

Madron Parish Neighbourhood Development Plan 2022-2030 Evidence Base

(Made version of the Neighbourhood Planning Regulations 2012)



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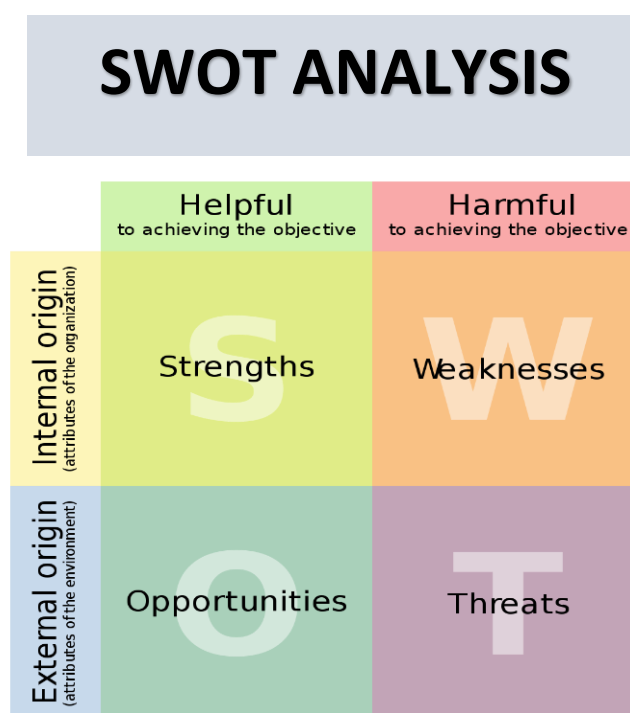
Introduction

This Evidence Base is the base collection of data upon which the made edition of the Madron Parish Neighbourhood Development Plan (NDP) is based. The data was sourced and compiled by working groups for the Housing, Natural Environment, the Built Environment and Heritage, Community Facilities and Services, Transport, and Business and Jobs, all working under the direction of the Madron NDP Steering Group. The data is presented under the working group headings, and contains references to sources and to separate studies or surveys commissioned by the Madron NDP project.

During the production of this Evidence Base, the following surveys and consultations were conducted across the community:

- The initial parish survey in December 2019
- A Housing Needs Survey in March 2020
- A 2nd Consultation on housing, green spaces and the built environment and heritage in November 2020
- A 3rd Consultation on draft plan policies in April 2021
- The 6 week pre-submission consultation in January and February 2022.

Where appropriate the data has been analysed using the standard strengths, weaknesses, opportunities and threats methodology (SWOT).



Natural Environment

Parish Survey Results for the Natural Environment

1. The Parish Survey conducted in Dec 2019¹ shows a strong requirement for elements of the natural environment to be subjects covered within the Madron NDP. The survey received 135 responses, giving a 19.5% response rate. The significant responses are summarised in Table 1:

Questions	Responses
Q1: What do you love about living in Madron?	37% of responses mentioned love of the open countryside and its views 12% peace and quiet 10% love of wildlife and nature
Q2: What improvements would you like to see?	10% wanted better footpath signage 8% wanted more bike trails 6% wanted more trees
Q4A: How important do you see wildlife protection and enhancement?	76.9% saw it as of high priority
Q4B: Management of landscape character	66.9% as high priority
Q4D: Provision of open spaces and footpaths	69% as high priority

Table 1: Initial Survey Responses to Natural Environment Questions

The Natural Environment We Have

Parish Overview

2. Madron is a large rural parish on the Penwith peninsula north of Penzance, bounded by the parishes of Sancreed and St Just to the west, by Zennor and Morvah to the north, by the parish of St Buryan, Lamorna and Paul in the south and by the parishes of Ludgvan and Penzance to the east. Madron village is centred on an elevated site approximately two miles (3 km) northwest of Penzance town centre. Other than Madron itself, the main hamlets are Bosulow, Tredinnick, Lower Ninnes, New Mill, Trevaylor, Rosemorran, Bosulval, Trezelah, Badgers Cross, Newbridge and Tregavarah.

¹ <https://madron.org/neighbourhood-plan/consultations/>

3. The landscape character across the parish is described within the Cornwall Council Landscape Character Study² as Landscape Character Areas CA03 Penwith Central Hills and CA04 Mounts Bay, and is detailed in the Landscape Description Units 276, 282 and 417. The key features of the CA03 area:

“An exposed, windswept granite peninsula rising to a chain of gently rounded hills with prominent rocky outcrops. Rugged boulder-strewn moorland of Lowland Heathland, bracken and scrub on the upland areas. Open landscape with few trees except ilinear broadleaved woodland in small river valleys, shallow depressions and around farmsteads. Prominent rocky outcrops.”

4. Approximately 80% of the parish rural landscape lies within the West Penwith Area of Outstanding Natural Beauty (AONB)³, see map at Figure 1. The southern part of the parish lies within the St Buryan Area of Great Landscape Value (AGLV), see map at Figure 2. The parish contains seven County Wildlife Sites (see map at Figure 3), areas of Ancient Woodland, and 166 Historic England listed sites, buildings or scheduled monuments, see list at Table 6.

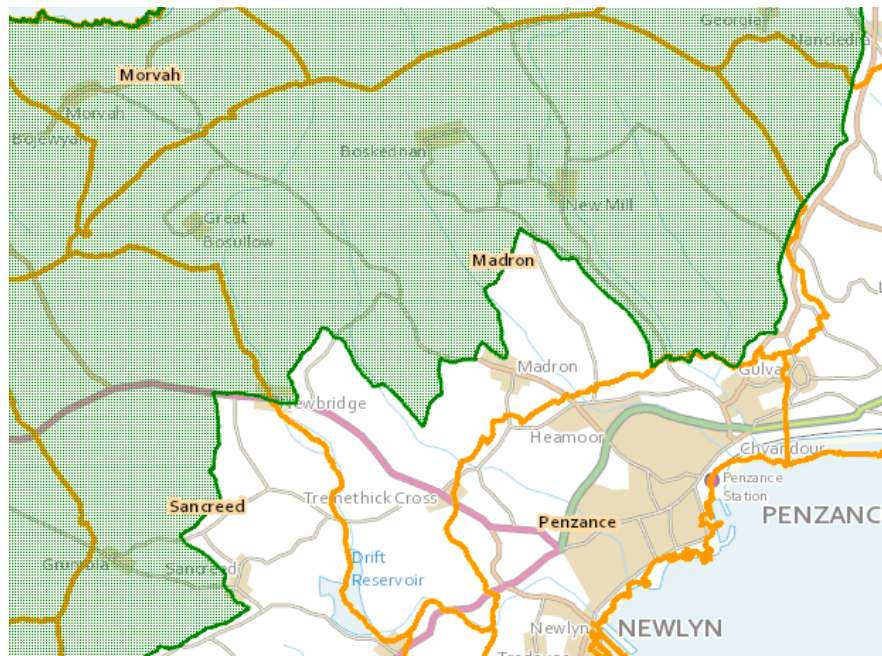


Figure 1: Extent of the AONB across the Parish

² https://map.cornwall.gov.uk/reports_landscape_chr/areaCA03.pdf

³ OS Explorer 102

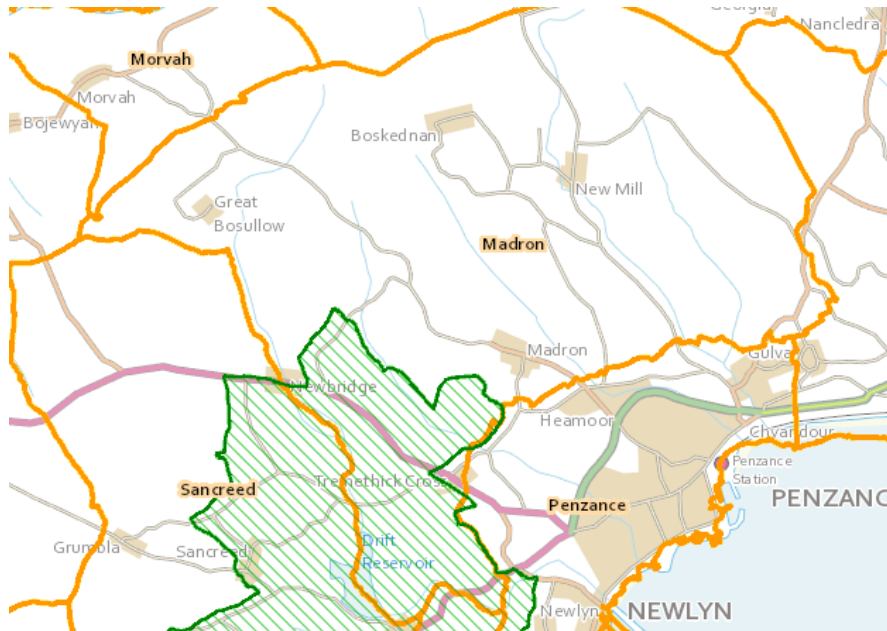


Figure 2: Extent of the AGLV into the Parish

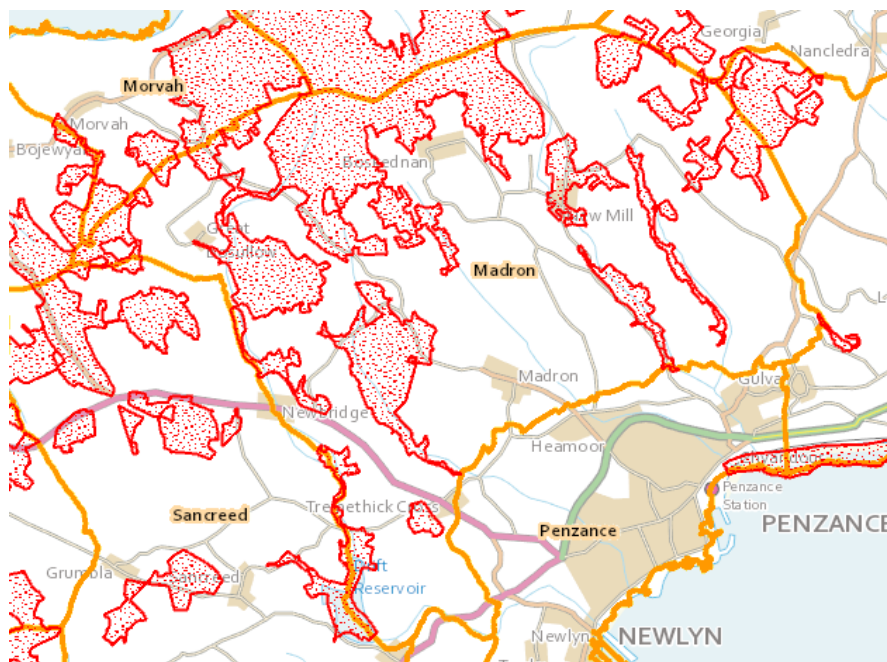


Figure 3: County Wildlife Sites within the Parish

Distinctive Features

5. Distinctive natural environment features in the parish are:

- The north-east, north and north-west are open moorland of rough grass, heathland, and scrub, with a cover of heather, gorse and goat willow. Prominent on this high ground are ancient sites such as Mulfra Quoit, the Nine Maidens and Castle an Dinas, together with the chimney structures left by the area's 19th century mining heritage.
- In the far west and in the central area are the parish agricultural heartlands, with farming settlements documented from before the 17th century AD and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. These are either medieval or prehistoric origins. In between are areas of

land enclosed in the 17th, 18th and 19th centuries, usually from land that was previously Upland Rough Ground and often medieval commons. The farm houses and barns are mainly 19th century granite, with slate roofs. Small hamlets each of approximately a dozen houses are found across the farmland.

- Cornish hedges frame most of the parish's field systems and footpaths
- In the south is a more deliberately and carefully manipulated landscape, such as parkland and garden, and large country houses, normally of 18th and 19th century origin, such as Trengwainton and Trewidden.
- Narrow, steep sided wooded river valleys diagonally cross the parish, running from north-west to south-east. The woods are mainly of sycamore, ash, and some oaks.
- The woods along the Trevaylor stream from above Fox Farm down to Lower Trevaylor are designated areas of Ancient Woodland.
- The significant settlement area in the parish is Madron village, containing a core of traditional granite cottages and houses, the parish church, and a school.
- A complex network of footpaths and ancient tracks, such as the Tinner's Way, cover the parish, many echoing the links between the old scattered rural and mining communities and their routes to chapels, the church and Madron village.
- A characteristic of the parish is the ability to have scenic views with little or no modern intrusions. There are broad open vistas across the moorland and from the high ground, such as at Mulfra Quoit. There are also views looking across the peninsula to the sea on both the north and south coasts; the view to the south encompassing Mounts Bay from the Lizard round to beyond Mousehole, and including St Michael's Mount.
- From the terrace in Trengwainton Gardens there is a much admired view looking south down the lawn to a wooded fringe with Mounts Bay beyond.
- For walkers, the long stretches of open moorland provide unimpeded walking from one ancient site to another.

Historic Landscape Character

6. The north-east tip of the St Buryan AGLV takes in the south-west area of Madron parish that runs from Newbridge down to the Drift Reservoir and across to Trewidden. This an area of prehistoric farmland, post medieval farmland, plantations and the ornamental gardens of Trengwainton and Trewidden. Much of the character of this area is formed by the patchwork of small fields and their Cornish hedges, with a network of footpaths that provide both access and views across the Drift reservoir or from the ornamental gardens.

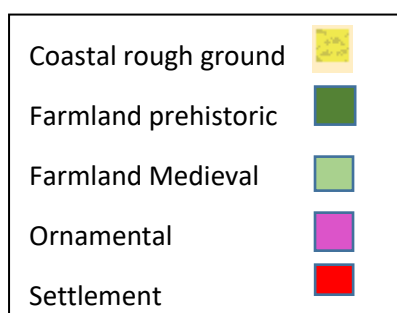


Figure 4: Historic Landscape character

Common Land

7. The finalised common land within the Parish is listed by Cornwall Council⁴ as:

Parish	Name	CL/VG No.	Commons Commissioners Decision No.	In Part or in Whole	Ha
Madron	Boswens Moor	CL 207	NA	Whole	6.753
Madron	Carnaquidden Downs	CL 712	NA	Part	56.256
Madron	Chun Downs	CL 519	Sched 2(4)	Whole	23.077
Madron	Mulfra Hill	CL 111	NA	Whole	77.371

⁴ <https://www.cornwall.gov.uk/environment-and-planning/land-and-property/common-land-and-town-and-village-greens/>

Madron	Mulfra Hill Commons	CL 146	NA	Whole	5.301
Madron	New Mill Commons	CL 717	NA	Part	20.507
Madron, Morvah & Zennor	Nine Maidens, Ding Dong, Greenburrow, Boskednan, Ltl Bosulow & Hr Boswarva	CL 707	NA	Part	84.056

Table 2: Common Land in Madron Parish

Open Moorland

8. The open moorland is gorse and heather covered. Grazing by livestock is now very limited. The area contains old mine workings and the shafts present a danger to both the public and livestock.

Farmland

9. The agricultural land is predominantly grade 3 (good to moderate) in the south of the parish

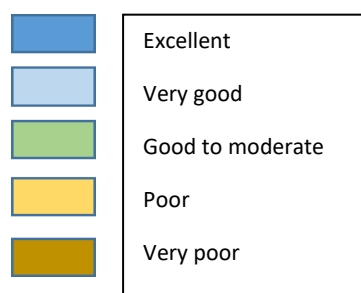
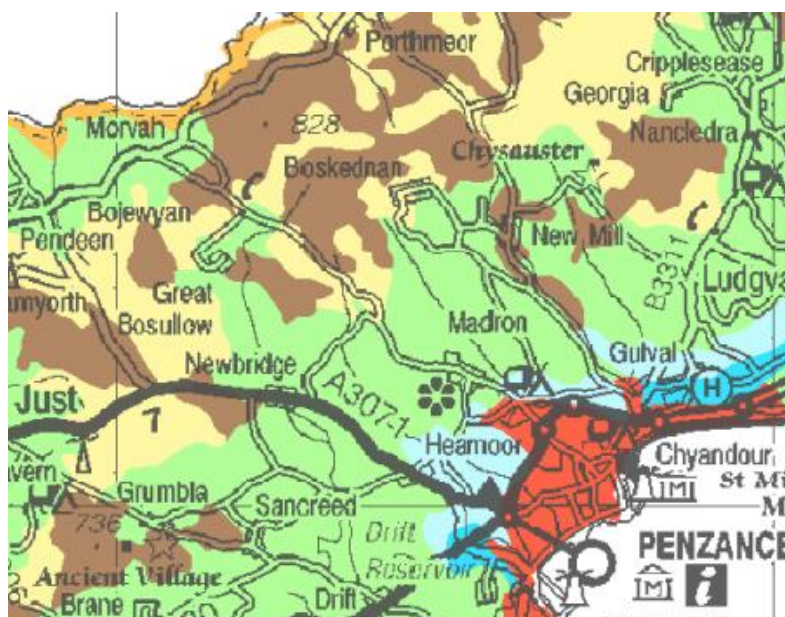


Figure 5: Madron area Agricultural Land Classification

and grade 4 or 5 (poor to very poor) over the moorland in the north.⁵ Farming is mainly livestock on traditionally run family farms. Overall farming has reduced and there are currently only 5 active dairy farms and 9 beef farms in operation across the parish. Much of the farmland is now used for pony grazing.

⁵ South West Region Agricultural Land Classification Map, Natural England.

Rivers, Reservoirs and Flooding

10. There are 5 rivers or streams within the parish that show up as areas of fluvial flood risk on the Cornwall Council strategic flood risk mapping facility⁶, see Fig 6. These are narrow streams that run in steep sided valleys running north-west to south-east across the parish.⁷ These streams present a flood risk that is graded as flood risk zones 2 and 3 but only along very narrow confined corridors. Where flooding has occurred the primary cause has been heavy rain coinciding with blockages in the streams, sometimes caused by collapsed bridges that give access to fields or properties. In addition to fluvial risk, there is a surface water flood risk in the parish, most notably in the centre of Madron, along the rivers, places along the A30, and some rural roads and footpaths. The lower part of the parish is itself in a Critical Drainage Area, see Fig 7. These factors mean developments in these areas will need to address the requirements in the National Planning Policy Framework (NPPF) and the Cornwall Climate Emergency DPD.
11. The parish is within an Area Affecting Bathing Waters due to the potential impact downstream from fluvial or surface water flooding. Within the parish is a section of the Drift reservoir that provides drinking water to the wider area and is a Drinking Water Protected Area.



Figure 6: Flood risk map for Madron Parish

⁶ <https://map.cornwall.gov.uk/website/ccmap/index.html?wsName=sfra>

⁷ Gov.uk/long term flood risk map

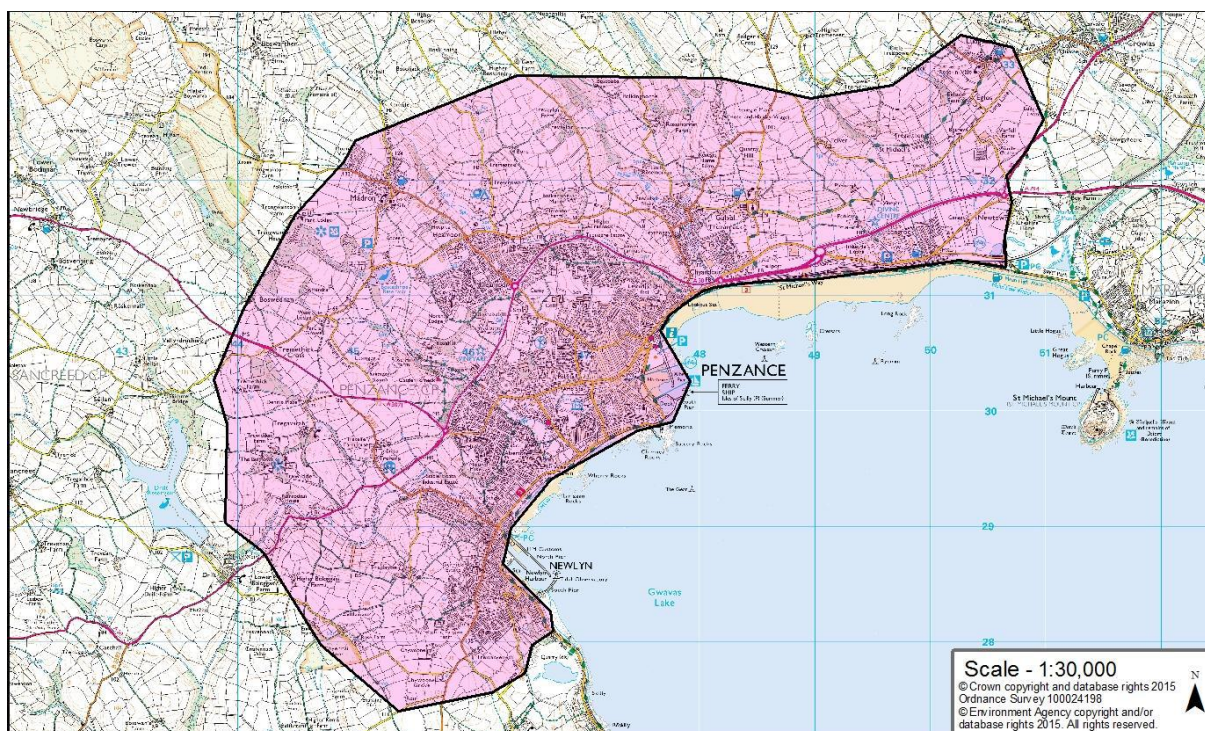


Figure 7: Penzance Critical Drainage Area

Wildlife

12. The low human population, and the few roads across the parish, make Madron a useful haven for wildlife. Within the parish is a broad selection of the wildlife commonly found across the south-west. Among the larger mammals are badgers, foxes and muntjac deer, among the birds are barn owls, buzzards and lapwings. Swallows and bats frequent the numerous old farm buildings, and the old stone walls and Cornish hedges provide ideal habitat for birds such as wrens. The Cornwall Wildlife Trust is a trusted resource for information and advice on the range of wildlife and its habitat across the parish. Guidance on appropriate wildlife specific development measures can be found in Cornwall Council's Cornwall Planning for Biodiversity and Net Gain SPD⁸. The Drift reservoir is noted for the birdlife, including gulls, wildfowl and passage birds.

Dark Skies

13. There is a desire in the community (expressed in responses to the 3rd community consultation in April 2021) for the Madron NDP to address the "Dark Skies" initiative. Although there are a number of sites across Cornwall that are recommended as ones where there should be reasonable viewing of a dark night sky, formal designation resides in an area being registered with the International Dark Sky Association⁹. An ongoing project supported by Cornwall Council has led to the West Penwith area of the AONB being registered with an International Dark Sky Park Designation. This puts the majority of Madron parish within the Dark Sky Park but excludes Madron village itself.

⁸ <https://www.cornwall.gov.uk/media/v1roqk0x/planning-for-biodiversity-and-net-gain-spd-v11.pdf>

⁹ <https://www.darksky.org/>

Climate Change Impacts

14. A warmer climate is likely to mean wetter winters and drier summers leading to an increased risk of:

- Wildfires in the heathland areas to the north of the parish
- Drought impacting on private water supplies and the Drift reservoir
- Flooding to properties and infrastructure both within the parish and downstream
- Summer overheating of buildings and open spaces
- Storm damage

Existing Plans and Controls

Cornwall Local Plan

15. The Cornwall Local Plan (CLP) contains policies on the natural environment where Policy 23: Natural Environment¹⁰ is an extensive policy statement with sections on landscape character, AONBs, AGLVs and species and habitat.

Cornwall AONB Management Plan

16. The AONB Management Plan¹¹ has three parts: Actions, Policies, and Local. Within Policy are the policies for cultivating character, managing development, investing in nature, responding to climate change, nurturing heritage and revitalising access. A more local focus is in the Local part, section 7, West Penwith, where policies WP1 to WP17 address a range of topics including landscape, roads, fields, mining structures, biodiversity and woodland.

Cornwall Environmental Growth Strategy

17. The Environmental Growth strategy is a material consideration for planning and a refreshed version has recently been approved by Cornwall Council. This strategy is accompanied by Cornwall's Local Nature Recovery Strategy (LNRS).

Local Nature Recovery Strategy

18. This is a new system of spatial strategies for nature, covering the whole of England. They are designed as tools to drive more coordinated, practical and focussed action to help nature. LNRSs will support delivery of mandatory biodiversity net gain and provide a focus for a strengthened duty on all public authorities to conserve and enhance biodiversity which are also being introduced by the Bill. They will underpin the Nature Recovery Network, alongside work to develop partnerships and to integrate nature into incentives and land management actions. Each strategy will, for the area that it covers; agree priorities for nature's recovery, map the most valuable existing habitat for nature; and map specific proposals for creating or improving habitat for nature and wider environmental goals. The Environment Bill will also introduce a new duty on all public bodies to have regard to any relevant LNRSs. The Bill clauses state that each LNRS must contain two components: a Statement of Biodiversity Priorities; and a Local Habitat Map.

- As part of the Cornwall LNRS pilot project, the "Lagas" opportunity mapping tool created by the University of Exeter is being developed to act as the Local Habitat Map

¹⁰ <https://www.cornwall.gov.uk/media/22936789/adopted-local-plan-strategic-policies-2016.pdf>

¹¹ <https://www.cornwall-aonb.gov.uk/management-plan>

required by the Bill. The draft Lagas tool already identifies a number of Nature Recovery Network opportunities for Madron, including multiple woodland creation opportunities across the parish and heathland in the north. It supports the parish's reforestation ambition.

- Nature Recovery opportunity areas should be safeguarded from development to enable habitats to be enhanced, better connected and to support resilience to flood risk. Improving habitat connections will also enable vulnerable species to become more mobile in response to climate change impacts. See: <https://lagas.co.uk/app/product/nature-recovery-network>.
- The NDP could additionally encourage approaches for the long-term management and maintenance of green and blue infrastructure in a way that supports biodiversity (e.g. avoiding excessive grass cutting, locating existing trees and hedges on public land, cutting alternate sides of hedges each year and not strimming Cornish hedges during important seasons for pollinators).

Renewable Energy Planning Advice

19. Due to the nature of the landscape and the small scale of the settlements, the opportunities for introducing renewable energy schemes into the parish are limited to small scale wind turbines and solar PVs. Some geothermal schemes may be possible but probably only within new housing developments within the Madron village settlement. The impact of renewable energy into the natural environment has been assessed by Cornwall Council and the strategies and guidance applicable to Madron parish are advised in Cornwall Council's "Renewable Energy Planning Advice, March 2016." ¹² These are:

Landscape strategy and Guidance for Wind Turbines

The landscape strategy is for a landscape without wind energy development (except for occasional Band A scale single turbines (18m – 25m) linked to existing buildings e.g. farm buildings) and no turbines in the unenclosed moorland.

Landscape strategy and Guidance for Solar PV Development

The landscape strategy is for a landscape without solar photovoltaic (PV) developments (except for Band A (less than 1 ha) very occasional developments associated with existing buildings and settlement in the settled farmed areas in the south and east (LDU 282)).

Green Infrastructure

Public Rights of Way

20. Due to its mixed heritage of farming and mining, the parish has an extensive network of footpaths and bridleways, particularly the latter, making the area a favourite for horse riding. These are shown on the Cornwall Council interactive mapping¹³, where the individual path numbers can be accessed. Figure 8 shows a section of the map for the area around Madron

¹² <https://www.cornwall.gov.uk/media/18406299/renewable-energy-planning-advice-march-2016-annex1-appendix-1.pdf>

¹³

<https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=1&xcoord=162690&ycoord=64380&wsName=ccmap&layerName=>

village, with the footpaths in purple and the bridleways in green. The maintenance of the footpaths and bridleways is now the responsibility of Madron Parish Council where maintenance priorities can be set as locally desired against the available budget.

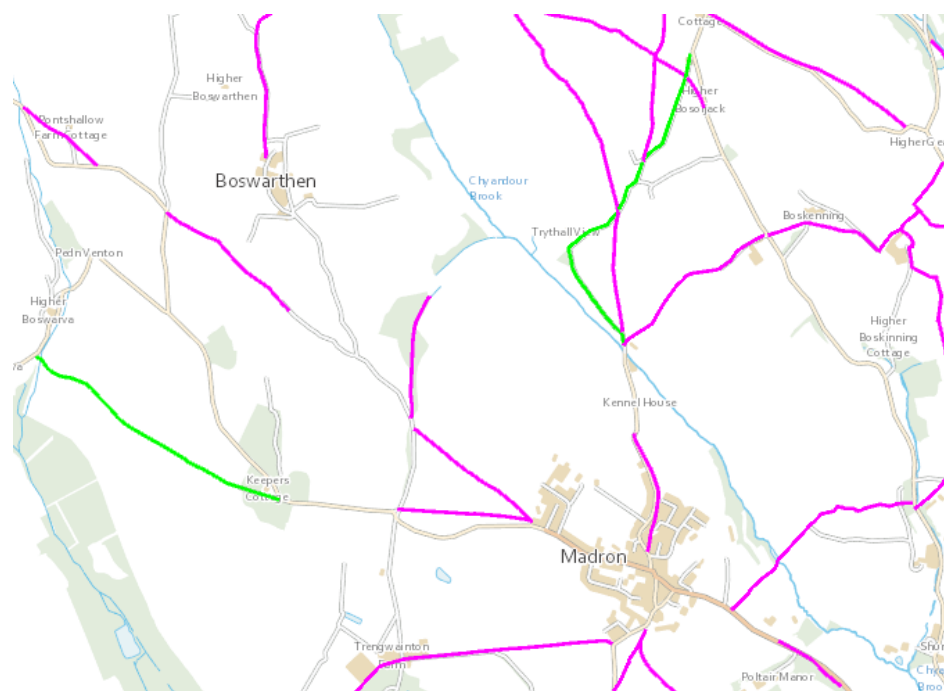


Figure 8: Section of the Interactive Map showing the Public Rights of Way Layer

Green Infrastructure Guidance

21. The National Planning Policy Framework (NPPF) gives communities the right to designate areas that are of particular importance to them as Local Green Spaces and give them protection through their Neighbourhood Plan. Once designated, this means that development would be highly unlikely to be permitted on that site. The criteria for designating an area as a Local Green Space are that it is:
 - in reasonably close proximity to the community it serves;
 - 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
 - richness of its wildlife
 - Local in character and is not an extensive tract of land (guidance here is it should be less than 20Ha).
22. The identification of any areas that could be included within a Parish Green Infrastructure has followed the Cornwall Council Neighbourhood Planning Local Green Space and Green Infrastructure Guide Note which outlines setting a baseline of areas, auditing them, identifying areas for improvement, policy development and implementation. Areas for inclusion may already have other designations such as being a registered common or wildlife site.

Serial	Description	Existing Designations	Comments
1	Boswens Moor (6.753 Ha)	Registered Commons CL207	
2	Carnaquidden Downs(56.256 Ha)	Registered Commons CL712	Exceeds green space (less than 20 Ha) guidelines on size
3	Chun Downs (23.077 Ha)	Registered Commons CL519	Exceeds green space guidelines on size
4	Mulfra Hill (77.371Ha)	Registered Commons CL 111	Exceeds green space guidelines on size. Possibly register Mulfra Quoit itself as a designated green space rather than the whole common
5	Mulfra Hill Commons (5.301 Ha)	Registered Commons CL 146	Linked to Mulfra Hill CL 111 and therefore exceeds green space size
6	New Mill Commons (20.507 Ha)	Registered Commons CL717	Includes Bosulval Hill right to roam. Exceeds green space guidelines on size
7	Nine Maidens, Ding Dong, Greenburrow, Boskednan, Ltl Bosulow & Hr Boswarva (84.056 Ha)	Registered Commons CL 707	Exceeds green space guidelines on size
8	King George V Playing Field	Registered as a Playing field with the Playing Fields Trust	Already protected as owned by the Fields in Trust and managed by the Parish Council
9	Allotments Parc Abnac		Owned by Cornwall Council and not viewed as meeting the green space definition
10	4 fields below KG V Playing field and adjacent to Parc Abnac allotments		No public access, no significant record of community use, owned by Bolitho Estate
11	Allotments by War Memorial		Owned by Bolitho estate and not viewed as meeting the green space definition

12	War Memorial Garden		Owned by Landithy Trust and not viewed as meeting the green space definition
13	Madron cemetery		Owned by Cornwall Council and not viewed as meeting the green space definition
14	St Maddern's Churchyard		Church commissioners land and not viewed as meeting the green space definition
15	Madron Green by the War Memorial Garden		Owned by Parish Council
16	Trelawney Estate Green spaces (2 of)		2 very small spaces within the housing estate and owned by LiveWest and not viewed as meeting the green space definition
17	Madron Well and Baptistry	Grade 11 listed	Historic site of significance to the community, connected by a PROW field path 104/16/2 to the village. Probably a candidate for green space designation
18	Poltair Woods		No public access
19	Trevaylor Woods	Country Wildlife Site P18	Public access only along Footpath 104/53/5, area probably exceeds green space guidelines
20	Rosemorran Stream Valley & Boscreege Moor	Country Wildlife Site P28	No public access, area exceeds green space guidelines
21	Trengwaington Woods & Carn	Country Wildlife Site P21	Area includes some Access land but area exceeds green space guidelines
22	Drift Reservoir	Country Wildlife Site P8	Area exceeds guidelines, no public access and remote from community centre
23	Tremethick Moor	Country Wildlife Site P19	Small enough but no public access and remote from community centre
24	Trewern & Lower Bodinnar Moors	Country Wildlife Site P20	No public access and remote from community centre

25	Boswarva Carn	Country Wildlife Site P11.5	Access land but area exceeds guidelines and remote from community centre
26	Central Moors	Country Wildlife Site P11.6	Access land but far too large
27	Newmill Quarry	Country Wildlife Site P12	Access land and encompasses Newmill Common, exceeds area guidelines for green space
28	Trenowin Downs	Country Wildlife Site P11.15	Access land but area exceeds guidelines and remote from community centre
29	Churchtown Common to Trendrine Hill	Country Wildlife Site P11.7	Access land but area exceeds guidelines and remote from community centre
30	Gulval Cricket Club	Playing field owned by the Club	Although run from Gulval the field is within Madron parish

Table 3. Green Infrastructure Baseline

Green Infrastructure Audit

- 23.** From the analysis of the Baseline, three candidates appear to meet the green space definition and requirements, serials 8 the King George V Playing Field, 17 the Madron Well and Baptistry and 30 the Gulval Cricket Club. The King George V playing field is already protected by virtue of its status under the Fields in Trust ownership and would receive additional protection from green space status. Madron Well and Baptistry has historic significance, is a listed asset, and is much visited by the community. However it would need the land owner's permission for green space designation. The Gulval Cricket Club is the owner of its field and has confirmed following a meeting on 14 June 2021 that they wish to see their field designated as a protected green space. So at this stage the two playing fields are the most promising candidates.

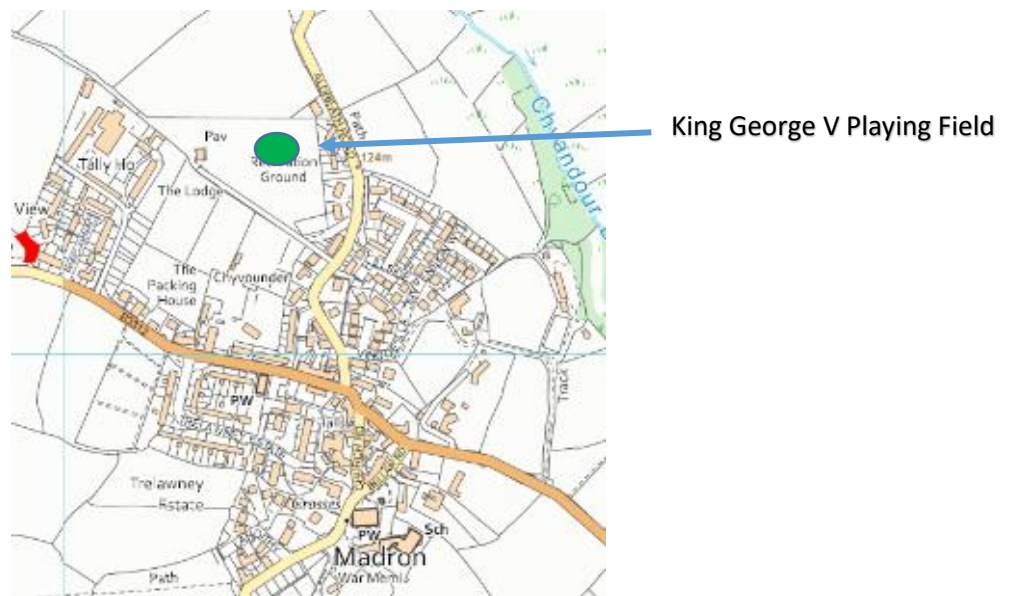


Fig 9: King George V Playing Field as a Designated Green Space

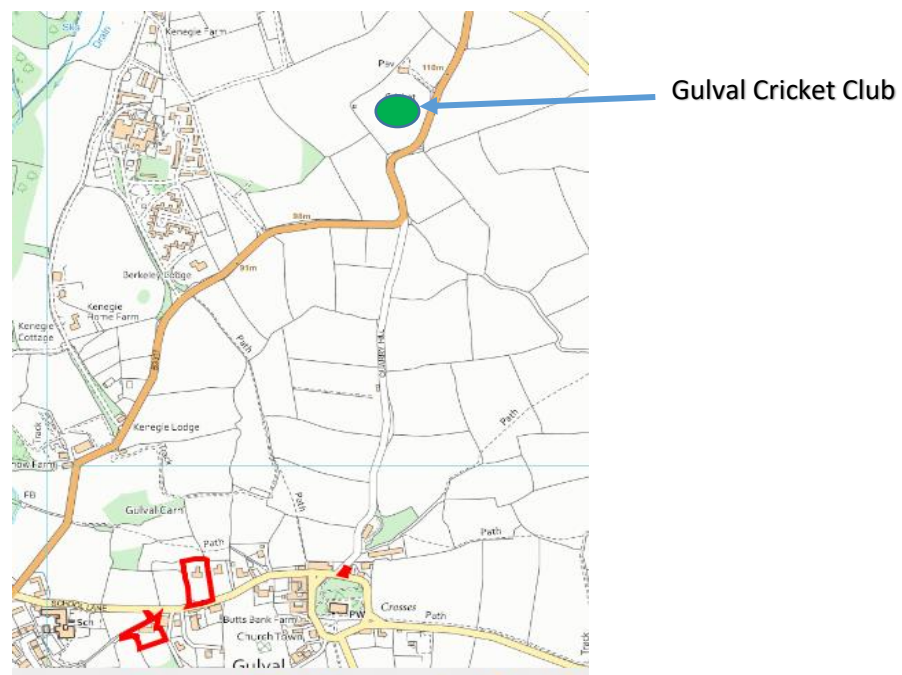


Fig 10: Gulval Cricket Club as a Designated Green Space

SWOT Analysis

Strengths

24. The extensive existing plans and controls provide the area with an extremely high level of protection, particularly through the AONB designation and the landscape strategies on renewable energies. This lessens the need for an NDP to provide its own policies on the natural environment. The Madron Parish survey conducted in 2019 produced firm evidence that conservation and protection and enhancement of wildlife were of paramount importance to the parish. Survey responses showed that 77% of responders saw these as a high priority and 67% saw landscape character as highly important.

Weaknesses

25. Farming across the parish has declined to the point where there are now only about five significant dairy farms in operation. This is due to economic factors and with much of the land in the northern half being only of agricultural grade 4 or 5. The reduction in grazing of the open moorland is leading to an increasing overgrowth of bracken and gorse that will require human intervention to control. This growth can damage the ancient sites and monuments that lie within the open moorland.

Opportunities

26. There is an opportunity for reforestation of local woodlands on higher ground as part of a “Natural Flood Management” approach, reducing run-off into the low-lying valleys and consequent down-stream impacts. This would aid climate change prevention, provide wildlife with a range of habitats and control the spread of bracken and gorse.
27. Natural Flood Management and land management schemes may help to support the sustainability of farms and jobs in the parish in the long term.
28. There is also an opportunity to incorporate support for the Dark Skies initiative within natural environment policies to support the West Penwith Dark Sky Park project.

Threats

29. There is a risk of fluvial flooding to a small number of properties that lie adjacent to streams on the flood risk map. The risk of surface water flooding would need to be mitigated in new developments through compliance with the National Planning Policy Framework (NPPF) and the draft Cornwall Climate Emergency DPD. The latter impacts on developments within a Critical Drainage Area.
30. There is a risk that the increasing practice of farms “renting out” land to contract growers can lead to a displacement of livestock and an eventual impoverishment of the soils.

Objectives

31. To protect and enhance the unique landscape character, in particular the AONBs and other environmental designations; and:
 - a. To be supportive of development that conforms with the extant plans, protection and strategies that relate to the natural environment and where the development proposed will not cause significant harm to key landscape features and characteristics and wildlife habitats. Proposals which incorporate conservation and/or appropriate habitat enhancement to improve biodiversity will be welcomed.
 - b. To ensure that the wildlife in all its facets is protected from the harmful effects of development and to be supportive of measures to enhance and extend the biodiversity.
 - c. To protect and enhance the local green spaces and infrastructure.

- d. To be supportive of improvements and enhancements to the network of public rights of way.
- e. To encourage reforestation.
- f. To support development that assists farms to remain sustainable whilst also improving the natural environment.

Built Environment and Heritage

History

32. Evidence exists of settlements in Madron from the Neolithic age. Ancient sites including quoits and stone circles, are among evidence of man's prolific activities in the Parish over the past 5000 years. Lanyon Quoit and Men-an-Tol are iconic examples of this ancient period in the parish history. Madron is recorded in the Domesday Book. It was within the Manor of Alverton, an area in the Anglo-Saxon and medieval period that formed much of what is now the southern part of West Penwith. Evidence of early habitation at Madron is in one or two inscribed stones. One was found in the wall of the St Maddern's Church and has since been removed. The church itself was once under the control of the Knights Hospitallers of Jerusalem who turned the living of Madron from a rectory to a village in 1309. The Knights at Landithy made it a centre of hospitality and a stopping place for travellers. Madron Wishing Well was, until the C18th, the principal source of water for Penzance and Madron. The new St Maddern's Church was consecrated by the Bishop of Exeter on 12 July 1336 but was not completed until 1500. Until the C19th St Maddern's Church was the mother church of Penzance. A short distance from the Wishing Well is the ruined Baptistry which has been dated to the C6th. Spring water from the well feeds into a stone basin in the SW corner of the Baptistry. A low altar stone is against the eastern wall and stone seats line the walls. George Daniel of Laregan in his will of 1710 founded a free school for the Children of the Parish and had it built close to the Church wall. The current primary school again bears his name as Madron Daniel School. Following the news of Nelson's victory at Trafalgar, the news was formally announced from the balcony of the Assembly Rooms Penzance (now the Union Hotel), a memorial service was then held at St Maddern's church and the Nelson banner was paraded for the first time and the bells of the church were rung. An annual Trafalgar Service commemorating the death of Nelson was started on 27 October 1946 which continues to the present day. The Penzance Poor Law Union was founded 1837 and the Workhouse, designed by G Gilbert Scott and William Bonython Moffatt, was built in 1838 in Madron. The Poor Law Union served the 19 parishes of W Cornwall replacing the village poor houses in each parish. Evidence of tin streaming at Lanyon dates from the medieval period and the Ding Dong mine engines houses are reminders of mining activities in the Parish from the C18th to C20th.¹⁴
33. The Parish stretches from Buryas Bridge in the south to the Tinnars Way in the North, and from Great Bosulow in the West to Badgers Cross in the east, and almost straddles Penzance in the south east and Newlyn in the southwest. Madron Churchtown is the most significant built environment in the Parish having experienced the greatest impact of housing developments since 1945. A number of historic settlements are spread throughout the Parish with Great and Little Bosulow in the west and across the Penwith moors eastwards to settlements at Boswarthen, Carfury, Boskednan, Tredinnick New Mill, Rosemorran, Kenegie and Badgers Cross. These settlements have remained small and not been subjected to the major development pressures of Madron Churchtown. Inter-connection between these settlements is not easy as minor roads pass only through Madron and New Mill running northwest in each case with few if any intersections. Rosemorran, Kenegie and Badgers Cross are accessed via the B3311 to Nancledra. The remainder of the parish consists of scattered farms and dwellings and currently only 5 dairy and 9 beef farms remain in operation. In the

¹⁴ Wikipedia last edited 17 Dec 2019 includes local references from PAS Pool, The Cornishman, Canon Jennings, Cornwall Record Office and Madron's Story by Dundrow and Jenkin.

north of the Parish moorland stretches across from Men Scryfa in the west to the north of Mulfra Quoit at Bosporthennis and Porthmeor Commons and across to Lady Downs in the east. Approximately 80% of the Parish is an Area of Outstanding Natural Beauty (ANOB). There are at least seven County Wildlife Sites and also areas of ancient woodland. The southern part of the Parish is an Area of Great Landscape value (AGLV)¹⁵. The Playing Field in Madron Churchtown was established in 1935. The recently refurbished Pavilion was erected in the 1960s. The Field has a children's play area but the Field can only be accessed via minor roads which are often busy with traffic from the surrounding houses.

34. The Parish has 115 listed buildings and features that have statutory protection¹⁶ which include the grade 1 St Maddern Church and the rest being grade 2, including houses at Trewidden, Trengwainton, Kenegie and Trevaylor. Listed features include the ancient wishing well and baptistery, Lanyon Quoit, Men-an-Tol, Mulfra Quoit and Chysauster Courtyard House Village. The north of the parish is littered with examples of our early industrial heritage with significant remains of engine houses on the Ding Dong mine site at the Greenburrow shaft, Ishmael's shaft at Boskednan, and Tredinnick, which are grade 2 listed¹⁷. Archaeological sites abound making the Parish a rich historical resource with an international reputation. Madron Village accounts for 33 of the 115 listed sites and buildings, being 29% of the total listed.
35. The population of the Parish is small, only 1569 on the 2011 Census, and with the ONS mid-2020 population estimate setting it at 1641. Adaptation and development of existing pre 1900 farmhouses and buildings as dwellings has taken place throughout the Parish from the 1960s particularly at Boswarthen and New Mill. Kenegie Holiday Village is a significant tourist resort in the east of the Parish developed in the 1970s on the Kenegie Manor site.
36. Since 1945 considerable affordable housing development has taken place in the Parish to meet local housing needs but only in Madron Churchtown, which has experienced the greatest impact from development and change. The Trelawney Estate and the Swedish wood houses in Kennel Lane¹⁸ were built in the late 1940s. Senior citizens bungalows were built on the site of the demolished Hillside property, and Vingoe's Rows and the cottages in Fore Street backing onto Trebean Nursery in the late 1950s¹⁹. The sale of the Penzance Union Workhouse site and buildings to West Penwith Rural District Council (WPRDC) in the early 1950s led to the development of the Parc Abnac Estate on this site in the early 1960's²⁰ and existing suitable workhouse buildings were developed as dwellings (the Lodge Mount View) and for commercial use (the Abattoir Tally Ho)²¹. In 1970 additional housing was added to the south of Trelawney estate and following the demolition of the Swedish wood houses in the 1980s, senior citizen bungalows and housing were built on the site in Kennel Lane. From the 2000s to the present day there has been further development of social and private housing in

¹⁵ Environmental Baseline and Plan Context. Madron. From Cornwall Council Aug 2019.

¹⁶ British Listed Buildings Madron Cornwall. History in Structure.

¹⁷ Ding Dong – A History Peter Joseph and Gerald Williams 2014 Trevithick Society

¹⁸ . Between September 1945 and March 1946 The Swedish Government exported 5000 prefabricated wooden houses which were adapted by Ministry of Works and stored at docks for allocation in rural areas to support farm workers. Some survivors have now been listed!

¹⁹ built by C E Christian, Newquay – Roger White

²⁰ Peter Scrase Workhouse research

²¹ Commercial use of existing workhouse buildings: Slaughterhouse/Pickfords, Butchers, Piggery, Builders, Storage sheds – Roger White

Aldreath Road at Vingo's Lane, Hillside Parc and Trafalgar Fields²². Landithy and Churchway private housing was developed on the Landithy Farm site with some houses being granite faced to blend in with existing houses on Church Road. Further development has taken place there recently. Following the 'right to buy' the estates are a mixture of affordable and private housing²³. Post 1945 buildings in the Parish are generally built with rendered rather than granite exteriors. Madron Churchtown has an eclectic mixture of housing from ancient cottages to substantial houses from the C17th to C20th. The Arts and Crafts Landithy Hall and adjacent houses date from 1909 and have fine dressed granite exteriors with detailed interior designs. The Halls are in constant use and are a valuable social asset for the community. The Methodist Chapel and Sunday School was built in 1902. The Sunday School is used for a range of community events.²⁴

Building Dates for Parish Housing

Houses in Madron Village (Source: Cornwall Interactive Map):

37. For the housing stock within Madron village the breakdown by build dates is shown in the table below.

Area in Village	Total Houses	Pre-1925	1925 -1945	Post – 1945	Solar/Wind installations
Madron Hill	4	2		2	
Bellair Rd	19	14	1	4	1
Church Rd	22	22			
Tregoddick incl Tregoddick Cl	23	12		11	
Aldreath Rd incl 2 Kennel Lane	24	4	4	16	1
Kennel Lane	1	1			
Fore Street	42	29	2	11	1
Trelawney estate	59			59	
Parc Abnac, Fore Str Mount View	41			41	
Tally Ho site	4	4			

²² .309 dwellings in Madron Village, 199 dwellings built since 1925. 66.4% since 1925.

²³ The Right to Buy Scheme was introduced in 1980 and is designed to help council and housing association tenants to buy their homes at a discount.

²⁴ Information received from long standing local residents

Aldreath Close	8			8	
Vingoes lane	4			4	
Hillside Park	21			21	
Trafalgar Fields	20			20	
Ensign Way	11			11	
Victory Close	11			11	
Landithy	10			10	
Totals	Total: 324	Pre-1925: 88	1925 – 45: 7	Post-1945: 229	Solar Panels: 3 (not in house total)

Table 4. Housing Stock within Madron Village by Build Dates

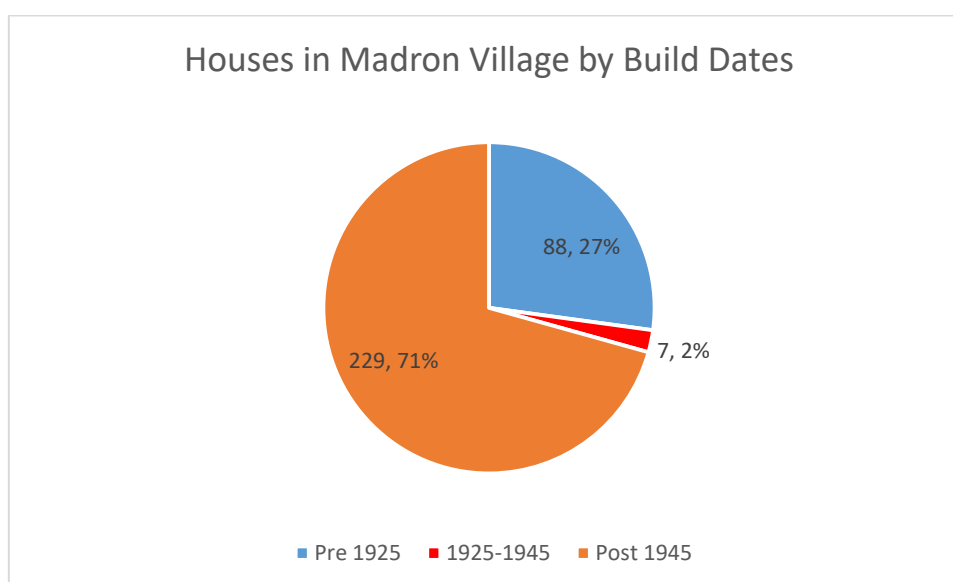


Figure 8. Percentage of Housing Stock within Madron Village by Build Dates

Additional data on Housing Stock within Madron Village

- Percentage of affordable housing: **113** affordable houses in the parish and all in Madron Village- **35%** (113/324) of all housing in the village. (LiveWest Housing Trust Owned. Source: Cornwall Council)
- Re type of new build since 1945: The percentage of original affordable housing of all current housing in Madron is 43% (132*/324) almost half the building stock and varies in size and style.
- **132** houses*were built as affordable housing since 1945 which suggests 19 houses (132-113), 16% of the original social housing stock has been bought via the 'Right to Buy Scheme'. (*does not include social housing in Ensign Way or Victory Close)

- The most significant number of houses were built post 1945. 229 out of **324** houses – **71%** of the building stock. Very few houses were built between the wars; a reflection of the economic situation of the time.
- Currently there are **4** second homes and **5** holiday lets in the village in pre-1925 housing stock and most of these are in Bellair Road and Church Road - in the heart of the old village.

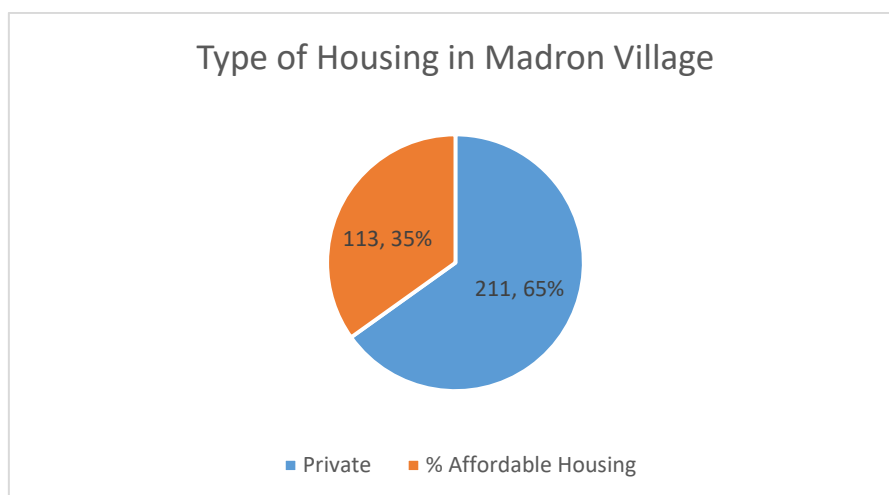


Figure 12: Percentage of Affordable Housing Stock within Madron Village

Houses in Madron Parish Settlements Outside of the Village. (Source: Cornwall Interactive Maps)

38. For the housing stock in the Parish but outside of Madron village the breakdown by build dates is shown in the table below.

Settlement	Houses*	Post 1925	Post 1945	Solar PV/Wind Installations
Boswarthen	8			
Little and Great Bosulow	33			2
Bone Valley Merry Meeting to Higher Bosoljack Post Codes TR20 UN UT, YA,YB	20			
New Mil Post Codes TR20	193		9	5

NT,UA, UX, UU, XN, XT I				
Boskednan*			1	2
Trythall*				
Bosulval*				3
Bodrify* on road to Trythall				2
Crankan*				1
Rosemorran Listed building and a number of residential and agricultural buildings	10		~3*	
Kenegie Manor Mainly holiday apartments, bungalows and barn conversions	127		~82*	
TOTAL* Included in New Mill Post Codes	291		95	15 All solar PV, no wind

(* Estimate)

Table 5. Parish Housing Stock Outside of Madron Village by Build Dates

Note: Barn conversions were treated as pre 1925 housing.

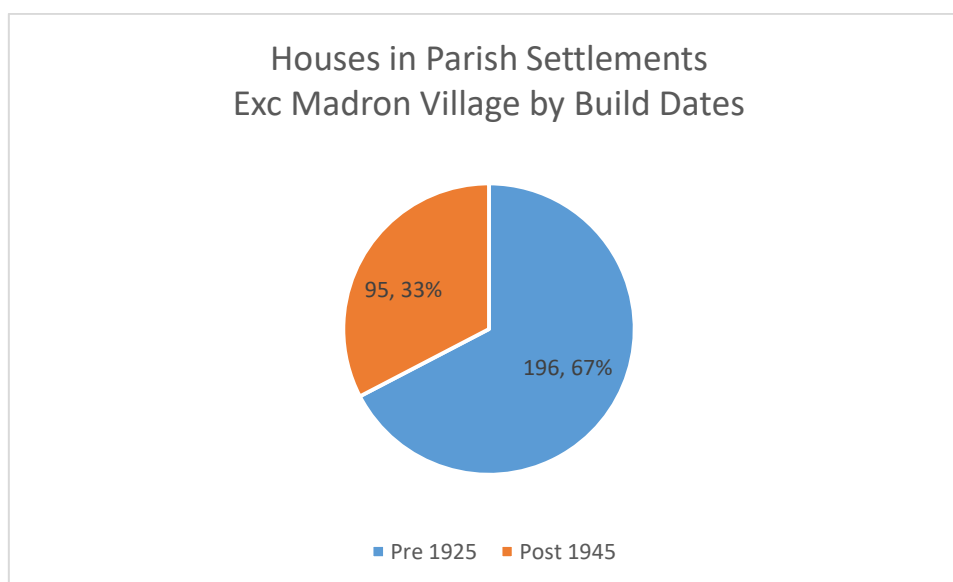


Figure 13: Percentage of Pre 1925 and Post 1945 Housing Stock outside of Madron Village

Climate Change Measures in the Built Environment

39. To date the only climate change prevention measures introduced into the built environment are solar panels, either stand alone or on roofs. There are no solar farms, wind turbines, or electric vehicle charging points in the Parish. The nearest public accessible electric vehicle charging points

are in Penzance in the Wharfeside car park and the Sainsbury's car park. Most of the Solar panels are in the Parish settlements outside of Madron Village. Of the 18 noted throughout the Parish, **15** are in the outlying settlements – **83%**.

40. New developments will need to be compliant with Cornwall's Sustainable Drainage Policy and draft Climate Emergency DPD policy CC4. Green non-buried Sustainable Drainage systems (SudS) could reduce maintenance costs and provide biodiversity enhancements.

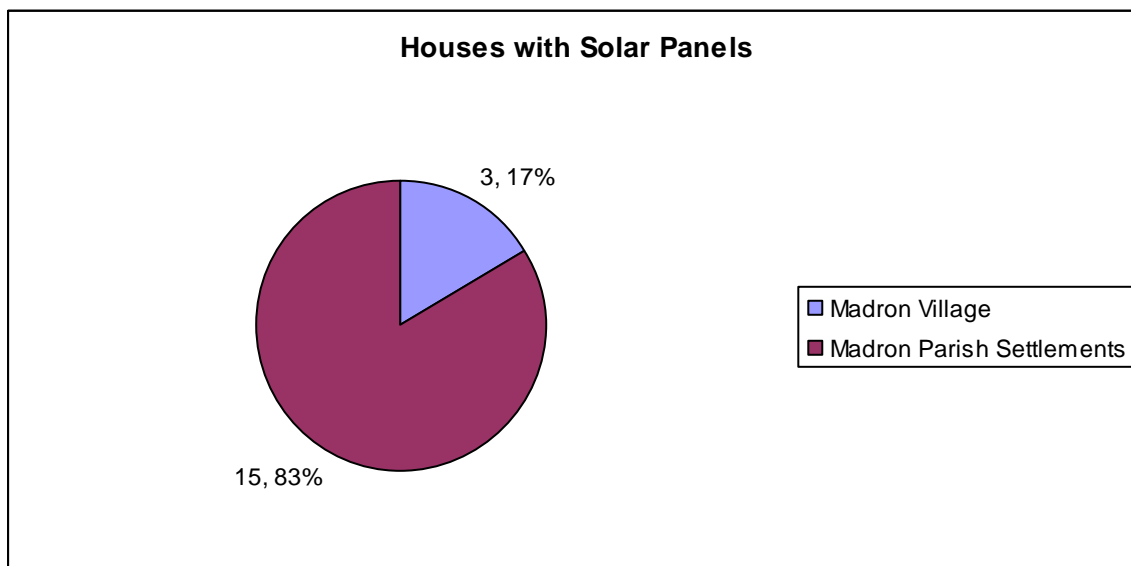


Figure 14: Percentage of Housing with Solar Panels in or outside of Madron Village

Conservation Area

41. The only conservation area in the parish is within Madron village around the church, school, Landithy Hall and along Fore Street. The roadways within this area are narrow, lack any pedestrian pavement and often obstructed by parked vehicles.

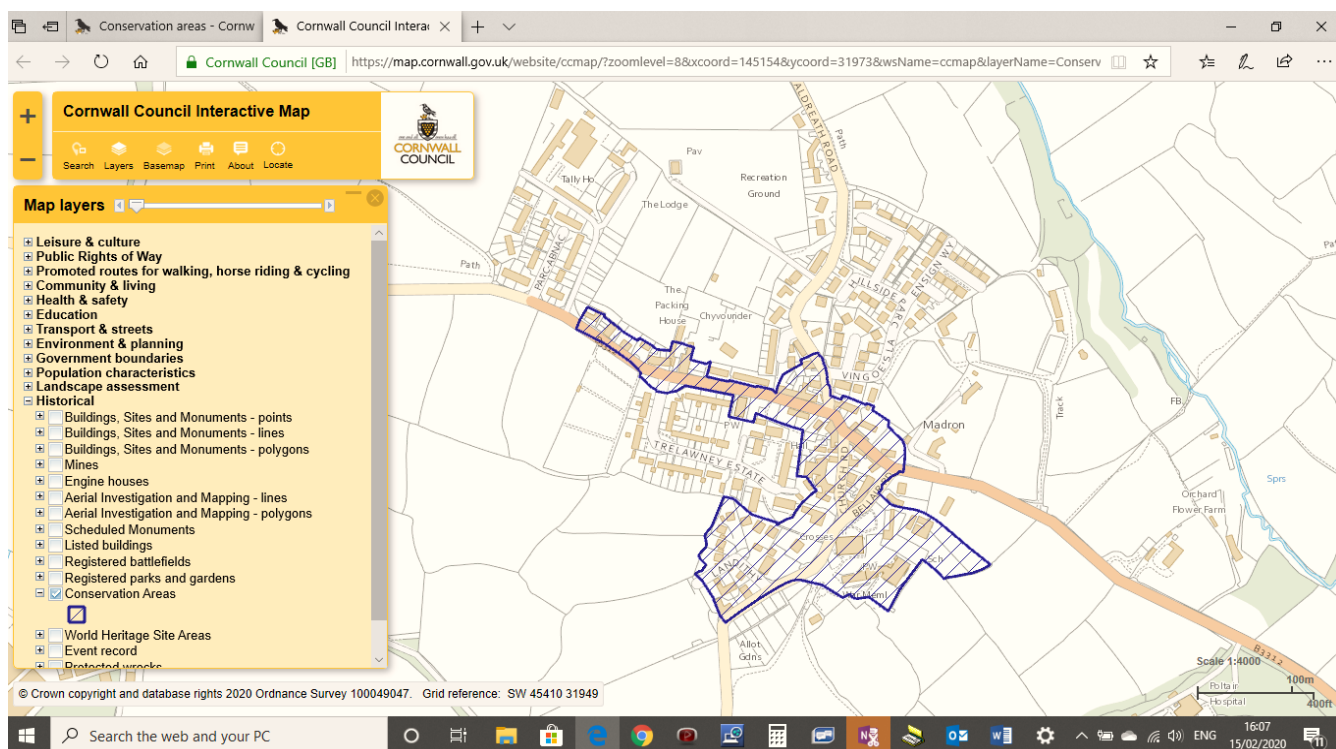


Fig 15: Madron Village and Conservation Area

Listed Buildings (Source: British Listed Buildings)

42. There are 115 Grade 1, Grade 2 or Grade 2* listed buildings or structures within the parish. These are listed in Table 6 and 30 of these are in Madron village.

Serial	Listed Buildings in Madron Parish – All Grade II unless marked as Grade 1 or Grade II*
1	2 Thomas Headstones, Bilkey Headstone and 2 Other Headstones at East End of South Aisle of Church of Madron, Cornwall, TR20
2	4, Bellair Road, Madron, Cornwall, TR20
3	Argal Chest Tomb at Approximately 16 Metres South of Church of St Maddern, Madron, Cornwall, TR20
4	Armstrong Monument North East of Church of St Maddern, Madron, Cornwall, TR20
5	Baptistry Chapel of St Maddern's Well at Sw 446327, Madron, Cornwall, TR20
6	Barn and Adjoining Piggery at Higher Trewern, Madron, Cornwall, TR20
7	Barn at Sw 441332, Madron, Cornwall, TR20
8	Barn East of Higher Boskinning, Madron, Cornwall, TR20
9	Bellair House, Madron, Cornwall, TR20
10	Bodilly Chest Tombs at Approx 3 Metres South of Porch of Church of St Maddern, Madron, Cornwall, TR20
11	Borlase Chest Tomb at Approx 14 Metres South of West End of Church of St Maddern, Madron, Cornwall, TR20
12	Bosvean and Wall at Front chy an Bara, Madron, Cornwall, TR20
13	Boundary Stone at Sw 461344, Madron, Cornwall, TR20 (mineral boundary stone, C18)
14	Boundary Stone at Sw 463344, Madron, Cornwall, TR20 (mineral boundary stone, C18)
15	Carfury Farmhouse and Front Garden Walls, Madron, Cornwall, TR20

16	Chest Tomb at Approximately 2 Metres West of Church of St Maddern, Madron, Cornwall, TR20
17	Chest Tomb at Approximately 2 Metres West of Church of St Maddern, Madron, Cornwall, TR20
18	Chest Tomb, Headstone and Lid at Approx 8 Metres North of Church of St Maddern, Madron, Cornwall, TR20
19	Chirgwin Headstone and Footstone at Approx 3 Metres South of West End of Church of St Maddern, Madron, Cornwall, TR20
20	Grade 1 Church of St Maddern, Madron, Cornwall, TR20
21	Churchyard Walls and Gate Piers, Madron, Cornwall, TR20
22	Chybyghan, Madron, Cornwall, TR20
23	Coach House at Rear of Trevaylor House, Madron, Cornwall, TR20
24	Coach House West of Trewidden House, Madron, Cornwall, TR20
25	Coach House, Stables, Associated Courtyard Walls, Gate Piers and Mounting Block, Madron, Cornwall, TR20
26	Cross (Trengwainton Carn) at Sw 440322, Madron, Cornwall, TR20
27	Cross at 3 Metres South of Porch of Church of St Maddern, Madron, Cornwall, TR20
28	Cross at Sw 445325 Near St Maddern's Well, Madron, Cornwall, TR20
29	Cross at Sw 454315 Near Lower Landithy, Madron, Cornwall, TR20
30	Cross Near Trewidden Lodge at Sw 448291, Madron, Cornwall, TR20
31	Cross North East of Rosemorran House, Madron, Cornwall, TR20
32	Cross West of Church of St Maddern, Madron, Cornwall, TR20
33	Crows (Storage Chamber) at Sw 442348, Madron, Cornwall, TR20
34	Edward Chest Tomb at Approx 5 Metres North of West End of Church of St Maddern, Madron, Cornwall, TR20
35	Engine House at Sw 434346, Greenburrow Mine, Madron, Cornwall, TR20
36	Engine House at Sw 442347, Madron, Cornwall, TR20
37	Engine House at Sw 442347, Ding Dong Mine, Madron, Cornwall, TR20
38	Farm Buildings West of Carfury Farmhouse, Madron, Cornwall, TR20
39	Farmhouse and Adjoining Barn at Sw 441331, Madron, Cornwall, TR20
40	Farmhouse and Adjoining Barn at Sw 441331, Madron, Cornwall, TR20
41	Farmhouse and Adjoining Barn at Sw 441331, Madron, Cornwall, TR20
42	Farmhouse at Sw 441332, Madron, Cornwall, TR20
43	Garden Walls at Approx 400 Metres East South East of Trengwainton House, Madron, Cornwall, TR20
44	Gate Piers and Screen Walls at Former South Entrance to Kenegie House, Madron, Cornwall, TR20
45	Gate Piers at Entrance to Trevaylor House, Madron, Cornwall, TR20
46	Gate Piers Between Trevaylor House and the Kitchen Garden Walls, Madron, Cornwall, TR20
47	Gate Piers Immediately West of Rosemorran House, Madron, Cornwall, TR20
48	Gate Piers, Flanking Walls and Stile South of Rosemorran House, Madron, Cornwall, TR20
49	Gate Piers, Screen Walls and Obelisk at Main Entrance to Kenegie House, Madron, Cornwall, TR20
50	Gubbs Chest Tomb in South West Angle of Church of St Maddern, Madron, Cornwall, TR20
51	Guide Post at Sw 451341, Madron, Cornwall, TR20
52	Guide Post at Sw 455336, Madron, Cornwall, TR20
53	Headstone at Approximately 5 Metres South of East End of Church of St Maddern, Madron, Cornwall, TR20

54	Hen House and Barns North West of Lower Boskinning, Madron, Cornwall, TR20
55	Hendra Farmhouse Including Walls, Gate Piers and Railings to Front, Madron, Cornwall, TR20
56	Higher Boskinning Farmhouse and Front Garden Walls, Madron, Cornwall, TR20
57	Hitchens Chest Tombs by East End of North Aisle of Church of St Maddern, Madron, Cornwall, TR20
58	Holly Cottage, Madron, Cornwall, TR20
59	House at Sw 441331 Including Front Garden Walls and Gate Piers, Madron, Cornwall, TR20
60	Kenegie Barton Farmhouse, Madron, Cornwall, TR20
61	Kenegie House, Madron, Cornwall, TR20
62	Kitchen Garden Walls Immediately North and West of Trewidden House, Madron, Cornwall, TR20
63	Kitchen Garden Walls North East of Trevaylor House, Madron, Cornwall, TR20
64	Lanyon Farmhouse, Front Garden Walls, Cartshed and Mounting Block, Madron, Cornwall, TR20
65	Ley and Daniel Chest Tombs at Approx 5 Metres South of Church of St Maddern, Madron, Cornwall, TR20
66	Little Kenegie, Madron, Cornwall, TR20
67	Lodge at Main Entrance to Trengwainton House, Madron, Cornwall, TR20
68	Lower Boskinning Farmhouse, Madron, Cornwall, TR20
69	Lower Trewern Farmhouse, Madron, Cornwall, TR20
70	Lych Gate and Mounting Block South West of Church of St Maddern, Madron, Cornwall, TR20
71	Men Scryfa at Sw 426353, Madron, Cornwall, TR20
72	Methodist Chapel and Schoolroom and Front Courtyard Wall, Madron, Cornwall, TR20
73	Milestone approximately 98m E of Carthew Cottages, Madron, Cornwall, TR20
74	Milestone at SW 41682 34555, 110m north-east of Bosulow, Madron, Cornwall, TR20
75	New mill Bridge, Madron, Cornwall, TR20
76	Nicholas Chest Tomb at Approx 18 Metres South of West End of Church of St Maddern, Madron, Cornwall, TR20
77	No 7 Including Front Garden Walls, Madron, Cornwall, TR20
78	Nos 5 and 6 Including Front Garden Walls and Gate Piers, Madron, Cornwall, TR20
79	Old Bosiliack Farmhouse, Madron, Cornwall, TR20
80	Old Trehyllis Farmhouse, Madron, Cornwall, TR20
81	Parc an Growes Farmhouse, Madron, Cornwall, TR20
82	Pengelly Chest Tomb and Headstone at Approx 2 Metres North of Church of St Maddern, Madron, Cornwall, TR20
83	Phillips, Glasson and 1 Other Chest Tomb in North East Corner of Churchyard of Church of St Maddern Madron, Cornwall, TR20
84	Piggery at Sw 442332, Madron, Cornwall, TR20
85	Piggery North of Carfury Farmhouse, Madron, Cornwall, TR20
86	Poltair Hospital at Sw 45703165 Poltair House at Sw 45703165, Madron, Cornwall, TR20
87	Price Mausoleum North East of Church of St Maddern, Madron, Cornwall, TR20
88	Grade II* Rosemorran House and Front Garden Walls, Madron, Cornwall, TR20
89	Skimmel Bridge, Sancreed, Cornwall, TR20
90	Skimmel Bridge, Madron, Cornwall, TR20
91	Spout in Front of Landithy Hall, Madron, Cornwall, TR20
92	Stables and Earth Closets at Rear of Bellair House, Madron, Cornwall, TR20

93	Stables North of Parc an Growes Farmhouse, Madron, Cornwall, TR20
94	The Bothy and Potting Shed at Sw 450313, Madron, Cornwall, TR20
95	The Farmhouse, Madron, Cornwall, TR20
96	The Front Lodge, Madron, Cornwall, TR20
97	The Head Gardener's Cottage, Madron, Cornwall, TR20
98	The Head Gardeners' Cottages, Madron, Cornwall, TR20
99	The Little House and Flanking Walls, Madron, Cornwall, TR20
100	The Old Mill, Madron, Cornwall, TR20
101	The Old Toll House, Madron, Cornwall, TR20
102	The Summer House, Madron, Cornwall, TR20
103	Tredinnick Cottage and Garden Walls at Front, Madron, Cornwall, TR20
104	Tregoddick House, Front Garden Walls and Gate, Madron, Cornwall, TR20
105	Trembath Mill, Madron, Cornwall, TR20
106	Trengwainton House, Madron, Cornwall, TR20
107	Trereife Vault North East of Church of St Maddern, Madron, Cornwall, TR20
108	Trevaylor Barton Farmhouse, Madron, Cornwall, TR20
109	Trevaylor Cottage Including Front Garden Walls and Gate Piers, Madron, Cornwall, TR20
110	Trevaylor House, Madron, Cornwall, TR20
111	Trewidden House, Madron, Cornwall, TR20
112	Trezelah Cottage, Madron, Cornwall, TR20
113	Vingoe Chest Tomb at Approx 18 Metres South of West End of Church of St Maddern, Madron, Cornwall, TR20
114	Wash House and Piggery West of Lower Boskinning, Madron, Cornwall, TR20
115	Well with Spout at Sw 451313, Madron, Cornwall, TR20

Table 6. Grade 1, Grade II* and Grade II Listed Buildings and Structures within Madron Parish

Penzance Union Workhouse

43. The Penzance Union Workhouse consisted of an entrance range, main range and an infirmary, the main range has since been demolished. Detached infectious wards were added in 1875, these also have since been demolished. The buildings are of local rubble with granite dressings and slate roofs. The entrance block is now housing (the Lodge Mount View) and the infirmary had been used as an abattoir and workshops and is now derelict. The buildings were designed by George Gilbert Scott (1811-1878) and William Boynton Moffat and are on the Historic England Heritage Gateway list as monument number 1406367. The site is shown on modern village maps as the Abattoir or as the Tally Ho site. A lapsed development application envisaged clearing the whole site, including the inhabited entrance block, and building anew, however, there is clearly potential for saving and/or reusing some parts of the site within a development scheme to maintain some preservation of history and assist in blending new developments into the existing built environment.

Cornwall Mining World Heritage Site

44. Part of the north eastern corner of the parish that includes Ding Dong mine and its surrounding area is within the St Just mining district, district A1, and is one of the ten sites that form the Cornwall Mining World Heritage Site (CMWHS). This area has additional protection by virtue of being a World Heritage Site of Outstanding Universal Value (OUV) and comes under the extant Cornwall and West Devon Mining Landscape World Heritage Site

Management Plan²⁵. The protection extends to not only the mine workings within the site but also to what were miners' settlements and smallholdings. Development within this area is also subject to the Cornwall Council Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document²⁶.

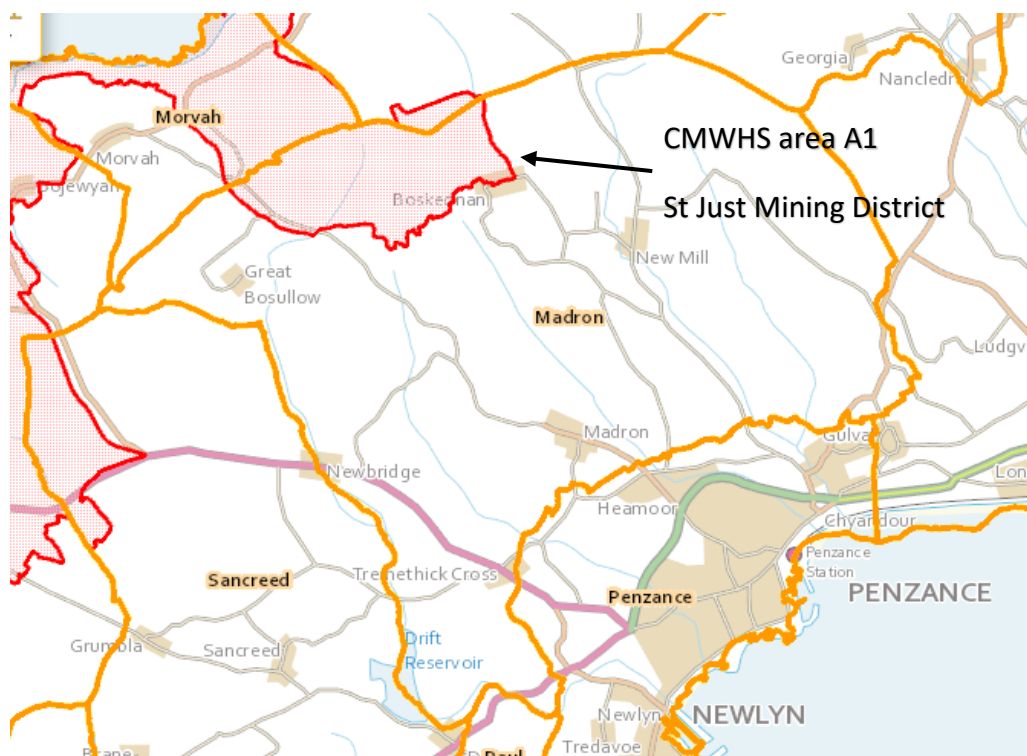


Figure 16: CMWHS area A1, St Just Mining District, in Madron Parish

Ancient Sites in Madron Parish²⁷

45. A summary of the ancient sites within the Parish is:

- a. Neolithic Period 4300-2100 BC:
 - Chun Quoit, Lanyon Quoit, West Lanyon Quoit, Mulfra Quoit
- b. Beaker Period and Bronze Age 2400-800 BC:
 - Men-an-Tol: Holed stone, Boskednan Stone Circle, Treen Common: Stone circle
- c. Iron Age 800 BC –AD 410:
 - Chun Castle Hill fort, Bosulow Trehyllys: Courtyard House village, Boswarva Courtyard House Village,
 - Trewern Round, Bodrifty Hut circle settlements,
 - Mulfra Vean Courtyard House Village, Crankan Courtyard House Village, Chysauster Courtyard House Village,
- d. Dark Ages and Early Christian Period 410 AD +:

²⁵ https://www.cornwall.gov.uk/media/43882951/whs_dmp_section-1-3.pdf

²⁶ https://www.cornwall.gov.uk/media/26989792/cwdmlwhs_spd_final_may_2017.pdf

²⁷ Belerion, Craig Weatherhill 1981)

- Old Lanyon Miscellaneous sites, Men Scryfa Inscribed stone, Madron Church Inscribed Stone,
- Madron Baptistry, Tremethick Cross

Usage of Heritage Assets

46. Most of the listed heritage assets are individual items that can be visited or are lived in but are not assets that are used by the community at large with the obvious exceptions of St Maddern's church and Trengwainton House and garden. The ancient monuments such as Mulfra Quoit, Lanyon, and the iron-age village at Chysauster attract tourists but not in large numbers. Many of the ancient sites have no car parking facilities, are not sign posted and are only approachable on foot cross country. Despite its history and conservation status, Madron village itself does not attract any significant numbers of tourists or visitors, or provide a focus to attract visitors.

SWOT Analysis for the Built Environment and Heritage

Strengths

47. The majority of the rural area of the parish is designated as an AONB and is therefore protected to a significant degree from unwelcome development. The large number of listed buildings, structures, antiquities and archaeological sites across the Parish further protects the environment. The old part of Madron village is similarly protected by Conservation status. The conservation area runs around the original core of the village and along the road sections that still form the main routes through the village. This gives the village an historic feel to visitors, as the newer developments are less visible being on side roads.
48. The uphill approach to Madron village from Heamoor and Penzance has a quick transition from the urban environment of Heamoor into the rural landscape and woods that run along the lane at Poltair, and then there is the sudden entry into the curving narrow old streets of the village's conservation area. This distinctive approach, and the triangle of the narrow cottage lined streets around the church, Landithy Hall, and the King William IV pub, gives Madron village a unique character and aspect.
49. The 2019 parish survey responses show that there is a strong sense of place in Madron, with community loyalty and village life being reasons for people to love living in the parish. The sense of history, the heritage assets and the nature of the built environment are other key elements in parishioners expressing their love for Madron and for wanting new developments to fit in with the existing environment. The survey also showed that good, sympathetic design was wanted, along with more control over developments. In addition the survey showed a desire for green energy features to be included in new developments, such as electric car charging points and homes that had reduced carbon emissions. The need for the provision of charging points is also identified in the Transport section of this Evidence Base.

Weaknesses

50. The built environment within the village is a mix of some old buildings and a large number of mid 20th century and later buildings, so it is difficult to identify an overall "Madron" style of architecture to guide future development such that there would be a distinctive local to Madron style.

51. The village lacks adequate car parking for the community, affecting those attending church services, functions in Landithy Hall and the Methodist Chapel, and the pub. Although the village has a good bus service to and from Penzance, there is woefully inadequate public transport for the majority of parishioners living across the rest of the parish, most of whom would go in and out of the village by car.
52. The main roads through the village, Church Road, Fore Street, and Aldreath Road, are narrow and mostly without any pedestrian pavements, creating significant safety risks for the community, especially children.
53. The rural road network has been poorly maintained, with crumbling edges, areas prone to flooding, and passing places that are mud pits.
54. Other than for Trengwainton House and garden, the large number of heritage assets across the parish are not used in any active sense to support the local economy or generate sufficient support for improving the local community facilities.
55. As reported in para 46 not many measures have been implemented across the parish in terms of energy saving and combating climate change.

Opportunities

56. The new draft Cornwall Design Guide and draft Streetscape Design Guide, available on the Cornwall Council website, are available to assist in achieving good design for future development within the parish. There is the opportunity to ensure new development reflects the Madron village character, especially in terms of size and materials used, even if the architecture is contemporary. Also future development within the village could provide the opportunity for seeking the provision of improvements to the infrastructure, e.g. additional public car parking, and better footpaths and pavements.
57. To adapt for climate change, there is the opportunity in new developments to add in features such as electric vehicle charging points and solar panels.
58. The heritage assets could be used to benefit the community through schemes that bring in visitors, such as creating a parish trail around ancient sites, better signage, awareness and parking; things that could better support facilities such as the pub, a new shop or café. Such development could increase employment opportunities within the tourism sector. In addition the reuse of existing structures into new development, e.g. elements of the old workhouse, could assist in maintaining a sense of history and place.

Threats

59. Madron village is sited at the southern end of the parish and is close to Heamoor and Penzance. There is a risk that creeping development from both Heamoor and Madron village could bridge the gap between the two, leading to a loss of identity for Madron village.
60. With the current focus on providing more affordable housing, constraining all significant future development in the Parish to within Madron village could lead to an over preponderance of affordable housing within the village. All affordable housing across the parish is currently all within the village (113 houses) and is 37% of the housing stock within the village.

Objectives

61. From the analysis of the built environment and heritage evidence, the main objective is to protect, enhance and strengthen the character and important heritage of Madron Parish, including the Conservation Areas, and the many archaeological and ancient sites and:

- a. To support the strong sense of place recorded by parishioners in the 2019 parish survey, it is crucial to maintain a distinct gap between the built environments of Madron Village and those of its close neighbour Heamoor.
- b. To maintain a balance between affordable and open market houses within Madron village to protect community cohesion
- c. To provide adequate car parking for the community within Madron village
- d. To improve the road safety for pedestrians within the village
- e. To improve the rural road conditions for safe driving
- f. To ensure climate change protection and energy saving features are an intrinsic part of all new developments.

Community Actions for the Built Environment and Heritage

62. The following points are referred to Madron Parish Council for community action:

- Creation of a listed sites map in the parish identifying sites in danger of decay
- The potential for better use of the parish's heritage assets.
- Taking appropriate remedial action following advice from local bodies.
- Creation of a detailed map of listed sites in the Madron village.
- Ensure the appearance and repair of listed sites through the appropriate bodies, e.g. gravestones and grave-chests etc.
- To maintain a watching-brief on potential developments.
- To remove parked vehicles from between No.1 Fore Street and the Hop-Way.
- To widen the pavements in Fore Street and the Hop-Way so as to allow easy access for families, the elderly and wheel-chair users in order for them to have easy access to all parts of the village.
- To create a single lane (e.g. as has been introduced in Marazion, Sheffield, and Goldsithney) from No.1 Fore Street to the Methodist Chapel.
- To conduct and carry-out regular inspections of road-surface conditions throughout the parish and report findings to the appropriate bodies.
- To identify issues connected with passing-points, signs and parking-spaces and report the problems to the appropriate bodies.

Housing

Existing Cornwall Local Plan Policies

63. A summary of relevant Cornwall Local Plan (CLP) policies is given in the Cornwall Council's "Housing Supplementary Planning Document"²⁸, which also provides a description of the different forms of Affordable Housing and how the need is established. The relevant policies are:

Policy 2: Spatial Strategy – which supports the provision of work hubs and the ability to work from home through live/work units.

Policy 6: Housing mix – states that new housing developments of 10 or more dwellings should include an appropriate mix of house size, type, price and tenure to address identified needs and demands including self-build and custom-build. The policy also makes reference to responding to the requirements of a changing population by increasing the supply of accessible specialist housing and extra care housing (where demand exists).

Policy 7: Housing in the Countryside – which only permits the development of new homes in the open countryside where there are special circumstances such as a replacement dwelling.

Policy 8: Affordable housing – sets the requirements for affordable housing provision including the various target levels of affordable housing in each zone.

Policy 9: Rural exception sites – sets out the provision for sites outside of but adjacent to the existing built up area of small towns, villages and hamlets and requires these to be affordable housing led.

Policy 10: Managing viability – where evidence suggests that the proposal cannot deliver the full quota of affordable housing without affecting the viability of the scheme, consideration will be given to approaches to secure the maximum affordable housing contribution, i.e. subsidy, flexibility in tenure, transfer of serviced plots, negotiation of on-site affordable provision or off-site contribution.

64. Affordable housing includes;²⁹

- Social rented (typically 50-60% of open market rents)
- Affordable rented (typically 80% of open market rents)
- Intermediate housing (discounted market sale or shared ownership)

65. Cornwall Council policy on the ban of any new second homes or holiday lets in a Neighbourhood Development Plan is that this would only be acceptable where the percentage of the housing stock so taken up was already significant.

²⁸ <https://www.cornwall.gov.uk/media/37814118/final-housing-spd-april-2019-print-version.pdf>

²⁹ <https://www.cornwall.gov.uk/housing/affordable-housing/types-of-affordable-housing/>

Cornwall Local Plan CNA Sections

Housing Requirement

66. In the CLP Strategic Policies Community Network Area (CAN) Sections, the West Penwith section has the following statement:

“As the existing main settlement and primary service centre in the Community Network Area, with good employment and transport provision, Penzance will be required to accommodate the majority of those dwellings (*meaning those numbers allocated to West Penwith CNA*). Within the rural area a number of towns and villages act as local service centres supporting a network of smaller villages and hamlets. As a consequence co-ordination will be needed amongst the parishes within the rural area of the CNA to ensure that local employment and housing needs are met elsewhere. The Council will support the preparation of Neighbourhood Plans as a way of planning for the needs of those areas.”

Madron Parish CNA Allocation

67. Madron being a rural parish is outside the scope of the Cornwall Council Strategic Site Allocations Development Plan Document that identifies where new housing and employment uses will be delivered for 10 towns/conurbations and two eco-communities in Cornwall. Instead, Madron being part of the West Penwith CNA is given a pro rata allocation of a housing total allocated across the CNA. This is identified in the Cornwall Council CNA Allocation. Other than for windfall housing development across the parish, arising from individual housing development applications judged against the Cornwall Local Plan Policy 7 Housing in the Countryside, future sustainable development is expected to be within Madron Village. This would be either within the built environment or from Council Planning identifying Rural Exception sites or in fill to the village.

CNA	Local Plan Housing Figure	CNA Commitments April 2010 – March 2018	CNA Completions April 2010 – March 2018	Remainder of Local Plan Housing Figure
West Penwith Rural	1000	473	484	43
Parish	Adjusted pro rata rate	Parish Commitments April 2010 – March 2018	CNA Completions April 2010 – March 2018	Parish baseline figure (pro rata of CNA remainder)
Madron	16%	18	46	7

Table 7. Community Network Area Allocation

Delivering Housing

68. Policies on the delivery of housing can be found at:

<https://www.cornwall.gov.uk/housing/housing-delivery/delivering-the-programme/>

Housing Needs Survey

69. The Madron Parish NDP Team commissioned a parish Housing Needs Survey (HNS) by Cornwall Council's Affordable Housing Team. The survey was conducted over March and April 2020 and the 16 April 2020 Final HNS report is on the parish website www.madron.org. The key points are summarised as:

- The housing need data is normally held on the Council's Homechoice and Help to Buy South Registers. The HNS provides additional information to augment these registers.
- Currently there are 36 people on the Homechoice register with a Madron connection who are seeking an affordable home, with 15 expressing a preference to live in Madron.
- Help to Buy South has 4 people seeking an affordable home in the parish.
- The survey form went to 783 addresses of which 80 responded giving an 11% return rate. Of these 80, 73 were judged as complete enough to be used. Of these 73, 15 were judged as being in housing need.
- Of those 15 in housing need:
 - 86% wanted affordable rented homes, the remainder looked for shared ownership/intermediate sale/private rented/open market homes
 - 93% were looking for 1 or 2 bedroom homes
 - 36% for some form of adapted home
 - 78% could not afford to buy at all or only if it was less than £100K.
 - 11 of these could only afford £600 pcm or less in rent.
 - 86% of these 15 respondents were not registered with Homechoice or Help to Buy South so are additions to the current data on these registers.
- Of the 73 responses, 54% supported seeing affordable housing led development, 32% thought maybe, and 14% thought "no".

70. The HNS conclusion is: *"The surveyed and registered local housing need demonstrates with confidence that there is an identified local housing need and demand for affordable housing in the parish. The survey indicates that the local need profile is greater than the HomeChoice and Help to Buy South West registers indicated alone."* The HNS concludes with a recommendation related to the allocation/zoning of land for development. The NDP development work has already identified a limited number of sites and has been advised that the Abattoir/old workhouse site has a potential for approximately 65 units, depending on the type and mix. Of itself, this would appear to satisfy the demand outlined in the HNS. Survey respondents had also indicated a clear preference for development on brownfield sites such as the Abattoir site.

Housing Development Potential

SHLAA for Madron

71. Cornwall Council has a Strategic Housing Land Availability Assessment (SHLAA) programme. The SHLAA is a study to identify all available sites within Cornwall which have the potential for future housing development. Its primary role is to:

- Identify available sites with the potential for housing;
- Assess each site's housing potential; and

- Assess when these sites are likely to be developed.

72. A site's inclusion in the Assessment does not imply that it will be made available for housing or granted planning permission. The SHLAA is a technical study and not a policy document. It will identify possible housing sites and assess overall housing potential to support the development/review of the Local Plan as part of the evidence base and it will inform the brownfield register. The current SHLAA for Madron is shown on the Online Mapping as a 2015 projection and identifies land adjacent to the old abattoir and the King George V Playing Field as potentially available. This site could have access through what are currently allotments at Trebean.

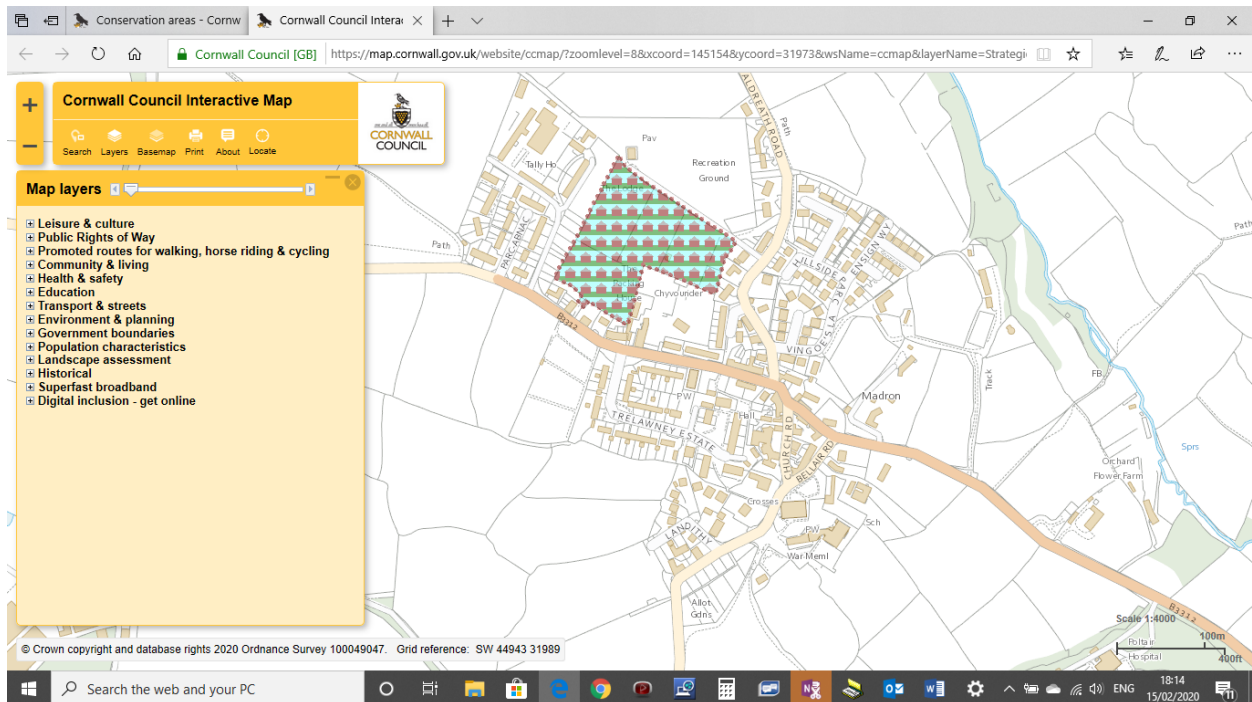


Fig 17: SHLAA 2015 Assessment for Madron

Abattoir Site

73. The old abattoir site (the old Penzance Union Workhouse) is a brownfield site on the northwest of the village. The workhouse was originally sited to be remote from the village which is why there is a set of fields between the site and the village centre. The housing immediately adjacent to the site was built within what were the workhouse gardens. The site has good road access and is adjacent to the King George V Playing Field. Development of this site has long been favoured by parishioners and the Parish Council, in preference to other sites within the village.

Development Boundary

74. Owing to the rural nature of the Parish, only Madron village seems suitable for a development boundary. All the other settlements are too small and scattered to benefit from a boundary, many are within the AONB, and they would be deemed “open countryside” and their development managed under the CLP Policy 7.

75. A boundary around Madron village must meet the following conditions:

Selection Factors	Sites	Rationale
Constraints	Conservation Area	The historic conservation area is an integral part of Madron village so if it is included within a development boundary it is not a space available for new housing and must be preserved.
Areas that could have a negative impact on the historic character	As above	As above
Extant planning permissions that should be included	Tregoddick field (Site A in Fig 18)	Currently identified by Cornwall Council as a rural exception site and subject to an undetermined planning application for up to 17 affordable dwellings. This field should be included.
Sites that could be included as “rounding off” or “infill” or for development	<ul style="list-style-type: none"> Four fields at Parc Abnac. 	Although these are shown as a potential housing site in the SHLAA, there is strong opposition from the community to these fields being developed. If included within a development boundary the fields could be filled with over a 100 homes that would be excessive development in a small village. If excluded they could be managed as open countryside and could be developed in the future as a Rural Exception site with affordable housing and the numbers more easily controlled.
Availability of land	Abattoir site (Site B in Fig 18)	This is a large mainly derelict brown field site on the edge of the village that is seen by the community as needing development. It is easily large enough to provide the Madron HNS requirement and open market homes such that the housing balance in the village is maintained. Development on this site was supported by the parish in each of the community consultations conducted by the Neighbourhood Planning Team.

increase upwards to 50% or more. To maintain a more balanced mix of ownership, some new development should have a mix of affordable and open market housing, and a mix of tenure was supported by 85% of 141 responses in the 2nd Community Consultation.

78. The coverage and extent of a development boundary was tested with the community in the 2nd Community Consultation responses. Following this consultation, the issues addressed in finalising the shape of the boundary were:
- a. The boundary shape shown in the 2nd consultation was approved by 83% of respondents, however there were 22 responses that disagreed with its position and that raised a number of well-considered objections to parts of the boundary line. Of these, 12 objections concerned the inclusion of four fields by Parc Abnac and a field at Tregoddick Farm.
 - b. The north-west part of Madron village is separated from the rest of the village by the four fields next to the Parc Abnac allotments, due to this area being modern development on a site that was part of the old Penzance Union Workhouse (later an abattoir). If included within a development boundary, these fields would be available to developers to be built over and accommodate a scale of housing development that would be out of all proportion to the existing village, changing the village character and overwhelming the infrastructure. Their use would also negate the need to develop the brown field old workhouse site, leaving it remaining largely derelict and a wasted resource. Therefore, although these fields were shown as a potential housing site in the Cornwall Council's SHLAA in 2015, the boundary has been drawn to exclude them, leaving them as open countryside. This leaves open the option in the future for Cornwall Council to see the fields as a rural exception site and allow some small scale development that would include affordable homes and be under greater control than if they were inside a development boundary.
 - c. In the 3rd consultation conducted by the NDP Team and that sought community comments on draft policies, there was one response that wanted to see the four fields developed for housing in order to strengthen the link between the two parts of the village, and with the old workhouse site turned into an open space. However, throughout the various consultations most responses on this subject have preferred to see the opposite. It would also raise the issue of who would ever pay for the clearance and development of the old workhouse site merely as an open space. Keeping the fields as an open space within the village perimeter is the preferred community option.
 - d. The field at Tregoddick Farm, off Vingoies Lane, (Site A in Figure 18) is currently identified by Cornwall Council as a rural exception site and subject to an undetermined planning application for up to 17 affordable dwellings. There is a choice here between excluding it from the development boundary, which means that if the application is approved the site still becomes affordable housing but with the chance that if the application is refused the site reverts to open countryside, or including it so that it is open to development but where the Neighbourhood Plan could exercise some control over the nature of the housing (if the NDP is adopted before the application is approved). On balance it is most probable that the site will get approval so the preference is for a measure of control, keeping the site within the development area. In exercising control, the outcome that best satisfies the community aspirations would be for a reduced number of dwellings on this site that were all open market, with the affordable homes requirement moved onto the brownfield site (Site B) and mixed with open market homes. This would maintain a balance of tenure and achieve a key outcome of the consultations with the community.

- e. The old workhouse/abattoir site (Site B in Figure 18) is itself large enough to accommodate the foreseeable housing needs for the Parish. Therefore the development boundary is drawn to encompass the old workhouse area and adjacent housing while excluding the four fields by Parc Abnac.
- f. The Nurse's House next to the war memorial is excluded from the development area as it is separated from the village by the memorial and a set of allotments. It is therefore treated as an outlier house.
- g. Goose Chase House on Madron Hill is seen as a dwelling with its immediate garden all as part of the village and so should be within the development area, but the larger paddock/grassed area to the south east of the house has been excluded as it forms part of a green separation between Madron and Heamoor.
- h. Land south east of Tre-An-Pras, Vingoies Lane, is a site that has planning permission for a house so should be included within the development area.
- i. The dwellings and associated gardens located between Goose Chase and Tregoddick Farm House should be included as this then logically supports the inclusion of the field at Tregoddick Farm.

Housing Objectives

- 79. To encourage a healthy and sustainable community with new housing for local people, located in harmony with an environment that supports and enhances the community spirit.
- 80. To establish a development boundary around Madron village.
- 81. To encourage the reuse or development of the old abattoir site for new housing and facilities.

Community Facilities and Services

Overview

82. Madron parish residents do not have the facilities available within the parish to meet all the community's needs, however many of these facilities are available within a reasonable travel distance outside the local area, either in Penzance or farther afield e.g. in Truro. The NDP should recognise and protect the facilities which are available within the Parish and wherever possible look to enhance or augment the facilities available to increase the overall sustainability and reduce the need to travel.
83. Although the expected growth in population in the Parish is not forecasted to be large, due to the small size of the Madron village settlement, and the scattered nature of the rural population, this growth would still place pressure on the social as well as the physical infrastructure. Future development within the Parish should therefore seek a corresponding benefit to the community either in enhancing existing facilities or introducing missing ones. Community consultations have indicated how appreciated the current community facilities are.

Aim

84. Community Facilities and Services are viewed by the Madron NDP team as needing to meet the following aim.

Protect and enhance local facilities and services by:

- Ensuring local facilities meet changing needs and serve all age groups
- Facilitating the local delivery of social care, health and education
- Enabling the provision of a high-quality communications network
- Ensuring there are adequate local sports and recreation opportunities
- Providing appropriate green areas, recreation and amenity space

Ensure health care and education facilities meet the needs of the community

Review of Community Facilities and Services

Shops

85. There are no shops anywhere within the parish.

Health

86. There are no GP surgeries in Madron Parish. The nearest GP services are in Penzance:

- The St Clare Medical Centre, St Clare Rd, Penzance contains Alverton Surgery, Rosmellyn Surgery and Sunnyside Surgery.
- Morrab Surgery, 2 Morrab Rd.

87. There are no dentists in Madron parish, the nearest dentists are located in Penzance. The nearest hospital is West Cornwall Hospital, Penzance.

Care Facilities

88. The care facilities within the parish are:

- Swallow Court's Trevaylor Manor care home: Specialising in dementia care and care for people with failing mental health,
- Phoenix Care Cornwall Ltd. Tremethick Cross.

Education

Madron Daniel (St. Maddern's) Church of England Primary School

89. Madron Primary School is located in Madron village and also has a nursery facility -St. Maddern's Nursery. The school caters for children from 4 – 11 years old. There is also a pre-school for children from 2 years of age. Classes are small and children are of mixed ages. Parent surveys show a very positive response. The latest Ofsted Report 2018 rated the school's overall effectiveness as Good. The latest SIAMS (Statutory Inspection of Anglican and Methodist Schools) Report rated the school as Good.

- The school is small with 39 pupils.
- Majority of children of a White British heritage
- The proportion of children who are eligible for pupil premium support and the proportion of children who have special educational needs or a disability is above national averages.
- A high number of children receive free school meals – 43.6% - national average is 23.3%

Trythall County Primary School

90. The school caters for children from 4 – 11 years old. There is also a pre-school for children from 2 years of age. Classes are small and children are of mixed ages. Ofsted report comments that 'Pupils' learning experiences across a wide range of subjects are varied and memorable. The imaginative use of the excellent outdoor facilities and the many opportunities for pupils to develop their talents in areas such as music and drama promote their spiritual, moral, social and cultural development very well.' The latest Ofsted Report 2018 rated the school's overall effectiveness as Good.

- The school is small with 77 pupils.
- Majority of children of a White British heritage
- The proportion of children who are eligible for pupil premium support and the proportion of children who have special educational needs or a disability is below national averages.

Moorvue Rural Centre

91. Offers day care for adults with special needs. Providing support, training and opportunities to learn new skills. Accredited by Dept. of Adult Social Care.

Pastoral Care

92. St Maddern's Church, Madron, is part of a group of three local churches covering Madron, Gulval and Heamoor. It holds regular services, social and fundraising events. Madron Methodist Church provides regular services and coffee mornings

Community and Recreation Facilities

93. There is one pub, the King William IV, which has restricted opening hours and does not provide meals. In Madron village, Landithy Hall, Church Road, Madron acts as a community centre and is used regularly by a variety of groups as well as hosting one off events. Community Groups meeting locally are:

- Ballet classes
- Madron History Society, meets monthly.
- Madron Well Wishers is a residents group whose aim is to contribute to individual and community well-being in the village of Madron
- Madron WI meet on the second Monday evening of the month at Landithy Hall.
- Madron Young Farmers Club was established in 1949 and is continuously growing in size. They meet on a Friday night at 7.30 pm.
- Penzance Orpheus Ladies choir meet Wednesday evenings at Landithy Hall.
- Craft and Chatter – meet the first and third Wednesday afternoon of the month in the schoolroom at Madron Methodist Chapel. Organised by the WI. Open to all.
- Board Games afternoon – meets 1st Friday of the month in the schoolroom at Madron Methodist Chapel. Organised by Madron Well Wishers and the WI. Open to all.

94. In Madron village a dedicated playing field, the King George V Playing Fields, provides the parish's only recreational space with a Sports Pavilion and Children's Play area and is managed by the Parish Council. There is a Playing Fields Association who fundraise and organise activities. There are allotments within the village, the Madron and Parc Abnac Allotments, and these are currently managed by Cornwall Council but the potential of the Parc Abnac space is not currently fully used. There is no community orchard scheme in place but this could be encouraged on suitable redundant land.

95. Trengwainton is a country house and garden situated in Madron, which has been in the ownership of the National Trust since 1961. The garden is noted for its collection of exotic trees and shrubs and offers views over Mount's Bay and the Lizard. The garden also has a much used café and tea room.

Bus Services Madron Parish

96. Buses run between Madron and Penzance approximately once an hour Monday to Saturday and every two hours evenings and Sundays. 16A Buses run approximately 3 hourly between New Mill and Penzance but only till mid- afternoon.

IT Services and Communication

97. The broadband connectivity across the parish is variable from good to non-existent, due to the topography and distances of premises from junction boxes. Mobile phone coverage, which with the increasing use of smart phones now provides a key communication facility, is also poor or untested across most of the parish, as shown in Figure 19, where the blue hexagons show tested LTE (Long Term Evolution) coverage and the brown hexagons tested 3G coverage.

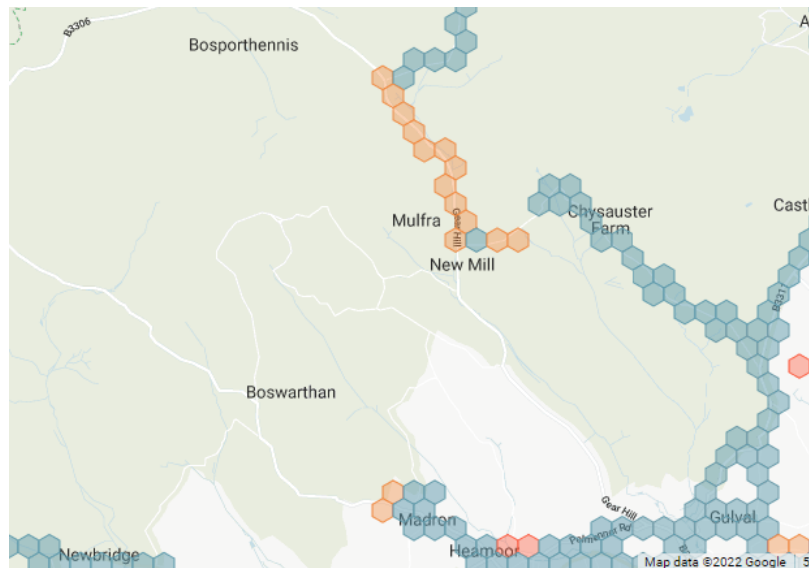


Figure 19: Mobile Phone Coverage across the Parish

Community Facilities & Services, Parish Survey Results (Dec 2019)

98. The Community Facilities and Services results from the Parish survey conducted in December 2019 are summarised in Table 9.

Survey findings	Desired Outcome	Action
Many respondents regretted the loss of a shop in Madron village.	To enable the re-establishment of a form of shop, especially for local produce	To look at the feasibility and location of premises, the frequency and times of opening. Possibility of this being a Community run shop to ensure financial viability.
Respondents identified the need for either a café/or the pub to serve food in order to provide a community hub.	To enable the establishment of a premises that serves food within Madron village, which would serve as a community hub.	To contact the current owners of the pub to discuss the possibilities of serving food. To look at the feasibility of combining a Community café with the Community shop if suitable location/premises can be identified.
Residents regretted the loss of postal services across the parish	Re-establish some form of postal service in the parish	Contact the current mobile post office to see if it would be possible to have a regular spot in Madron and maybe another place in the parish such as New mill.
The survey identified a need for better play facilities for children, especially older	To enable the development of a skate park on the Playing Fields.	To look at the feasibility and location of a skate park.

children, for example a Skate park.	To establish a play area for young children on the Trelawney estate. To see opportunities in new developments for new play/recreation facilities.	To look at the possible location of a children's play area Add this into policies for new developments.
The survey identified that residents in other parts of Madron Parish had poor and inadequate public transport links.	To identify the key routes and needs of a service	To explore options for a small scale transport system.
The survey identified a need for better communication of events/facilities/activities within Madron Village/Parish.	To develop better and more accessible communication about Community facilities and Services within Madron Parish	Provide a notice board at the top end of Madron Village. Community event calendar published quarterly. Establish a Madron Parish Facebook page – where members from across the community can share information.
There was a clear need identified for better parking within Madron village.	To reduce parking in unsuitable locations and clearly designate parking areas.	To identify and clearly designate suitable parking areas.

Table 9. Community Facilities and Services results from Parish Survey Dec 2019.

SWOT Analysis

Strengths

99. There are good community and recreation facilities within Madron village, and its closeness to Penzance provides a wider range of facilities within easy reach. Schooling provision at primary level appears good in both quality and numbers.

Weaknesses

100. Poor and near non-existent public transport outside of Madron village means that the majority of the parish are totally reliant on car or community bus services, hindering access to the village facilities and to Penzance.
101. The lack of a village shop deprives the community of a community hub or focus, and forces people into journeys into Penzance. The only pub in the Parish is within Madron village, and has restricted opening times and does not provide meals, again depriving the village of a community hub or focus.
102. No doctor or dental services within the parish, and the poor transport situation means it can be difficult for poor, elderly or disabled to access these services.

103. The lack of good broadband communications coverage hinders the provision of on-line services across the Parish, and hampers working from home opportunities. As a rural parish, farm sustainability is also dependent on good broadband links and these are not there.

Opportunities

104. The recent refurbishment of the Playing Field pavilion provides an opportunity for community sports teams and youth clubs to get started.
105. The village pub could become a community hub, encompassing a shop, café, IT desk, and pub all in one.
106. New development within Madron village may increase the need for a local shop and pub facilities to the point where they become more sustainable and achievable.
107. The 2019 survey recorded a need for additional play facilities within the parish, such as a skate park. These could range from extra play parks to indoor or outdoor facilities such as badminton courts. These need not be restricted to Madron village but could be in some of the other settlements, or even on farms.
108. There is the potential to improve the use of the allotments, and possibly introduced a community orchard scheme or composting initiative.

Threats

109. Lack of a shop and a good pub could continue the drift of people away from a village focussed community to one that is only a dormitory of Penzance.
110. The allotment sites within Madron village could be threatened by being seen as development sites or as routes into development sites.

Objectives

111. From the analysis of the Community facilities and Services evidence the following objectives are derived:
- To achieve a supportable local shop facility, possibly in conjunction with the village pub, for Madron village
 - To enhance and protect the existing sports and recreation facilities.
 - To reduce the isolation of the parish rural community by improving the transport services.
 - To improve the Broadband connectivity, mobile phone coverage and IT services across the parish.

Transport

Parish Survey Results for Transport

112. The Parish Survey conducted in Dec 2019 shows a requirement for elements of transport to be covered within the Madron NDP. Responses are summarised in Table 10:

Questions	Responses
Q1: What do you love about living in Madron?	1% responded with “good transport links”
Q2: What improvements would you like to see?	12% wanted better public transport/buses 8% wanted more electric charging points 8% wanted more cycle trails and paths
Q4m: How important do you see improvements to transport?	51.1% saw it as of high priority

Table 10: Survey results for transport

Madron Parish Transport Issues

113. Madron village itself has good transport links into Penzance, but the rest of the parish is either poorly served or has no readily accessible public transport. In the rural areas the bus services are primarily based around serving the village schools and services are severely reduced outside of term times. Due to the rural nature of its road network, the parish does not have any dedicated cycle ways.
114. For the Neighbourhood Plan, the focus should be on those traffic issues and transport opportunities that can be addressed at the neighbourhood planning level. Policies should therefore be aimed at facilitating change in the interests of road safety and reducing carbon emissions. They should encourage local people to choose to travel by car less often,
115. There is one specific locations where effective traffic management could create a safer environment for the community, this is in Madron village where the B3312 (Fore Street) winds through the village. The narrowness of the road, the lack of a pavement in some sections, and the speed of through traffic, are all serious safety concerns.
116. Around half of the area’s households now own two or more cars. Off-road parking space is a scarce commodity within Madron village and also in some of the rural areas such as Badgers Cross. Consequently, many of the roads and lanes are lined with parked cars day and night, causing congestion and a safety hazard to others. The problem is particularly severe at Madron village by the church, where parking for functions at Landithy Hall and church services outstrips the available spaces. New developments and village growth should be managed so as not add to this problem.
117. The growth of electric vehicles will likely accelerate. It should be expected that electric-charging points are an essential and integral part of all new developments.
118. It should be an aim to reduce the use and impact of private motor cars. For many in Madron however the motor car is considered essential, especially because higher level education and all the health facilities are located outside the Parish. The route from Madron village into Heamoor and Penzance along the B3312 does however provide a possibility for the introduction of a cycle route into the town. The call for more cycle paths in the survey was, though, a particular call from the children around Madron village for bike trails in woods.

Transport Objectives

119. The objectives are to focus on those traffic issues and transport opportunities that can be addressed at the neighbourhood planning level. Policies should therefore be aimed at facilitating change in the interests of road safety and reducing carbon emissions. They should encourage local people to choose to travel by car less often.

Business and Jobs in Madron Parish

Overview

120. Employment in Madron is predominantly agricultural in nature. There are two schools within the parish boundary as well as a pub, holiday park and National Trust property. In terms of industry there is:
- The Castle-an-Dinas Quarry run by CORMAC, which straddles the parish boundary, and employs approximately 30 people
 - A light industry site at Badgers Cross that includes:
 - i. A metal working/blacksmiths shop
 - ii. A vehicle repair business
 - iii. A small brewery
121. There were 976 people of working age (16-65) as of the 2011 census and the average age of the Parish was 44.7 however the census showed 31 households with dependent children and no adult in employment, although 65.3% were economically active. 17 residents were long term unemployed of which 11 have never worked. Relatively, unemployment is low. 22% have no qualifications.
122. The Parish is located close to Penzance, with potential growth in employment opportunities from the major growth sites identified in the Cornwall Council Site Allocations DPD, however the parish itself has limited growth opportunities without actively promoting new enterprises and sustainable business developments, such as farm diversification and live/work housing that serve the needs of the Parish.
123. The NPPF states that localities enable *“the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings”*. In enabling this growth, the unique landscape in Madron should not be spoilt by inappropriate development. Mitigation of the impact of commercial development on both the living and natural environment should be considered at every stage.

Opportunities

124. Madron Parish has a limited mix of mainly rural and tourism-focused employment opportunities, however this should not lead to the Parish becoming a site simply for housing those working in the Penzance/Newlyn urban area.
125. Farms, and local food production, are vital for a low carbon future. The NDP should make clear that the loss of active farmland will only be considered if, after a reasonable period of active marketing, there is no realistic prospect of another farmer being interested in the continued use of the land, it may be used for other employment types that are in keeping with a rural setting.

126. With changes to farming practices, there are opportunities for redundant farm buildings to be repurposed but this needs to be controlled to stop the loss of those buildings that could still be of value in agriculture.
127. There are opportunities for development that enhances historic sites, or brings visitors to them, leading to employment opportunities within tourism.

Objectives

128. The objectives are to support sustainable communities with appropriate employment space within the Parish, providing local jobs and reducing the need to travel, and to protect existing employment opportunities from being redeveloped into non-employment spaces so as to avoid the loss of this integral part of our community.

End