with the implication that this will increase visitor numbers to the Parish in future years. Within this transport context, this section of the Plan sets out a range of planning policies to help to respond to the challenges and opportunities presented by the objectives in section 2.2 of this Plan, which have been drawn from an understanding of the key issues raised by the community. In doing so, we recognise, however, that the planning system only has a limited role in being able to affect change and deliver improvements to the transport network. Other organisations and agencies have responsibility for the transport network and issues related to it, for example, Cornwall Council Highways for the county road network and public highways, National Highways for the strategic road network (motorways and trunk road network), on-street parking enforcement by Cornwall Council, and the Police for traffic speeding. In addition, many measures which could introduce changes and improvements are subject to permitted development rights and would not be influenced by planning policies. However, our suite of policies in this section represents a planning policy response where development proposals should be influenced and can support improvements in our transport network.

The policies in this section are:

- Policy TTA1: Improving Transport, Accessibility and Connectivity
- Policy TTA2: Protecting the Footpath, Bridleway and Cycle path Network
- Policy TTA3: Supporting Additional Off-street, Car Parking Capacity

The Transport, Travel and Accessibility objectives set out in section 2.2 are responded to as follows in this section.

Objectives	Addressed through	
	Policy	Community Actions
1 Introduce new speed tables and associated traffic calming measures, such as a build-out, from the National Speed Limit signs on Holywell Road to the roundabout at the top of Jubilee Close.	✓	✓
2 Move the National Speed Limit signs in Ellenglaze Lane further down the lane so that the pedestrian exit from Jubilee Close is incorporated within the 30-mph speed limit and erect a new ‘concealed entrance’ sign to warn drivers of the pedestrian exit from Jubilee Close.		✓
3 Reduce the speed limit in Holywell Road between Cubert and Holywell from 60 mph to 40 mph.		✓

Objectives	Addressed through	
	Policy	Community Actions
4 Continue to support Cornwall Council's '20s Plenty for us' campaign to encourage 20 mph to be the default speed limit for our villages and settlement's roads.		✓
5 Introduce new traffic calming measures on Holywell Road just before entering Holywell.	✓	✓
6 Maintain and enhance existing rights of way in the Parish, introducing new signage to encourage their use and protecting their legal status.	✓	✓
7 Bring the existing footways up to Cornwall Council Highways standards to facilitate their use by all people including those with mobility issues.		✓
8 Encourage and support walking and cycling across the Parish and maintain Cubert village's permeability and walkable nature.	✓	✓
9 Have the yellow lines repainted and parking restrictions signs updated.		✓
10 Identify an appropriate site within the Parish for additional public car parking.	✓	✓
11 Encourage the use of public transport (buses) and where possible support additional bus shelters and pull-ins at existing stops.		✓
12 Maintain and improve the level of air quality throughout the Parish.		✓
13 Help reduce traffic congestion (queuing) in Holywell Road, Holywell.	✓	✓
14 Help improve safety at Cubert Crossroads and reduce traffic congestion.	✓	✓

6.2 Improving Transport, Accessibility and Connectivity

6.2.1 Policy Justification

As we have noted above, the planning system can influence only some aspects of transport. For example, minor alterations to the road network, repairs and traffic calming is usually permitted without the need for planning permission and issues such as enforcement of traffic speeds and parking regulations are the responsibility of bodies such as Devon & Cornwall Police and Cornwall Council (as both Parking Enforcement and Highways Authority). The frequency of rail and bus services are not regulated through the planning system and planning policies can only influence provision of smaller scale infrastructure and changes to buildings and land-use.

However, this Plan draws together several key issues, challenges and opportunities identified through consultation with the community and our understanding of the key pressures on the transport network and sets out policies where they can be used to help protect or enhance transport, accessibility and connectivity. Taking such measures not only helps to improve travel options, but helps to support improvements to our health and, while presenting a positive response to the challenges posed by climate change.

Importantly, this Plan does not simply leave non-planning transport issues and concerns to one side but presents them as issues connected to planning and our wider environment. We have identified non-planning transport actions and projects at the end of this section.

The main transport challenges and opportunities in Cubert can be grouped around the following issues:

- Challenges posed by the tourism season, mainly in the summer months, with an increase in the volume of traffic in the Parish, including the impact of inappropriate parking;
- Improving safe pedestrian and cycle routes; and,
- Increasing the frequency of local trips to be made by foot and bicycle (also called “mode shift”) to benefit health and help reduce the local carbon footprint, congestion at busy times and road safety.

The Parish has already benefitted from several measures to help resolve and mitigate various traffic concerns, including:

- Speed tables along Holywell Road, High Lanes and Wesley Road, Cubert,
- Road narrowing buildouts on High Lanes (Outside the Village Hall) and in Wesley Road, Cubert (Near the school),
- Rumble strips in High Lanes on approach to the Village Hall in Cubert,
- A vehicle activated speed sign used alternatively outside the Village Hall, Cubert and on Holywell Road just before the driver enters Holywell.

Policy TTA1, outlined below, provides a positive policy framework to enable such projects and actions to be brought forward in planning terms, where opportunity arises to do so through the planning system. This includes reference to the need for proposals to take fully into account the most up-to-date design guidance which relates to transport and travel matters, across all modes. This principally relates to following the Cornwall design guidance,¹⁴ Streets for People Design Code¹⁵ and Public Health England and Sport England’s Active Design guidance¹⁶. National guidance such as the National Design Guide and Code¹⁷ should be followed as a matter of principle.

¹⁴ See <https://www.cornwall.gov.uk/planning-and-building-control/design/>

¹⁵ See <https://www.cornwall.gov.uk/media/b5dbunvp/streets-for-people-design-guide.pdf>

¹⁶ See <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design>

¹⁷ See <https://www.gov.uk/government/publications/national-design-guide>

Policy TTA1: Improving Transport, Accessibility and Connectivity

- 1. Our Transport, Accessibility and Connectivity Plan identifies the key transport and accessibility constraints and opportunities in the Parish. Where relevant, development proposals will be supported which:**
 - i) deliver (or help to contribute to delivery of) identified opportunities and / or resolve identified constraints;**
 - ii) do not exacerbate identified constraints or satisfactorily mitigate adverse impacts which arise from the proposal;**
 - iii) contribute towards implementation of identified community actions and projects; and,**
 - iv) demonstrate that they have responded positively to the most up-to-date Cornwall design guidance and the Active Design Guide.**
- 2. Development proposals should contribute positively to reducing, adapting to and mitigating the locally generated impacts which would result in increasing factors related to climate change and contribute positively to increasing the sustainability of travel in the Parish.**
- 3. Development proposals should not exacerbate existing problems related to traffic flow, off-street parking capacity and the capacity of the rural road network to accommodate movement at peak travel times and enhance road safety where feasible.**

6.3 Protecting the Footpath, Bridleway and Cycle path Network

6.3.1 Policy Justification

Much of the Parish's footpath network is within the villages and close to the coast and provides a high level of amenity value, contributing greatly to the enjoyment of the area for residents and visitors. Many of the footpaths allow direct access to the open countryside from the settlement boundaries, passing through tree tunnels and kissing gates and crossing over historic stone stiles along their route which contribute to a sense of place. These opportunities to access the countryside from the edges of the villages will be protected through policy TTA2 below. While there is some protection through law, our policy draws attention to the importance of the Public Rights of Way (PRoW) in the Parish and the desire to protect them from a land-use planning perspective. We have seen strong support for protecting existing public rights of way in the responses to both of our questionnaires and the public meetings held to discuss the Plan.

There is one dedicated cycle path in the Parish, running parallel to the A3075 over a distance of some half a mile, but it runs in isolation and is poorly maintained. There will, however, be opportunities to provide additional and safer routes for leisure activities, and safer travel by bike to various destinations such as to school and to work. Such opportunities for improvements are set out above under Policy TTA1 and the Transport, Accessibility and

Connectivity Plan. The popularity of electric bikes and e-scooters look likely to increase during the Plan period and necessitate safe infrastructure to be put in place for both modes of users and pedestrians.

Policy TTA2 also sets out criteria for new development to respond to where proposals have or could have an impact on existing provision and provides policy guidance for new foot and cycle paths to meet to ensure that they provide safe and good access and have no adverse impact on the Plan area.

Policy TTA2: Protecting the Footpath, Bridleway and Cycle Path Network

- 1. Development proposals which result in the loss of public footpaths, bridleways and cycle paths, or reduce permeability within the development boundary, will not be supported.**
- 2. Development proposals on or that affect existing rights of way, or for new rights of way and other non-vehicular routes (for example, which could enhance accessibility to local amenities, community facilities and services), will be supported and should, where relevant:**
 - i) help to retain and enhance safe and easy pedestrian and cycle access to Cubert Parish’s services and facilities, including:**
 - a) Cubert School;**
 - b) Cubert Post Office stores;**
 - c) retailers and food outlets;**
 - d) licenced premises;**
 - e) churches;**
 - f) outdoor play facilities; and,**
 - g) Cubert Village Hall;**
 - ii) provide safe routes, designed to the most up-to-date Highways standards, which benefit from natural surveillance from neighbouring properties, and include lighting (where necessary) which minimises light pollution.**
 - iii) help to increase recreational access to and within our surrounding countryside; and,**
 - iv) have no adverse impacts on local amenity or such impacts, where unavoidable, can be satisfactorily mitigated.**

6.4 Supporting Additional Off-street Parking Capacity

6.4.1 Policy Justification

Parking in Cubert Village (Cubert Square) is very difficult during the holiday season as the ten spaces are in almost constant demand. From May through to September the square becomes badly congested in the early evening as customers park up to use the village fish and chip

shop and Post Office store. At this time customers' vehicles are parked on yellow lines; block access gates and create hold-ups for residents trying to access The Glebe.

Together with seasonal parking restrictions coming into force, the Parish sees a very large rise in transient parking in residential roads during the holiday season. This transient parking adversely affects the villages of Cubert and Holywell.

This parking congestion is exacerbated by the poor quality of our current parking restriction lines and associated signs, which need an almost complete refurbishment in order for our parking restrictions to be enforced by Cornwall Council.

An initial NDP Survey conducted within Cubert Parish during 2020 asked parishioners 'What would help encourage new business within the Parish?' The largest number of responses given to this question suggested 'better access to the business, and 'more parking for the business'. In the same survey and in answer to 'What, if anything, could be done to improve the Parish?', 'additional car parking' was the second most popular response.

Surveys conducted within Cubert Parish during 2021 indicate a significant majority of respondents (78%) want a new car park in Cubert Village. On-street parking in the village may be further restricted in the future as the same survey indicated that 67% of respondents require further parking restrictions across the Parish.

When respondents to the 2021 survey were asked where a new car park should be located, the following locations were suggested. No prompting in respect to location was given in the survey questionnaire.

The Church Field	20
Off Wesley Road	7
At the Village Hall	6
Close to/opposite the Village Hall	6
Behind the Village Hall	3
Near to the School	6
Near to the Skate Park	3
Opposite the church	1
Near to the shops	1

The most frequently given location was Church Field, which was mentioned by 38% of the respondents. Almost as many, 36%, suggested at or close to the Village Hall.

When asked about how many parking spaces a new car park should have, the most frequently mentioned number of parking spaces was 20 and the average number of spaces suggested was 19.86.

On this basis, policy TTA3 supports the provision of additional off-street parking spaces to help alleviate the problems identified. This policy will not "make" a new parking area or areas happen but provides a policy framework which will support such proposals if they come

forward. The policy sets clear criteria which must be met for a parking proposal to be considered acceptable.

Policy TTA3: Supporting Additional Off-street, Car Parking Capacity

Development proposals which provide additional off-road parking spaces/areas within or on the edge of the defined development boundaries will be supported, subject to demonstrating that:

- i) they are well-related, in scale and location, to the built-up area;**
- ii) Sustainable Drainage Solutions (SuDS) are used, with a management programme set out in a Planning and Access Statement and implemented / maintained through a legal agreement;**
- iii) an appropriate number of electric vehicle charge points are provided commensurate with the most up-to-date National or Cornwall Council highways and / or planning policy; and,**
- i) there will be no adverse impacts on or harm to the following or such impacts or harm can be satisfactorily mitigated:**
 - a. the character of the built environment;**
 - b. the character of the natural environment, landscape and setting;**
 - c. residential amenity and / or the amenity of other existing neighbouring uses;**
 - d. traffic volume on the rural road network;**
 - e. noise;**
 - f. light pollution; and,**
 - g. heritage assets.**

6.5 Community Actions and Projects

For this topic, the projects and actions, not covered through our planning policies, are:

- Introduce new speed tables and associated traffic calming measures, such as a build-out, from the National Speed Limit signs on Holywell Road to the roundabout at the top of Jubilee Close.
- Move the National Speed Limit signs in Ellenglaze Lane further down the lane so that the pedestrian exit from Jubilee Close is incorporated within the 30 mph speed limit and erect a new 'concealed entrance' sign to warn drivers of the pedestrian exit from Jubilee Close.
- Reduce the speed limit in Holywell Road between Cubert and Holywell from 60 mph to 40 mph.
- Continue to support Cornwall Council's '20s Plenty for us' campaign to encourage 20 mph to be the default speed limit for our villages and settlement's roads.
- Introduce new traffic calming measures on Holywell Road just before entering Holywell.
- Maintain and enhance existing rights of way in the Parish, introducing new signage to encourage their use and protecting their legal status.
- Bring the existing footways up to Cornwall Council Highways standards to facilitate their use by all people including those with mobility issues.

- Encourage and support walking and cycling across the Parish and maintain Cubert village's permeability and walkable nature.
- Have the yellow lines repainted and parking restrictions signs updated.
- Identify an appropriate site within the Parish for additional public car parking.
- Encourage the use of public transport (buses) and where possible support additional bus shelters and pull-ins at existing stops.
- Maintain and improve the level of air quality throughout the Parish.
- Help reduce traffic congestion (queuing) in Holywell Road, Holywell.
- Help improve safety at Cubert Crossroads and reduce traffic congestion.

7 HERITAGE AND GREEN SPACES

7.1 Introduction

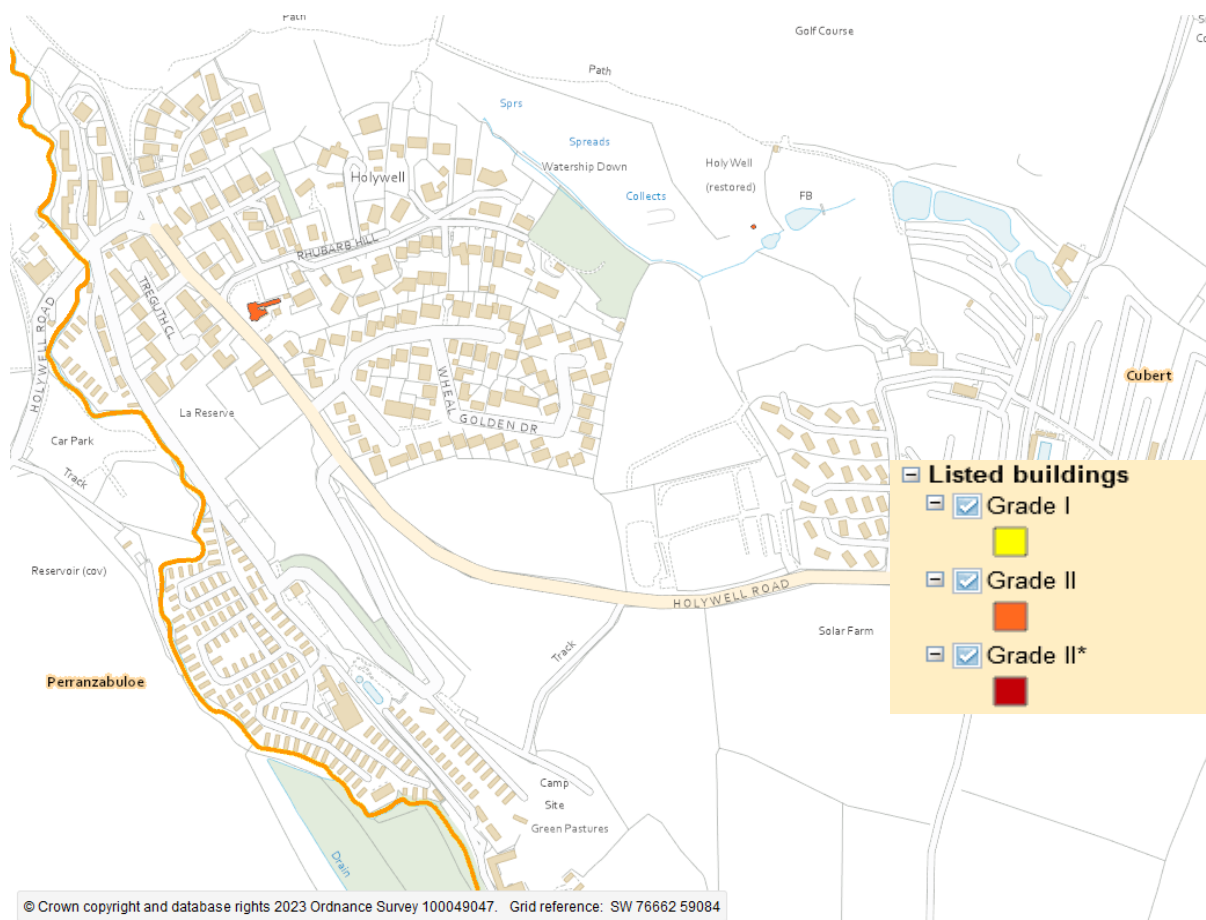
Cubert Parish’s heritage, landscapes and environment are intrinsically linked and interwoven and so this section sets out planning policies which seek to protect these qualities alongside each other. The Plan focuses on the environment on the landside, as the jurisdiction of the land-use planning system extends only as far as the mean low water tide mark.

7.2 Heritage

The Parish is fortunate to have a rich tapestry of heritage assets, both those recognised nationally such as Listed Buildings and Scheduled Monuments, and others captured in Cornwall Council’s online interactive mapping such as assets representing Cornwall’s rich mining heritage. Maps 7 and 8 show a selection of Listed Buildings and Map 9 shows a range of other assets.

Further details of the Parish’s assets can be found on the Heritage Gateway¹⁸.

Map 8: Listed Buildings (Holywell)



Source: Cornwall Council Interactive Mapping, see <https://map.cornwall.gov.uk/website/ccmap/>

¹⁸ See <https://www.heritagegateway.org.uk/gateway/>

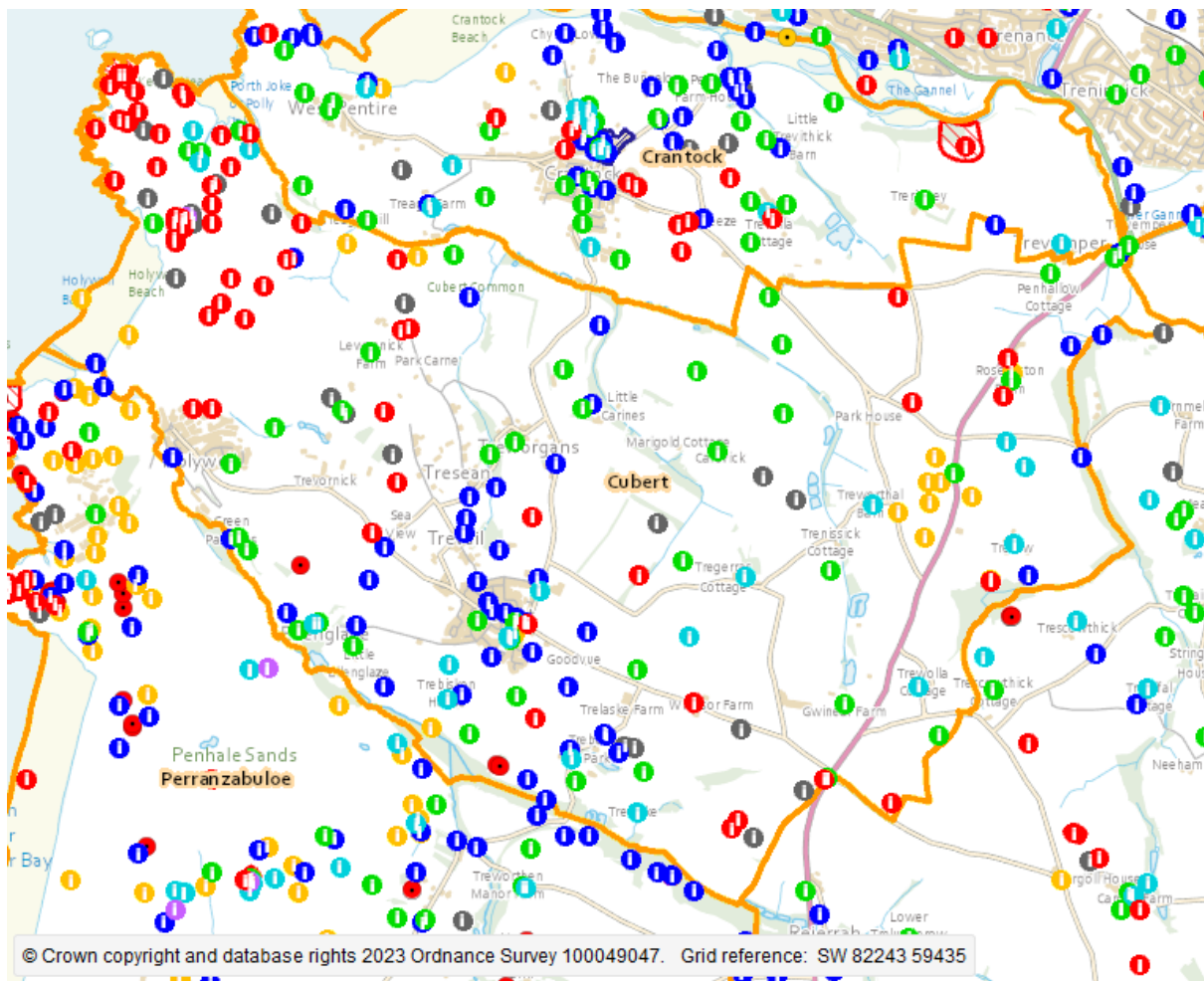
Map 9. Listed buildings in Cubert



Source: Cornwall Council Interactive Mapping, see <https://map.cornwall.gov.uk/website/ccmap/>

Listed buildings	
<input checked="" type="checkbox"/>	Grade I
<input checked="" type="checkbox"/>	Grade II
<input checked="" type="checkbox"/>	Grade II*

Map 10: Historic Environment in Cubert Parish



<input checked="" type="checkbox"/> Historic environment	
<input checked="" type="checkbox"/> Buildings, Sites and Monuments - points	
●	Prehistoric
●	Romano British
●	Early Medieval
●	Medieval
●	Post Medieval
●	Modern
●	Undated
<input checked="" type="checkbox"/> 	Buildings, Sites and Monuments - lines
<input checked="" type="checkbox"/> 	Buildings, Sites and Monuments - polygons
<input checked="" type="checkbox"/> 	Mines
●	Engine houses
●	
<input checked="" type="checkbox"/> Scheduled Monuments	
	
<input checked="" type="checkbox"/> Registered battlefields	
	
<input checked="" type="checkbox"/> Registered parks and gardens	
	I
	II
	II*
<input checked="" type="checkbox"/> Conservation Areas	
	
<input checked="" type="checkbox"/> World Heritage Site Areas	
	


Source: Cornwall Council Interactive Mapping, see <https://map.cornwall.gov.uk/website/ccmap/>

The heritage present in the Parish is also reflected in the character assessment which forms the basis of the Parish Design Guide¹⁹. Built, cultural and environmental and landscape heritage form the basis of what makes Cubert Parish, Cubert Parish, and gives it its sense of place. The policy in this Plan focused on heritage seeks to protect the value of these assets to the Parish, its residents, its visitors and the wider role they play in the county’s history, culture and character.

7.2.1 Green Spaces (Green Infrastructure)

The Parish’s green spaces or “green infrastructure” is of critical importance to the community, to visitors and to flora and fauna. It comprises many elements, some natural, some semi-natural and some human-made²⁰. Collectively, all these elements of green infrastructure are important to quality of life, health and wellbeing, biodiversity, and the wider environment.

Figure 1: Typical Elements of Green and Blue Infrastructure

	Agricultural field systems, rural landscape, urban fringe and gaps between settlements
	Grassland, heathland, woodland, hedgerows, trees and their interconnecting corridors critical to biodiversity and habitat
	Protected areas such as Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest and Nature Reserves
	Recreational, sport and leisure greenspaces, parks and gardens, public amenity greenspace, village greens, formal greenspaces, playing pitches, heritage / cultural greenspace, churchyards and allotments
	“Greenways”, footpaths, cycle paths, coast path, bridleways and lanes
	Includes “blue infrastructure” such as: the coast, rivers, streams, wetland, some sustainable drainage systems

These elements also play a vital role in a much wider network of green spaces. The declared “Climate Emergency”, legal targets for the nation to be “net zero carbon” by 2050 and the County-wide aspirations to reach be net zero²¹ will mean that the natural environment must be protected and will have an even more important role, moving forward, to help to reach

¹⁹ See fig1 above in this Plan and explore the Design Guide in detail on the Plan’s webpages. <https://www.cubertndp.co.uk/wp-content/uploads/2023/09/Cubert-NDP-Design-Guide-v1-2023.08.21.pdf>

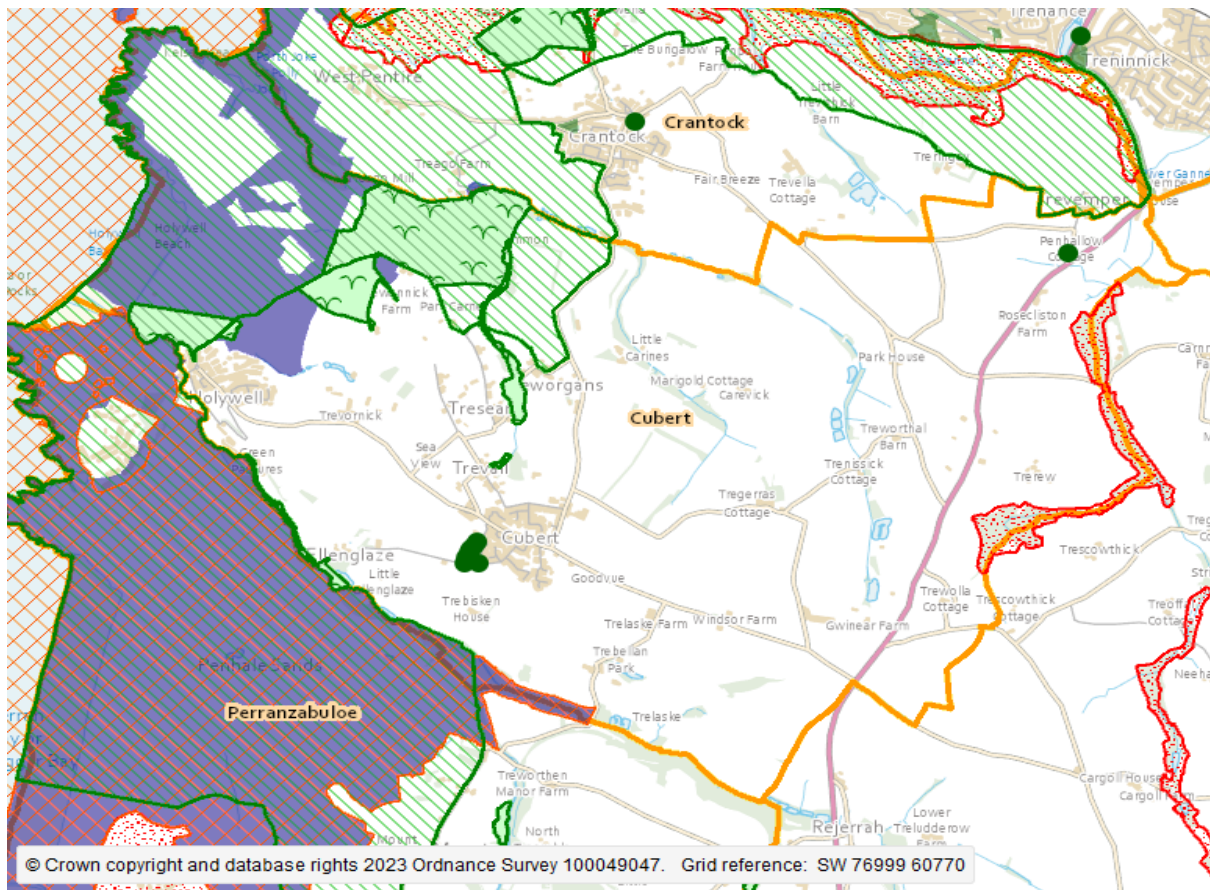
²⁰ It is defined in the National Planning Policy Framework (NPPF) glossary as “a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.”





²¹ See <https://www.cornwall.gov.uk/environment/climate-emergency/> for further information.

these targets. Solutions such as “carbon sequestration” which can include the planting of more trees to absorb and “capture” carbon will become more important moving forward. Cornwall Council has also an adopted Climate Emergency Development Plan Document²² which has a range of policies which relate to the environment.

The Parish is fortunate to benefit from a range of environmental and landscape features and areas worthy of designation and protection. Map 11 shows the location of these.

Map 11: Natural Environment Assets and Designations



<input checked="" type="checkbox"/> Environment & planning	
<input checked="" type="checkbox"/> Tree preservation order points 	
<input checked="" type="checkbox"/> Tree preservation order areas 	
<input type="checkbox"/> Biological roadside verge inventory <input type="checkbox"/> Geological roadside verge inventory <input type="checkbox"/> Special protection areas <input checked="" type="checkbox"/> Areas of Great Landscape Value 	
<input type="checkbox"/> Areas of Outstanding Natural Beauty <input type="checkbox"/> Heritage coast <input type="checkbox"/> International dark sky places <input type="checkbox"/> Dark sky discovery sites <input type="checkbox"/> Ancient woodlands <input checked="" type="checkbox"/> Common land and village greens 	
<input checked="" type="checkbox"/> Special Areas for Conservation 	
<input type="checkbox"/> National Nature Reserves <input type="checkbox"/> Local Nature Reserves <input type="checkbox"/> RSPB reserves <input checked="" type="checkbox"/> County Wildlife Sites - no implied public access 	
<input type="checkbox"/> County Geology Sites - no implied public access <input checked="" type="checkbox"/> Sites of Special Scientific Interest 	

²² See <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/climate-emergency-development-plan-document/>

The policies in this section of the Plan are designed to perform several roles, namely, to protect the green spaces that we value for local amenity and recreational enjoyment, to protect natural and semi-natural areas which do not already enjoy policy or legal protection through existing legislation, or national and Local Plan policies, to take opportunities to protect and enhance biodiversity, and provide policy protection for locally important reasons and which are not otherwise recognised elsewhere. Findings from the initial and subsequent parish surveys of 2019 and 2021 indicate that the respondents attach great importance to the rural character and appearance of the parish, its green and open spaces, and support their protection²³.

7.2.2 Policies

The policies in this section are:

- Policy HGS1: Protecting Landscapes, Historic Character, Views and Vistas
- Policy HGS2: Local Green Space
- Policy HGS3: Protecting Habitats in the Natural Environment
- Policy HGS4: Protecting Existing Trees and Cornish Hedges from Loss as a Result of Development
- Policy HGS5: Development and New Trees and Cornish Hedges
- Policy HGS6: Biodiversity Net Gain in New Development

The Heritage and Green Spaces objectives set out in section 2.2 are responded to as follows in this section.

Objectives	Addressed through	
	Policy	Community Actions
18. Retain the distinct identities of the separate hamlets within the parish.	✓	
19. Retain and protect designated green spaces across the parish.	✓	
20. Protect and enhance the existing network of Public Rights of Way, such as footpaths, bridleways and byways throughout the parish, facilitating the development of safe, accessible routes and linking the individual settlements within the parish.	✓	✓
21. Protect valued and important views and vistas from being spoilt by encroaching development.	✓	

7.3 Protecting Landscapes, Historic Character, Views and Vistas

7.3.1 Policy Justification

Section 7.1.1 provides much of the context for heritage in the Parish, while 7.1.2 does the same for our valued environment. This Plan seeks to provide an additional and localised layer of policy protection to that provided by the Cornwall Local Plan and national designations (such as Listed Buildings and Scheduled Monuments) to help protect and enhance (where the opportunity is presented) assets of value which do not enjoy formal policy protection elsewhere. Importantly, Policy HGS1 also integrates policy protection for the historic landscape and the important views and vistas that this landscape and built character, together, form. We have identified a list of locally important heritage assets (which do not benefit from existing protection as listed buildings or scheduled monuments and are not on the Cornwall Council “local list”) and distinct buildings, which will be important to consider in planning proposals²⁴.

Due to Cubert’s topography and landscape character, there are many spectacular and panoramic views of the parish from all directions. The initial Cubert residents survey showed that these views are of great value to the parish and should be protected. While it is recognised that the quality of a view or vista can be subjective, and vary throughout seasons, we have identified important views by exploring their value in landscape terms. The views and vistas that the Plan seeks to protect from adverse impact and change are as follows (with grid references shown in brackets).

1. Kelsey headland (SW594775). This is a designated area of great landscape value and site of special scientific interest. From the head of the promontory, the panoramic view of the coastline stretches from northeast to southwest - Trevoze Head heritage coast to St Ives on the Penwith heritage coast – and the uninterrupted seascape between.
2. Cubert common (SW596787). From this high point of unspoilt exposed upland rough ground within the area of great landscape value and site of special scientific interest, there are expansive views of Kelsey headland SSSI, West Pentire SSSI headland and the open fields of Crantock parish.
3. Holywell (SW581776) looking southwest and south. The vantage point is the junction between Holywell Bay holiday park and Holywell Road. The scene here is framed by Wheal Golden Drive to the north, glimpses of the thatched roof of Treguth Inn, solar panels on the roof of Curlews farmhouse, the sand dunes, Holywell beach and the ocean in the distance. To the southwest, Penhale headland and the disused army camp with its simple single storey buildings, and the well-trodden footpath around Penhale headland is clearly visible. Kelsey head can be glimpsed beyond the roofs of Wheal Golden Drive.
4. Trebellan footpath 302/22/1 (SW578786) looking south and southeast. The view described here is from the eastern edge of Cubert settlement. The eye is drawn along the footpath in a southeasterly direction towards Newlyn Downs and the wind turbines at Carland in the distance. This is a pastoral scene, taking in both undulating and valley landscape types. To the south, there are far reaching views across a patchwork of

²⁴ See Appendix 3.

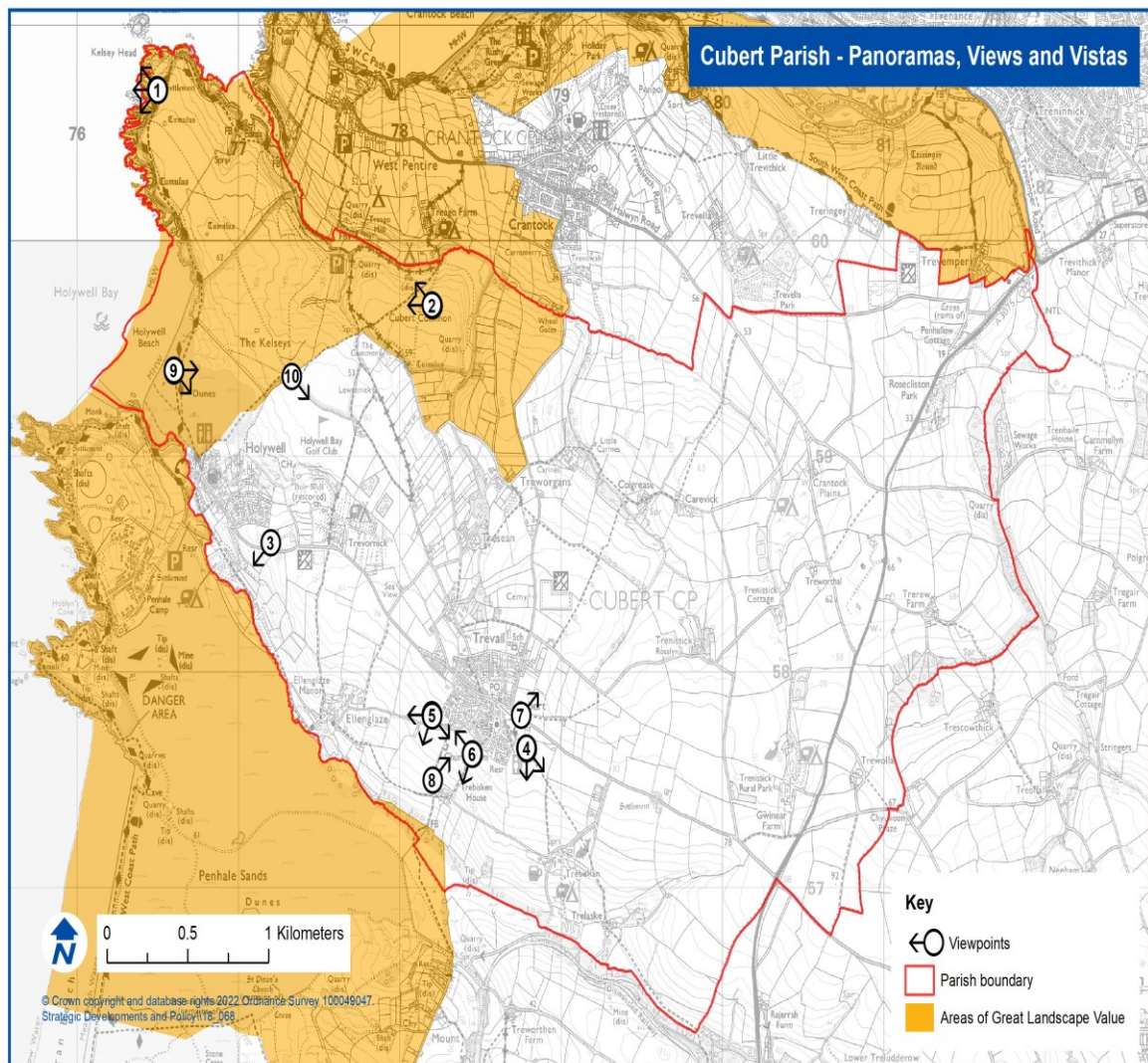
farmland and a tree-lined valley into Perranzabuloe parish and towards St Agnes beacon. The view is framed to the west by the Cornish hedge which directly borders the village.

5. Ellenglaze (SW578783). This view, from the entrance to footpath 302/2/1 from Ellenglaze lane is a sweeping 180-degree panoramic experience. From the east, framed by Churchfields estate which can be seen above the level of the Cornish hedge taking in the gently sloping open fields and valley with its wooded floor to the muted colours of the Penhale dune system.
6. Trebiskan footpath 23 (SW575785) looking south, southwest and northwest. From this point where the wooden stile divides the built environment of the Churchfields estate from the agricultural land, there is a spectacular open view allowing the viewer to take in the open farmland bounded by Cornish hedges stretching from St Agnes beacon to the southwest through the dunes cape of Perran Sands to the south and St Newlyn East parish to the south east with glimpses of the traffic flowing along the A3075.
7. Footpath 302/20/1 from High Lanes to Trenissick Lane. Looking northeast from this footpath, which bisects the field and leads from Ellenglaze to Trebiskan, the eye is drawn in a northerly direction down the gently sloping field towards Barnwell equestrian centre. Framed to the west by the recently constructed houses of the Highfield development, there is an uninterrupted view across pastoral fields towards neighbouring Crantock and beyond to the coastline and cliffs of Newquay. The clay hills at St Austell are clearly visible to the northwest.
8. Footpath 302/3/1 from Ellenglaze to Trebiskan. Looking northeast from this footpath which bisects the field and leads from Ellenglaze to Trebiskan, the eye is drawn upwards to the houses on the southwestern edge of Cubert which dominate the ridgeline.
9. Southwest footpath (SW594766) looking south and southeast. From this vantage point atop the sand dune with the marram grass in the foreground the view takes in the western edge of the Holywell settlement. Pennasville holiday complex marks the most westerly buildings and part of Treguth common can be seen in the middle distance. The settlement appears to sprawl haphazardly down the hill. Penhale Army camp in neighbouring Perranzabuloe parish is very visible in the distance and beyond that a narrow strip of the sea and the headland at Ligger point.
10. Footpath 302/24/3 (SW593772). From this elevated vantage point on footpath in the Holywell dune system looking south the view follows the sandy floor of the path downhill towards the northern edge of the Holywell settlement, the valley floor, and beyond, the dune system of Penhale sands extends to the skyline. To the west the coastal grassland and areas of bramble and thorn of the dunes provide shelter and define the view. Immediately to the southwest a post and wire fence divides the path from the Holywell Bay golf course. In the middle distance to the east of Holywell is a wooded area, and further to the west a narrow valley, and an open field. The Gull Rocks Beach holiday chalet development site can be seen to the west, adjacent to Trevornick holiday Park.

Photographs of these are presented our Visual Landscape Study²⁵ and Map 12 identifies them by location point and visual splay / view cones.

²⁵ See Appendix 4.

Map 12: Important Views and Vistas



The policy sets out criteria for proposals to be acceptable, protecting heritage assets from significant harm, and important landscapes, views and vistas from adverse impact. Key points of reference for applicants are our Visual Landscape Study and the Local Landscape Character Assessment²⁶.

It is worth noting that policies HO1: Development Boundaries, HO2: Design and Quality of Development and HO3: Preventing Coalescence in this Plan also play an important role in helping to protect our valued landscapes and the character of the built and natural environment in the Parish.

²⁶ For the Visual Landscape Study see Appendices 4. For the Local Landscape Character Assessment go to: <https://www.cubertndp.co.uk/wp-content/upload>

Policy HGS1: Protecting Landscapes, Historic Character, Views and Vistas

- 1. Development proposals should ensure that key public views and vistas of areas of landscape, coast, open countryside, heritage assets and distinct buildings and landmarks can continue to be enjoyed by all.**
- 2. Proposals, where relevant, should demonstrate, through a visual impact assessment (and heritage appraisal where relevant) appropriate to the size and scale of the proposal, how they:**
 - i) protect and enhance the historic character and appearance of settlements and hamlets;**
 - ii) respect the historic landscape character and setting of the proposal;**
 - iii) avoid causing significant harm to heritage assets and their setting; and,**
 - iv) avoid any adverse impacts on key views and vistas of areas of landscape, coast, open countryside, and distinct buildings and landmarks, or those impacts can be satisfactorily mitigated.**
- 3. The following assessments will be used as reference points to assess the impact of proposals:**
 - i) Local Landscape Character Assessment; and,**
 - ii) Visual Landscape Study.**

7.4 Local Green Space

7.4.1 Policy Justification

Through national planning policy, we have an opportunity to designate our important local green spaces to protect them and ensure that their current use remains. For a space to be designated as Local Green Space, according to the National planning Policy Framework, it needs to be:

“a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and,

c) local in character and not an extensive tract of land.”²⁷

Through local consultation and gathering evidence on the nature, use of and quality of important local spaces, we have identified 8 spaces which we designated as Local Green Spaces (LGS).

They are designated where they play mainly a social, play, leisure and recreational role. In many instances they play a multi-functional role and connect to areas of habitat and biodiversity, therefore forming an integral part of our wider green infrastructure network important for the community and wildlife alike.

²⁷ See NPPF, July 2021, paragraph 102, <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Following a recent planning application PA21/12758 for the development of 20 dwellings and associated roads and services on land off Holywell Road, Cubert, TR8 5HF, the Principal Planning Officer identified a deficiency of open space types 1, 2 and 3 (listed below) in Cubert parish.

1. Parks and gardens; amenity green space; civic spaces
2. Natural and semi-natural green spaces. Beaches, green corridors, accessible non-productive countryside in urban fringe areas
3. Public access sports facilities (outdoor): available for community game

This emphasises the need to protect our useable green spaces, in particular.

Through national planning policy we have an opportunity to designate our important “local green spaces”, to protect them and ensure that their current use is retained.

The spaces defined in Map 13 and in more detailed mapping in the Local Landscape Character Assessment (LLCA) all meet the requirements set out in national policy²⁸. Our assessment, to demonstrate that the spaces meet the required criteria, is also set out in this appendix.

The local landscape character assessment and local consultation have identified the following areas as local green spaces. At the community engagement event in November 2021, public support for designating the areas below as green spaces ranged from 86% - 100%. (Needs amending to reflect change in number of ‘Green Spaces’)

- I) Queen Elizabeth II Field (Skate Park and Play Area). Located towards the west of Cubert settlement, adjacent to Holywell Road, this site provides a valuable meeting area and recreational space for young people. It is a popular space, well used by older children. Included within this Green Space are the acoustic bund to the west abutting Penhale View and the amenity area to the east adjacent to Ellenglaze Court.
- II) Jubilee Close. This very roughly triangular sloping area was reserved as open space (but not developed) for use by younger children and situated at the south end of Jubilee Close surrounded by dwelling houses.
- III) Ellenglaze Lane. Open amenity space on the eastern side of the Lane; formerly part of the agricultural land developed about half a century ago as the Churchfields estate. Maintained by Cornwall Council, the Parish Council has installed a bench seat here. There are far reaching views over Penhale Sands, St Agnes Beacon and the coastline down towards Hayle Bay and St Ives.
- IV) Chapel Green play area is found in a central location within Cubert settlement and is accessed via footpaths from Holywell Road and Chynowen Park. It provides an enclosed play area for younger children, an open space and a valuable meeting place for families within the settlement.
- V) Until the middle of the last century Cubert Church stood exposed to all sides except the north and northwest where are still situated the older cottages of Cubert Churchtown and the later mainly houses of Holywell and Wesley Roads. Subsequent development of The Glebe, Churchfields/Lanlovie and An Gevan

²⁸ See our Local Landscape Character Assessment: [Click Here](#)

estates have effectively surrounded the Church, partly obscuring it from long distance views in particular. However, within the development of Churchfields part of the open field to the south west of the Churchyard was reserved undeveloped allowing the Grade 1 Listed Church to be viewed from outside of the churchyard. This area is maintained by regular mowing by Cornwall Council. The Churchyard itself is maintained with the support of the Parish Council; the Parish Council also look after the area surrounding the War Memorial abutting the Churchyard to the north.

- VI) Church Field. This is an open space located between Churchtown and the Village Hall. It is continually used and is especially popular with dog walkers and families with young children, providing an informal area for ball games and is now the site of the recently planted Jubilee tree. The field acts as a thoroughfare between Churchtown and the Village Hall and Allotments.
- VII) Cubert Allotments. These allotments are a place of social connectivity, providing opportunities to grow food, contribute to local biodiversity and improve health and fitness. Cubert Allotments are managed by the Parish Council and are located to the east of the Village Hall, adjacent to High Lanes – the road entering Cubert from the A3075.
- VIII) Cubert Cemetery. Situated to the northwest of Cubert settlement, west of Wesley Road, bounded by open countryside this is the current burial ground for the parish, and the resting place of many relatives of current parishioners. It is a tranquil space of great value to the community.

All sites are in close proximity to the community, are local in character and are not extensive tracts of land. They range in area from around 500 m² for Jubilee Close and Ellenglaze Lane to 8,260m² for the Church Field. To determine if the sites are *demonstrable special* and have *particular significance* to the local community we have looked at the five examples quoted in the NPPF: beauty, history, recreation, tranquillity and ecology. The Table below summarises this analysis:

Green Spaces Assessment Table

NPPF Criteria

A – Beauty (*to include not only the appearance of the Green Space itself but also any outlook/vista from that Space*)

B – Historic Significance (*to include local history and community connections*)

C – Recreational Value (*to include non-organised or individual sport and play and hobby use, e.g. allotment gardening*)

D – Tranquillity (*to include spaces suitable for personal contemplation*)

E – Richness of Wildlife (*including flora*)

The designation does not mean that no change can happen on the sites and policy HGS2 below sets out the criteria against which any planning proposals on these sites would be acceptable. Typically, for example, a proposal (which needs planning permission) for facilities which help to support or enhance the main use for which the site is protected, could be permissible.

Ref	Name / Location	Area (m2)	A	B	C	D	E
i)	Queen Elizabeth Field in Trust, Holywell Road (Skate Park etc)	4030	X		X		
ii)	Jubilee Close Children's Play Area	500			X		
iii)	Ellenglaze Lane Land	500	X			X	
iv)	Chapel Green	2185			X		
v)	St Cubert Churchyard	3470	X	X		X	
vi)	Church Field	8620			X		
vii)	Cubert Allotments	5780			X		
viii)	Cubert Cemetery, Wesley Road	3500		X		X	

**Map 13: Local Green Spaces
Index Map**



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Policy HGS2: Local Green Space

- 1. Local Green Spaces are identified on Map 13 and are designated as Local Green Space in accordance with the requirements of the National Planning Policy Framework. These areas will be protected for their local environmental, heritage and / or recreational value. The Local Green Spaces are:
 - i) Queen Elizabeth II Field in Trust;**
 - ii) Jubilee Children’s Play Area;**
 - iii) Ellenglaze Lane Land;**
 - iv) Chapel Green;**
 - v) St Cubert Churchyard;**
 - vi) Church Field;**
 - vii) Cubert Allotments;**
 - viii) Cubert Cemetery****
- 2. Development that would harm the openness and / or special character of a Local Green Space or its significance and value to the local community will not be permitted unless the proposal can demonstrate very special circumstances that outweigh the harm to the Local Green Space.**
- 3. Any development of such areas will be managed in accordance with national policy for Green Belt.**

7.5 Protecting Habitats in the Natural Environment

7.5.1 Policy Justification

There are several areas of woodland and other areas of land with noted habitats, including the fantastic coastline, which require protection from harm and adverse change. These form a critical part of the green and blue infrastructure network in the Parish. These areas of locally valued biodiversity, geodiversity and habitat will be protected.

The Landscape Institute defines green infrastructure as ‘one of the fundamental elements of landscape practice. It refers to planned networks of natural features in and between communities, including open green spaces, waterways and other vegetative systems’.

The natural environment of the parish is one of its main assets; from the coastline at the western edge to the open countryside extending to the east which surrounds the settlements and hamlets. The open countryside is mostly improved agricultural land, grade 3 or above, bounded by Cornish hedges as shown on the Cornish hedges map and the Cornwall Wildlife Trust map.

The landscape character of the parish, as documented within the Cornwall and Isles of Scilly landscape study 2007 being within CA14 Newlyn Downs and CA15 Newquay and Perranporth coast.

The LLCA describes the landscape in greater detail. Landscape types identified are beach, dunes, headland, coastal hinterland, undulating land, valleys, and low-lying land.

Within the parish there are many designated areas: area of great landscape value (AGLV), sites of special scientific interest (SSSIs), nature conservation areas, biodiversity action plan woodland and semi natural habitat.

These key wildlife sites are spatially separated and the Cornish hedges which make up the largest landscape feature of the parish, and areas of semi-natural habitat, provide key links between the sites, creating wildlife corridors along which animals can move between otherwise isolated habitats.

One notable example of a wildlife corridor containing hedgerows, field margins, a stream, and areas of semi- natural habitat links the SSSI habitat on Cubert to the common land at Trevail and Tresean and to the area of semi-natural habitat at Trevail.

The large scabious mining bee, a nationally rare species (PRDB3) (Falk, 1991), is present in high concentrations on Kelsey headland and Cubert common. Conservation charity Buglife's Southwest Bees report identifies it as a conservation priority for the region. To enable this species to flourish, Buglife policy states; 'it is important to reconnect isolated wildlife-rich sites at a landscape scale. Habitat-linking corridors and steppingstones included b-lines must be integrated into new and existing developments. Recent research shows that many of the best wildlife sites are now very isolated and that the lack of connected habitat across landscapes results in species being marooned on islands of suitable habitat, unable to move in response to environmental pressures, and vulnerable to local extinction. Crucially habitats must be made more joined up. Restoring networks for insects is now top priority.'

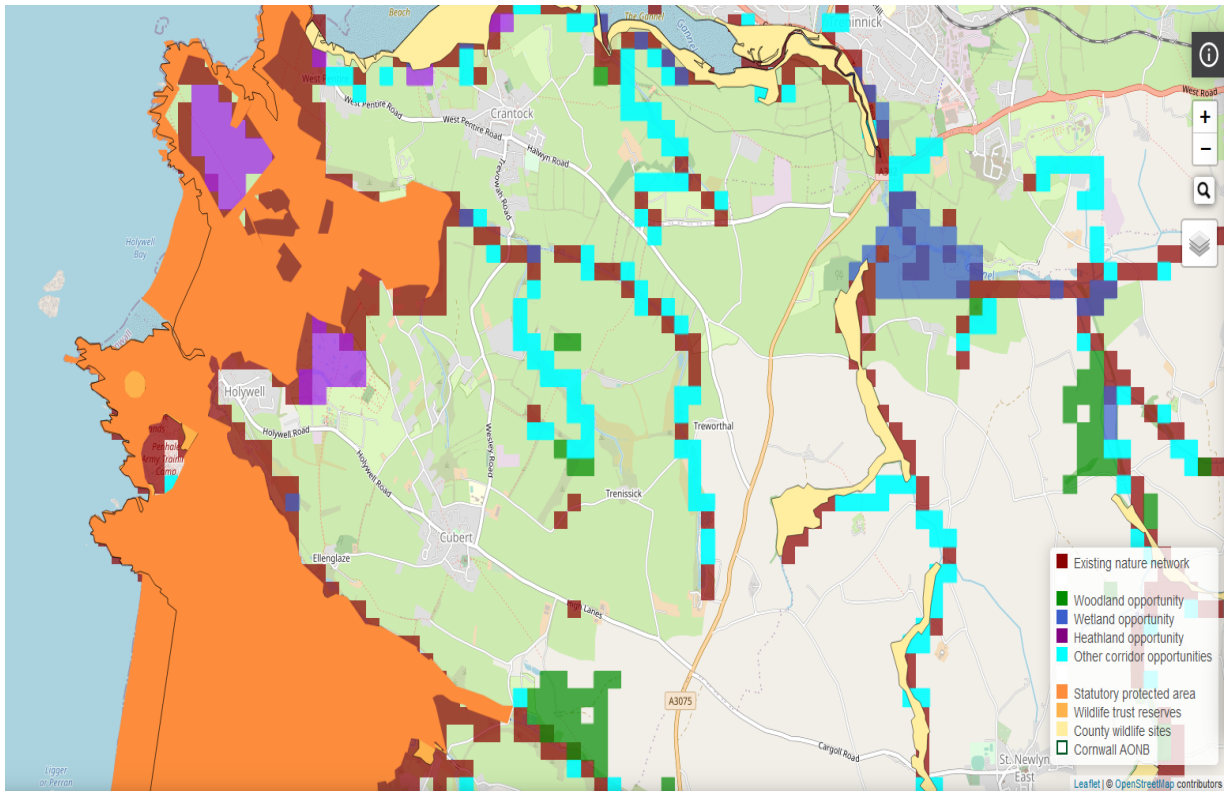
The Cornwall Nature Recovery map²⁹, Cornwall interactive mapping³⁰ and Natural England's habitats data³¹ together provide a rich resource of information and data to identify the key areas which should be protected against change and adverse impact and enhanced where possible. These areas, identified on Maps X to X, and their source data, should be taken fully into account where development proposals come forward in these areas or within their setting.

²⁹ See <https://lagas.co.uk/app/product/nature-recovery-network>

³⁰ See <https://map.cornwall.gov.uk/website/ccmap/>

³¹ This is documented in our evidence base, but detailed interactive mapping of these areas can be searched and seen here <https://magic.defra.gov.uk/>

Map 14: Locally Valued Areas of Biodiversity, Geodiversity and Habitat (Nature Recovery Map)

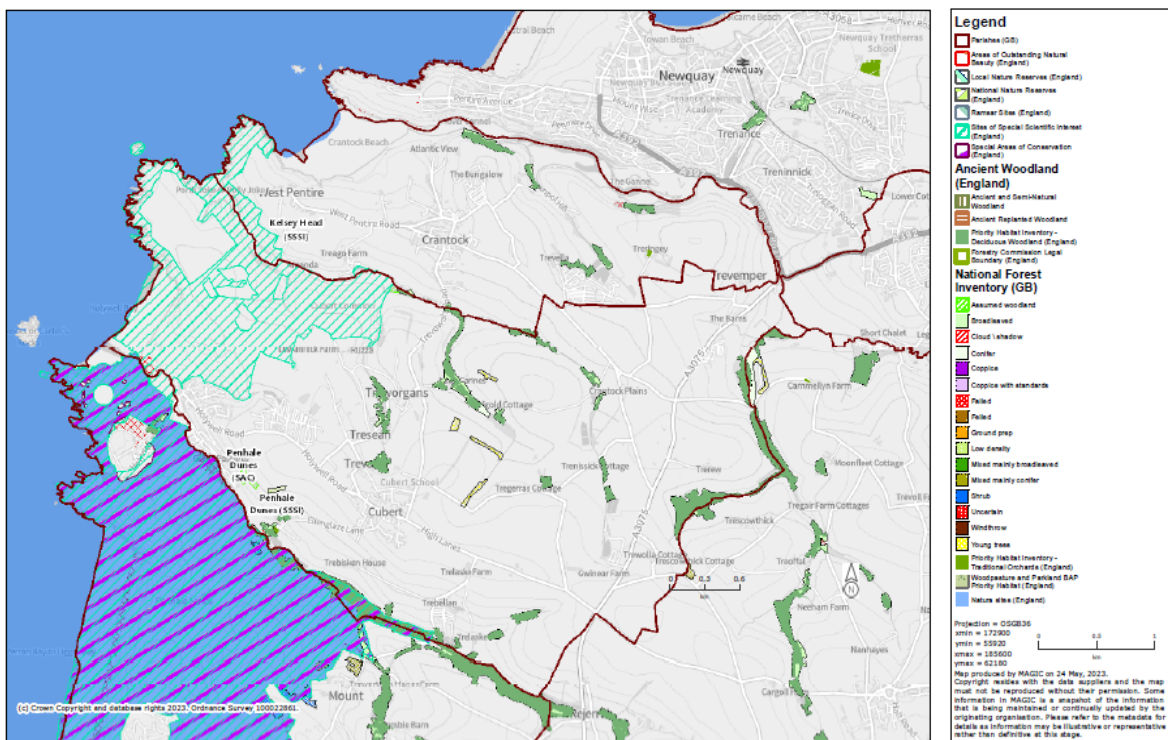


Source: <https://lagas.co.uk/app/product/nature-recovery-network>

Map 15: Locally Valued Areas of Biodiversity, Geodiversity and Habitat (Natural England MAGIC mapping)

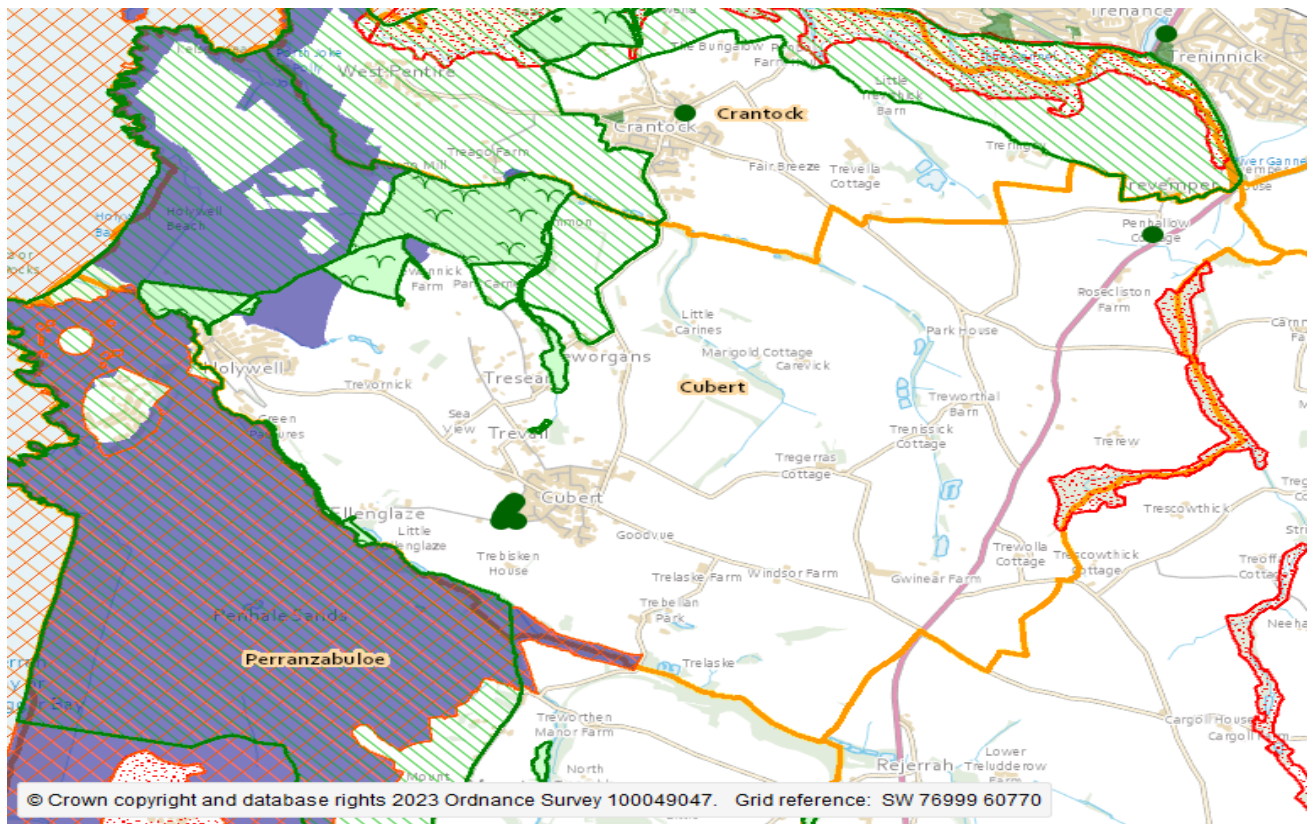
MAGiC

Cubert and environs key habitat areas



Source: <https://magic.defra.gov.uk/>

Map 16: Locally Valued Areas of Biodiversity, Geodiversity and Habitat (Cornwall Council Interactive Mapping)



<input type="checkbox"/> Environment & planning	
<input checked="" type="checkbox"/>	Tree preservation order points
<input checked="" type="checkbox"/>	Tree preservation order areas
<input type="checkbox"/>	Biological roadside verge inventory
<input type="checkbox"/>	Geological roadside verge inventory
<input type="checkbox"/>	Special protection areas
<input checked="" type="checkbox"/>	Areas of Great Landscape Value
<input type="checkbox"/>	Areas of Outstanding Natural Beauty
<input type="checkbox"/>	Heritage coast
<input type="checkbox"/>	International dark sky places
<input type="checkbox"/>	Dark sky discovery sites
<input type="checkbox"/>	Ancient woodlands
<input checked="" type="checkbox"/>	Common land and village greens
<input checked="" type="checkbox"/> Special Areas for Conservation	
<input type="checkbox"/>	National Nature Reserves
<input type="checkbox"/>	Local Nature Reserves
<input type="checkbox"/>	RSPB reserves
<input checked="" type="checkbox"/>	County Wildlife Sites - no implied public access
<input type="checkbox"/>	County Geology Sites - no implied public access
<input checked="" type="checkbox"/>	Sites of Special Scientific Interest

Source: <https://map.cornwall.gov.uk/website/ccmap/>

The planning system requires policies to enable the opportunity for development proposals to mitigate impact and so policy HGS3 sets out the criteria which must be considered and passed for development to be considered acceptable in these areas identified on the maps. An ecological assessment and / or landscape assessment should be used to demonstrate no

adverse impact or that such impacts can be satisfactorily mitigated. Maps or their source should be referenced in the assessment(s). The policy also requires proposals to take fully into account other notable and significant environmental records relating to habitat and species where available.

These areas will naturally link to other areas of importance outside the Parish boundary, but this Plan can do nothing to protect these areas. This Plan cannot introduce policy for these neighbouring parish areas but planning officers and developers are encouraged to consider the natural continuity and inter-connectivity of the areas designated in policy HGS3 beyond this Plan's area.

Policy HGS3: Protecting Habitats in the Natural Environment

- 1. Our locally valued areas of biodiversity, geodiversity and habitat are identified on Maps 14 to 16.**
- 2. These areas will be protected as areas important in supporting wildlife habitats, biodiversity and geodiversity and their role within the wider network of green infrastructure, including as areas for natural flood management. Their loss will not be supported.**
- 3. Development proposals should also take into account other significant and notable sites and records defined in up-to-date Natural England or other habitat data.**
- 4. Proposals which result in the unavoidable loss of these areas (in whole or in part) will only be supported where:**
 - i) there are no other suitable sites for the proposed development;**
 - ii) the areas (quality, land area and habitat, biodiversity and geodiversity value) can be satisfactorily replaced in an alternative location in the Parish meeting the most up-to-date guidance on appropriate biodiversity net gain targets; and,**
 - iii) the proposal would not have significant adverse impacts on the site's wider setting (regarding biodiversity, geodiversity and habitat) or such impacts can be satisfactorily mitigated.**
- 5. Proposals should demonstrate how they have responded to the requirements of this policy through an ecological assessment and / or landscape assessment which reference Maps 11 to 16 as their source data.**

7.6 Protecting Existing Trees and Cornish Hedges from Loss as a Result of Development

7.6.1 Policies Justification

Trees, whether part of woodland, hedgerows, copes, isolated clumps or as a single prominent feature in both the rural areas and the village, form a key component of the landscape and as habitats for wildlife. All common species have value and so protection of habitats and ecosystems should not simply be limited to rare or endangered species and flora and fauna.

Within the settlement limits in particular trees will play a vital role in helping to reduce airborne pollution and are increasingly recognised, wherever they are located, as vital in the absorption of carbon dioxide emissions (i.e. carbon capture and contribution to carbon sequestration), and playing a role in flood prevention, and therefore very significant in the role they play to meet the challenge of climate change.

Retention of trees also plays an important role in helping to slow and extend the period of time for the drainage of water during periods of rainfall and are a key feature of our immediate environment which help contribute to positive mental health. For all of these reasons, their loss will not be supported.

While some trees can benefit from Tree Preservation Orders (TPOs) designated by Cornwall Council³², there are others within habitat areas and corridors which play an important role as part of the essential green infrastructure network.

Policy HGS4 seeks to protect this valuable part of our green infrastructure, although it is recognised that planning policy can play only a limited role given that policies can be used only in relation to proposals for development.

Our support for trees and the important role they play in the natural and village environments extends to, through policy HGS5, increasing tree planting to also help with improving air quality, canopy cover and shade during hot weather, biodiversity, and help mitigate carbon dioxide emissions and the drive towards net zero emissions. The planting of trees can also help contribute significantly to demonstrating net gains in biodiversity in relation to a development site. The adopted Cornwall Climate Emergency DPD introduces policy requirements for tree canopy cover and so this Plan does not seek to duplicate those requirements, providing additional criteria instead. The same is true in relation to requirements for net gains in biodiversity in relation to new development with the DPD having a policy which covers this requirement in addition to those of the Environment Act 2021³³. However, the policy is limited to use when planning proposals come forward as a planning policy cannot simply require tree planting to happen, given that planting a tree does not require planning permission.

³² See <https://www.midCornwall.gov.uk/residents/planning/trees-and-hedgerows/tree-preservation-orders/> for further information on Tree Preservation Orders.

³³ See <https://www.legislation.gov.uk/ukxi/2022/48/contents/made>

The section justifying Policy HGS3 above has already cited Cornish Hedges and their relevance in the traditional Cornish landscape. As a key historic, cultural and landscape feature, they form an important and intrinsic part of the landscape in the Parish. As such, existing hedges or hedge banks should be protected from loss because of development and replaced where their loss, in whole or in part, is unavoidable. The latest Cornwall Council Climate Emergency DPD has also been taken into consideration.

Policy HGS4: Protecting Existing Trees and Cornish Hedges from Loss as a Result of Development

- 1. Where development proposals are on a site on which trees exist, the existing trees will be protected from loss for the contribution they make to reducing air pollution, softening the built landscape, providing shade in the summer months (urban cooling), good mental health, carbon sequestration and biodiversity. Proposals must demonstrate how they protect root systems of existing trees in the design and layout of the scheme.**
- 2. Where the loss of a tree or trees is unavoidable, proposals will replace trees to an equivalent maturity where feasible and in all cases to the same scale, effect or massing of trees to ensure an equivalent contribution to local biodiversity, air quality and health, and carbon sequestration, on the site or its setting if on-site mitigation is not feasible. Where replacement of trees is required on-site or off-site to mitigate loss, policy HGS5 will also be relevant.**
- 3. Where relevant, development proposals should protect, retain and enhance Cornish hedges within and forming the boundaries of the site, and any new sections of hedge should reflect local styles. Proposals should demonstrate, through an ecological assessment, how the Cornish hedges can be sustainably retained.**
- 4. Where loss of Cornish hedges is unavoidable, replacement with hedges of the same scale and construction should be provided within the development and re-use stone and infill material from the original hedge.**

Policy HGS5: Development and New Trees and Cornish Hedges

- 1. Development proposals which include the provision of trees and other planting to enhance the environment should ensure that:
 - i) the trees are of a species, size and massing appropriate to the immediate setting;**
 - ii) planting and trees, which, when in foliage allow adequate access to buildings within their setting through adoption and implementation of an appropriate management and maintenance programme; and,**
 - iii) trees and planting areas are designed and contained in such a way as to prevent future problems from roots to the planting structure (where relevant), paving surface and underground structures and infrastructure, and from foliage (now and in the future based on known growth extent) to buildings and structures in their immediate setting.****
- 2. Proposals should consider the appropriateness of using new Cornish hedges as a key design feature of the site within the context of the site's setting.**

7.7 Coastal Erosion and Flood Risk

Coastal Erosion and Shoreline Management

Cubert has a coastline of approximately 3 kilometres from Porth Joke (Polly Joke) beach at the north to Holywell Bay to the southwest with the cliffs, of about 30m height, of Kelsey Head between. The southern section of Holywell Beach, comprising about 15% of the tidal sand area, lies in Perranzabuloe Parish. This section of the beach is inter-tidal and so not continuously accessible.

The Shoreline Management Plan³⁴ (SMP) comments: “The very significant tourism and amenity value of the beach and dunes [*Holywell Bay*] to the local economy should be protected by adopting a managed realignment approach, whereby the beach and dunes are allowed to respond naturally to climate change impacts.” The preceding text says, “Even if the significant recession expected at **Holywell Bay** reaches its possible maximum extent [of 95m] by 2105, no assets³⁵ are anticipated to be at risk.”

The Coastal Vulnerability Zone³⁶ (CVZ) covers Porth Joke and Holywell beaches and the dunes behind Holywell Beach where it extends to a maximum of 250m from the Mean High Tide line. The only man-made structure within that area is the Holywell Bay Life Saving premises with the settlement boundary for Holywell Village lying well beyond the eastern boundary of the CVZ. The 2016 SMP review recommended that a Coastal Change Management Area be defined at Holywell in order to prevent additional development or inappropriate changes of use; this management area will align with the CVZ. Any planning applications within this area should be in line with the requirements of the Cornwall Climate Emergency DPD.

Flood Risk

There is no significant fluvial flood risk³⁷, but some minor surface water risk, in Cubert Parish. Most existing development is in low risk areas but there are some small areas where surface.

³⁴ Cornwall and the Isles of Scilly Shoreline Management Plan Review (February 2011), Management Area **MA30**, p24

³⁵ Man made structures including buildings, roads and other infrastructure. This excludes the Surf Club premises.

³⁶ Cornwall Climate Emergency DPD, Policy CC1

³⁷ There is a fluvial flooding risk from the Newlyn East Stream at Trevemper Bridge/Trevemper Mill which could affect the A3075.

8 SPORTS, PLAY AND LEISURE

8.1 Introduction

We are currently fortunate to have, within the parish, a limited number of recreational facilities, as identified in map 17 below.

However, while the parish has a wonderful rural and coastal environment, it does suffer from a lack of informal and formal play and sports space and facilities. Our sports and play facilities in the village have a key role to play in supporting the sustainability and physical and mental health and wellbeing of the community.

Consultation suggested that whilst the Parish has a good supply of open space there is a lack of children's play facilities in the villages of Cubert and Holywell, with a specific lack of youth provision and facilities for teenagers across the Parish. There has been no sports pitch available in the Parish since the sale of Penhale Camp.

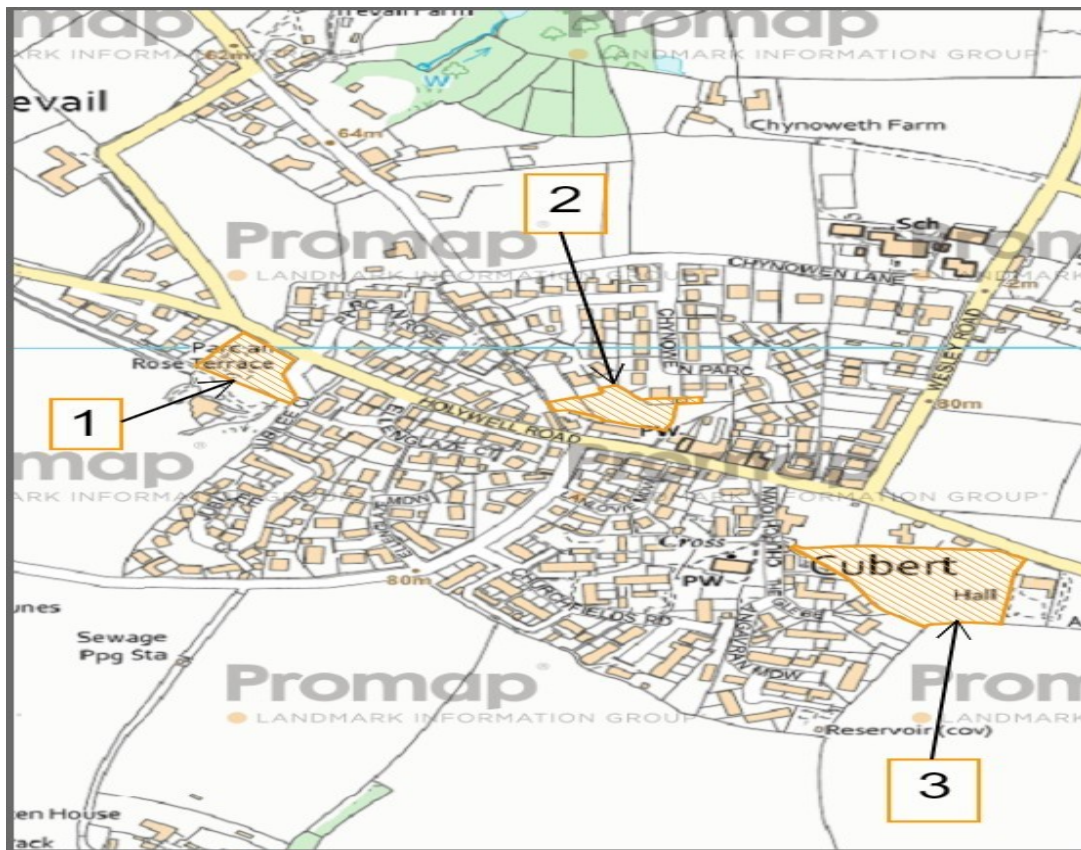
The policies in this section are:

- Policy SL1: Protecting Sports, Play and Leisure Facilities and Assets
- Policy SL2: Enhancing Sports, Play and Leisure Facilities and Assets

The Sports, Play and Leisure objective set out in section 2.2 is responded to as follows in this section.

Objectives	Addressed through	
	Policy	Community Actions
22. Protect and enhance our sports, play and leisure facilities while supporting new additional facilities to enable greater social interaction and healthier lifestyles.	✓	✓

Map 17: Existing Sports, Play and Leisure Facilities - Cubert



Map 18: Existing Sports, Play and Leisure Facilities - Holywell



8.2 Protecting and Enhancing Sports Facilities and Assets

8.2.1 Policy Justification

Policy SL1 seeks to protect these facilities from loss. However, the policy does not seek to “pickle” these facilities. Should improvements and enhancements be required which supports their main use, these should be supported. Equally, if either facility could be improved by relocation, this is supported subject to better quality and quantity (or capacity) of facilities being provided.

Policy SL2 provides support to enhance facilities, subject to criteria being met to ensure that a balance of factors are taken into account. Our public consultation suggested support for provision of additional facilities and Policy S2 will provide a positive policy framework to enable these to be delivered where funding can be found and they prove to be a viable proposition with demonstrable demand to sustain them into the future.

Policy SL1: Protecting Sports, Play and Leisure Facilities and Assets

- 1. Our main sports, play and leisure facilities are identified on Map 17 and are:**
 - i) Cubert 1, Jubilee skate park with activity facilities.**
 - ii) Cubert 2, Chapel field play area**
 - iii) Cubert 3, Cubert Church field**
 - iv) Holywell 4, Treguth Common**
- 2. Existing sports, play and leisure facilities will be protected from loss. Where loss of a facility is unavoidable, it will be supported only where:**
 - i) redevelopment of the existing site includes an alternative type of community use, space or access.**
 - ii) alternative replacement provision is made within the Plan area and to a better quality and quantity than the facility and / or pitches being lost.**
 - iii) provision ensures community access through a community use agreement;**
 - iv) that the proposal demonstrates how it has taken into account the most up-to-date Local Planning Authority Playing Pitch Strategy and / or Sports Facility Strategy; and,**
 - v) proposals for replacement to mitigate loss satisfactorily meet the requirements of Sport England and relevant sport’s governing bodies.**

Policy SL2: Enhancing Sports, Play and Leisure Facilities and Assets

- 1. Where relevant, development, refurbishment or redevelopment proposals for sports, play and leisure facilities and playing pitches will be supported where they :**
 - i) deliver or contribute towards improving quality and / or capacity to accommodate demand at existing facilities through on-site improvements, enhancements or extension; and / or,**
 - ii) deliver or contribute towards identified opportunities and / or resolve identified gaps in provision or constraints; and / or,**
 - iii) help to deliver recommendations and proposals in the most up-to-date Local Planning Authority Playing Pitch Strategy, Play Strategy or Sports Facility Strategy; and,**
 - iv) secure or improve the financial viability of long-term use of facilities and pitches; and;**
 - v) do not exacerbate identified constraints or challenges on or associated with the site and proposal; and,**
 - vi) satisfactorily mitigate adverse impacts which arise from the proposal.**
- 2. If proposals for additional or improved facilities and / or pitches to accommodate demand arising from development proposals are not feasible or viable on-site, off-site provision or financial contributions towards provision should be made within the Plan area.**

8.3 Community Actions and Projects

For this topic, the projects and actions, not covered through our planning policies, are:

- The Parish Council will encourage and support social and physical activities and clubs, in principle, which provide opportunities for residents of all ages to access leisure, sport and recreation activities.

9 MONITORING AND REVIEW

The Plan will be subject to periodic monitoring and review, largely through the Parish Council's Planning Committee who will be closest to the process and able to raise issues where parts of the Plan may need to be revised to ensure that it continues to be appropriate.

It will be subject to a review as and when various triggers suggest the need to do so. For example, this could be because of changes to the Local Plan or national policy, where they suggest a need to update or amend policies or other Plan content.

10 GLOSSARY

Some of the most used terms used in the planning system and what they mean are set out below. Some of these are used in this Plan, others are not.

“Affordable housing” - Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). In broad terms, it normally includes affordable housing for rent, starter homes, discounted market sales, shared ownership, relevant equity loans, other low-cost homes for sale and rent to buy.

“Allocation / allocated land” - An allocation in a Local Plan or Neighbourhood Development Plan is a specific area of land (site) which is defined on a map by a boundary. A planning policy defines what type and scale of development should take place there. It is not the same as planning permission and proposals on the site still has to be taken through the planning application process.

“Approvals” - When a development receives planning permission, it is considered as an approval.

“Commitments” - All land with current planning permission or allocated in adopted development plans (Local Plans or Neighbourhood Development Plans) for development (particularly residential development).

“Completions” - When housing development which has required planning permission, has been finished it is considered a completion.

“Design Guide” - A document providing guidance on how development can be carried

“Permitted development” - Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

“Planning application” - A planning application is made to a local planning authority to seek planning permission.

“Planning permission” - Formal approval sought from a local planning authority allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications or be sought in detail through full planning applications.

“Previously developed land / brownfield land” - Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

“Sustainable development” - At a very high level, the objective of sustainable

out in accordance with good design practice with a view to retaining local distinctiveness.

“Development” - Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission.

“Major development” - For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The National Planning Policy Framework (Government planning policy) explains in greater depth what this means in the English planning system.

11 APPENDICIES

Appendix 1 Cornwall Council Local Plan Key Policies

Cornwall Local Plan Community Network Area Sections

Source: <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/>

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PP7 St Agnes and Perranporth Community Network Area

Introduction

8.0 The St Agnes and Perranporth Community Network Area covers the 6 parishes of Crantock, Cubert, Perranzabuloe, St Agnes, St Allen and St Newlyn East. The main settlements in the area are St Agnes and Perranporth and other villages and smaller settlements include Goonhavern, St. Newlyn East, Porthtowan and Mount Hawke.

Key Facts:

Population 2007: **17,500** 2014: **17,510**
Dwellings 2010: **8,443** (3.3% Cornwall)
Past housing build rates 1991-2010: **1,410**
Housing need (local connection) 2016: **257** (Bands A-D) plus **333** (Band E) equates to 2.3% and 2.5% of Cornwall total respectively
Housing completions and commitments (2016): **998**
St Agnes employees estimate (2011):
Full time: **416** Part-time: **348**
Perranporth employees estimate (2011):
Full time: **651** Part-time: **583**



Cornwall Local Plan

Objectives

8.1 Specific objectives to be addressed in planning for the St Agnes and Perranporth Community Network Area include:

Objective 1 – Affordable Housing

Enable the provision and appropriate distribution of affordable housing.

Objective 2 – Tourism and Employment

Support the tourist industry and enable other employment opportunities.

Objective 3 – Rural Businesses

Protect and ensure the sustainability of rural shops and businesses.

Objective 4 – Services and Public Transport

Co-ordinate a strategic approach to provision of services and public transport to encourage self-containment and sustainable transport.

Objective 5 – Community Facilities

Consider the need for a north coast secondary school and the provision of leisure facilities.

Objective 6 – Needs of the Elderly

Provide for the needs of an elderly population.

Objective 7 – Coast

Encourage effective coastal management.

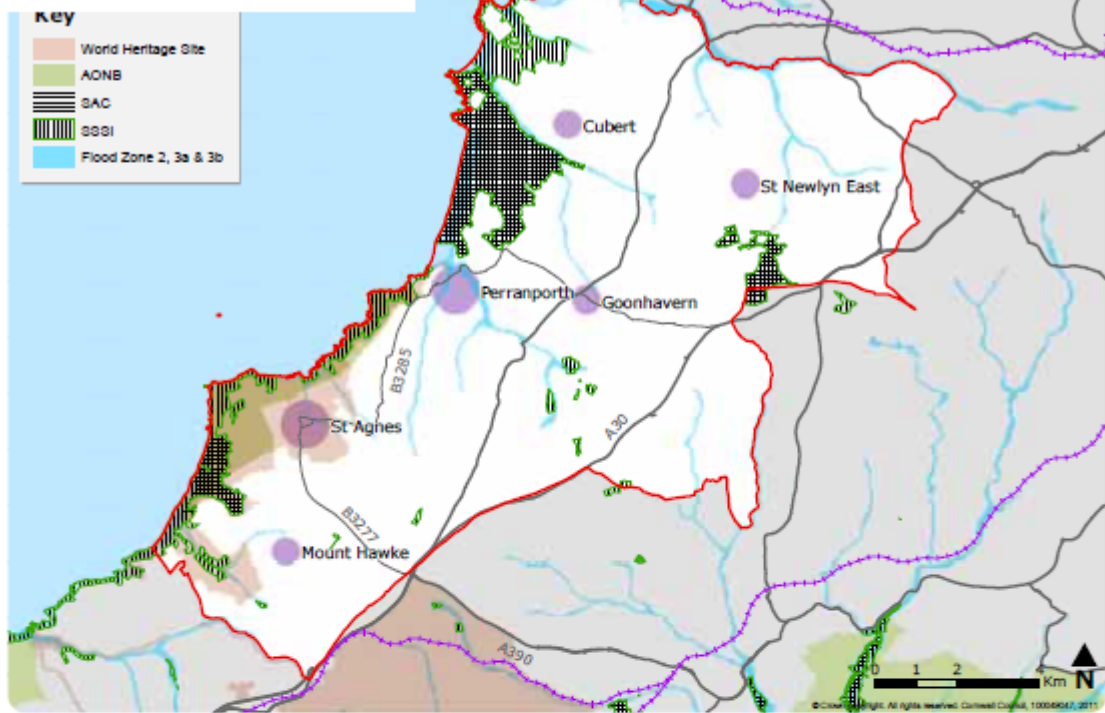
Objective 8 – Natural and Historic Environment

Maintain and enhance the area's heritage and environmental assets for the benefit of the local community and to enhance the area's tourism offer.

Development Strategy

8.2 The CNA contains several thriving communities with opportunity for better self-containment. The main objective is to meet local need and build on strong relationships with nearby urban areas based on good public transport links.

St Agnes and Perranporth CNA Map



8.3 The focus for growth should be on St Agnes and Perranporth to support balanced communities with good public transport access to Truro.

8.4 The coastal parts of this community network area are comprised of exposed cliffs with deep valleys running inland and broad sand dunes running north of Perranporth. The impact of industrial remains, and reshaping by mining activity, is apparent. There has also been some impact from tourism, especially around Perranporth, a popular tourist town. Military sites remain an important element along the coastal zone by virtue of their historic significance. The area is an important constituent of the

Mining World Heritage Site

8.5 Key community aspirations for the network area include improving community services and facilities to overcome current shortfalls, harnessing the full potential of the waterfront for employment and leisure and ensuring that infrastructure (particularly transport) is adequate to support growth.

Housing Requirements

8.6 Co-ordination will be needed amongst the parishes within the CNA to ensure that housing needs are met. The Council will support the preparation of Neighbourhood Plans as a way of planning for the needs of these areas.



Community Network Area Sections 2010-2030

Adopted Local Plan

Source: <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/>

Policy 2a: Key targets

The Local Plan will provide homes in a proportional manner where they can best meet need and sustain the role and function of local communities and that of their catchment. Development proposals in the period to 2030 should help to deliver:

1. A minimum of 52,500 homes at an average rate of about 2,625 per year to 2030, to help deliver sufficient new housing of appropriate types to meet future requirements. In particular, meeting affordable housing needs;
2. At least 318 permanent pitches for Gypsies and Travellers, 60 transit pitches and 11 plots for Travelling Showpeople;
3. Provide for 38,000 full time jobs and 704,000 sq. metres of employment floorspace to help deliver a mix of 359,583 sq. metres of B1a and B1b office and 344,417 sq. metres of B1c, B2 and B8 industrial premises by 2030;
4. The provision of additional bed spaces within purpose-built accommodation commensurate with the scale of any agreed expansion of student numbers at the Penryn campus , taking into consideration any changes in student numbers within other campuses at the universities in Falmouth and Penryn.
5. The provision of 2,550 bed spaces in communal establishments for older persons, including nursing and specialist accommodation.

Location	Housing apportionment	B1a and B1b office floorspace sq. m	Other B employment floorspace sq. m
Penzance with Newlyn, Heamoor, Gulval and Longrock	2,150		
West Penwith CNA residual	1,000		
CNA Total	3,150	16,083	16,083
Hayle	1,600		
St Ives with Carbis Bay	1,100		
Hayle and St Ives CNA residual	480		
CNA Total	3,180	19,083	19,083
Helston	1,200		
Helston and south Kerrier CNA residual	1,100		
CNA Total	2,300	12,417	17,000
Camborne, Pool, Illogan & Redruth	5,200		
CPR CNA residual	1,000		
CNA Total	6,200	80,833	41,417
Falmouth-Penryn	2,800		
Falmouth and Penryn CNA residual	600		
CNA Total	3,400	25,750	21,667
Truro with Threemilestone	3,900		
Truro and Roseland CNA residual	1,200		
CNA Total	5,100	38,333	31,250
St Agnes & Perranporth CNA Total	1,100	15,167	9,333
Newquay with Quintrell Downs	4,400		
Newquay and St Columb CNA residual	400		
CNA Total	4,800	27,750	30,250

Location	Housing apportionment	B1a and B1b office floorspace sq. m	Other B employment floorspace sq. m
Eco-Communities ¹	1,200		
St Austell	2,900		
St Austell CNA residual	300		
CNA Total	3,200	9,750	12,500
St Blazey, Fowey and Lostwithiel CNA Total	900	11,833	13,500
China Clay CNA Total	1,800	13,250	13,000
Wadebridge	1,100		
Wadebridge and Padstow CNA residual	1,000		
CNA Total	2,100	6,667	6,667
Bodmin	3,100		
Bodmin CNA residual	100		
CNA Total	3,200	22,833	24,667
Camelford	375		
Camelford CNA remainder	625		
CNA Total	1,000	3,917	3,917
Bude with Stratton, Flexbury and Poughill	1,200		
Bude CNA residual	600		
CNA Total	1,800	10,583	10,583
Launceston	1,800		
Launceston CNA residual	500		
CNA Total	2,300	14,083	28,167
Liskeard	1,400		
Liskeard and Looe CNA residual	1,500		
CNA Total	2,900	20,667	23,667

¹ Includes 900 dwellings at West Carclaze and Baal and 300 dwellings at Par Docks within the Plan period.

Location	Housing apportionment	B1a and B1b office floorspace sq. m	Other B employment floorspace sq. m
Callington	480		
Caradon CNA remainder	520		
CNA Total	1,000	3,667	11,083
Saltash	1,200		
Torpoint	350		
Cornwall Gateway CNA residual	350		
CNA Total	1,900	6,917	10,583
TOTAL:	52,500	359,583	344,417

Note: the identification of a wider extent for the main towns where they consist of a cluster of places, (e.g. Bude with Stratton, Flexbury and Poughill), does not imply that there is a presumption in favour of infilling of gaps between these settlements.

Table 1: Apportionment of Local Plan Housing Provision (as at 31st March 2016)

Location	Housing apportionment	Completions 2010-16	P.P. Not Started and Under Construction	Windfall on sites of less than 10 homes 2021-30
Penzance with Newlyn, Heamoor, Gulval and Longrock	2,150	255	268	306
West Penwith CNA residual	1,000	345	493	270
Hayle	1,600	119	1,112	99
St Ives with Carbis Bay	1,100	506	342	333
Hayle and St Ives CNA residual	480	186	206	99
Helston	1,200	251	759	126
Helston and South Kerrier CNA residual	1,100	540	399	450
Camborne, Pool, Illogan and Redruth	5,200	1,020	2,909	660
CPR CNA residual	1,000	291	267	330
Falmouth-Penryn	2,800	780	999	270
Falmouth and Penryn CNA residual	600	259	197	144
Truro with Threemilestone	3,900	715	2609	171
Truro and Roseland CNA residual	1,200	548	486	297
St Agnes and Perranporth CNA	1,100	495	503	225
Newquay with Quintrell Downs	4,400	1000	3022	540
Newquay and St Columb CNA residual	400	169	158	108
Eco-Communities ¹	1,200	0	0	0
St Austell	2,900	1069	1286	171
St Austell CNA residual	300	215	99	108

¹ Includes 900 dwellings at West Carclaze and Baal and 300 dwellings at Par Docks within the Plan period.

Location	Housing apportionment	Completions 2010-16	P.P. Not Started and Under Construction	Windfall on sites of less than 10 homes 2021-30
St Blazey, Fowey and Lostwithiel CNA	900	412	303	207
China Clay CNA	1,800	767	519	324
Wadebridge	1,100	154	232	54
Wadebridge and Padstow CNA residual	1,000	397	301	252
Bodmin	3,100	455	566	126
Bodmin CNA residual	100	40	35	63
Camelford	375	128	65	54
Camelford CNA residual	625	182	134	171
Bude with Stratton, Flexbury and Poughill	1,200	208	441	99
Bude CNA residual	600	170	109	198
Launceston	1,800	367	917	90
Launceston CNA residual	500	163	171	207
Liskeard	1,400	280	559	72
Liskeard and Looe CNA residual	1,500	518	681	288
Callington	480	134	162	72
Caradon CNA residual	520	150	304	180
Saltash	1,200	135	105	117
Torpoint	350	4	32	0
Cornwall Gateway CNA residual	350	84	74	45
TOTAL:	52,530	13991	21,752	7,200

Note: totals may not add due to rounding

Policy 5: Business and Tourism

1. To ensure a continued supply of appropriate business space, proposals for new employment land and uses should be:

- a) well integrated with our city, towns and villages; or
- b) within areas that are well served by public transport and communications infrastructure; or
- c) in the countryside and smaller rural settlements be of a scale appropriate to its location or demonstrate an overriding locational and business need to be in that location such as farm diversification; or
- d) an extension to an existing business where re-location would be impractical or not viable.

2. Proposals that would result in the loss of business space must:

- i. demonstrate there is no market demand through active and continued marketing for at least a period of 9 months; or
- ii. result in the provision of better quality employment space allowing for mixed use; or
- iii. be necessary to meet a clear need for community facilities;

or
iv. be unsuitable to continue as business use due to environmental considerations.

3. The development of new or upgrading of existing tourism facilities through the enhancement of existing or provision of new, high quality sustainable tourism facilities, attractions and accommodation will be supported where they would be of an appropriate scale to their location and to their accessibility by a range of transport modes. Proposals should provide a well balanced mix of economic, social and environmental benefits.

4. Site Allocations Development Plan Documents and Neighbourhood Plans should identify new land, and safeguard appropriate existing land, necessary for the delivery of the economic strategies for Cornwall. These allocations should be based on an assessment that considers the ability of the quantity, nature and quality of existing space and any commitments to meet the space requirements set out in Policy 2a and the needs of particular sectors.

The assessment should:

- assess the ability of vacant sites

and buildings identified in the Employment Land Review to meet that need; and

- consider if any shortfall can be reasonably met through windfall sites coming forward; and
- Identify sites for further employment space, where necessary, to address the targets set out in the policy 2a; and
- Identify existing employment land and/or buildings that are considered to be of strategic, and where appropriate, local significance for safeguarding.

Strategic Employment Sites or allocations are sites of 5ha or more, including those comprising multiple units predominately within the B use classes, or sites that offer the potential to attract particular sectors or end users that have specific requirements with respect to scale, location or the particular attributes of a site, e.g. for marine uses/ aerospace/ telecommunications related to the smart specialisations set out in the Local Plan Strategy.

Locally Significant Employment Sites are sites which make a significant contribution in terms of space or job provision within a Neighbourhood Plan area.

Table 3: Local Plan Employment Floorspace

Requirements 2010-30 (office: B1a and b; industrial: B1c, B2 and B8 use classes only)

Community Network Area	Target 2010-2030 (m2)	Net Completions 2010-15 (m2)	Commitments 2015 (m2)
West Penwith Office	16,083	289	4,308
Industrial	16,083	-321	2,203
Hayle and St Ives Office	19,083	531	8,931
Industrial	19,083	-422	12,223
Helston and South Kerrier Office	12,417	705	6,571
Industrial	17,000	2,075	8,845
Camborne, Pool and Redruth Office	80,833	14,482	25,255
Industrial	41,417	14,977	38,578
Falmouth and Penryn Office	25,750	12,223	8,215
Industrial	21,667	-639	6,884
Truro and the Roseland Office	38,333	1,642	17,866
Industrial	31,250	11,476	44,006
St Agnes and Perranporth Office	15,167	1,585	4,914
Industrial	9,333	440	5,047
Newquay and St Columb Office	27,750	1,742	7,137
Industrial	30,250	793	24,991
St Austell Office	9,750	-687	1,622
Industrial	12,500	2,724	287
St Blazey, Fowey and Lostwithiel Office	11,833	1,426	484
Industrial	13,500	-804	9,628
China Clay Office	13,250	5,517	11,770
Industrial	13,000	5,863	27,548
Wadebridge and Padstow Office	6,667	304	489
Industrial	6,667	2,031	4,314
Bodmin Office	22,833	243	5,223
Industrial	24,667	2,933	-2,708
Camelford Office	3,917	-299	89
Industrial	3,917	2,694	6,126
Bude Office	10,583	580	2,988
Industrial	10,583	1,056	9,097
Launceston Office	14,083	-1,157	649
Industrial	28,167	9,010	4,873
Liskeard and Looe Office	20,667	-238	1,200
Industrial	23,667	2,293	6,082
Caradon Office	3,667	878	496
Industrial	11,083	3,988	3,306
Cornwall Gateway Office	6,917	367	130
Industrial	10,583	1,176	6,804

Policy 7: Housing in the countryside

The development of new homes in the open countryside will only be permitted where there are special circumstances. New dwellings will be restricted to:

1. Replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location; or
2. the subdivision of existing residential dwellings; or
3. Reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting. The building to be converted should have an existing lawful residential or non-residential use and be ten years old or greater; or
- 4 Temporary accommodation for workers (including seasonal migrant workers), to support established and viable rural businesses where there is an essential need for a presence on the holding, but no other suitable accommodation is available and it would be of a construction suitable for its purpose and duration; or
- 5 Full time agricultural and forestry and other rural occupation workers where there is up to date evidence of an essential need of the business for the occupier to live in that specific location.

Policy 9: Rural Exceptions Sites

Development proposals on sites outside of but adjacent to the existing built up area of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance.

The number, type, size and tenure of the affordable dwellings should reflect identified local needs as evidenced through the Cornwall Housing Register or any specific local surveys completed using an approved methodology.

The purpose of such developments must be primarily to provide affordable housing. The inclusion of market housing will only be supported where the Council is satisfied it is essential for the successful delivery of the development based on detailed financial appraisal (For example to fund abnormal development costs or to deliver a balanced, sustainable community).

Market housing must not represent more than 50% of the homes or 50% of the land take, excluding infrastructure and services.

The Council will secure the first and future occupation of the affordable homes to those with a housing need and local connection to the settlement or parish in line with the Council's adopted local connection policies.

Appendix 2 Cubert Design Guide

To view the Design Guide Document – [Click here](#)

Appendix 3 Heritage Assets and Distinct Buildings

CUBERT



HOLYWELL



Appendix 4 Visual Landscape Assessment

Views referred to in Protecting Landscapes, Historic Character, Views and Vistas

View 1)



View 2)



View 3)



View 4)



View 5)



View 6)



View 7)



View 8)



View 9)



View 10)

