

DRAFT

MYLOR PARISH NEIGHBOURHOOD PLAN VERSION 3.02

Note to the reader:

The Mylor NDP is at the *Informal Draft* stage and is released to Parish residents to let you know how your NDP Team is getting along. We have much more work to do before reaching the *Final Draft* stage towards the end of September, such as reference checking and improving illustrations. There will then be an opportunity for all residents to make comments and suggestions on the NDP and all its many Annexes during a formal 6-week Pre-submission Consultation commencing in early October 2019. For more information on the NDP process, please see Chapter 1 paragraphs 2 and 3.

FOREWORD

Many volunteers have worked together for more than two years to produce this Neighbourhood Development Plan for Mylor Parish. It is the result of consultations with the community, through surveys, events, meetings with stakeholders and residents and the gathering of research and information.

The Parish Council commissioned the Plan and we are confident that everything in it reflects the wishes and priorities of our communities. It expresses our shared vision for the Parish up to 2030, with planning policies that state what the community supports, from affordable housing for young and growing families and older residents, for infrastructure and facilities, thriving businesses, and the importance of ensuring that our beautiful landscapes, environment and wildlife are protected.

When the Plan is adopted by Cornwall Council, following a referendum in early 2020, it will form the first level of planning law, ensuring that future developments reflect the wishes of our community. We are proud of it and grateful to everyone who has contributed their ideas and opinions.

This is our future, and our Plan.

Jan Robson

Chair, Mylor Parish Council

SUMMARY -THE PARISH HAS SPOKEN AND WE HAVE LISTENED

From our extensive consultation with residents of the Parish, a substantial majority is in favour of:

Housing for local people

- The Parish does not need more open market housing.
- The Parish needs affordable housing for rent and shared ownership, especially for young people and growing families.
- Appropriate homes for ageing residents and those with health or social care needs would be welcomed.
- The community has stated a preference for two affordable housing sites: extensions to Robert Rundle Way in Mylor Bridge and Tregew Meadow in Flushing.
- New homes should only be used as permanent main residences, not second homes
- New developments should include measures to counter effects of climate change.
- New developments should use appropriate local materials to blend in with neighbouring buildings and the landscape.

Protecting the environment

- The Area of Outstanding Natural Beauty including must be protected, including views, wildlife habitats, and historic buildings
- No new buildings should adversely affect scenic areas, especially alongside the water
- Wildlife corridors must not be destroyed or disrupted.
- Climate Change Action Group to be formed to help households and businesses reduce carbon footprint.
- Community energy and collective projects that are environment friendly are supported.

Support for local business and the economy

- Sensitive expansion of marine businesses to create local jobs is supported
- Workshops, studios and offices for home working are encouraged
- Change of use from commercial to residential should only be approved for premises such as shops as a last resort.

Development of community facilities

- Facilities and amenities should meet the needs of our growing population, including a new school with green space.
- Facilities for clubs and societies should be protected and developed.

Safer traffic and more parking

- Better traffic management and parking is needed in Flushing and Mylor Bridge
- Footpaths, pavements, rights of way, cycle paths and bridle paths must be protected.
- The effects of new developments on traffic through our villages must be minimised.
- New housing developments must include enough parking for residents and visitors and safe access for cyclists and pedestrians.

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- Chapter 6. Policies for the environment and climate change
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- Chapter 8. Conclusions and Recommendations

Non-Statutory Chapter

- Chapter 9 Action Chapter

APPENDICES AT THE BACK OF THIS PLAN

Glossary of Acronyms and Terms

Letter of Authority to Mylor Parish Council for the Designated Area.

Letter: SEA and Habitats Directive Screening Assessment Opinion Letter.

Climate Change and Flood Risk Assessments

Housing Sites Locations

Housing Statement

EVIDENCE BASE

Our Evidence Base [will be] available to view at <https://mylorflushingplan.uk/> It contains the additional supporting documents required by the Neighbourhood Development Plan (NDP) process, including the Basic Conditions Statement and three Annexes on the Natural and Historic Environment. It also includes the Sustainability Check Annex and the Consultation Statement Annex, both with detailed analysis of all results.

Large print: This document is written in 12-point Calibri. If you or someone you know needs a large print version, we can provide it as word document for you to enlarge to the preferred size or magnify on screen. If you need a printed copy in a larger point size, please email comms@mylorflushingplan.uk

CHAPTER 1 – INTRODUCTION, MILESTONES AND WHAT NEXT

1. INTRODUCTION

Mylor Parish The Parish of Mylor dates from 1894, when civil Parishes were established throughout England. To the north, east and south its natural boundaries are Restronguet Creek, the Carrick Roads and the Penryn River. To the west it borders the River Kennall, beside the modern A39 road linking Truro and Falmouth.

There is little flat land in the Parish. Round the edges it slopes, sometimes quite steeply, to the water; further inland the higher ground folds and rolls more gently. The overriding impressions are of greenery and of the closeness of the water. It is a very attractive natural environment, protected as an Area of Outstanding Natural Beauty (AONB). The moderately sized fields are divided by hedgerows providing a rich habitat for wildlife. The coastal margins are rocky in places, and muddy or grass covered at low tide.

The Parish is home to a little over 3000 people. Most live either in Mylor Bridge, the natural crossing at the upper end of the creek, or in Flushing which owes its growth to Falmouth as a Royal Mail Packet Station from 1688 to 1850. There are other smaller settlements such as Restronguet Passage and Mylor Churchtown, Carclew and the recently re-developed World Heritage site at Perran Foundry, along with scattered farms and more isolated dwellings.

The oldest surviving building is the fine church of St Mylor at Mylor Churchtown. From mediaeval times onwards the manors of Tregew, Restronguet and Mylor, together with the bartons of Trefusis and Carclew, controlled extensive estates in the area. Of these just Trefusis remains. The beautiful and historic house at Carclew burnt down in 1934 and the estate has been fragmented.

A large proportion of the population is retired or semi-retired. Of those of working age, a relatively small number work in the Parish or from home; others commute or travel further afield. Many of those working in the marine sector, for instance, drive to work from outside the Parish. The access is in keeping with the rural nature of the area, with narrow roads; none is very straight for any distance. Bus services are too limited to support commuting to work, although a regular ferry runs between Flushing and Falmouth. For most people a car is essential for mobility.

Early economic activity centred on farming, fishing and boat building. There was a small naval dockyard at Mylor Harbour from the 18th century and Perran foundry served a global market for steam engines from the 1830s. Most of this is now long gone but agriculture and horticulture are still very active, though with a relatively small workforce. The building and repairing of boats continue at Cockwells Gaffers & Luggers, Mylor Yacht Harbour and Falmouth Boat Co at Flushing. The surrounding waters of the Fal, Penryn river and Carrick Roads meets the needs of recreational sailors and is home to a unique fleet of traditional oyster boats dredging under sail. Flushing is home to the Falmouth Boat Company. Tourism is significant to the local economy; a variety of holiday accommodation boosts custom for shops, pubs and restaurants.

This is a desirable place to live. There are community halls and spaces providing a diverse range of community activities, playgrounds, a sports field and rowing and sailing clubs. There are churches and a chapel, schools and pubs. Both main settlements have doctors' surgeries, Mylor Bridge has a dentist, and the Parish boasts a range of shops and services.

There is a sense of togetherness here. We want it to thrive for the next generation in a sustainable manner, whilst preserving the character of our landscape and protecting it from insensitive development.

2. THE NEIGHBOURHOOD DEVELOPMENT PLAN PROCESS

The Neighbourhood Development Plan (NDP) gives residents the right to develop a shared vision for the future of the Parish, and to influence its development and growth for the period up to 2030. The planning policies in this Plan enable us to play a much stronger role in shaping the places where we live and work and in supporting new development proposals to meet the housing needs of our community. This is because, unlike the parish plans prepared in the past, the NDP, when adopted, forms part of Cornwall's Statutory Development Plan; providing an extra layer of detailed planning policies at the Parish level.

This Plan will be put to a referendum in spring 2020. Once it has been adopted, decisions on planning applications must be made in compliance with both the Local Plan and the Neighbourhood Development Plan; unless material considerations indicate otherwise. Our NDP will therefore become an integral part of the planning process.

Our NDP supports the strategic needs and priorities of the wider local area expressed in the Cornwall Council (CC) Strategic Policies Development Plan (the 'Local Plan') adopted in November 2016, and the higher-level policies of the National Planning Policy Framework (NPPF). This Plan also incorporates the requirements of the European Union Strategic Environmental Directive, and Habitats Directive¹ which will remain relevant after the UK's exit from the European Union.

Mylor Parish lies wholly within one of Cornwall's twelve Areas of Outstanding Natural Beauty (AONB) set up in accordance with the Countryside and Rights of Way Act (CROW) in 2000. Under the terms of this act our Plan must make sure that all planning policies have regard for "conserving and enhancing the natural beauty of an area". In this respect, our Plan aligns with the policies in the Cornwall AONB Management Plan 2016-2021.

Action Chapter: Chapter 9 of this Plan sets out wider community aspirations than those relating to the development and use of land, including future management arrangements for community projects, monitoring compliance with this plan, and proposed action plans for the Parish Council to take forward. Chapter 9 is therefore a non-statutory, aspirational Chapter, and so will not be examined to form part of the Statutory Development Plan.

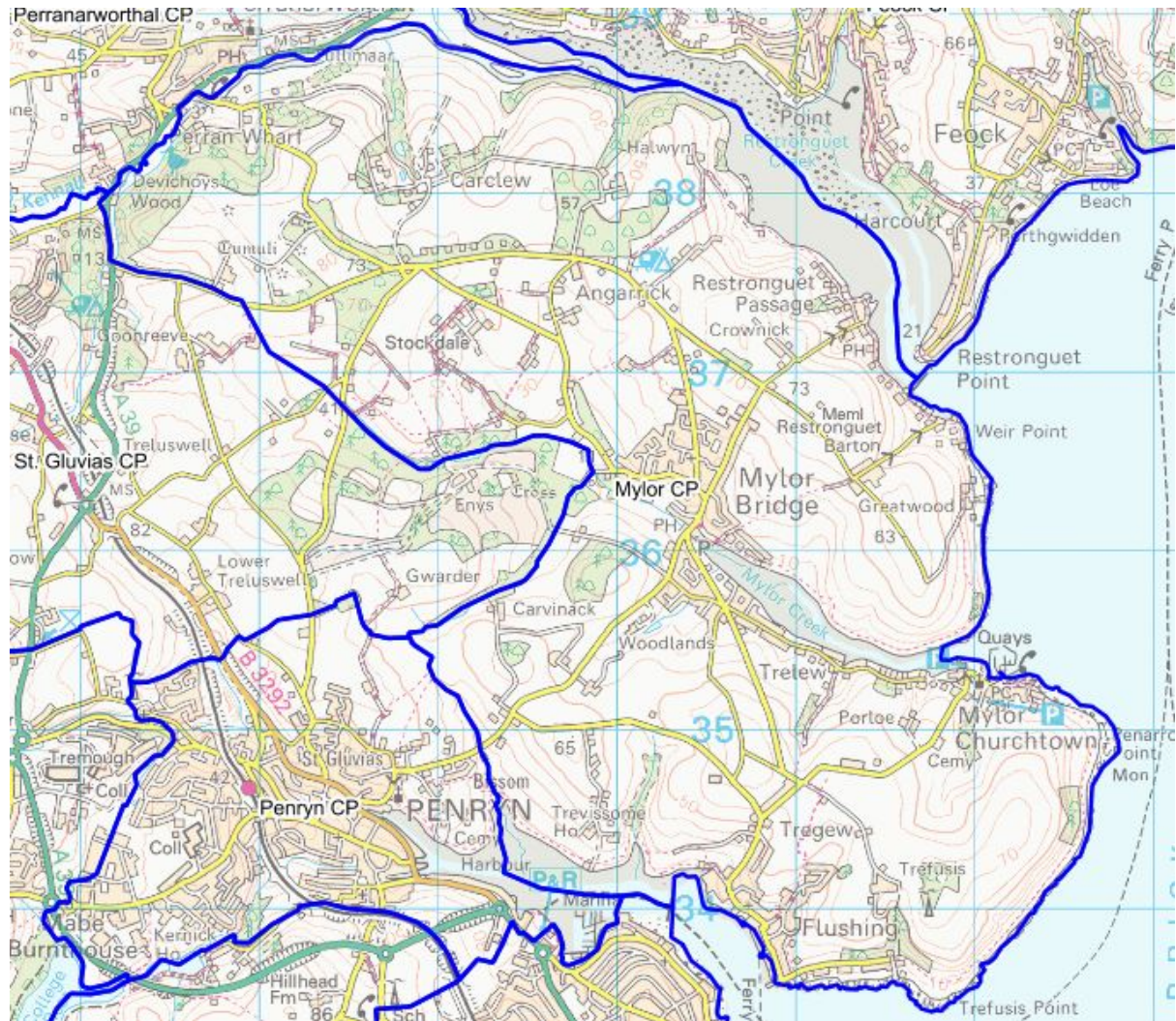
Following extensive consultation with the community, Mylor Parish Council voted in 2017 to proceed with creating a Neighbourhood Development Plan, and as the Qualifying Body obtained authority on 3 March 2017² from Cornwall Council to plan for the designated area of the civil Parish of Mylor.

The Parish is part of the Falmouth and Penryn Community Network Area (CNA). The designated area for the NDP is the land inside the Mylor Parish Council boundary, shown in **Map A**.

¹ Reference to where this can be read

² Ref Evidence Base for Letter of Authority

MAP A: MYLOR PARISH CIVIL BOUNDARY



3. MILESTONES AND WHAT NEXT

Timescales to develop the Mylor NDP from initial public meetings to submission of the Final Draft to Cornwall Council are shown in the table below:

September 2017	Following two public meetings to seek volunteers, the NDP Steering Group was set up under the authority of the Parish Council
October	First full meeting of Steering Group; sub-groups established for communications and publicity, Housing, Economy, Transport, Environment and Facilities.
October to December	Steering Group informal discussions of community issues.
December	Exhibitions and Post Card survey [150 responses]
January 2018	Results Conference to identify the issues which most concern the Residents and identify suitable questions for the major survey (Survey 1).
March	The first major survey of all Residents was distributed to 1,400 households. With [900] returns, representing [45%] of the population.
May	Survey results published
July	Housing Needs Survey by Cornwall County Council on behalf of the NDP
October	Final Housing Needs Survey Analysis published
October to November	Public consultation sessions to explore views on emerging policies concerning: Housing, Transport, The Environment, The Economy and Community Facilities (schools, clubs etc)
January 2019	Steering Group Policy Options Conference to inform first draft of NDP, Draft NDP Version 1
February	Steering Group Housing Needs and Development Options conference.
May	Survey of community preferences for affordable development sites and site for preservation
August	NDP Version 3 released to the Local Planning Authority (LPA) for Strategic Environmental Assessment (SEA) screening and LPA advice.
October	Referendum Version 4 of NDP produced, 6-week Pre-Submission Consultation commences.
November	Referendum Version 4 revised following Residents' comments
December	Final NDP conference, document passed to Parish Council for submission to Cornwall Council

Once the Plan has submitted to Cornwall Council there will be an approximately five-month process:

- The **Local Authority, Cornwall Council**, checks that all legal steps have been followed.
- **Cornwall Council** publicises the plan for a statutory six-week public consultation.
- **Cornwall Council** arranges for the Plan to be scrutinised by an **Independent Examiner** who will receive submissions from parties who wish to make points following the publication of the plan.
- The **Independent Examiner** can suggest modifications to the plan, or it can say the plan does not meet the basic requirements and should not proceed to referendum.
- Assuming the Plan is accepted, whether in its original form or with modifications, it goes back to the Local Authority to arrange a **Referendum** (in spring 2020) of all registered voters in the Parish.
- Provided that the **Referendum** shows 51% of those casting their votes to be in favour, the **Mylor Parish Neighbourhood Development Plan is adopted** as part of the statutory Cornwall Development Plan.

CHAPTER 2 VISION AND OBJECTIVES

4. VISION

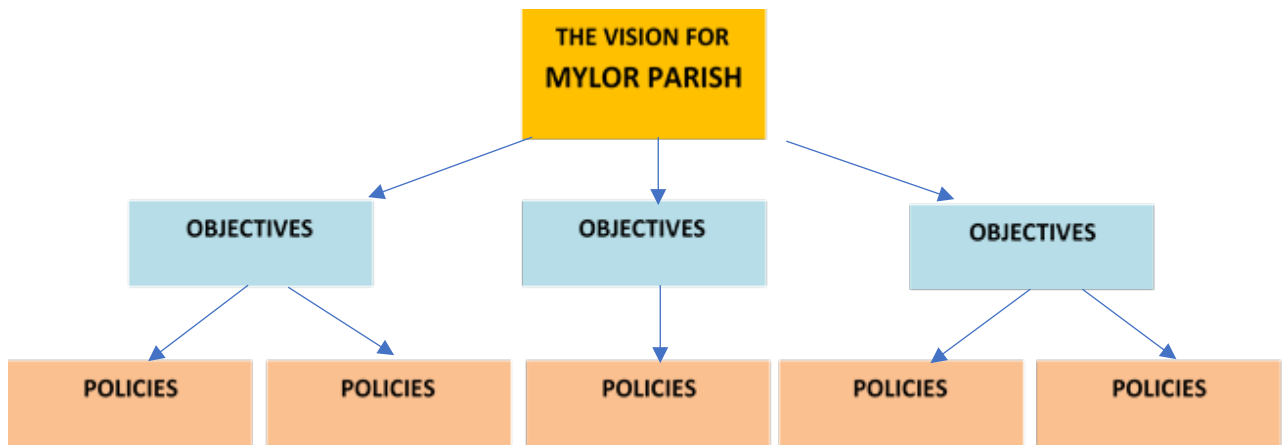
Our vision is for all generations to be able to live here in affordable and appropriate housing, whilst protecting and enhancing our unique Area of Outstanding Natural Beauty.

5. OBJECTIVES

This Plan aims to achieve the vision through policies that shape the use of land in a way that is:

- Sensitive to the housing and infrastructure needs of residents and visitors
- Protects the natural and historic environment
- Alive to the consequences of climate change

The flow from Vision to inform Objectives, to then determine Policies is illustrated in the diagram below:



CHAPTER 3 HOUSING NEEDS AND DEVELOPMENT PREFERENCES

6. HOUSING NEEDS

The Housing Needs Survey³ (HNS) completed in October 2018 demonstrated a sizeable demand for housing that is affordable for purchase or rent from those with local connections. Mylor Parish is in zone 1⁴ for house prices and is one of the top three least affordable parishes in Cornwall in which to live, with market prices well beyond the reach of nearly all the young families who will form the core of the community in future. Our analysis of the HNS, taken with the results of housing questions in our NDP main survey⁵, identified the size of the need for affordable homes for both Flushing and Mylor Bridge. Consequently, our housing requirement is set out in the **Housing Statement Appendix []** which sets a target in the region of 50 new affordable houses to meet the needs of the Parish during the plan period to 2030.

7. HOUSING PREFERENCES

We have asked the community for views on settlement boundaries and through a separate site location survey⁶ and during two Parish events in May 2019, which sites they consider to be acceptable for development of affordable housing. The **Site Locations Appendix []** and supporting detailed consultation analysis in the **Evidence Base Chapter []** shows the settlement boundaries for Mylor bridge and Flushing and a range of locations where development would adversely affect the natural environment. It leaves available a range of sites which would be supported by the majority of the community if suitably managed to meet the affordable homes target outlined above. As all the potential development sites inside the settlement boundaries have already been developed or committed in the last ten years, these sites are outside the existing settlement boundaries, and so development must be managed as Rural Exception Sites, under Cornwall Council's Policy 9. All the suggested

³ Reference the 2018 Report

⁴ Explain zones of pricing

⁵ Reference to this in the Evidence Base

⁶ Reference online survey and exhibition results.

sites are required⁷ to adjoin the existing villages of Flushing and Mylor Bridge and this is an essential policy if growth is to be organic.

CHAPTER 4 HOUSING POLICIES AND HOUSING DESIGN

8. HOUSING OBJECTIVES

Our Plan is based on the views of the community to ensure that residents of all ages can thrive here, now and in the future. To achieve this, we need more affordable housing for young and growing families. Housing developments must retain the character of our villages and settlements and contribute to the strong sense of community.

A sustainable community requires a mix of people of all ages. The current population is skewed towards those of retirement age. Some 48% of the population is over 55 while a mere 15% is in the 25-44 age group.⁸ So we need a balance of housing by age and social demographic, in the right place, available at the right price and of the right design. It is particularly important that in extending settlements outwards into the AONB, features of the natural environment are protected, and developments must respond to the need for action to reduce our carbon footprint and mitigate the projected effects of climate change.

9. HOUSING REQUIREMENTS

The Housing Needs Survey⁹ completed in October 2018 demonstrated a sizeable demand for housing that is affordable for purchase or rent from those with local connections.

At the upper end of the age range bungalows which were built as retirement homes in the past are too large, too remote or no longer suitable for adaptation for mobility-constrained retired people. At present older people must leave the Parish if they wish to find suitable specialist accommodation such as care homes and sheltered housing.

In addition, some smaller houses which could have been suitable as starter homes or as retirement homes, have been bought up as second or holiday homes which are empty for large parts of the year. This is particularly true in Flushing.

Hence the major needs are for:

Affordable housing for families, especially those with local connections¹⁰ to help ensure the community is balanced by age and social mix.¹¹

Housing for older people wishing to down-size into suitable or specialist housing, including sheltered accommodation, while staying in the Parish.

⁷ Local Plan Policy 9

⁸ OCSI Local Profile Midyear estimate 2015

⁹ Reference the 2018 Report

¹⁰ The words 'local connections' or 'local needs' throughout this plan refer to the specific needs of Mylor Parish and those with defined local connections

¹¹ Housing Needs Analysis – see Evidence Base

10. OPEN MARKET HOUSES

Through recent developments, including several windfall developments¹² [120] open market houses have already been built or committed in the Parish since April 2010. The community does not need and does not support any further open market-led developments. The construction of open market houses is regarded as a justifiable means to achieve the viability of affordable-led developments under local plan Policy 10. Otherwise open market houses must be limited to infill sites within Mylor Bridge and Flushing, or to previously developed brownfield sites in proportion to existing buildings. Our open market housing policies reflect this.

11. HOUSING DESIGN PRINCIPLES

There is a strong majority view¹³ that new buildings must respect and echo existing architectural design features and standards within the Parish in line with the existing policy framework, reflecting the character of the villages. All developments, especially mixed between affordable and open-market housing, must be tenure blind (external designs indistinguishable) and should provide adequate external and publicly accessible recreational space. They should also be accessible to pedestrians and bicycles, allowing people to move easily through them, thus helping to maintain the typical character of a village.

13. POLICIES

There are 10 core policies on housing. Most are accompanied by a list which forms an integral part of the policy and help to establish performance criteria for that policy.

Policy H1 Mylor Bridge Settlement Boundary

Justification: To protect the environment of greenfield land in the AONB surrounding Mylor Bridge by setting limits to development, except where essential to meet the needs for affordable housing for the community.

- The settlement boundary for the village of Mylor Bridge is defined in the Map on page 6 of the Mylor NDP Site Selection Appendix [].

Policy H2 Flushing Settlement Boundary

Justification: To protect the environment of the greenfield land in the AONB by setting limits to development, except where essential to meet the needs for affordable housing for the community.

- The settlement boundary for the village of Flushing is defined in the Map on page 5 of the Mylor NDP Site Selection Appendix [].

¹² Define windfall developments briefly here

¹³ Quote survey results?

Policy H3 Affordable Housing

Justification: To fulfil the established need for more affordable housing within the Parish. Proposals will be supported for additional affordable housing on rural exception sites outside areas of high landscape value¹⁴ where developments:

- Are affordable housing-led
- Provide 100% affordable housing¹⁵ unless a lower percentage is required for viability under Policy 10 in which case an absolute minimum of 75% (by number) and 60% (by physical space) should be affordable housing
- Provide a mix of sizes of houses in line with identified need
- Have a tenure target of 70% affordable rented homes and 30% intermediate/shared ownership housing unless current evidence suggests that these ratios should be amended
- Are led by a Community Land Trust or similar not-for-profit body and/or involve some self-build

Such developments will only be available to people with specific local connections using the criteria defined by the Cornwall Council SW Help to Buy and Home Choice Registers

Policy H4 Open-market Housing

Justification: To comply with the views of the community that new open market housing should be limited and subject to strict conditions.

New open-market housing will only be supported if it is:

- For up to 5 houses¹⁶
- Genuine infill or on brown-field land, and
- Replacing an existing dwelling or dwellings¹⁷ within the settlements of Mylor Bridge or Flushing.

Additional open-market housing will also be acceptable within smaller settlements distinctly remote from the settlements of Mylor Bridge and Flushing only when it is on previously developed land.¹⁸

Such housing may be used for short-term lets but not for second homes.¹⁹

Additional open-market housing will not be acceptable on green field land:

- Unless it is essential as an enabling development for an affordable housing-led scheme²⁰ in which case it must:
 - Be geographically part of that scheme²¹
 - Be tenure blind²²
 - Meet the balance of space usage in Policy H3 Affordable Housing
 - Provide a mix of different sized units to meet the identified needs for affordable housing²³
- If it is being developed for short-term lets or second homes²⁴

¹⁴ As defined on a separate map

¹⁵ Under CC Policy 9

¹⁶ See Local Plan Policy 8

¹⁷ With restrictions on scale as covered in the Housing Design document

¹⁸ Insert NPPF reference

¹⁹ See Policy H3

²⁰ Under Cornwall Council Policy 10

²¹ That is: off-site contributions are not an acceptable solution

²² See Housing Design document

²³ As identified by the Home Choice Register and Help to Buy SW

²⁴ See Policy H3

Policy H5 Primary Residence Requirement

Justification: To restrict growth of dwellings used for second or holiday homes.

Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing will only be permitted where there is a condition restricting occupancy as a Principal Residence.

- Principal residences are defined as those occupied as the residents' sole or main residence, where the resident spends most of their time when not working away from home or living abroad.
- The condition placed on new open market homes will require that they are occupied by the owner or their tenants as their primary (principal) residence. Owners of homes with a Principal Residence condition will be required to keep proof that they are meeting the condition and be willing to provide this proof when Cornwall Council requests this information²⁵.

Policy H6 Providing for Older People

Justification: To meet the expressed need for accommodation that caters for older and less mobile members of the community.

- A mixed development of small scale fully accessible single-floor units for people with mobility or care needs within easy walking distance of the heart of the main settlements would be supported.

Policy H7 - Housing Design

Justification: To meet the community's view that any new building must be appropriate to the area.

All houses must meet the relevant design principles set out in the Cornwall Design Guide, and especially those in sections 2 (Design Principles), 7 (Building Design) and 10 (Rural Buildings). Where the design guide says, 'it is recommended ...', this Plan requires any planning application pro-actively to demonstrate that it has considered and complied with this Guide. The principles highlighted by the NDP as of special importance include:

- Reflect and echo neighbouring properties; for example, signature buildings are not appropriate on existing estates, and while 'eco buildings' are to be encouraged, they must comply with the other design standards
- Be built to maximise environmental sustainability
- Contain a high standard of additional energy-saving features, and, in the case of new build, energy capture or generation²⁶
- Use traditional Cornish style sand finishes e.g. slate hung, light-coloured render, natural stone or traditional wooden cladding surfaces.

²⁵ Proof of Principal Residence is via verifiable evidence including (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools, etc).

²⁶ See Community survey

Policy H8 – Street Lighting Design

Justification: To ensure that the provision of street lighting is environmentally friendly and energy efficient.

Developments need not necessarily include street lighting. Where lighting is deemed to be necessary for safety or security, lighting schemes should demonstrate that:

- The lighting is the minimal required for the lighting task to minimise the impact on wildlife.
- Light spillage is minimised using directional lighting, shielded by hoods, cowls or equivalent.
- Plantings / building position is used to prevent light spillage onto the adjacent countryside
- Lighting design complies with **Appendix [] Mylor Parish NDP Street Lighting Design Guide.**

Policy H9 -- Building Design and Construction Materials

Justification: To minimise the environmental impact and carbon footprint created by building works.

The NPPF makes clear that there should be a presumption in favour of sustainable development, which includes low-carbon developments, and developments with resilience to climate change. The environmental implications of the building design and materials used should be considered at the design stage²⁷. BREEAM UK New Construction 2018²⁸ identifies both the environmental impacts of construction products and their responsible sourcing.

- New developments should aim for BREEAM standards of ‘very good’ or ‘excellent’ for construction materials.

Policy H10 – Flooding and Drainage

Justification: To minimise the risks of flooding through sustainable drainage design.

Flooding risk is increased by covering land in an impermeable surface, such as tarmac. Hard surfaces such as concrete and asphalt collect pollution (oil, petrol, brake dust etc) that is washed off into the drains. Proposals must incorporate a sustainable and integrated approach to the management of flood risk, surface water run-off and foul drainage. Sustainable drainage systems (SuDs) should be used proportionately to mitigate any predicted increase in flood risk.

- Development will not normally be supported within the flood risk area zone 3 shown in **the Strategic Flood Risk Assessment maps at Appendix []**.
- Development proposals in Flood Risk zones 1 or 2 will be supported providing they follow natural SuDs design features, incorporating:
 - Permeable driveways and parking areas
 - Water harvesting and natural storage features
 - Planting schemes and enhancement of existing wetland habitat and adjacent land, in a way beneficial to wildlife, to slow water egress.

²⁷ www.designingbuildings.co.uk

²⁸ Ref link to BREEAM document

CHAPTER 6 POLICIES FOR THE ENVIRONMENT AND CLIMATE CHANGE

17. THE NATURAL ENVIRONMENT

Introduction

The Natural Environment The natural landscape and wildlife of the Parish lies wholly within the Cornwall South East AONB. The Parish includes sites of international and national importance for their industrial heritage, wildlife habitats and geology.

A major survey of the Parish, responded to by nearly half of all residents, placed protection of all aspects of the environment as the most important community priority.

More detailed descriptions of the landscape, wildlife and historical context are in the **Landscape Character Assessment: Evidence Base Chapter []**, **Wildlife and Biodiversity Report: Evidence Base Chapter []** and **Historic Built Environment Report: Evidence Base Chapter []**.

Climate Change Declarations of a Climate Change Emergency at all levels of Government place new emphasis on our obligations in the NPPF²⁹ and Cornwall Local Plan³⁰ to support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. Objectives and policies related to climate change are not seen as separate, but fully incorporated as an integral part of the policies in all sections of this Plan. A summary of relevant policies is shown in the table at paragraph 19.

The background context to climate change, including projections of the effect of climate change on future life in the Parish and Flood Risk Assessments associated with increasingly severe rainfall events and sea level rise are detailed in the **Climate Change Appendix []**.

Overall Objective

Our overall objective is to ensure that developments meet the needs of both the present and the future without undermining the stability and integrity of our natural environment. We aim to reduce the effects of climate change through careful use of our natural resources and the utilisation of environmentally conscious construction methods and materials.

Landscape Objective

To preserve the character of the landscape The AONB status of the Parish recognises the national importance of its landscape, which is deeply valued by residents³¹ and visitors alike. A survey³² of the community placed a high value on all types of land and topography in the Parish shown in **MAP A**. Policies in this section are designed to ensure that planning decisions comply fully with the status and protective policies in the NPPF, Cornwall Local Plan and adopted AONB Management Plan.

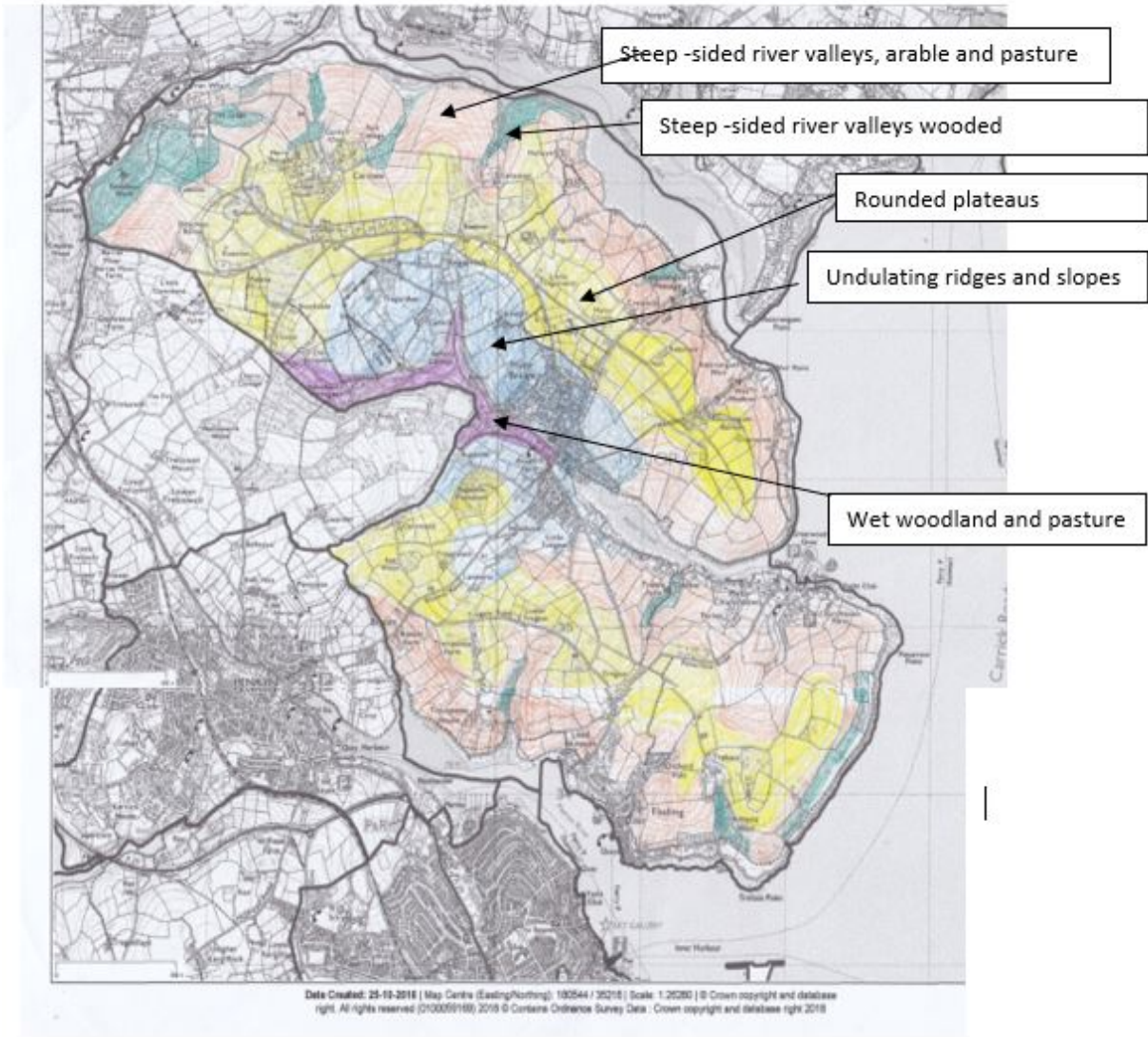
²⁹ NPPF para 148 et al

³⁰ Local plan policies 13, 14 and 15

³¹ Survey 1 Results environment questions (2)

³² Community Survey of the Environmental Value of Land Types

MAP A – LANDSCAPE TYPES



[To be revised]

Policy L 1 Protecting the Landscape

Justification – To ensure that the landscape is protected and enhanced.

Proposals for development shall be supported where:

- They do not have an adverse impact on or detract from, the characters identified as important to the Parish in the Mylor Parish Landscape Character Assessment.
- They follow guidance for development within the Cornwall AONB Management Plan

Policy L 2 Protecting Vistas and Views

Justification: Panoramic views and scenic vistas across seascape and landscape are highly valued by Residents³³ and contribute to the special landscape character of the Parish.

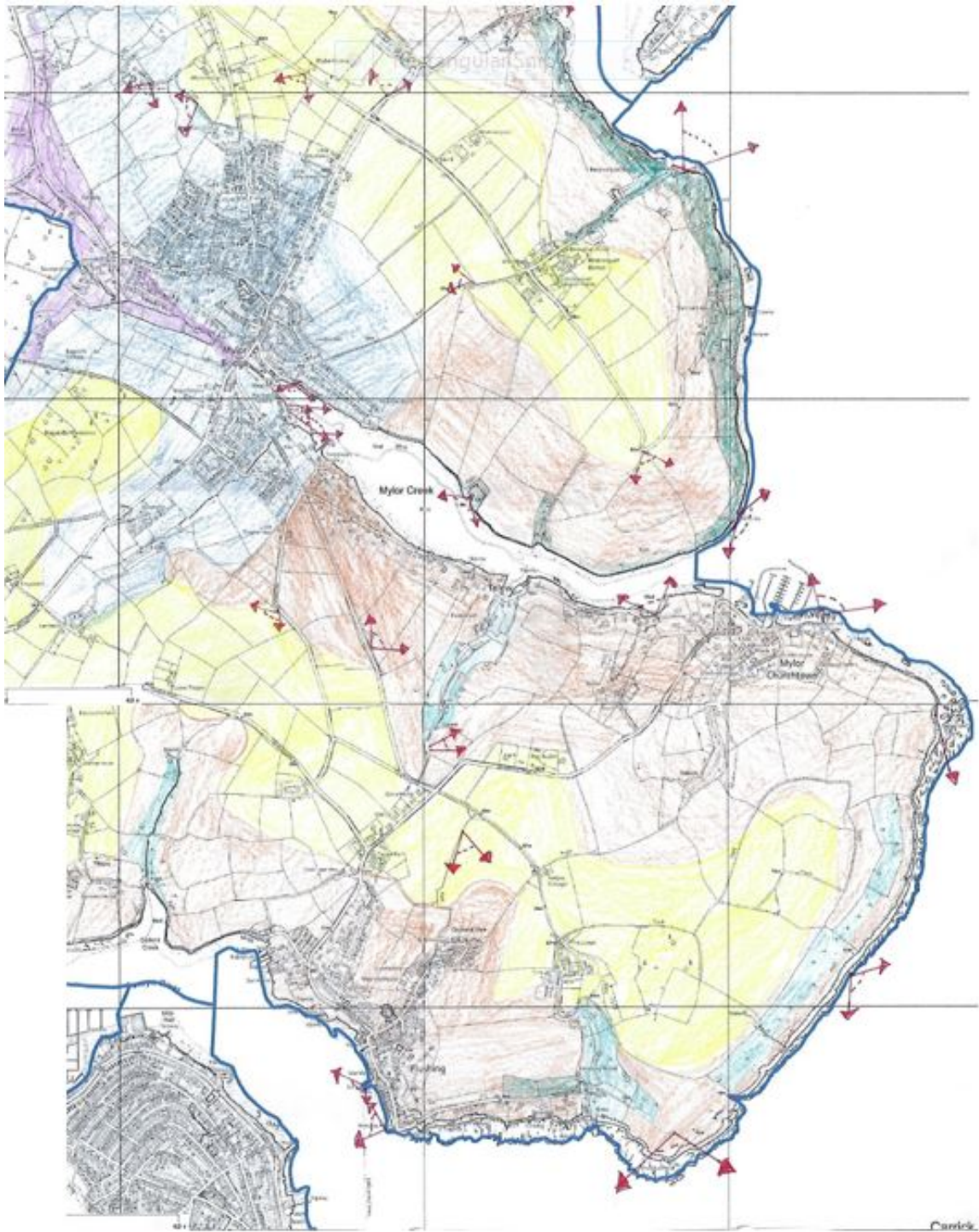
Policy: Developments shall not compromise the landscape panoramas and views including, but not limited to those shown on the MAP B below:

- Developers submitting proposals within the Local Authority designated Areas of Great Landscape Value (AGLV) should submit a Landscape Visual Impact Assessment identifying the impact on public views and vistas that their proposed development would have.

The main 'iconic' viewpoints within the Parish are shown on the map following:

[to be revised]

³³ Survey 1 results to Environmental Questions



Policy L3 Creeks and Estuary

Justification: Areas of high landscape value lie adjacent to the creeks and estuary³⁴ giving a tranquil, wooded feel that is an essential characteristic of the AONB. Areas adjacent to the creeks and estuary are vulnerable to the projected sea level rise and flooding due to climate change. Some of these areas³⁵ are nationally designated for special protection as SACs and SSSIs.

- Out of scale / insensitive developments, or those jeopardising vulnerable flora and fauna of fields adjacent to the creeks, and adjacent to Cornwall's Areas of Great Landscape Value (AGLV)³⁶ will not be supported.
- Any proposed new development within this area should demonstrate consistency with the Cornwall & Isles of Scilly Shoreline Management Plan (SMP2011, the review of 2016 and any further updates).

Policy L4 Agriculture and Horticulture

Justification: The Parish currently supports 12 medium sized farms, some smallholdings & market gardens, ca. 300ac woodland. Forestry has not been profitable for past 40 years, so most woods are under-managed. Significant changes in land use patterns could deliver emissions reductions of between 35-80% by 2050, when compared with current farming methods.

- Sustainable land management should be encouraged, particularly active woodland management using sustainable practices.
- Use of woodland and permanent grassland as a natural store for carbon will be encouraged.

Natural environment (Geodiversity and Biodiversity) Objective

To conserve and enhance the natural environment by protecting and enhancing international, national and locally designated wildlife and geological sites; together with habitats identified as Priority habitats and those supporting notable species under the Wildlife and Countryside Act.; through adherence to the legislation and through the enforcement of existing planning policies. Development on semi-natural habitats will be also be avoided. A detailed description of the Parish natural environment and maps illustrating the statutory and non-statutory areas are in the **Wildlife and Biodiversity Report Evidence Base Chapter []**.

³⁴ Ref the LCA para ..

³⁵ Ref the LCA and Wildlife Report

³⁶ Reference to page in the LCA showing a map of these areas.

Policy W1 Wildlife Habitats.

Justification: Our policies meet the aims of both national and local planning policy to protect and enhance the quality of the natural environment and local biodiversity, habitats (habitats directive 2017), flora and fauna, and geology from inappropriate development.

- Developments which have an adverse impact on sites with statutory designations will not be permitted
- Development will not be permitted on County Wildlife Sites or BAP Priority Habitats
- Development and fragmentation of semi-natural habitats should be avoided. Where adjacent to a development site, these habitat areas should be protected, conserved and enhanced.
- Developments should include measures to maintain and improve Cornish hedges, associated hedgerows and trees and provide for the enhancement of wildlife habitats and corridors.

Policy W2 Trees and Hedges

Justification: Tree planting provides carbon storage and sustainable biomass, and thus should be increased. Trees and hedges play an integral part in the landscape and character of the Parish Landscape Character Assessment³⁷, and are valued by residents³⁸ and visitors. Hedges help to restrain flash floods and prevent soil erosion. Maps of current TPOs are included in the **Landscape Character Assessment at Evidence Base Chapter []**.

- Development proposals should retain and maintain trees subject to a Tree Preservation Order and / or within a Conservation Area and be aware of relevant Hedgerow Regulations. Where trees must be lost as a result of development, these must be replaced at a ratio of at least 2:1 within the site.
- Cornish hedges, with associated hedges and hedgerow trees- particularly those forming roadside tree tunnels – should be protected and enhanced.
- Each new development should include a proportion of land (minimum 10%) to be set aside for tree planting (with species adaptable to climate change).

³⁷ Reference the LCA Annex

³⁸ Survey 1 question on environment results

Policy W 3 Woodlands and Wetlands

Justification: The AONB status of the Parish is based on the beauty of the landscape and associated wildlife habitats and is highly valued by locals and visitors alike. Woodland, wetland and permanent grassland play an important part in combating climate change by storing carbon. Currently these habitats are mainly small and fragmented, thus vulnerable to environmental changes. Proposals should enhance the green infrastructure of the Parish through retaining and enhancing wildlife areas and the connections between them as illustrated at [MAP XX tbc] in the **Wildlife and Biodiversity Report Evidence Base Chapter []**

- Development proposals should document evidence of compliance with the following principles:
- Create and protect wildlife corridors between fragmented areas of semi-natural habitat, particularly Cornish hedges with associated hedgerow trees and semi-improved grass verges, linear woodland and freshwater streams. (ref. Annotated map in appendix).
- Create wildlife corridors through developments as part of a natural SUDs drainage scheme, linking to habitats adjacent to the development.
- Wetland habitat should be enhanced as natural flood defences, increasing the depth and size of existing ponds, allowing space beside streams for flooding to occur by creating reedbeds and wetland habitat adjacent to waterways.
- Avoid disturbing areas of habitat supporting notable species.

18. HISTORIC BUILT ENVIRONMENT

Introduction

Our policies are designed to protect and conserve international, national and locally designated areas, sites, buildings and structures protected by legislation and existing planning policies in the NPPF and Cornwall Local Plan.

Designated and undesignated structures in the Parish are evaluated and recorded as necessary in the Cornwall Council Historic Environment Record. Heritage Gateway and Cornwall Interactive Mapping websites have the latest information³⁹ and lists of places of archaeological and historic interest in Mylor and Flushing Parish.

A detailed description of the Historic Built Environment is contained in the Evidence Base **Historical Built Environment Report evidence Base Chapter []**

³⁹ Put list of web sites for these

Objective

To safeguard the local historic environment and heritage.

Policy HE 1 Preserving the Historic Legacy

Justification: Safeguarding and conserving the historic environment of the Parish.

Policy

- New developments will be supported only where they safeguard the historic environment.

Policy HE 2 Justification: The characteristics of the historic conservation areas of the village centres of Mylor Bridge and Flushing depend on maintaining the historic alignment and visual characteristics of the streets and buildings.

Policy

- Proposals for development in and adjacent to the three Conservation Areas must be sympathetic to historic scale, height and materials.

Policy HE 3 Conservation of Historic Sites

Justification: Sites of national and international importance are well protected under planning law, but unlisted and unscheduled sites of local importance are less well known. The Heritage Gateway website and the Cornwall Interactive Mapping website contain more detail of locally significant historic sites. This policy ensures that developers research the impact that their proposals may have on the historic built environment and provide documentary evidence that historic features will not be overlooked in the planning process.

- Planning applications should be evaluated on the Heritage Gateway website and the Cornwall Interactive Mapping website to provide evidence that valuable historic sites are not unnecessarily compromised. Further investigation during planning applications may be required to assess historic or archaeological importance.

Policy HE 4 Alteration of Historic Buildings

Justification: The current built environment in Mylor and Flushing Parish includes listed and historic buildings that are likely to need alteration to reduce their impact on climate and to mitigate the effects of climate change which will increase risks of flooding and increase water stress and overheating.

- Alterations and Improvements to historic buildings should be carried out in a way that is sympathetic to the character of the buildings and has as small an impact as possible on the public.
- Internal measures such as draught-proofing, internal insulation, secondary double glazing, use of internal shutters where appropriate, low carbon heating and energy systems, and improved natural ventilation methods will be supported. External insulation may be desirable to reduce heat loss during cold spells but may not be appropriate in a historic or listed building. Light coloured external wall paint to reflect heat should be encouraged.
- The use of rooftop solar panels or roof integrated solar not be supported on historic and listed houses unless they can be sited where the visual impact on the public and surrounding houses is minimal. However, individual solar tiles, designed specifically to replicate slate and other traditional materials will be supported on a case by case basis.
- In areas close to the creek and sea where flood risks will be high, measures to reduce the impact of flooding should be supported such as installing door guards, re-siting electric sockets, and, where appropriate, closing up underfloor ventilation holes.

19. CLIMATE CHANGE POLICIES

Policies related to the reduction of our carbon footprint and the mitigation of climate change impacts are not seen as additional or separate, but fully incorporated as an integral part of the policies in all sections of this Plan. The summary table below shows where relevant policies have been incorporated:

POLICIES RELATED TO CLIMATE CHANGE

Policy	Topic	Policy Title
L4 H9 H7	Timber sourcing	Housing design
W2	Tree planting, preserving trees and hedgerows	Tree and Hedgerow Protection and Management
W3 H10	Creating natural SUDs, biodiversity, habitats, wildlife corridors, wildlife friendly developments	Woodlands and Wetlands
L3 H 10	Sea level rise and storm events	Creek and riverside
HE 4	Energy efficiency in old buildings	Safeguard and conserve the historic environment of the Parish
C2 CF1	Accessibility by walking, cycling	Facilities
TA 3	Reducing carbon emissions	Public transport
TA 2	Reducing carbon emissions	Accessibility and road safety
TA 1	Promoting electric cars	Car parks
TA4	Reducing carbon emissions	Public footpaths, rights of way and cycle routes
H 10	SUDs, flooding, wetland habitat	Flooding and drainage
H7 H9	Reducing emissions from fossil fuels	Energy use reduction and renewable energy
H 8	Reducing energy use, protecting wildlife	Lighting
H 9	Promoting use of sustainable materials	Building design and construction materials

CHAPTER 5 GENERAL PLANNING POLICIES FOR SUSTAINABLE DEVELOPMENT

14. POLICIES FOR BUSINESS AND THE ECONOMY

Introduction: The Parish needs business to generate employment and income. The AONB environment is deeply valued by residents and visitors alike and is crucial for the Parish's continued economic resilience and success.

Mylor has developed rapidly since 1950. Population reached 3080 by 2017, with 35% over 65 compared to 18% in England. But the extent of settlement, (including houses, stores and businesses) has expanded more than proportionately.⁴⁰ Many maritime activities, including traditional fishing, boat yards and tourism have developed around the shoreline. Marine employers include Cockwells, and Gaffers and Luggers yards at the head of Mylor creek, of Mylor Yacht Harbour at the mouth of Mylor creek and of Falmouth Boat Construction on the Penryn river next to Flushing. These foreshores and waters provide employment and pleasure but may also threaten the tranquillity of the AONB.

Mylor is a rural Parish and farmers own most of the available land. How this land is used is therefore very important for the sustainable future of the AONB. Since 1950, car ownership has encouraged Mylor residents to work and shop outside the Parish, while many outsiders travel to work in Mylor daily. However, the Parish retains two village stores, a post office, several public houses and cafes, two part time surgeries and many other services.

The beauty of the AONB, good walks around the creeks and headlands, and opportunities for boating have attracted a substantial tourist industry, which unlike elsewhere in Cornwall, has so far developed sympathetically and sustainably, with boatyards, local stores, pubs and restaurants, and farm B&Bs as principal gainers

It is crucial for these businesses that the quality of the environment, and amenities like good views and footpaths are maintained.

A more detailed Economic and Social appraisal of the Parish is contained in the **Report on the Mylor Parish Economy Evidence Base Chapter []**.

Objective:

The overall business objective is to advance planning policies that encourage and facilitate support for the viability of local SMEs, Micro Businesses, the self employed and home workers so that they contribute to the well being and sustainability of the Parish economy. Policies are designed to allow for sustainable land use and diversification for agriculture and market gardening, to support waterside marine businesses and fishing, to encourage and sustain the village stores, the post-office, and other small retail businesses where possible against the competitive strength of local supermarkets and to encourage moderate but not excessive expansion of the local tourist industry particularly where local pubs, shops, bed and breakfasts and restaurants offering high value services will benefit.

⁴⁰ See Appendix on the Economic and Social history of the Parish

Policies:

BE1 Business Change of Use

Justification: The use of local buildings to promote commercial activity

- The change of use of redundant buildings and the erection of new buildings to support local employment on existing sites or on brownfield sites will be encouraged subject to compliance with other policies in this plan.
- In the case of farms such development should not prejudice the site's continued primary function as a viable farm.
- Such development should not in any way affect the AONB character of the locality.

BE2 Working from Home

Justification: Encouragement of work from home, and small businesses.

- The use of 'live/work' dwellings as places of self-employment, and small businesses, sensitive to resource consumption and the potential for renewable energy, will be encouraged throughout the Parish.
- Applications to build workshops, studios, offices or similar units within the domestic curtilage will be generally supported subject to the development not altering the basic domestic nature and character of the site or detracting from the environment or amenities of neighbouring properties.

BE3 Tourist Accommodation

Justification: The provision of appropriate tourist accommodation.

- Bed and Breakfast enterprises within existing buildings will be encouraged and the conversion of existing farm buildings for holiday lets will generally be supported as will on-farm enterprise to accommodate a limited number of short-stay touring caravans, provided they do not impinge visually or audibly on neighbouring dwellings.

BE4 Waterside Commercial Activity

Justification: The promotion of waterside commercial activity.

- Applications for development of the existing waterside industries will be viewed favourably provided they do not impact significantly on the AONB or the SAC, take account of the potential for climate change and do not impose unsustainable demands of the local transport infrastructure.

BE5 Retail Facilities Change of Use

Justification: Enabling successful functioning of retail and associated activity.

Policy:

- Proposals which help local retail and similar outlets (such as Village Store, Post-Office. etc) to flourish will be encouraged if they do not conflict with any other policies in this plan.
- Change of use of existing shops will not be normally permitted unless economic unsustainability is proven, the premises have been actively marketed for one year, and the premises have been offered to any community organisation at market value, or for an agreed rent.

15. TRANSPORT POLICIES

Introduction

Mylor is a rural parish. Its roads and many of its settlement patterns reflect an age before the widespread use of motor vehicles. Streets in both villages are congested, the country roads are narrow and often twisty and there are some dangerous points where the layout of roads cannot cope safely with the volume of to-day's traffic.

Together these create challenges and they have been magnified by several factors, amongst them: the growth of a population with a widespread expectation of easy communication, multiple car ownership, increased traffic associated with the maritime sector, some very large agricultural vehicles and a surge in the number of vans making home deliveries.

The consequences are clear. There is traffic congestion in the two villages, particularly apparent at the start and end of the school day. The appropriate re-siting of the two schools, while itself not strictly a transport policy, could have a very beneficial effect on this (See *Evidence 6*) Some of the pavements are narrow or even non-existent – for instance in Mylor between the Leats car park and the surgery, in Flushing along many parts of Trefusis Road. Car parking provision does not cope with demand especially, but not only, in Flushing and vehicles are frequently left on yellow lines or partly on pavements, creating problems for pedestrians, horse riders and cyclists. Many of the older homes have no dedicated parking space.

Dangers arise from the demands made on a configuration of roads which was never designed to cope with to-day's traffic. The junction of the Carclew road with the A39 between Perran Foundry and the Norway Inn, the mini roundabout at the junction of Rosehill, Lemon Hill and Waterings Road and much parked upon corner of Trefusis Road at the entrance to Flushing, for instance, are all potential accident spots.

Public transport is limited and, with the exception perhaps of the Flushing to Falmouth foot ferry, insufficient to prevent widespread use of private cars.

The historical pattern of the Parish has left the benefit of an extensive network of public rights of way which are generally in good condition and are well-used by local people and visitors.

There is, nevertheless, a need for much improved pedestrian routes and pavements giving safe access to the facilities of the villages.

Objectives

The policies aim to address these problems, as far as is possible, by promoting a transport system that increases the use of public transport (and so helps the battle against climate change), reduces the amount of on-road parking by providing more dedicated carparks, eliminates the problems of the most difficult junctions and protects the ability to walk, cycle or ride in safety throughout the parish.

TA1 Car Parking

Justification: To provide off-road parking so reducing widespread congestion in built-up areas.

- Existing public car parks to be protected and more carparks to be developed in places of greatest need
- All public car parks to be provided with electric charging points
- All new developments to have parking provision for 2 vehicles per dwelling and at least one visitor space for every four dwellings

TA2 Traffic Management and Pedestrian Safety

Justification: To improve road safety for all road users and to nurture pedestrian traffic.

- All new developments must demonstrate an awareness of their effect on traffic and incorporate appropriate traffic calming measures
- Existing safe pedestrian links to be protected and new ones incorporated in all new development plans
- Narrow pavements should be widened, or alternative routes provided
- Support will be given to traffic management measures such as speed restrictions, traffic calming measures and improvements at dangerous junctions

TA3 Public Transport

Justification: To promote the use of public transport, so reducing pollution by private vehicles while also catering for the needs of those without their own means for transport.

Policy:

- The existing public transport provision will be protected and if possible extended, particularly but not only at times suitable for commuters.

TA4 Footpaths and Rights of Way

Justification: To protect existing footpaths which are well used and an attraction to visitors. To provide new safe pedestrian and cycle routes.

Policies

- Existing footpaths and rights of way will be protected, maintained and improved
- New footpaths and cycle tracks will be encouraged, particularly in association with new developments
- Signs on footpaths and rights of way will be maintained and encouraged

16. FACILITIES AND EDUCATION POLICIES

Introduction

The Parish contains a wealth of community facilities across two villages, including two primary schools, four churches and a large number (44) of cultural societies, including three sailing clubs, a bowls club and four public green spaces (one in Mylor Bridge , three in Flushing),

The Parish is generously provided with meeting places, though some are in need of modernisation. Both villages are fortunate to each have a GP surgery which is linked to the Trescobear surgery in Falmouth. There is also a dentist in Mylor, so there is good part time access to National Health provisions for the Parish.

There are five pubs, a newsagent and a post-office, two village shops, a butcher, two cafes, a restaurant, garage, and three hairdressers amongst the many retail facilities in the villages, which contribute to the thriving nature of the Parish.

Objectives

- To encourage development that complements, and where appropriate increases, the neighbourhood's facilities.
- To review our schools' provision in order to make education in the Parish sustainable in the light of anticipated demand for places arising from more affordable housing. Both schools are currently oversubscribed. There is no direct access to green spaces, only small tarmac playgrounds. When more housing is built to meet the needs of young families, we will need a new school to be provided in green spacious surroundings with access to playing fields, within the period of the Plan.
- To expand and improve facilities for clubs and societies in the Parish and at the same time review the purpose and viability of some communal buildings, especially those that are under-used.
- To protect and sustain facilities and services (including medical and dental) which currently serve the community.

Policies

CF1 Primary Schools

Justification: To address the shortcomings in educational provision

- Any plans to provide more suitable primary education facilities in the Parish will be strongly supported.
- New provision will be expected to recognise the likelihood of increased pupil numbers.
- Immediate access to green space/playing fields must be a feature of any new plans.

CF2 Community Facilities

Justification: In conformity with the Cornwall Local Plan 4 part 4 within the Conservation Area community facilities should wherever possible be retained and new ones supported.

- The loss of provision of any communal facility will only be acceptable if it can clearly be shown that there is no longer any need for that facility, that it is no longer viable or that it is duplicated by other similar facilities. In all cases 'substitute' locations should be easily accessible.
- New facilities which will clearly benefit the community will be supported.

CF3 Green Spaces

Justification: Existing green spaces – and potential new ones – contribute a great deal to the health, well-being and character of the Parish.

- Existing green spaces will be preserved and proposals to incorporate additional such areas in any new development will be expected and supported.

CF4 Meeting Place Review

Justification: Some community meeting places are elderly, in disrepair and/or are relatively lightly .

- The plan encourages a review of meeting places in the Parish and supports any proposals for rationalisation and change of use for community purposes only.

CHAPTER 7 ENVIRONMENTAL ASSESSMENTS AND SUSTAINABILITY APPRAISALS

20. SUSTAINABILITY CHECK SUMMARY

This sustainability check reflects the intentions of a more formal Sustainability Appraisal (SA) and aims to predict and assess the social, environmental and economic effects that are likely to arise from the adoption of the Mylor Parish NDP in order to ensure that the strategies and policies within the Plan contribute to and promote sustainable development.

The Mylor Parish NDP Steering Group considered carrying out a full SA (which is not a requirement of the Neighbourhood Planning (General) Regulations 2012), but it was decided that applying a 'lighter touch' SC would achieve suitable outcomes to inform the NDP making process. The SC has provided a useful means to assess plan proposals against a set of sustainability objectives, to help identify and mitigate adverse environmental and socio-economic effects through a systematic approach to improving the environmental quality of Mylor Parish, and the prosperity and quality of life of its residents.

The sustainability check process

For consistency the SC of the Mylor Parish NDP reflects the 'SA Framework' which was used for the SA process on the Cornwall Local Plan. The SA Framework is a framework of 19 SA themes together with several objectives, appraisal questions and indicators, which provided a methodological framework for assessment.

Assessment

The NDP Steering Group has carried out the SC through a round table discussion at the Steering Group SA Review Conference on [24th July 2019]. The Themes and Objectives of the Check listed at Table 1 were considered against the overall Mylor Parish Draft NDP Version 3, including consideration of all the following elements:

- The Plan Vision
- The NDP objectives
- Each of the numbered NDP policies.

For the purpose of carrying out the SC on the Mylor Parish Draft NDP, it was considered unnecessary to apply the full SA Framework, as this would have entailed a very lengthy and detailed analysis. Instead, the 19 SA Framework themes and objectives have been considered directly against the Mylor Parish Draft NDP.

Results of the process are shown in **Appendices [] and []**.

Overall, the Mylor Parish NDP Plan vision, objectives and policies were considered to contribute positively to the sustainability of the Parish, provided that two significant policies are adequately addressed, as follows:

1. Capacity and accessibility of the two primary schools, given future population projections consequent on providing affordable starter homes for young families with local connections.
2. Transport and accessibility – improvements are urgently required to traffic management, public transport and parking facilities to accommodate existing, and future developments.

Conclusion

The Sustainability Check on Mylor Parish's Final Draft NDP has demonstrated that the Vision and Objectives that it seeks to achieve, together with application of the policies in the Plan will succeed in encouraging sustainable development subject the caveats above.

TABLE 1 SUSTAINABILITY CHECK THEMES AND OBJECTIVES

SC Theme	SC Objectives
Climatic factors	To reduce our contribution to climate change through a reduction in greenhouse gas emissions.
	To increase resilience to climate change and reduce vulnerability.
Waste	To minimise the generation of waste and encourage greater reuse and recycling of materials in accordance with the waste hierarchy.
Geodiversity	To conserve, enhance and restore the condition of geodiversity in the county.
Soil	To minimise the use of undeveloped land and protect and enhance soil quality.
	To encourage and safeguard local food production.
Air	To reduce air pollution and ensure air quality continues to improve.
Water	To reduce the risk of flooding and vulnerability to flooding, sea level rise and coastal erosion.
	To maintain and enhance water quality and reduce consumption and increase efficiency of water use.
Biodiversity	To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.
Landscape	To protect and enhance the quality of the natural, historic and cultural landscape and seascape.
Maritime	To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.
Historic environment	To protect and enhance the quality and local distinctiveness of the historic environment.
Design	To promote and achieve high quality, locally distinctive design, sustainable land use and sustainable built development.
Social inclusion	To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.
Housing	To meet the needs of the local community in terms of general market, affordable, adaptable and decent housing.
Health, sport and recreation	To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.
Economic development	To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.
Education and skills	To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.

Transport and accessibility	To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices. To reduce traffic congestion and minimise transport related greenhouse gas emissions.
Energy	To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.

KEY	
	Environmental Themes
	Social Themes
	Economic Themes

21. STATEMENT ON STRATEGIC ENVIRONMENTAL ASSESSMENT/HABITATS ASSESSMENT

[GOES IN HERE WHEN SEA SCREENING IS COMPLETE, GIVING ‘OPINION’ YES OR NO TO THE NEED FOR A FULL ASSESSMENT]

CHAPTER 8 CONCLUSIONS AND RECOMMENDATIONS

22. CONCLUSIONS

The Neighbourhood Plan Steering Group wants to see this Plan become a living document, maintained by Mylor Parish Council as guardians of the Plan, and always referred to in discussions with Planning Officers and Developers from an early stage in the development management process, when making decisions about the future use of land.

As the policies in this Plan have been closely scrutinised for conformity with higher level policies, and we have been closely examined to ensure we can evidence that the policies are supported by the people, when adopted as part of the Cornwall Development Plan, we expect our policies to be followed with precision in both letter and spirit to influence and guide the location, scale, design and sustainability of new developments in the Parish.

The policies will encourage efficient use of funds available through Section 106 obligations or the Community Infrastructure Levy for improvement to local infrastructure and will provide evidence for applications for project funding from sources such as government programmes, the National Lottery or private donors. This is why this Neighbourhood Plan has an Action Chapter that complements the rest of the document.

23. RECOMMENDATIONS

1. This Plan is adopted as a true reflection of the preferences for future development expressed by the majority of Mylor residents.
2. The Plan is maintained as a living document by the Parish Council, so that policies are kept up to date with the views of the community, and in conformity with future revisions of the Cornwall Local Plan.

CHAPTER 9 - NON-STATUTORY ACTION CHAPTER

[WORK IN PROGRESS - Actions in this chapter will be developed over the next 6 months between the NDP team and the Parish Council – individual and collective actions on climate change will be set out in the climate Change Appendix and brought in here.]

24. MONITORING ARRANGEMENTS FOR: (To be Expanded)

- Management/oversight of CLT/Housing Association programmes
- Monitoring the performance of CC in conforming with the NDP
- Guardians of the NDP - providing the Parish Council Planning Partnership input with Developers and Planners.
- Revisions of the NDP as required/when the Cornwall Local Plan is changed.

25. INDICATIVE TIMESCALES AND PRIORITIES IN AN ACTION TABLE

List of the items unearthed in community consultation that belong to future revisions of the ongoing Parish Plan **Action Annex tbd**

Refer to Climate Change Annex proposals here WRAP report. Street Lighting, Climate Change Action Committee.

APPENDICES:

Glossary of Acronyms and Terms

Letter of Authority to Mylor Parish Council for the Designated Area.

Letter: SEA and Habitats Directive Screening Assessment Opinion Letter.

Climate Change and Flood Risk Assessments

Housing Sites Locations

Housing Statement

EVIDENCE BASE CHAPTERS

Landscape Character Assessment
Wildlife Habitats and Biodiversity Report
Historic Built Environment report
Consultation Statement
Basic Conditions Statement
Street Lighting Design Guide
Housing Needs Survey
Sustainability Appraisal - detailed results
Interpretation of Housing Needs Evidence Report

EPILOGUE

On a national level there has been a steady shift away from centralized decision making to devolution. The Localism Act of 2012 offers a range of powers and opportunities for communities to shape their built environment and more. The community of Mylor Parish has taken up the right to produce a Neighbourhood Plan; the next step is to fulfil the responsibility of implementing it.

It is important to make it clear that lists of activities in the Action Chapter are separate and distinct from the policies in the Neighbourhood Plan: they do not have the statutory weight behind them that the policies do. However, the Action Chapter 9, together with the Climate Change Annex, lays out what the community of Mylor Parish is concerned about. It offers solutions and suggests options for taking things forward. The Parish Council will provide the leadership required to encourage many local organisations, groups and motivated individuals so that they can coalesce around the Action Plan to ensure that it is fulfilled; in the same way that an NDP team of over 20 people, informed by the opinions and preferences of the wider community, has achieved this Plan.

Not only should this be a living Plan, but it should also be revised by a reconvened Steering Group on a 5-yearly basis. The revision must remain in compliance with the Cornwall Local Plan and other national policies, while continuing to meet the aspirations of local people.

There have been some controversial planning decisions made in recent years in local parishes that have been against the views of the community and against the policies in the Local Plan, often achieved through decisions by planning inspectors in the appeals process. It is the opinion of many local people is that this new approach, making Neighbourhood Planning an integral part of the planning process, is long overdue; but for the plan to be effective, new planning protocols are needed to guarantee community involvement from the outset in planning applications. This means that all pre-apps⁴¹ must in future be in the public domain, and meetings between the Developer, Planning Officer and Parish Council must take place prior to any pre-app, to comply with government policy and to ensure that the community is not held at arm's length in the early stages, so that the planning policies in this NDP are correctly interpreted and complied with. Without these essential changes to process, the value of our work in producing this Plan and the effectiveness of Neighbourhood Planning will be cast into doubt.

The whole NDP Team has worked together to produce this report. We all hope that the community can make good use of this document in the years to come and will see the Plan being fulfilled

⁴¹ Define pre-app