

# Madron Parish Neighbourhood Development Plan 2022 – 2030

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(Made edition in accordance with the Neighbourhood Planning  
Regulations 2012)



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## 1. Introduction

- 1.1. This document is the made version of the Madron Parish Neighbourhood Development Plan (NDP). Having been approved in a referendum on 6 April 2023, this NDP is made and is used, as part of the development plan for Cornwall, in development management decisions in the parish of Madron, as decided by Cornwall Council on 12 May 2023. The plan presents the Vision and Objectives for the Parish over the NDP period to 2030 and presents planning policies which seek to enable delivery of this Vision and these Objectives.
- 1.2. Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan: Strategic Policies Development Plan Document (Local Plan), to give an extra level of detail at the local level. The Madron Parish NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community.
- 1.3. Madron Parish NDP runs in tandem with the Local Plan, which runs to 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated in 2030. The Parish Council may however deem it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.
- 1.4. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed at [www.madron.org](http://www.madron.org) . A glossary and abbreviations section is included at the back of this document for reference (Section 11).
- 1.5. Madron Parish NDP applies to the area that is covered by the Parish Council and is shown in Figure 1 as all within the civil parish boundary.
- 1.6. Madron Parish is situated in the south west of Cornwall and is part of the Penwith Community Network Area (CNA).
- 1.7. The community of Madron Parish have decided to develop a NDP in order to influence future development and planning such that it enhances their environment and protects the character and heritage of the area.
- 1.8. Once finalised and adopted by Cornwall Council (CC), the planning policies presented in this NDP seek to positively plan for the future of Madron Parish and will be used and acted upon by CC planning officers, landowners and developers through the development process; providing clarity on the community's needs and aspirations.





Figure 1: Designated NDP Area for Madron NDP.

## 2. Madron Parish NDP – The Preparation Process

### Getting this far.

- 2.1. The preparation of the NDP has been led by the Madron Parish NDP Steering Group on behalf of the Parish Council. This group comprises Parish Council representatives, the former Cornwall Council member for Ludgvan ward and volunteers from the community.
- 2.2. The preparation of this NDP has been informed throughout by a comprehensive programme of consultation. Consultations have been taking place since 2019 and these have included:
  - Awareness meeting in the village hall in June 2019 and initial start-up meeting in the hall in July 2019.
  - Initial parish wide survey conducted in December 2019 by mailing to all electoral addresses to gain views on what is loved about the parish and what the community thinks is important within a selection of NDP topics.
  - The creation of a dedicated website, [www.madron.org](http://www.madron.org), which supports communication between the NDP team and the community, and forms a repository for the Plan documents.
  - Housing Needs Survey conducted in April 2020 by Cornwall Council.
  - A second community consultation conducted in November 2020, again by mailing to all electoral addresses and by email to community stakeholders. This consultation collected feedback on questions on housing, development boundaries, the built environment and green spaces.
  - A third community consultation conducted in March 2021 by mailing to all electoral addresses and by email to community stakeholders, that presented the first draft of NDP policies for comments.
  - A Regulation 14 pre-submission consultation held between 10 January 2022 and 21 February 2022.
- 2.3. All the consultations have been summarized in the ‘Consultation Statement’, as required by the formal NDP legislative requirements; the completed document is available at [www.madron.org](http://www.madron.org) in the Neighbourhood Development Plan section.
- 2.4. The outcomes of the various consultations have highlighted the key priorities of:
  - Protecting and enhancing the community spirit within the Parish
  - Protecting the character and heritage of the Parish built environment
  - Influencing housing development within Madron village to meet the community’s needs

### What next?

- 2.5. Following submission of this draft plan to Cornwall Council for their consideration, it was consulted on before being sent to an independent examiner (mutually agreed by Cornwall Council and the Madron Parish NDP Steering Group) who has checked the NDP to ensure it conforms with legislation, policies, designations and other relevant documents. At that stage, the independent Examiner recommended amendments that were agreed by the Steering Group and incorporated prior to the NDP being submitted back to Cornwall Council for the referendum stage.

- 2.6. The NDP will be subject to a Referendum, in order to gauge community support. The NDP will only be adopted by Cornwall Council if the majority of those voting in the Referendum support it.
- 2.7. Once adopted, the policies contained within the Madron Parish NDP will have to be taken into consideration when Planning Officers determine future planning applications. The NDP will gather increasing weight throughout the statutory process.

### **3. NDP Sustainability Appraisal**

- 3.1. In order to ensure that the plan considers environmental, social and economic issues, the Madron Parish NDP Steering Group has carried out a light touch Sustainability Checklist (SC). The Sustainability Checklist considers the Madron Parish NDP Vision, Objectives and Policies against 19 key sustainability objectives, these being :

- |                               |                                     |
|-------------------------------|-------------------------------------|
| 1. Climatic Factors           | 11. Design                          |
| 2. Waste                      | 12. Social Inclusion                |
| 3. Minerals and Geo-diversity | 13. Crime and Anti-social behaviour |
| 4. Soil                       | 14. Housing                         |
| 5. Air                        | 15. Health, Sport and Recreation    |
| 6. Water                      | 16. Economic Development            |
| 7. Biodiversity               | 17. Education and Skills            |
| 8. Landscape                  | 18. Transport and Accessibility     |
| 9. Maritime                   | 19. Energy                          |
| 10. Historic Environment      |                                     |

- 3.2. The Sustainability Checklist presents a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for Madron Parish. The completed Sustainability Checklist document can be found alongside other supporting information at [www.madron.org](http://www.madron.org) in the Neighbourhood Development Plan section.

### **4. Madron Parish NDP - Supporting Documentation**

- 4.1. Madron Parish NDP is supported by a variety of other further documents and information, which are often referred to in this document. The key supporting document referred to throughout this NDP is the 'Evidence Base' Document.
- 4.2. The 'Evidence Base' Document presents summary outcomes from studies and the various consultation exercises, and is detailed within six themed sections:
- Natural Environment
  - Built Environment and Heritage
  - Housing
  - Community Facilities and Services
  - Transport, and
  - Business and Jobs

It also refers the reader to the underlying evidence documents.



- 4.3. All supporting documents and the Evidence Base are made available at [www.madron.org](http://www.madron.org) , alternatively hard copies can be made available by request to the Madron Parish Clerk.

## 5. Madron Parish: Background

5.1. 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 settlements and hamlets are Bosulow, Tredinnick, Lower Ninnis, New Mill, Trevaylor, Rosemorran, Bosulval, Trezelah, Badgers Cross, Newbridge and



Tregavarah. The population was 1,591 at the 2011 census, with 1,195 electors and 689 dwellings. As at April 2020 the electorate had increased to 1258 and the ONS mid-2020 population estimate is 1641. The parish is divided into two electoral wards, Madron to the west and Gulval to the East. The parish church is in Madron village and is dedicated to St Maddern. For the purposes of local government Madron elects its own parish council. The parish contains two primary schools, Madron Daniel (St

Maddern's) Church of England School in Madron village and Trythall School in New Mill, with their locations shown in Figure 2. The parish facilities include a playing field and sports pavilion, allotments, and a public house. There are no shops nor a post office.

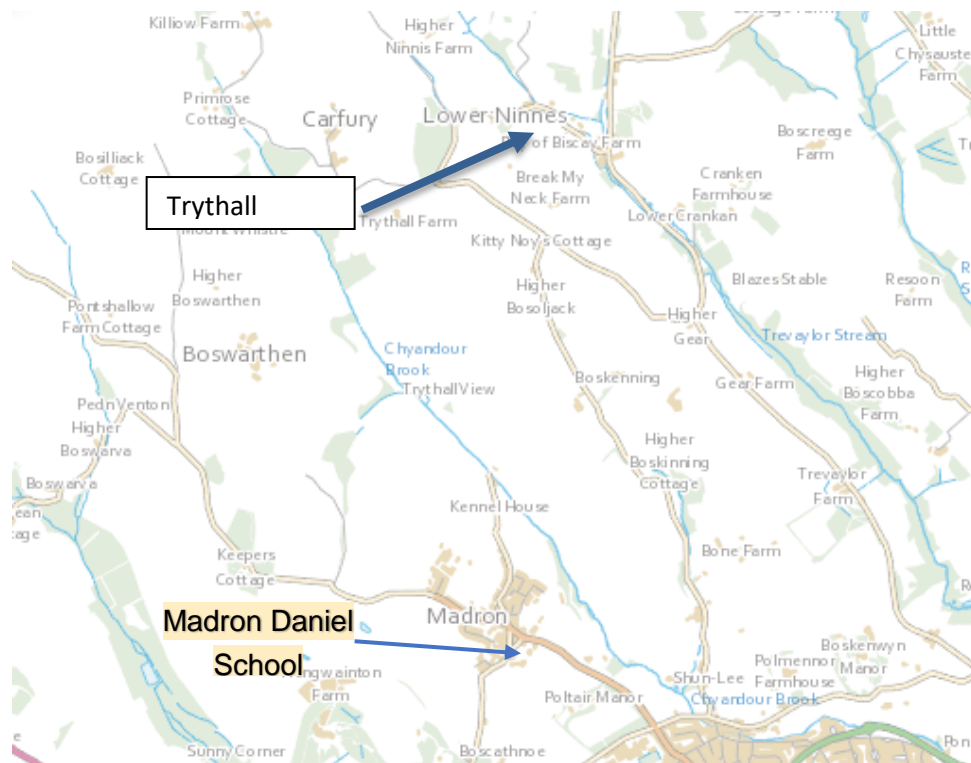


Figure 2 Location of Parish Schools

5.2. The landscape character across the parish is described in Cornwall Council's Landscape Character Assessment CA03, with its key features being:

- a. "The core of 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."

5.3. Approximately 80% of the parish rural landscape lies within the West Penwith Area of Outstanding Natural Beauty (AONB), as shown in Figure 3. The southern part of the parish lies within the former West Penwith District Area of Great Landscape Value (AGLV), shown in Figure 4. The parish contains seven County Wildlife Sites, areas of Ancient Woodland, and 166 Historic England listed sites, buildings or scheduled monuments.



Figure 3 Extent of the AONB across Madron Parish

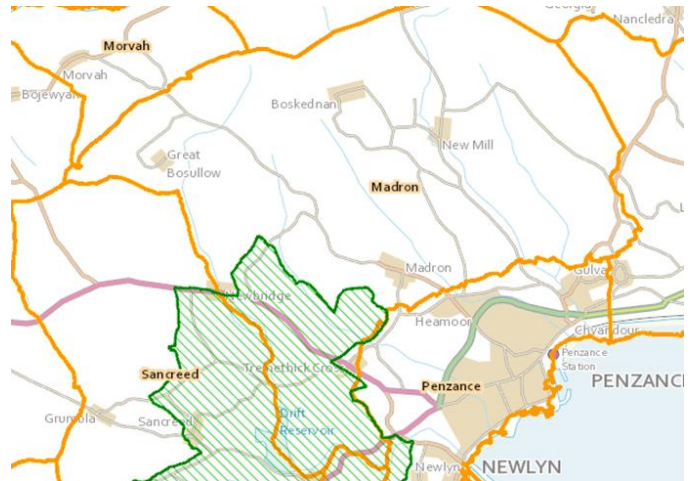
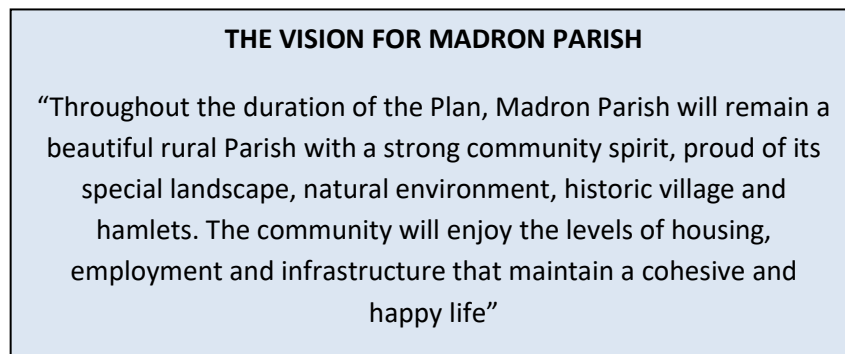


Figure 4 Extent of the AGLV across Madron Parish

5.4. Since 1945 considerable social housing development has taken place but only within Madron Churchtown (the village). The Trelawney Estate and the Swedish wood houses in Kennel Lane 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 were built in the late 1950s. 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's, and existing suitable workhouse buildings were developed as dwellings and for commercial use. In 1970 additional housing was added to the south of Trelawney estate and, following the demolition of the Swedish wood houses in the 1980's, 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 affordable and private housing in Aldreath Road at Vingoes Lane, Hillside Parc and Trafalgar Fields.

## 6. Madron NDP: The Vision

6.1. Every plan has an aim and for the Madron Parish NDP the aim is for the policies of the NDP to help achieve a 'Vision' for Madron Parish by 2030. The vision for the Parish is as follows:



6.2. In order to achieve this vision a number of 'Objectives' are set and then, in turn, in order to achieve these objectives, a number of Policies are set out. It is these policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. The way the vision, objectives and policies link together is illustrated in Figure 5: Madron Parish NDP: Links between Vision, Objectives and Policies.

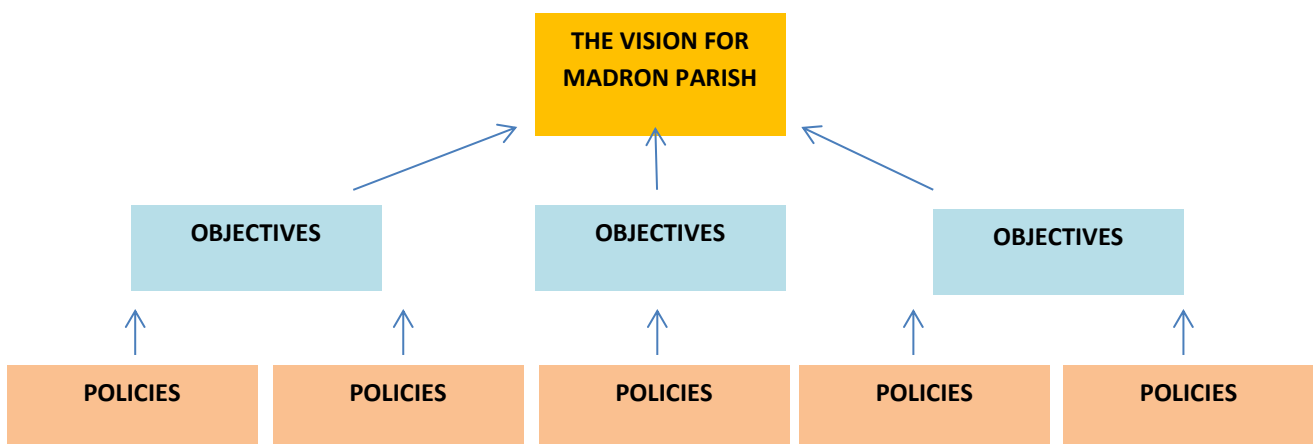


Figure 5: Madron Parish NDP: Links between Vision, Objectives and Policies

## 7. Madron Parish NDP: Objectives

7.1. The objectives of the Madron Parish NDP are as follows:

### A. Natural Environment Objectives.

7.2. To protect and enhance the unique landscape character, in particular the AONB, AGLV and other environmental designated and non-designated areas; 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, characteristics and wildlife

habitats. Development proposals will be welcomed that incorporate conservation and/or appropriate habitat enhancement to improve biodiversity.

- 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 using location appropriate species.
- f. To support development that assists farms to remain sustainable whilst also improving the natural environment.

## **B. Built Environment Objectives.**

7.3. To protect, enhance and strengthen the character and important heritage of Madron Parish, including the Conservation Area, and the many archaeological and ancient sites and:

- a. To maintain a distinct gap created by the existing green space between the built environments of Madron village and those of Heamoor.
- b. To provide adequate car parking for the community within Madron village.
- c. To improve the road safety for pedestrians within the village.
- d. To improve the rural road conditions for safe driving.
- e. To ensure climate change protection and energy saving features are an intrinsic part of all new developments.

## **C. Housing Objectives**

7.4. To identify the need for new housing to meet local needs and to support development proposals that meet these needs in terms of type and numbers, whilst maintaining a sustainable community, and with any new homes built in harmony with the environment and retaining the community spirit.

7.5. To define a development boundary around Madron village that will provide the opportunities in the preferred locations for the development needed by the community.

## **D. Community Facilities and Services Objectives**

7.6. To enable a high quality of life in the parish through improved community facilities that meet the changing needs for all sections, both young and old; and:

- a. To promote a supportable local shop facility for Madron village, possibly in conjunction with the village pub.
- b. To enhance and protect the existing sports and recreation facilities.
- c. To reduce the isolation of the parish rural community by improving the transport services.
- d. To improve the Broadband connectivity and IT services across the parish.

## **E. Transport Objectives**

7.7. The transport objectives are:

- a. To focus on those traffic issues and transport opportunities that can be addressed at the neighbourhood planning level.
- b. To facilitate changes in the interests of road safety and to reduce carbon emissions.
- c. To promote the use of public transport facilities in preference to personal car use.

- d. To ensure any new development and/or retail development has electric car charging points.

## F. Business and Jobs Objectives

7.8. The objectives are:

- a. To support sustainable communities with appropriate employment space within the Parish by facilitating local job creation in order to reduce travel need, and:
- b. To avoid the loss of existing jobs within our community by protecting existing employment opportunities from being redeveloped into non-employment spaces.

## 8. Madron Parish Housing Statement

### NDP Housing Requirement

8.1. Cornwall's Local Plan apportions 1000 dwellings to be delivered in the 15 parishes that make up the rural area of the West Penwith Community Network Area (CNA). Figures supplied by Cornwall Council are presented in [Table 1](#). This shows that the allocated share of the Local Plan Target that Madron Parish needs to deliver up to 2030 is 7 in order to be considered in general conformity with the Local Plan.

CAN	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 1: Minimum NDP housing target to be in conformity with Cornwall's Local Plan.**

### Delivering the Madron Housing Requirement

8.2. A Neighbourhood Development Plan allows for development within a development boundary and in Madron this would encompass two sites, Sites A and B shown on the development boundary map in the Housing section of this NDP at Figure 12. Any housing development outside of the development boundary would be considered under the Cornwall Council Local Plan Policy 7 (housing in the countryside) or Policy 9 (rural exception sites).

8.3. The Housing Needs Survey (HNS) conducted in April 2019 identified 12 hidden households in addition to the 15 who had already registered with Cornwall Council as being in housing need and having a local connection to the Parish. Of the 12 additional households, 4 had the means to buy or self-build a low



cost home, and the others required rented housing with demand for one three bedroom home, with the remainder split fairly evenly between one and two bedroomed units, two of which needed to be built to current mobility standards. In addition the 2nd Community Consultation in late 2020 also showed a strong preference for maintaining a balance of housing tenures within the community and making use of brownfield development. There was also a strong response that too much growth would not be supported by an already overstretched local infrastructure. To meet the housing need, provide opportunities for some open market homes, and encourage development on the Madron brown field site (the old workhouse/abattoir), an indicative estimation of the number of dwellings that could be provided from the identified sites is shown in [Table 2](#) below.

8.4. The indicative numbers for Site A were set by the NDP team's housing working group based on being approximately 50% of the maximum number of dwellings that could be squeezed onto the site. The indicative numbers for Site B were arrived at after discussion with a housing developer with an interest in the site. These numbers are labelled as indicative so as not to pre-empt numbers in any formal submission.

8.5. Under Cornwall Council's Location Open Market, Madron is a designated Rural Area, so the affordable housing threshold would be 6 or more units, therefore a financial contribution would be sought for developments between 6-10 units, which would include the 8 units on Site A.

Location	Estimated number of dwellings
Within the Village Development Boundary on site A	
Open Market	8
Within the Village Development Boundary on site B	
Open market	45
Affordable housing for rent (80% of market rents)	14
Discounted sales or shared ownership	5
<b>Total number of houses planned for:</b>	<b>72</b>

**Table 2: Estimation of the number of dwellings that the Madron NDP policies provide for.**

**Note: All numbers are indicative only**

## 9. Madron Parish NDP: Policies

9.1. Madron Parish NDP sets out 18 Policies in order to help achieve the Objectives and the Vision for the area. Table 3 illustrates how each Policy contributes to each Objective.

Madron Parish NDP Policies	MADRON PARISH NDP OBJECTIVES					
	Objective A	Objective B	Objective C	Objective D	Objective E	Objective F
	Natural Environment	Built Environment and Heritage	Housing	Community Facilities and Services	Transport	Business and Jobs
Policy NE 1	✓					
Policy NE 2	✓					
Policy NE 3	✓					
Policy BEH 1		✓				
Policy BEH 2		✓				
Policy BEH 3		✓				
Policy H1			✓			
Policy H2			✓			
Policy CFS 1				✓		
Policy CFS 2				✓		
Policy CSF 3				✓		
Policy CSF 4				✓		
Policy T 1					✓	
Policy T 2					✓	
Policy T 3					✓	
Policy BJ 1						✓
Policy BJ 2						✓
Policy BJ 3						✓

Table 3: Madron Parish NDP: Links between Policies and Objectives

## Natural Environment Policies

### Natural Environment – NE1 Conservation and Biodiversity

#### Policy NE1 Justification

9.2. The Madron Parish survey conducted in 2019 received back 135 responses (a 19.5% return rate) and produced firm evidence that conservation and the protection and enhancement of wildlife were of paramount importance to the parish. Survey responses showed 77% saw wildlife protection and enhancement as a high priority and 67% saw the management of landscape character as highly important. In addition the Evidence Base for the NDP records that approximately 80% of the parish is an AONB, part of the remaining area is an AGLV, the parish contains seven County Wildlife Sites, areas of Ancient Woodland, and 166 Historic England listed sites, buildings or scheduled monuments. With the strong community interest in the natural environment, and the high level of protection already afforded to most of the parish countryside, there is a clear need in managing development for a policy to guide how the parish responds on conservation and biodiversity issues.



9.3. The distinctive features of the parish landscape include the open moorlands, the prehistoric and post medieval field patterns, the network of footpaths, Cornish hedges, and the wooded river valleys. The trees and Cornish hedges provide surface water, overheating and carbon management services that need to be maintained or enhanced.

9.4. Non-statutory designated sites across the parish include County Wildlife Sites (CWS) that are shown in the map at Figure 6, plus County Geology Sites (CGS), Roadside Verge Audit Biological Sites and Ancient Woodlands. These are all of at least county importance for wildlife/geology in Cornwall and are all recognised and given weight through the planning process.

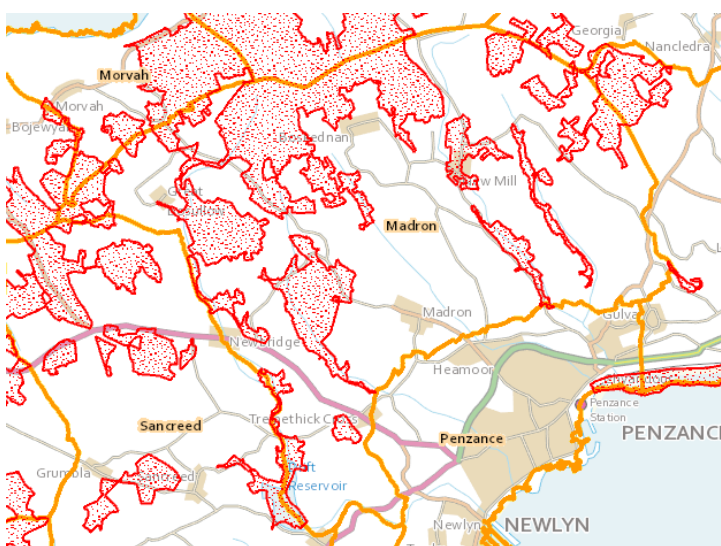


Figure 6 County Wildlife Sites across the Parish

### Policy NE1 Intention

9.5. The intention of this Policy is to protect and enhance the natural environment of the parish within the context of new development proposals.

#### **Madron NDP Policy NE1: Conservation and Biodiversity**

Development proposals should incorporate conservation and/or appropriate habitat enhancement measures to improve biodiversity protection and the enhancement of wildlife, green spaces and the connections between them. New developments should demonstrate how a minimum biodiversity net gain equal to or exceeding national policy requirements will be delivered.

Developments which would have an adverse impact on County Wildlife Sites will not be supported unless there are no suitable alternative sites, impacts are unavoidable and there is full provision for habitat re-creation and management.

Proposals are expected to be in accordance with the Cornwall Council Biodiversity Planning Guide. As a minimum, proposals will be expected to comply with the mitigation hierarchy in the Planning for Biodiversity Guide of “enhance-avoid-mitigate-compensate”. As recommended in the Guide, there should be one bat or bird box for each new build dwelling. For new housing development sites, habitat linkage should be provided for hedgehogs, including 13cm x 13cm holes in the bottom edge of new fencing to allow them access to large areas.

Proposals should respect local landscape quality, habitats of local and national importance for wild flora and fauna, and ensure that views and vistas are maintained.

Proposals should demonstrate how they will:

- a. Avoid harm to designated areas and seek to protect large areas of semi-natural habitat in non-designated areas.
- b. Maintain and/or link patches of semi-natural habitats as part of intended end land use.
- c. Ensure retention, restoration and/or re-creation of habitat linkages such as Cornish hedges, and existing trees and hedges should be retained within developments as opposed to being replaced with newly planted small trees.
- d. Create new semi-natural habitats off-site if opportunities are limited.

Avoid harm to designated areas and seek to protect large areas of semi-natural habitat in non-

## **Natural Environment – NE2 Local Green Spaces and Infrastructure**

### Policy NE2 Justification

9.6. The Local Green Spaces and Infrastructure are important features to the community. The 2019 initial parish NDP survey showed that 69% of responses saw the provision of open spaces and footpaths as a

high priority. The spaces and the path network provide recreation opportunities and improved access for the community into their natural environment, and also habitat and connecting corridors for wildlife. This extensive network of open space and public rights of way should be supported and where possible improved (see Evidence Base, public rights of way).

9.7. As reported in detail in the Evidence Base document, a green space baseline list was drawn up by the Madron Parish Neighbourhood Planning Team of 30 land areas within the parish that are registered commons, country wildlife sites, play areas, allotments, greens, or historic sites. This list was reduced down to 9 by removing those that were clearly over 20Ha, but to audit the list any further required proof that an area was demonstrably special to the local community, so these 9 (plus a suggestion for a new footpath from Parc Abnac to the King George V playing field) were put forward for public support in the 2nd Community Consultation in late 2020.

9.8. From the 9 areas and the new footpath proposal put forward for a test of parish opinion, all except the four fields next to the Parc Abnac allotments (see Figure 11) received substantial support. However, to be passed as meeting the criteria for green space status the areas also need to be:

- 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).

9.9. This narrowed down the selection to the King George V Playing Field and the Madron Baptistry and Wishing Well. A late addition was the Gulval Cricket Club ground which, although serving Gulval community, is located within Madron parish and was proposed for green space designation by the club members following a meeting on 14 June 2021. The King George V playing field fits ideally with the green space concept and additional protection from future development would be beneficial. The Madron Baptistry and Wishing Well, although clearly historic and of significant importance to the community, is private land with public access by footpath, and its designation would need to be pursued as a follow on action by the Parish Council in discussion with stakeholders. The Gulval Cricket Club ground is owned by the members and, like the King George V field, fits ideally with the green space concept. Their locations are shown at Figure 7.



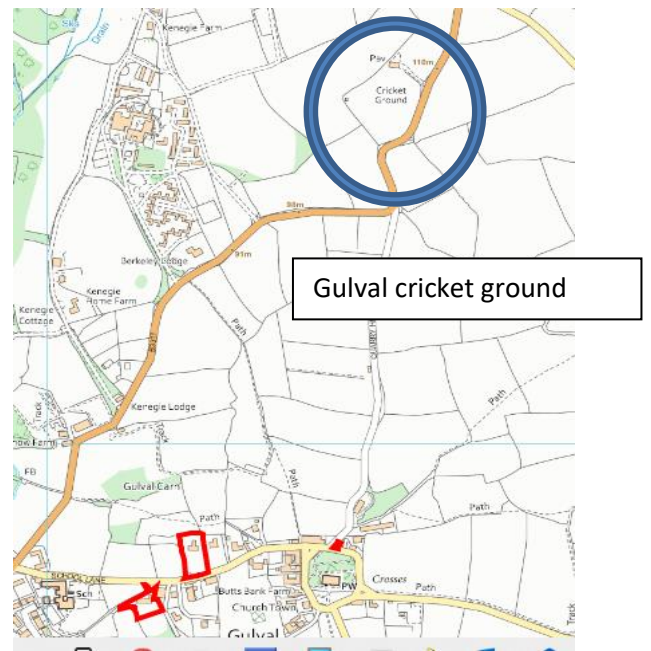
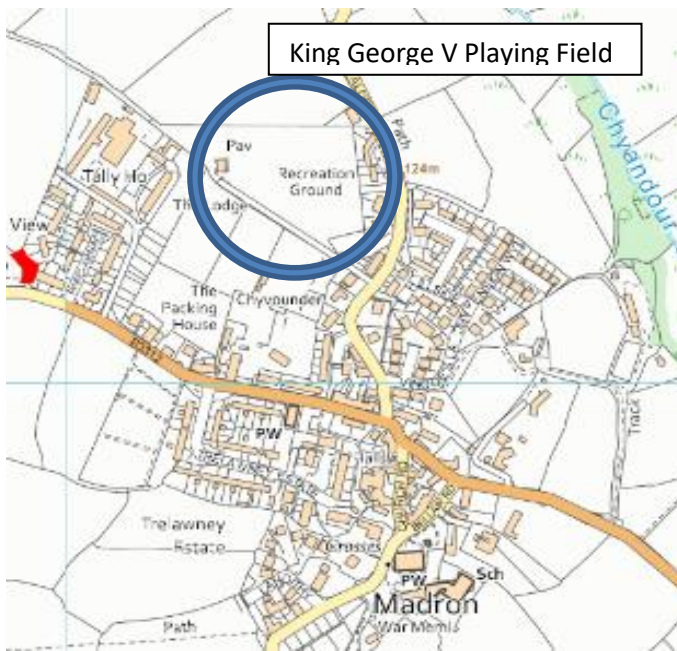


Figure 7 Location of Playing Fields

### Policy NE2 Intention

9.10. The intention is to designate the specific areas of the King George V Playing Field and the Gulval Cricket Ground as Local Green Spaces as defined in paragraph 9 of the National Planning Policy Framework (NPPF) in order to preserve and protect them for the benefit of both the communities of Madron parish and Gulval, and that of the natural environment.

9.11. As shown in Figure 8, to provide better supporting infrastructure for use of the King George V Playing Field, it is desired that a new footpath is created running from the housing at Parc Abnac, around the edge of the old workhouse site to the Playing Field.

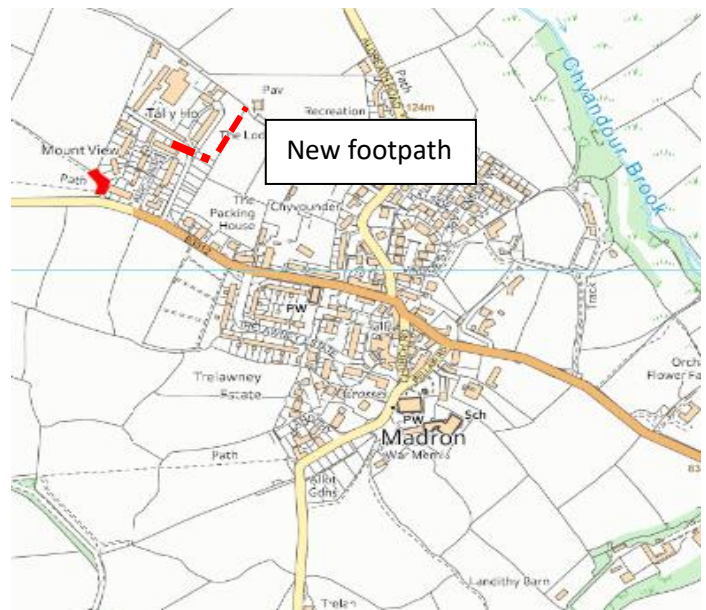


Figure 8 Position of recommended footpath

## **Madron NDP Policy NE2: – Local Green Spaces and Infrastructure**

### **(Madron village)**

The following open spaces (shown at Figure 7) are designated as Local Green Spaces in accordance with paragraph 99 of the National Planning Policy Framework:

- a. King George V Playing Field
- b. Gulval Cricket Ground

Inappropriate development will not be supported except in very exceptional circumstances.

The opportunity should be sought to create a new linking footpath from the housing at Parc Abnac to the King George V Playing Field, as shown in Figure 8.

## **Natural Environment – NE3 Development in the Natural Environment**

### **Policy NE3 Justification**

9.12. The Evidence Base records that within the parish landscape the open moorland is gorse and heather covered, and grazing by livestock is now very limited. Old mine workings and shafts also present a danger to both the public and livestock. The agricultural land as shown in Figure 9<sup>1</sup> is predominantly grade 3 (good to moderate) in the south and grade 4 or 5 (poor to very poor) over the moorland in the north. Farming is mainly livestock on traditionally run family farms. Overall farming has reduced and there are currently thought to be only 5 active dairy farms and 9 beef farms in operation across the parish. Much of the farmland is now used for pony grazing.

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<sup>1</sup> South West Region Agricultural Land Classification Map, Natural England.

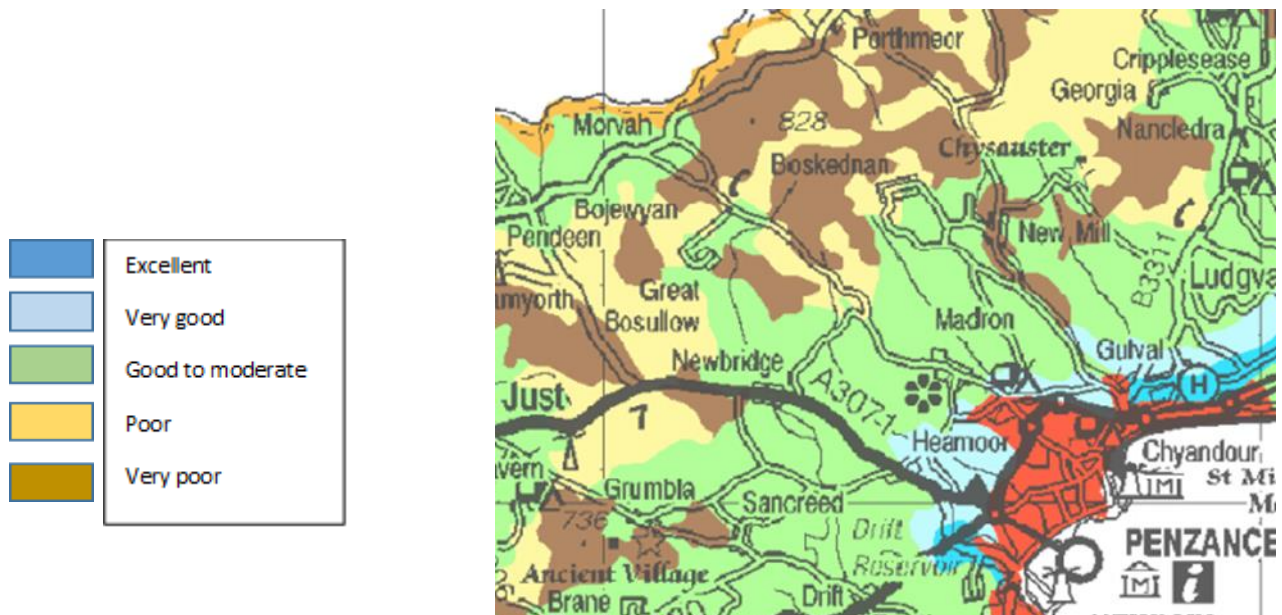


Figure 9 Madron Area Agricultural Classification

9.13. Development within the natural environment needs to reflect the strategies contained within the Cornwall Environmental Growth Strategy and the Local Nature Recovery Strategy. The Cornwall Environmental Growth Strategy has a “Target Outcome 9” that states: “Nature in Cornwall is abundant, diverse and well connected” and specifies the need for protection and expansion of the existing, high quality, backbone of Cornwall’s designated terrestrial and marine protected areas, landscapes and heritage. This could include safeguarding from development Nature Recovery opportunity areas for multiple woodland creation and improved heathland. Development in the natural environment also needs to account for a warmer climate, which is likely to mean wetter winters and drier summers bringing an increased risk of:

- a. Wildfires in the heathland areas to the north of the parish
- b. Drought, impacting on private water supplies and the Drift reservoir
- c. Flooding
- d. Summer overheating of buildings and open spaces
- e. Storm damage

9.14. The lower part of Madron parish is in a Critical Drainage Area and 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 facility<sup>2</sup>. These are narrow streams that run in steep sided valleys running north-west to south-east across the parish. These streams present a flood risk that is graded as flood risk zones 2 and 3 but contained along very narrow confined corridors. 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.

<sup>2</sup> <https://map.cornwall.gov.uk/website/ccmap/index.html?wsName=sfra>

9.15. The extensive network of public rights of way across the parish are recorded in the Cornwall Council Interactive Map<sup>3</sup>, accessed through the Public Rights of Way Layer. A section of the Madron parish area of the map is shown in Figure 10, where the footpaths are shown in purple and the bridle ways in green. For each path, the Interactive Map allows for the path number from the Definitive Path map to be called up. These paths are well used by the community and the need for their upkeep and improvement is an important outcome of the initial survey conducted in 2019.

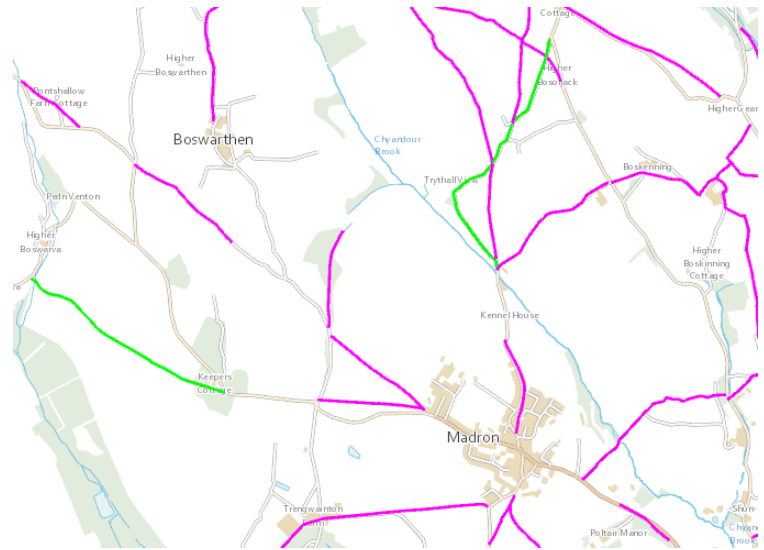


Figure 10 Section of the Interactive Map, Public Rights of Way Layer

- 9.16. The analysis of the Natural Environment data in the Evidence Base justifies policies that:
- Improve the environment for wildlife
  - Support opportunities for reforestation of local woodlands on higher ground as part of flood prevention that would reduce run-off into the low-lying valleys. This would aid climate change prevention, provide wildlife with a range of habitats, and control the spread of bracken and gorse. Reforestation to reduce flood risk aligns with several key environmental strategies which are material considerations for Planning in Cornwall. These strategies are: the Cornwall AONB Strategy 2016-2021 Policies RCC4 and RCC5, the Cornwall Environmental Growth Strategy 2020-2065 Natural Climate Solutions and Adaptation Priority, the Cornwall Climate Change Action Plan “Developing a Forest for Cornwall”, and the Cornwall Local Flood Risk Management Strategy 2020-2026 Vision.
  - Improve farming sustainability, as this is an issue across the parish with the number of farms reducing over the years, and a policy is needed that encourages and supports both the natural environment and farming.
  - Support the local dark skies initiatives.
  - Steer development away from areas at risk of flooding.

### Policy NE3 Intention

- 9.17. The intention is to encourage improvements to the landscape around developments through enhancing the wildlife, encouraging tree planting, helping with farm sustainability, improving the

3

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

network of public rights of way, and reducing light pollution. The use of Natural Flood Management and the emerging Environmental Land Management Scheme may also help to support the sustainability of farms and jobs in the long term through rewilding schemes.

### **Madron NDP Policy NE3: – Development in the Natural Environment**

Developments proposals should enhance, retain or provide wildlife corridors and stepping-stones such as: hedgerows, ditches, strips of tree planting, green open spaces with trees and grass verges to roads. Projects for reforestation will be encouraged with the use of location appropriate species, and development that improves the natural environment should be supported. Measures that improve and extend the existing network of public rights of way will be encouraged.

All proposals for development in, or within the setting of, the Cornwall AONB will be required to conserve and enhance the landscape character and the scenic and natural beauty of the AONB, as set out in the Statement of Significance contained within the Cornwall AONB Management Plan. Development proposals should demonstrate how they have responded to and met the policy framework established within the Cornwall AONB Management Plan.

Development proposals within the AONB are expected to support the West Penwith Dark Sky Park project.

Proposals should demonstrate how the long term maintenance of green and blue infrastructure will support biodiversity, e.g. avoiding excessive grass cutting, planting trees and hedges on public land, and restricting the strimming of Cornish hedges. New development should take full account of existing trees and hedgerows and be informed by a BS5837; 2021 Tree Constraints Plan by a qualified arboriculturalist. Where tree loss is unavoidable, significant mitigation will be expected through replacement planting with appropriate species to achieve a net gain in canopy cover.

Development proposals should be in areas away from flood risk zones 2 and 3, and use Natural Flood Management solutions.

Further guidance on achieving environmentally friendly developments that would be supported is set out in the supplementary document “A Design Guide for Madron Parish”.



## Built Environment and Heritage Policies

### Built Environment and Heritage – BEH1 Design of New Developments

#### Policy BEH1 Justification

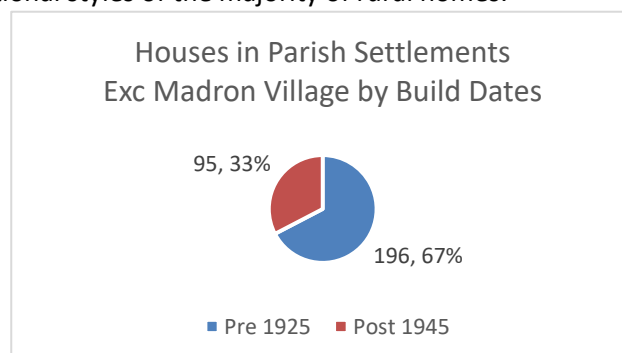
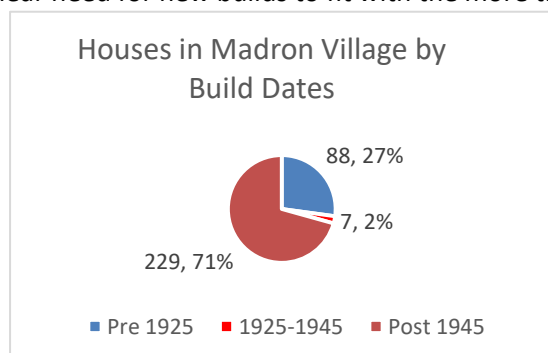
- 9.18. The 2019 parish survey responses show a strong sense of place, with community loyalty and village



life being reasons for people to love living in Madron. The sense of history in the parish, the heritage assets, and the nature of the built environment, are other key elements in parishioners expressing their love for Madron. The survey also showed that good, sympathetic design of developments 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 the Evidence Base.

- 9.19. The Evidence Base collected a wealth of data on the built environment and heritage, and it records there are a number of historic settlements spread across the parish. There are 115 listed buildings and features that have statutory protection, which includes the grade 1 St Maddern Church and the remainder at grade 2, including houses at Trewidden, Trengwainton, Kenegie, Rosemorran and Trevaylor. Listed features and heritage 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 Cornwall's early industrial heritage, with significant remains of engine houses such as the Greenburrow shaft on the Ding Dong mine site, Ishmael's shaft at Boskednan, and Tredinnick, which are grade 2 listed. Archaeological sites also abound, making the Parish a rich historical resource with an international reputation. Development therefore needs to be managed so that this strong heritage is respected. With regard to homes, there is a clear difference in building ages between those in Madron village and those in the rest of the parish. The percentage of relatively modern housing is much higher within the village than outside, reinforcing the need for any new builds to be sympathetic to the remaining older ones, such as those in the conservation area. In the rest of the parish there is also a clear need for new builds to fit with the more traditional styles of the majority of rural homes.



- 9.20. New developments need to be compliant with the Cornwall Council Sustainable Drainage Policy and the draft Climate Emergency DPD policy CC4, particularly as the parish is in an Area Affecting Bathing Waters. Solutions could involve green non-buried Sustainable Drainage systems (SuDS) and the siting of SuDs at concept stages, to avoid being retrofitted.

#### **Policy BEH1 Intention**

- 9.21. The intention is to ensure that the design of new developments respects the historic nature of the parish, reinforces local distinctiveness, improves the environment and contributes to reducing the impact of climate change. The policy is also intended to ensure developments comply with the appropriate Cornwall Council policies.

#### **Madron NDP Policy BEH1: - Design of New Developments**

Developments should demonstrate a high quality of design, respect the historic and natural assets of the surrounding area, and take every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place, and will be supported where they:

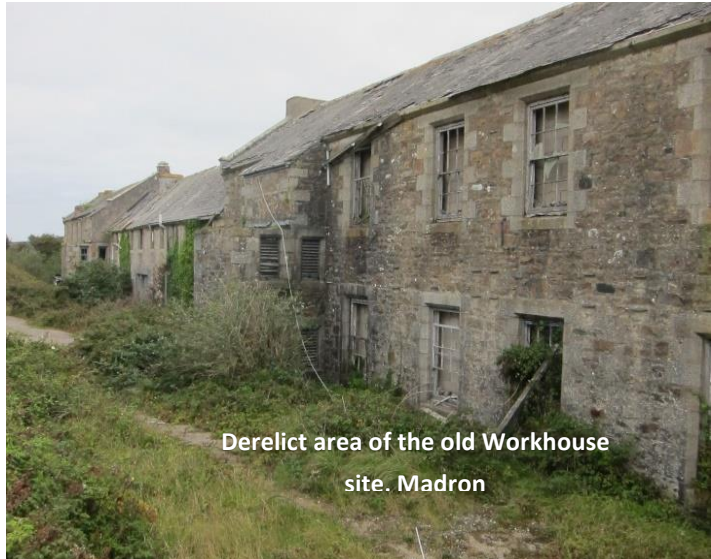
- a. Do not result in unacceptable levels of light, noise, air or water pollution
- b. Take account of the need to design out crime, disorder and anti-social behaviour
- c. Take every opportunity, where practicable, viable and visually acceptable, to incorporate features that improve environmental performance and the reduction of carbon emissions, including energy efficiency measures and green energy generation. New residential developments will be expected to provide electric vehicle charging points for each household
- d. Are informed by the Cornwall Council “Cornwall Design Guide”, and the “Madron Parish Design Guide” in order to maintain the local distinctiveness of the parish
- e. Are compliant with the Cornwall Council Sustainable Drainage Policy and the Development Plan policies relating to the Climate Emergency. New developments should ensure there is sufficient consented sewage treatment capacity to ensure no adverse impact on bathing water quality in Mounts Bay
- f. Incorporate new community facilities such as play spaces and recreational space in accordance with the requirements of the Development Plan (see Policy CFS 2).

## Built Environment and Heritage – BEH2 Preservation of Heritage

### Policy BEH2 Justification

9.22. A key part of the cultural heritage of the Parish are the field patterns and their boundaries. Much of the landscape is classified as prehistoric farmland, with settlements documented before the 17<sup>th</sup> century AD and whose field patterns are morphologically distinct from the generally straight sided fields of later enclosure. A policy is justified that recognises the importance of these structures to the distinctiveness of the local landscape.

9.23. The existence of a significant number of historic structures across Madron Parish presents opportunities for a potential re-use and integration into new developments, especially where a structure is not protected by listing. Re-use and/or integration would aid the preservation of the history of the community and link the past with the present. Where redevelopment of an existing asset, or the development of a site that contains historic elements, is considered, the integration or preservation of existing elements would enhance the sense of local character and soften the impact of the new buildings. Where such structures are listed, this approach would need to be subordinate to any requirements of Historic England or English Heritage. The 2nd Community Consultation showed that the community strongly supported giving heightened recognition to the listed and heritage sites within the Parish and this policy would help to achieve this, especially in the case of unprotected structures.



### Policy BEH2 Intention

9.24. The intention is to ensure that where possible new developments retain and use elements of existing historic structures within the new development, in order to retain a sense of the history of the Parish and a link between the old and the new.

## **Madron NDP Policy BEH2: - Preservation of Heritage**

A key part of the cultural heritage of the Parish is in its field patterns and their boundaries, particularly Cornish hedgerows. Wherever possible proposals should retain and/or enhance the historic hedgerow network. Cornish hedgerows should be retained within a proposal unless there are exceptional reasons to the contrary. Where hedgerow loss is unavoidable, replacement will be required to achieve a net gain in Cornish hedge length. Opportunities should be taken to reinstate previously removed hedgerows as documented through historic mapping.

The inclusion, integration and incorporation of suitable existing historic structures into new developments should be encouraged and supported, such that there is an ability to see, read, and be aware of, the history of the site under development.

## **Built Environment and Heritage – BEH3 Replacement Dwellings**

### **Policy BEH3 Justification**

9.25. The Cornwall Local Plan (CLP) Policy 7 states that “the development of new homes in the open countryside will only be permitted where there are special circumstances”. The open countryside is defined in the supporting text as “the area outside of the physical boundaries (where they have a clear form and shape)”. The policy sets out different ways (the ‘special circumstances’) for providing dwellings in the countryside and Policy 7(1) allows for:

“Replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location.”

9.26. An issue with replacement dwellings is that there can be a reduction in the size of the gardens, and with gardens being replaced with hard surfacing for parking, which reduces habitat connectivity and increases surface water run-off. Gardens form important green corridors and a policy is needed prevent the unnecessary loss of habitat.

### **Policy BEH3 Intention**

9.27. To prevent unnecessary loss of habitat when replacement dwellings are constructed in the open countryside.

### **Madron NDP Policy BEH3: - Replacement Dwellings**

Replacement dwellings will be supported where they maintain, and preferably enhance, habitat connectivity and flood management by retaining trees and green corridors, and by using permeable surfaces.



## Housing Policies

### Housing – H1 Development Boundary

#### Policy H1 Justification

9.28. The majority of the rural area of the parish is designated as an AONB and is therefore protected to a significant degree from inappropriate development. The large number of listed buildings, structures, antiquities and archaeological sites across the Parish also bring with them a level of protection for the environment. The old part of Madron village is similarly protected by Conservation status. The land outside of Madron village is designated as “open countryside” and has the protection afforded by the Cornwall Local Plan policy on housing in the open countryside. Within the village itself are the parish church, meeting rooms, one of the Parish’s two schools, and the most frequent public transport connection to the local town facilities. As such, the village possesses the best potential within the parish for new development. A development boundary would focus development to the preferred locations while preventing incremental creeping development from merging Madron with its neighbour, Heamoor. The love of Madron village as a community surrounded by countryside was strongly expressed in the results of the initial Parish survey conducted in 2019, and separation from Heamoor was seen by the community as critical in maintaining this identity.

9.29. Community consultations and responses to the 2019 initial parish survey, in the April 2020 Housing Needs Survey (HNS), and again in the 2nd Community Consultation in late 2020, all showed strong preferences for:

- a. Any new development to be within Madron village (if at all)
- b. Ideally on a brownfield site such as the old abattoir/workhouse
- c. And for primarily affordable homes for local people.

9.30. However, the Built Environment and Heritage evidence collected by the NDP Team shows that all of the affordable housing within the Parish is centred in Madron village, and forms 37% of the village housing stock. If all new housing was to be of affordable housing, this percentage would 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 the 141 responses in the 2nd Community Consultation.

9.31. 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 are:

- 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 (see Figure 11), due to this area of the village being modern development on the site 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 SHLAA in 2015, the boundary has been drawn to exclude these fields, 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, allowing some small scale development that would include affordable homes, and be under greater control than if they were inside a development boundary.

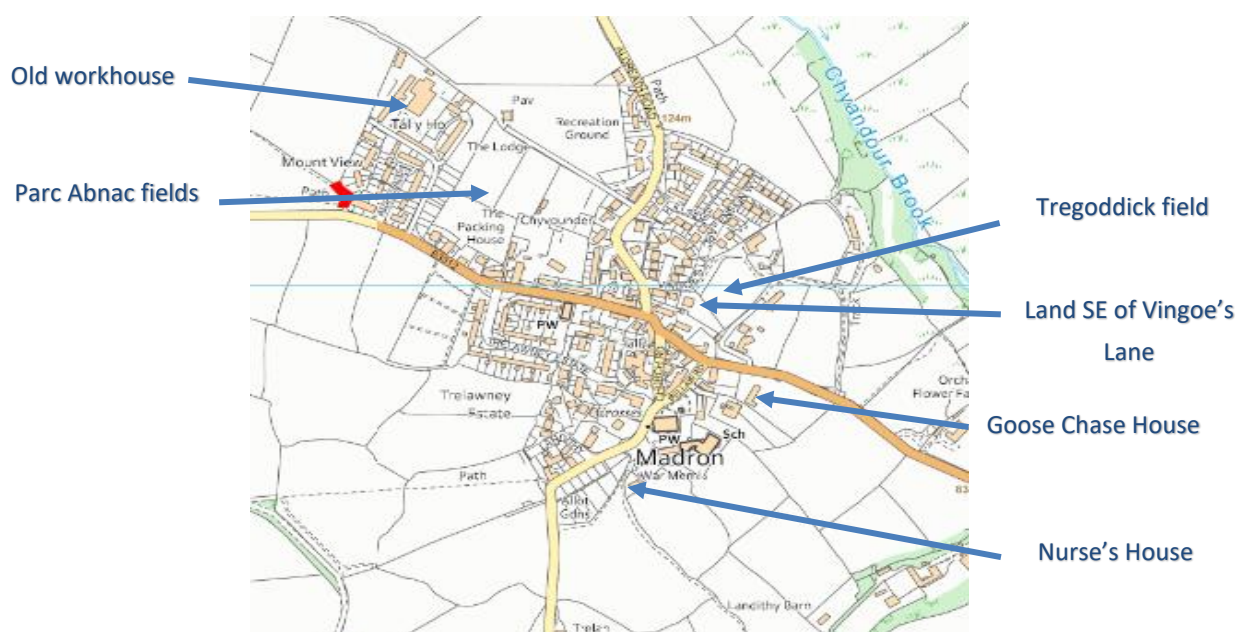


Figure 11 Madron village features

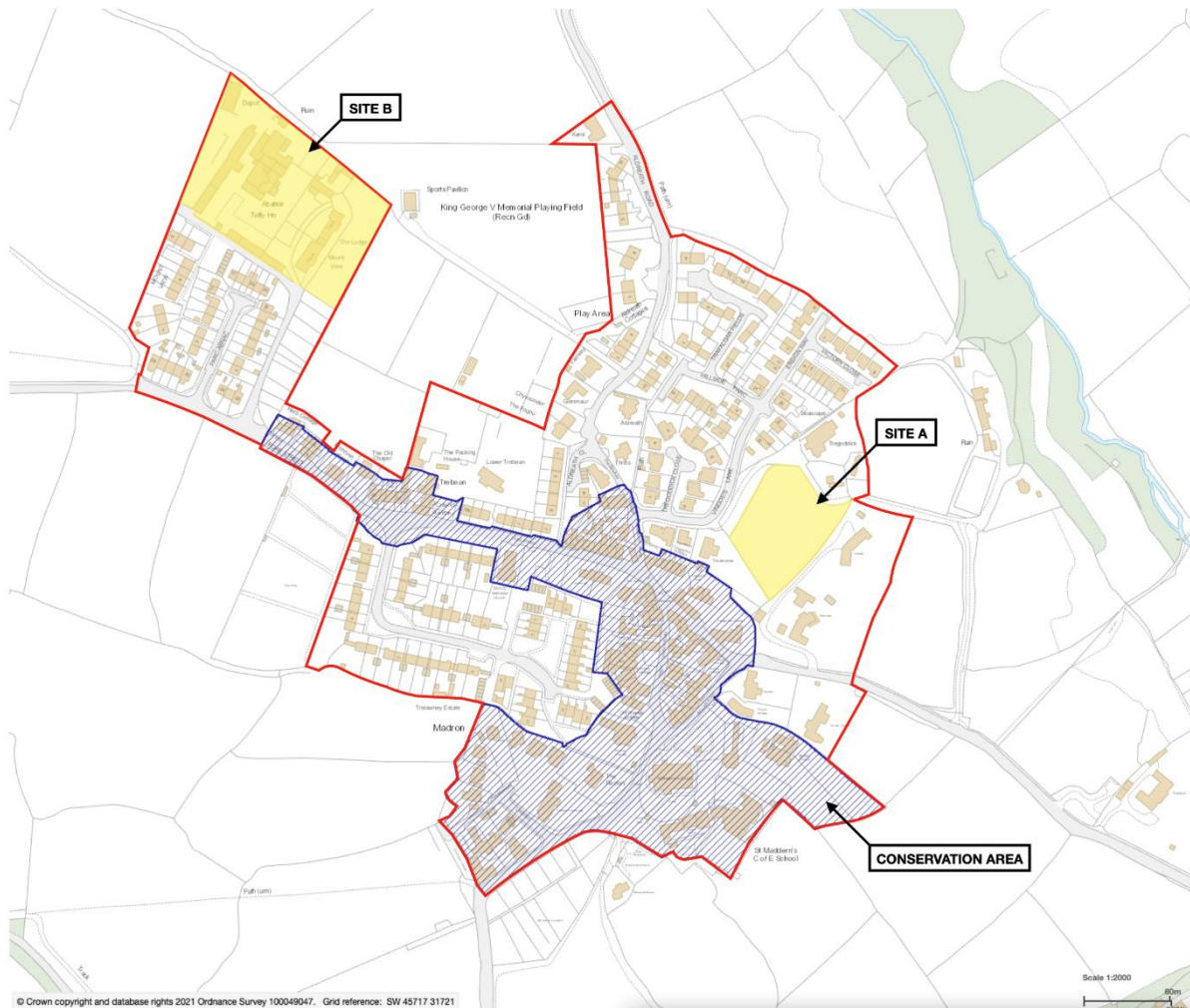
- c. In the 3rd consultation conducted by the NDP Team, a response was received that wanted to see the four fields developed for housing in order to strengthen the link between the two parts of the village, and with the old workhouse site turned into an open space. However, throughout all the consultations 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, but excluded from the development area, is the preferred community option.
- d. The field at Tregoddick Farm, off Vingoes Lane, (Site A in Figure 12 Madron Village Development Boundary) is currently the subject of an outline planning application for up to 17 affordable dwellings, and has been identified by Cornwall Council Affordable Housing as a rural exception site. There is a choice here between excluding it from the development boundary - where it could still be open to rural exception site development solely as affordable housing, but with the chance that it could stay as open countryside - or it could

be included within the boundary so that it is open to development but where the Neighbourhood Plan could exercise some control over the nature of the housing. On the basis that an application is already live, a measure of control is preferred, 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 there 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 12 Madron Village Development Boundary) itself is 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. This gives the final shape of the boundary as shown in Figure 12.



9.32. The lower part of Madron parish is in a Critical Drainage Area, including the development zone as drawn in Figure 12. This means any development within this area must be designed to reduce any harmful downstream impacts and run-off from a site must be less than the green field run-off rate.



**Figure 12 Madron Village Development Boundary**

### **Policy H1 Intention**

9.33. The intention is to create a development boundary around Madron village in order to ensure the sustainable location of development in the preferred locations, and to protect the open countryside. Within the village the brownfield site of the old workhouse/abattoir is the preferred location for development. Outside of the development boundary, development will be controlled under the CLP Policy 7 Housing in the Open Countryside and Policy 9 Rural Exception sites. The policy is also intended to allow development while mitigating against the risk of flooding impacting both the parish and downstream areas.

### **Madron NDP Policy H1: – Development Boundary**

This plan establishes a development boundary for the village of Madron as indicated in Figure 12 Madron Village Development Boundary:

- a. Within the development boundary, Site A and Site B are the allocated development locations with Site B, the old workhouse/abattoir, as the preferred location, otherwise small scale infill, rounding off and development on previously developed land may be supported where such development conforms to other policies in this Plan.
- b. Development of open market housing proposals outside but adjacent to the development boundary will not normally be supported. Exceptions may be made for development that is affordable housing led, meets evidenced local need and is appropriate in scale and location in accordance with Policy 9 of the Cornwall Local Plan.
- c. Outside of the development boundary in the open countryside only development which conforms with Policy 7 of the Cornwall Local Plan: Housing in the Countryside, may be supported.
- d. There may be scope for very limited infill development in smaller hamlets in the parish. Proposals will be judged against Policy 3 of the Cornwall Local Plan.
- e. Proposals for more than 50 dwellings or non-residential structures of 1000 square metres within the Critical Drainage Area should demonstrate Natural Flood Management measures such as land management, tree planting, hedge restoration etc., or exceptionally make provision for them offsite.

## **Housing – H2 Mix of Tenure**

### **Policy H2 Justification**

9.34. Since 1945 considerable housing development has taken place in the Parish to meet local housing needs but all of it in Madron Churchtown (Madron village), which has therefore experienced the greatest impact from development and change. The Evidence Base records that most of the housing development in the village is post 1945 (69% of the stock) and that originally 43% was affordable housing, now 37% due to the “right to buy” scheme. In both the 2019 survey and the April 2020 Housing Needs Survey (HNS), residents have expressed concerns over the possibility of new developments having a preponderance of affordable housing, while at the same time in the same 2019 survey responses they recognised the need for affordable homes, and again in the HNS 54% of the 73 responses acknowledged the need for affordable homes. The HNS recommended that affordable housing delivery should cater for both affordable rent and intermediate homes for sale, and also



highlighted that of those seeking affordable homes in the village 93% sought small one or two bedroom homes. The HNS also recommended inclusion of a small number of homes built to a contemporary mobility standard. A mix of tenure, with some smaller affordable homes would go towards satisfying the recorded aspirations.

- 9.35. There were responses in the consultations that sought a ban on new second homes or holiday lets but currently less than 3% of the Madron village housing stock (9 out of 324) is in this category and this is far too low a percentage for such a ban to be supported by Cornwall Council.

### **Policy H2 Intention**

- 9.36. The intention is to meet the community's desire for a mix of tenure in new development in order to maintain a balanced and sustainable community in Madron village, whilst meeting the requirement for small affordable homes for those in housing need. For clarity, affordable housing is defined as:<sup>4</sup>

- 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)

#### **Madron NDP Policy H2: – Housing Mix of Tenure**

Development proposals should include a proportion of affordable housing, mostly comprising of smaller housing units being of one and two bedrooms to reflect the local needs, with an overall mix of tenure and to include a limited number of units designed to current mobility standards.

Of the two sites identified in the evidence base and arising from the HNS survey and consultations, the following is the preferred provision:

- a. On Site A, open market dwellings, with some bungalows/assisted living units in the mix, is the preferred choice.
- b. On Site B, a mix of open market, affordable housing, and assisted living units is preferred.

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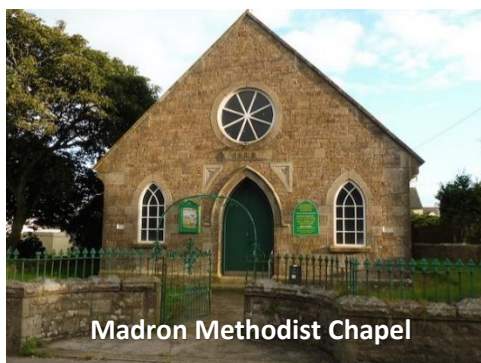
<sup>4</sup> <https://www.cornwall.gov.uk/housing/affordable-housing/types-of-affordable-housing/>

## Community Facilities and Services Policies

### Community Facilities and Services – CFS1 New Facilities

#### Policy CFS1 Justification

9.37. The Evidence Baseline for Community Facilities and Services records that although the parish has



Madron Methodist Chapel

two primary schools, the parish church, a Methodist chapel, and a public house (the King William 1V), the Madron parish residents do not have all the facilities available within the parish to meet the full range of the community's needs, albeit that many of these facilities are available within a reasonable travel distance. Within the parish there are no shops, no GPs surgeries and no dental practices. Therefore the NDP needs to recognise and protect the facilities that are still available within the Parish, and wherever possible look to enhance or augment these facilities to increase the overall sustainability and reduce the needs for travel.

9.38. The expected growth in population in the Parish is not forecasted to be large; however 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 infra-structure. 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, and from the Evidence Base the perceived need for new or improved facilities is shown in Table 4 below.

	Survey findings December 2019	Desired Outcome
1	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
2	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 that would serve as a community hub.
3	Residents regretted the loss of postal services across the parish	Re-establish some form of postal service in the parish
4	The survey identified a need for better play facilities for children, especially older children, for example a Skate park.	To enable the development of a skate park on the Playing Fields. To establish a play area for young children on the Trelawney estate. To see opportunities in new developments for new play/recreation facilities.
5	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

6	The survey identified a need for better communication of events/facilities/activities within Madron Village/Parish.	To develop better and more accessible means of communication to support Community facilities and Services within Madron Parish
7	There was a clear need identified for better parking within Madron village.	To reduce parking in unsuitable locations and clearly designate parking areas.

**Table 4 Parish perceived need for new or improved facilities**

### **Policy CFS1 Intention**

- 9.39. The intention is to support development that improves or extends the existing provision of facilities and services whilst protecting the community and environment from disturbances and adverse traffic and parking issues, and to resist the loss of still valid facilities and services.

### **Madron NDP Policy CFS1:– New Community Facilities**

Developments should seek to improve or extend the existing local community facilities and assets, or provide for appropriate shared use, where there is a demonstrable need for them and there is no significant adverse impact upon nearby residents and uses. Development for new or additional services and facilities will be supported where they meet a need identified by the community concerned or by a body with statutory responsibility for a particular service, providing:

- a. They do not create unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties
- b. Do not cause adverse traffic issues
- c. Access and off-street parking can be satisfactorily provided without harming existing residential and other uses.

Development that would result in the loss of a local service or facility will be resisted unless it is demonstrated that the use is no longer viable or a replacement facility of an equivalent or better standard is provided.

## **Community Facilities and Services – CFS2 New Recreation and Sports Facilities**

### **Policy CFS 2 Justification**

9.40. The 2019 survey recorded a perceived need by parishioners for additional play facilities within the parish, such as a skate park. With an increased focus on health and wellbeing, new play facilities that would benefit both children and adults should be encouraged. 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, as long as they do not cause unacceptable noise, pollution or traffic.

### **Policy CFS2 Intention**

9.41. The intention is to encourage the introduction of new and varied recreational and sports facilities that benefit the community.

#### **Madron NDP Policy CFS2:– New Recreation and Sports Facilities**

The development of new or improved recreational and sports facilities will be supported where they are sustainably located, provided that the scale of the facility is related to the needs of the area and there is safe and convenient access for potential users.

## **Community Facilities and Services – CFS3 Community Allotments, Orchards and Composting Initiatives**

### **Policy CFS3 Justification**

9.42. The Evidence Base records the parish as very rural, with significant areas of open land, unused fields, and an overall reduction in the number of working farms. However the parish has two sets of allotments and a demand for more allotment spaces. There is the opportunity to provide more allotments or some form of community orchard scheme, or composting initiative, on suitably redundant land and this should be encouraged. However allotments should not be located on steep hillsides because bare soil on slopes may exacerbate problems with surface water run-off, silting up of drains and water quality.

### Policy CFS3 Intention

- 9.43. The intention is to be supportive of schemes to provide additional allotments, or that propose the establishment of community schemes such as orchards or composting.

#### **Madron NDP Policy CFS3:– Community Allotments, Orchards and Composting Initiatives**

The development of redundant land for community allotments, orchards and composting initiatives in suitable locations, and where viable, will be supported. Development that would result in the loss of all or part of existing allotment spaces will not be supported unless alternative and equivalent allotment space is provided. Steep hillsides are not considered suitable locations for allotments due to the adverse impacts of surface water run-off.

### **Community Facilities and Services – CFS4 High Speed Broadband and Mobile Phone Coverage**

#### Policy CFS4 Justification

- 9.44. The parish currently has a broadband service and mobile phone coverage that varies from satisfactory to poor to non-existent. As a rural parish, farm sustainability is dependent on good broadband links, and also it is recognised that many of the residents operate working from home. The Evidence Base highlights that the lack of good broadband and mobile phone communications hinders the provision of on-line services across the Parish, and hampers working from home opportunities, particularly in the more rural hamlets such as New Mill, Bosulow and Mulfra. With the impact of the Coronavirus pandemic becoming apparent as this report was being compiled, the importance of home working, and on-line education, has never been greater. A policy that supports the spread of better and faster communications is now vital.



#### Policy CFS4 Intention

- 9.45. The intention is to support the spread of super-fast broadband and mobile phone communications coverage across the parish, and ensure new developments incorporate these as a matter of course.



### **Madron NDP Policy CFS4: – High Speed Broadband and Mobile Phone Coverage**

Proposals to provide a super-fast broadband communication infrastructure and improved mobile phone coverage to serve the Parish will be supported where it is sensitively sited and sympathetically designed. All new residential, educational and business premises development should endeavour to provide the necessary infrastructure to allow connection to high speed broadband and other communication networks that serve the area.

## Transport Policies

### Transport – T1 Traffic Management

#### Policy T1 Justification

9.46. For the Neighbourhood Plan, the focus needs to be on those traffic issues and transport opportunities that can be addressed at the neighbourhood planning level. Policies need to be aimed at facilitating change in the interests of road safety, particularly as the 2019 survey had traffic and speeding management as one of the improvements that residents wanted to see. The Evidence Base shows there is one specific location 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. A policy to manage traffic impacts of new developments is therefore a valid requirement.

#### Policy T1 Intention

9.47. The intention is to support those development proposals that reduce the traffic impact within residential areas and that improve safety. Where there would be a significant amount of new traffic, mitigation measures would be expected.

#### **Madron NDP Policy T1: – Traffic Management**

Where appropriate, development proposals that deliver traffic management measures that reduce the impact to traffic in residential areas and improve highway safety will be supported. Development proposals that generate a significant amount of traffic movement must show how the effects of the increase will be mitigated.

### Transport – T2 Parking

#### Policy T2 Justification

9.48. The Evidence Base identifies that 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 in 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 not add to this problem so a policy is needed to ensure parking is addressed in new developments. However, any new parking surfaces should be permeable.



### **Policy T 2 Intention**

- 9.49. The intention is to ensure that new developments do not add to the parking or surface water problems in the parish, and where possible the amount of Madron village public car parking spaces is increased.

#### **Madron NDP Policy T2: – Parking**

Where development (including extensions) of existing dwellings will occupy existing parking space(s), and/or reduce the number of off-road parking spaces available to accommodate vehicles used by residents of the dwellings, proposals will need to demonstrate that there are adequate alternative parking provisions to serve the dwellings, such that road and pedestrian safety will not be compromised.

Where possible the opportunity will be taken with new developments within Madron village to provide additional public car parking spaces that serve village facilities.

All new parking surfaces should be permeable.

## **Transport – T3 Walking and Cycling Routes and Public Transport**

### **Policy T 3 Justification**

- 9.50. The Evidence Base records that 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. For many in Madron parish the motor car is considered essential, especially because higher level education and all the health facilities are located outside the Parish. In the rural areas the bus services are primarily based around serving the village schools, and services are severely reduced outside of term times.

- 9.51. Due to the rural nature of its road network, the parish does not have any dedicated cycle ways. The rural road network is not suited to them but there is the possibility of one between Madron village and Heamoor, along the B3312.
- 9.52. Developments that maintain or increase the use of public transport need to be supported as this would help to retain or improve the service. This should encourage local people to choose to travel by car less often, reducing carbon emissions.

### **Policy T3 Intention**

- 9.53. The intention is to support development that enhances the walking and cycling routes within the parish, and development that can increase the use of public transport and reduce the need for car journeys.

#### **Madron NDP Policy T3: – Walking and Cycling Routes and Public Transport**

Where possible development proposals should improve and/or extend existing walking and cycling routes and link them to the wider network. Development proposals specifically intended to maintain and enhance existing public transport provision within the area will be supported.

## **Business and Jobs Policies**

### **Business and Jobs – BJ1 Development of Businesses and Facilities**

#### **Policy BJ1 Justification**

9.54. The employment in Madron is predominantly agricultural in nature. Within the parish boundary there are two primary schools, as well as a pub, holiday-park and a National Trust property. 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% of the working age population were economically active, 17 residents were long term unemployed of which 11 have never worked. Relatively, unemployment is low, although 22% of residents have no qualifications.

9.55. The Parish has limited dedicated employment, retail or industrial sites. In terms of industry there are:

- a. The Castle-an-Dinas Quarry run by CORMAC, which straddles the parish boundary, and employs approximately 30 people.
- b. The Trevaylor Manor care home that can take up to 81 service users.
- c. A light industry site at Badgers Cross that includes:
  - i. A metal working/blacksmiths shop
  - ii. A vehicle repair business
  - iii. A small brewery

9.56. The parish is located close to Penzance and the town has potential growth in employment opportunities from the major growth sites identified in the Cornwall Site Allocations DPD. The parish itself has limited growth opportunities without actively promoting new enterprises and sustainable business developments, such as farm diversification and live/work housing.

9.57. With limited employment opportunities within the Parish, a policy is needed that supports the growth of existing businesses and in particular farms, as the Evidence Baseline records the decline in active farming across the Parish. The reuse of redundant buildings and the provision of live/work units should also be encouraged, especially with the current emphasis on more work being done locally or from home in order to reduce travel and energy use.

#### **Policy BJ1 Intention**

9.58. The intention is to support the growth of existing businesses within the Parish whilst retaining the amenities and character of the area, and to encourage the reuse of redundant buildings in new or expanding businesses, to widen the scope for employment opportunities.

### **Madron NDP Policy BJ1: – Development of Businesses and Facilities**

Development that provides for the sustainable growth of businesses, including the conversion or reuse of redundant buildings for business or commercial activity throughout the Parish, will be supported where it does not cause any unacceptable nuisance or harm to its setting or nearby land users, and does not have a significant negative impact on the amenity and character of the surrounding area. Enlargement of other employment spaces, such as the public house, schools, and holiday parks, will only be considered if in keeping with the locality and where a need can be demonstrated, otherwise the presumption is to reuse brownfield sites.

Proposals that provide live/work units to stimulate local, sustainable enterprises within the rural setting of the Parish will be encouraged. Housing design that provides for live/work small business opportunities also will be welcomed where these reduce the carbon impacts of commuting and create more sustainable communities.

## **Business and Jobs – BJ2 Reuse of Redundant Agricultural Sites**

### **Policy BJ2 Justification**

9.59. Although the state of farming, as recorded in the Evidence Base, requires significant efforts to be made to support and sustain it across the Parish, Cornwall Council has policies that encourage an economically vibrant countryside and provide a level of protection for the land use. However, farm buildings themselves could be lost through a change of use and it would be prudent to protect them from speculative changes of use in order for them to be available as and when farming needs or wants to expand. A policy is needed to control the change of use of agricultural farm buildings, particularly more modern ones, such that any proposal to do so must be strongly justified and every effort has been made to retain the building(s) for agricultural use.

### **Policy BJ2 Intention**

9.60. The intention is to ensure that every effort has been made to keep agricultural buildings available in the community to support present or future agricultural use and employment.



### **Madron NDP Policy BJ2: – Reuse of Agricultural Buildings**

Where planning permission is required the change of use of redundant farm buildings will only be supported where the proposal is supported by evidence which demonstrates that the building is no longer required for agriculture.

## **Business and Jobs – BJ3 Development within Historic Sites**

### **Policy BJ3 Justification**

- 9.61. As shown in the Evidence Base, Madron Parish is rich in historic and listed buildings and sites. There can be opportunities within these for development that could provide much needed local employment



opportunities within the context of the tourism industry, albeit with the approval of the relevant bodies (e.g. Historic England) and with due respect to the nature and character of the site. This would improve the employment chances for the community and potentially increase tourism locally.

### **Policy BJ3 Intention**

- 9.62. The intention is to support development opportunities within historic sites that offer the potential to boost local employment and income whilst still retaining the character and essential historic nature of the site.

### **Madron NDP Policy BJ3:– Business Development within Historic Sites**

Development that enhances historic sites to promote employment opportunities within the tourism sector will be encouraged, if it is in full compliance with the national policy and guidance and the development plan with regard to the historic environment.

## 10. Monitoring and Reviewing

- 10.1 The Plan includes a variety of policies that address the future development of the Parish until 2030. The Madron Parish Council recognises that circumstances will change within the Plan period. In addition, some policies will deliver as intended and others may not do so. On this basis the Parish Council will monitor the effectiveness of the Plan on an annual basis. In doing so it will take account of the annual health check process for ‘made’ neighbourhood plans. This monitoring will have a particular focus on the delivery of new housing.

## 11. Glossary & Abbreviations

Abbreviation	Title
AGLV	Area of Great landscape Value
AONB	Area of Outstanding Natural Beauty
CC	Cornwall Council
CNA	Community Network Area
HNS	Housing Needs Survey
Local Plan	Cornwall Local Plan: Strategic Policies Development Plan Document
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
SC	Sustainability Check
SHLAA	Strategic Housing Land Availability Assessment
SuDS	Sustainable Drainage System
WPRDC	West Penwith Rural District Council