

Mabe Parish
Neighbourhood
plan



**Mabe Neighbourhood
Development Plan**

2022 -2030

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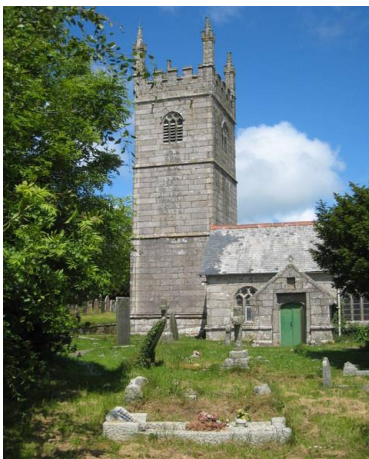
Glossary and Abbreviations

AGLV - Area of Great Landscape Value: a local designation in the Cornwall Local Plan. These are areas of high landscape quality with strong distinctive characteristics that make them particularly sensitive to development. **NDP** - Neighbourhood Development Plan: a development plan drawn up by members of a local community and based on extensive consultations within that community. NDPs must not conflict with the NPPF or the Cornwall Local Plan.

NDP - Area Designation: the process whereby an application was made by Mabe Parish Council to Cornwall Council in June 2019 for the area of Mabe Parish to be designated as the Neighbourhood Area to be used for the creation of an NDP.

NPPF - National Planning Policy Framework: the overall planning framework set by the central government with which all local and Neighbourhood Plans must comply.

Rounding-off: According to Section 1.68 of the Cornwall Local Plan (CLP): “This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the countryside.”



Foreword

Mabe Parish is predominantly a rural landscape. The landscape is mainly pastureland where traditional rural and agricultural industries survive.

Evidence suggests that human activity in the Parish has existed since Neolithic man. Since that time Cornish Granite has played an important part in the construction industry through the world and forms an important part of Mabe's history and employment.

Whilst the community wishes to preserve its visual and physical link to its mining and quarrying heritage, both the Parish Council and the community at large recognise that the Parish needs to develop and grow for future generations to thrive.

The desire from the outset has been to provide a development plan that would be a valuable tool giving support to the parish council in its decision-making process.

It will not only give a clear understanding of what is needed when considering planning applications, but in addition be a source of reference information and above all evidence of the needs and desires of the community we serve.

On behalf of the Parish Council, I would like to thank all who helped produce the Mabe Neighbourhood Development Plan.

_____ Chair Mabe Parish Council.

The Mabe Neighbourhood Development Plan (NDP) vision was to develop a plan that sets out how the Parish should evolve for the benefit of future generations

To ensure that vision was met, the Mabe NDP, has been developed over a three-year period during which the NDP steering group undertook a comprehensive review of the National Planning Policy Framework (NPPF) together with the Cornwall Plan 2010 -2030 and its supplementary documents. Meetings were held with the Cornwall Council (CC) Area Planning Team members and the Cornwall Council Landscape Architecture departments.

Persisting despite the restrictions imposed by global events (Covid-19 pandemic), the steering group were determined the Plan should reflect the needs and desires of the local community.

Many hours of time were given freely by both members of the steering group and the community in general, to ensure that the views of the community were heard.

Delivering invitations to partake in the online survey via post cards, arranging questionnaires, social media and regular updates articles, all helped to ensure, even under difficult circumstances, that the common aims of the community have been reflected in the Mabe NDP policies.

I would hope that the document gives all interested parties, both those who give approval to development and those who seek that approval, a clear set of objective policies that they can work with, not against, and that together they can deliver the vision of those who live and work in the Parish for the benefit of all the community.

Keith West / Mabe Neighbourhood Development Steering Group

Introduction

This document is the [Draft] Mabe Neighbourhood Development Plan (NDP). It 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.

Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan: Strategic Policies, as well as the Development Plan Document (Local Plan), to give an extra level of detail at the local level. The Mabe NDP has been developed by the local community to ensure that future growth and development throughout the Parish is guided by their views and aspirations.

Mabe 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 an earlier review.

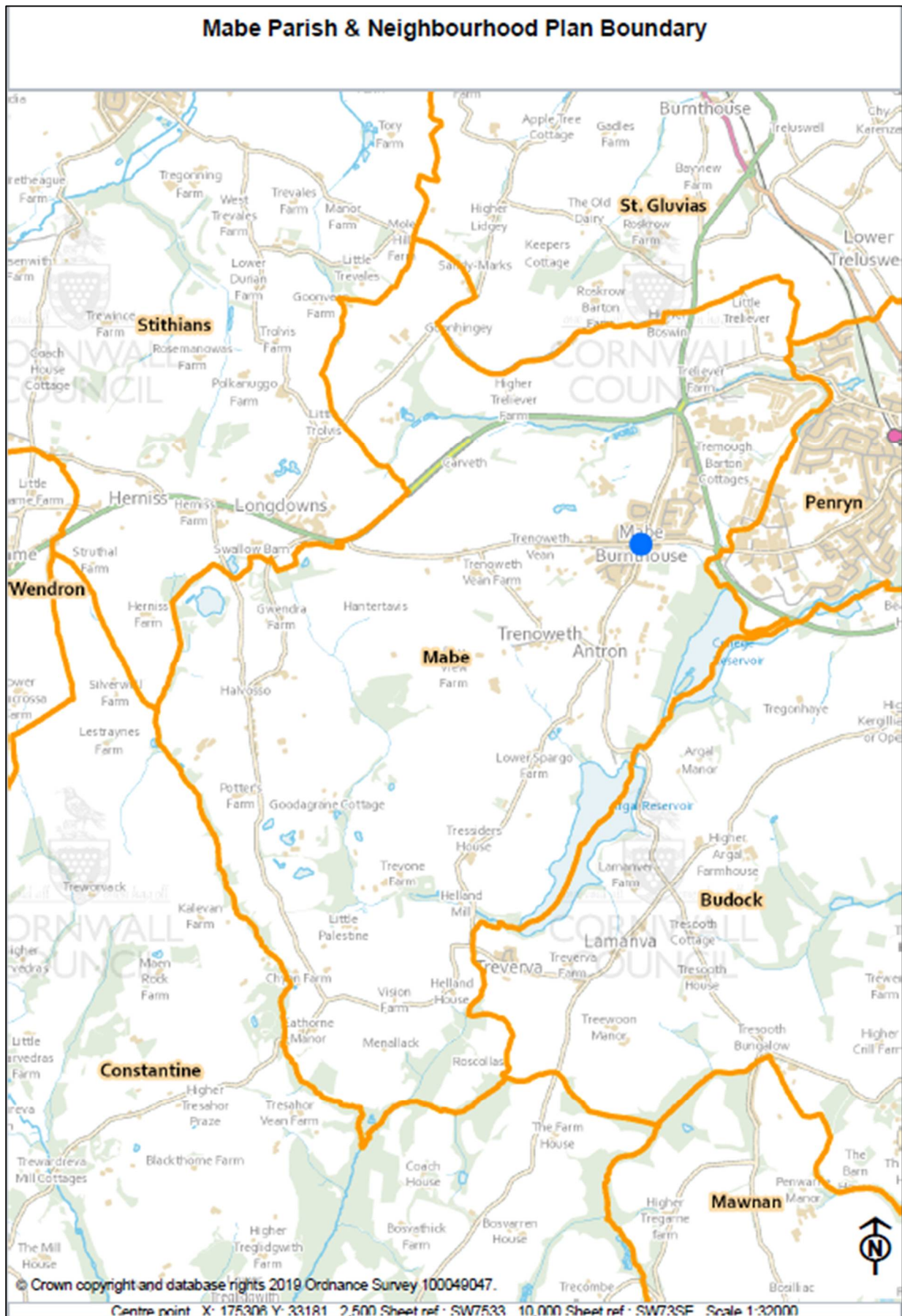
This document is supported by several other documents and background information which are referred to throughout. These supporting documents can be accessed at <https://www.mabendp.com/>. A glossary and abbreviations section is included at the front of this document for reference.

Mabe NDP applies to the area that is covered by the Parish Council and as shown in Figure 1.

Mabe Parish is located in Southwest Cornwall. Mabe abuts Penryn and is in close proximity to both Falmouth, one of the largest towns in the County, and the Cornwall Combined University Campus Penryn. It is a civil parish, and within its boundaries is the village of Mabe Burnthouse and several hamlets including Antron, Halvasso and Trenoweth. It enjoys a predominately rural setting with a large area of the Parish covered by a Minerals Safeguarding Area; in addition, the southern end is classified as an Area of Great Landscape Value and is part of the Falmouth and Penryn Community Network Area (CNA).

Once finalised and adopted by Cornwall Council (CC), the planning policies presented in this NDP seek to positively plan for the future of Mabe 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 - Mabe Parish & Neighbourhood Plan Boundary



The Preparation Process

Getting this far

In determining the policies contained within the Mabe NDP, the Mabe NDP steering group undertook a comprehensive review of the National Planning Policy Framework (NPPF), together with the Cornwall Plan 2010 – 2030 (CP) and its supplementary documents.

Over the last three years meetings were held with the Cornwall Council Area Planning Team members and the Landscape Architecture departments. Together with data and information referenced in other objectives contained within this Development Plan, and from numerous consultation activities and venues (see Consultation Statement) the following conclusions were drawn.

These have included:

- Numerous consultation meetings with the community.
- Consultation questionnaire to all households within the Parish.
- Public announcements and information via social media.
- Consultation on Outline Policy.
- Council / Specialist Advise.
- Final referendum.

It should be noted that face to face meetings with the wider community could only be undertaken early on in the consultation (2019) and towards the end of the consultation (2022) due to restrictions prescribed by central government during the Coronavirus (Covid-19) pandemic.

All the consultations have been summarised in the 'Consultation Statement', as required by the formal NDP legislative requirements; this is available at www.mabendp.com/.

The above activities have provided a comprehensive picture of the community's main concerns. The community wishes to preserve its visual and physical link to its mining and quarrying heritage with field patterns bonded by traditional Cornish hedges and interspersed with remnants of its mining heritage.

The NDP should seek to address and highlight the key priorities of:

- Supporting the provision of affordable housing so that the Parish continues to be a place where people of all ages and means can live and work.
- Understanding, enhancing and positively managing the built environment of the Parish, to ensure future sustainable and sensitive design.
- Protecting, promoting and enhancing sensitive landscapes, habitats and open spaces, so that open and green spaces, within and between settlements are prioritised over any future development.

Facilitating a resilient economy of appropriate scale and nature, which actively supports healthy, sustainable living and working communities to reach their full potential, which both respects and enhances the natural and physical environment.

Supporting the delivery of safe and effective provision for vehicle access, pedestrians and cyclists alongside off-street parking.

What next?

Following submission of this plan to Cornwall Council for their consideration, there will be a 6 weeks consultation period before the plan is being sent to an independent examiner (mutually agreed by Cornwall Council and the Mabe Parish NDP Steering Group), who will check the NDP to ensure it conforms to legislation, policies, designations, and any other relevant policies. At this stage, the independent examiner may recommend that the NDP be amended before continuing to the referendum stage.

The NDP will be subject to a referendum, to gauge community support. Cornwall Council will only adopt the NDP if most of those voting in the referendum are in support of the plan.

Once adopted, the policies contained within the Mabe Parish NDP will have to be taken into consideration when planning officers determine future planning applications.

NDP Sustainability Appraisal

In order to ensure that the plan considers environmental, social and economic issues, the Mabe NDP Steering Group carried out a light touch 'NDP Sustainability Appraisal (SA)'. The NDP SA considered the Mabe NDP Vision, Objectives and Policies against a SA Framework, in order to consider how these aspects perform 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 behavior |
| 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 | |

The Sustainability Appraisal Checklist presented a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for Mabe. The Sustainability Appraisal Checklist document can be found alongside other supporting information at www.mabendp.com/.



Supporting Documentation

Mabe NDP is supported by a variety of other further documents and information, which are often referred to in this document.

These documents include details and results of the main consultations, including thoughts on draft policies (May 2020), landscape statements (September 2020) and a full community questionnaire (January 2021).

All supporting documents and evidence will be made available on request from the Mabe Parish Clerk or by visiting <https://www.mabendp.com/>.

Evidence Documents for the NDP:

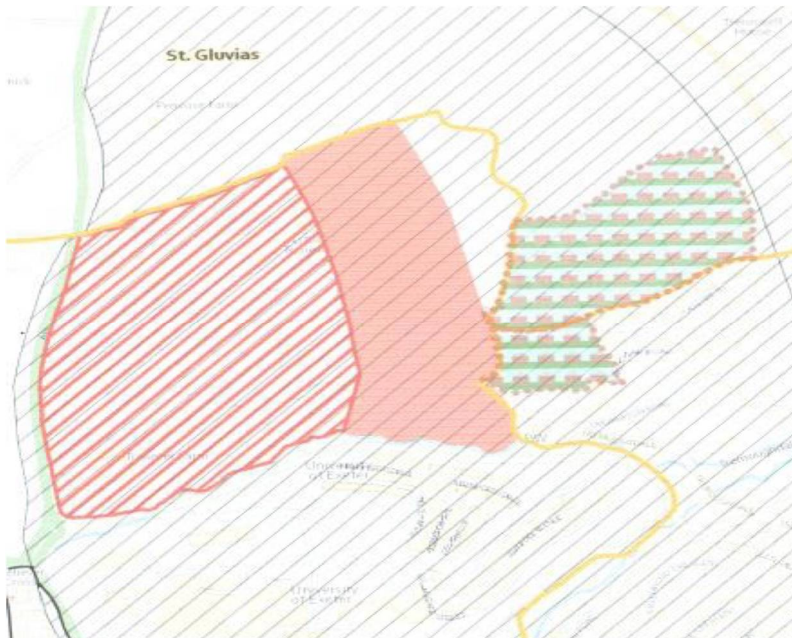
- Cornwall Local Plan Strategic Policies (2010-2030) 2016
- Cornwall Climate Emergency DPD – Submission Draft November 2021
- The Strategic Housing Land Availability Assessment (SHLAA) January 2016
- The Strategic Housing Market Needs Assessment (SHMNA) 2013
- Cornwall and Isles of Scilly Landscape Character Study 2007 Neighbourhood Plan Survey
- Cornwall Renewable Energy Landscape Sensitivity Assessment December 2020
- Neighbourhood Plan Survey - Summary Report

Background

Accommodation and housing have traditionally been built over past centuries clustered around minor road junctions, local farms, or industrial hamlets. This is reflected in properties primarily constructed from local sourced natural materials being stone faced walls and slate roofs. Over recent years housing has been constructed in these areas by way of a broad range of more individually designed properties interspersed into the existing hamlet by way of individual developments that encompass a cross section of accommodation types and sizes.

Larger scale development has more recently been concentrated in the North East, which centres around the main road junction of Mabe Burnthouse, close to which are located the village shop and public house. This development has of itself created considerable traffic issues, due to the nature of the road junction and its limited ability to cope with the traffic volumes now required.

Figure 2 – Expansion of Combined University Cornwall



Although a predominantly rural parish the recent development within its boundary of the Cornwall Combined University Penryn Campus, its continued expansion programme and the subsequent need for student and staff accommodation, has placed significant and unique pressure on the village housing need. The Cornwall Plan/site allocations 2019 (CSADPD) has identified sites where student accommodation should be concentrated within the Mabe Parish Boundary under the Site Allocation FP-St5 & FP-ED1 (see overleaf). Although this in some way alleviates pressure on the housing need within Mabe Burnthouse, it has a significant impact on availability and affordability in terms of rental accommodation and the conversion of residential property into houses of multiple occupancy.

Figure 3 – Mabe Parish Age Demographics

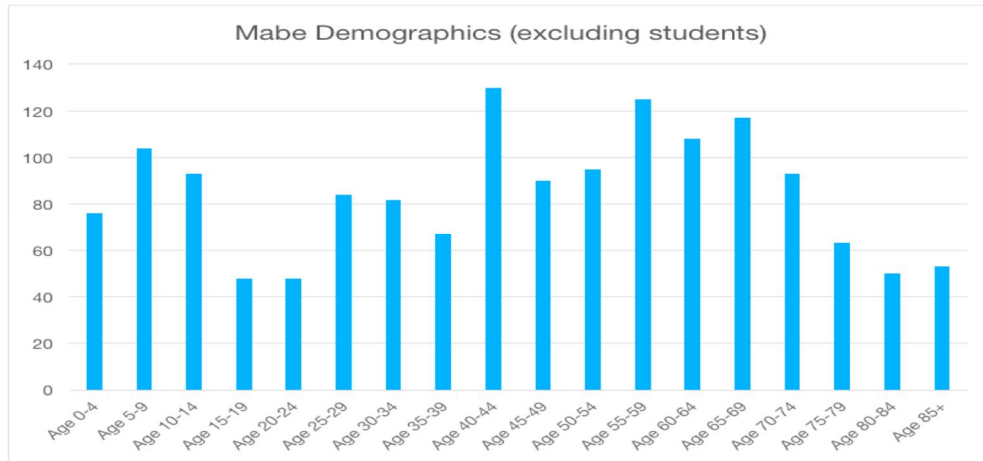


Figure 4 – Treliever Direction of Growth (Option) Figure 5 – Penryn Campus Expansion

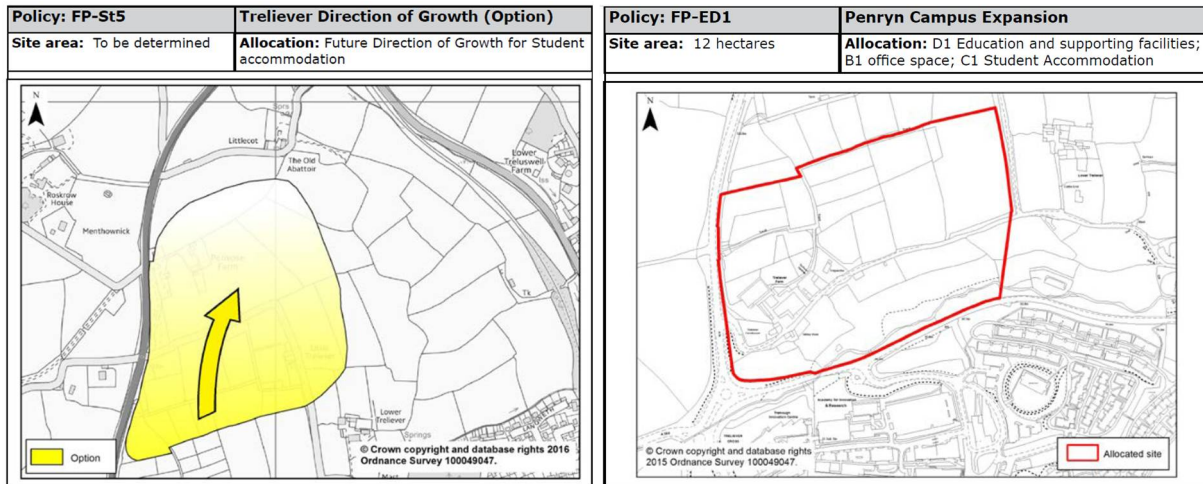
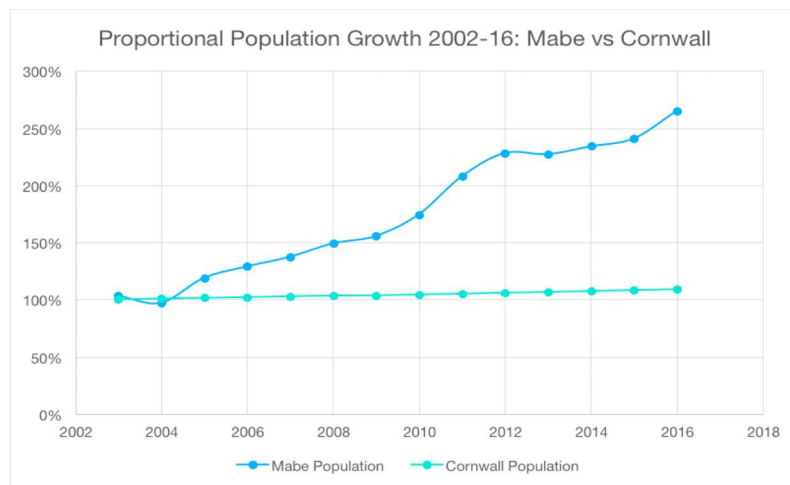


Figure 6 – Proportional Population Growth 2022: Mabe vs Cornwall



As designated within the CSADPD, the Parish is part of the Falmouth and Penryn Community Network area and as such was set a target to supply 8% of the Falmouth and Penryn housing need. Despite its small scale and rural aspect, the village has undergone the greatest population increase in percentage terms across the entire county. Whilst that demographic figure (Figure 6 above) indicates a need for additional housing to accommodate both a younger family aspect of the community, it also highlights the need to accommodate an older population.

Evidence suggests that human activity in the Parish has existed since the Neolithic age. Early Bronze Age gives us significant finds, indicating that Cornwall's natural resources of copper and tin were exploited and commerce commenced. Evidence also exists to show that the mining and working of Cornish stone and granite was commenced in the early Bronze Age. Since that time Cornish Granite has played an important part in the construction industry throughout the world and forms an important part of Mabe's History and employment and is an aspect that the community is keen to preserve.



In addition, numerous sites within the Parish indicate that Mabe was settled and farmed from an early bronze Age through to present day. Having been thought to gain its present name from its connection with the church or monastery located within the Parish, early reference to Mabe can be dated back to 1201 as De Sancto Laudo, Latin for the Chapel of Saint Luadus a former Saint of France and so named by association with the Norman conquest.

The Parish has been at the heart of the granite quarrying industry in Cornwall with examples being used in the Houses of Parliament and across the world.

It is the intention of the Mabe NDP to preserve the historic landscape, sites and traditions that have provided Mabe with its unique identity and source of employment for future generations.

Whilst predominantly a rural Parish, Mabe's main residential area is clustered around the North East corner, the village of Mabe Burnthouse. which has a village shop, the village pub, a primary school, two community halls, a hairdressing salon and one of the most difficult road junctions within the county. Considering the lack of pavement in the centre of the village and the increase in traffic by drivers commuting to work through the village, education and shopping facilities, walking, cycling and driving within the village is a hazardous and unsafe prospect.

It has been noted and consistently referred to through the NDP process that the main residential area of Mabe centres around a major commuter run, which poses major road safety issues. Those issues are long standing and difficult to alleviate. Continued residential growth from outside the Parish will undoubtedly continue to add to the infrastructure and road safety issues. The main residential area of the Parish, which accommodates both the post office, village store and public house, is in close proximity and accessed by an extremely unsafe road junction and a lack of pavement, thus making safe use of roads and pavements difficult for everyone, and especially the most vulnerable.

This coupled with a stated objective within the CSADPD, the MNDP is intended to maintain a distinct distance separation between the Parish of Mabe and that of its neighbouring parish of Penryn.

Both Cornwall Council & Mabe Parish Council declared a Climate Emergency in Spring 2019 with a target of net zero carbon emissions by 2030. In helping to meet that target, the MNDP aspires to provide sustainable framework of homes, businesses, and infrastructure to progress alongside preservation and enhancement of the historic and local character, including the built environment and landscape setting.

The NPPF states that as a general guide sustainable development should be approved. However, in making planning decisions such **statements must be considered and weighed, where a Development Plan exists, against the policies of that Plan as a whole.**

The Mabe NDP forms part of that whole and seeks to indicate policies which must be considered in relation to development within the parish. Whilst indicating specific criteria that development must meet, it in addition details the rational behind such policy, together with a summary of supporting evidence.

The Vision & Objectives

The Mabe NDP Vision is to develop a plan that sets out how the Parish should evolve for the benefit of future generations.

To ensure those objectives represent the desires and aspirations of the community as a whole, the NDP Steering group, after consultation with members of the community, devised a set of objectives that are interrelated and which, as a result of further consultation and research, deliver a set of policies, which are intended to achieve the vision.

Upon completion and through the implementation of its policies and supporting information it will safeguard the heritage and environmental aspects that are highly valued and underpin the distinctiveness of the Parish with policies which reflect the available land use and development priorities of our residents and provide opportunities that ensure our community is resilient to climate change. We will have a mix of housing and workspace that suits the evolving population, providing residents of all ages access to local facilities and services

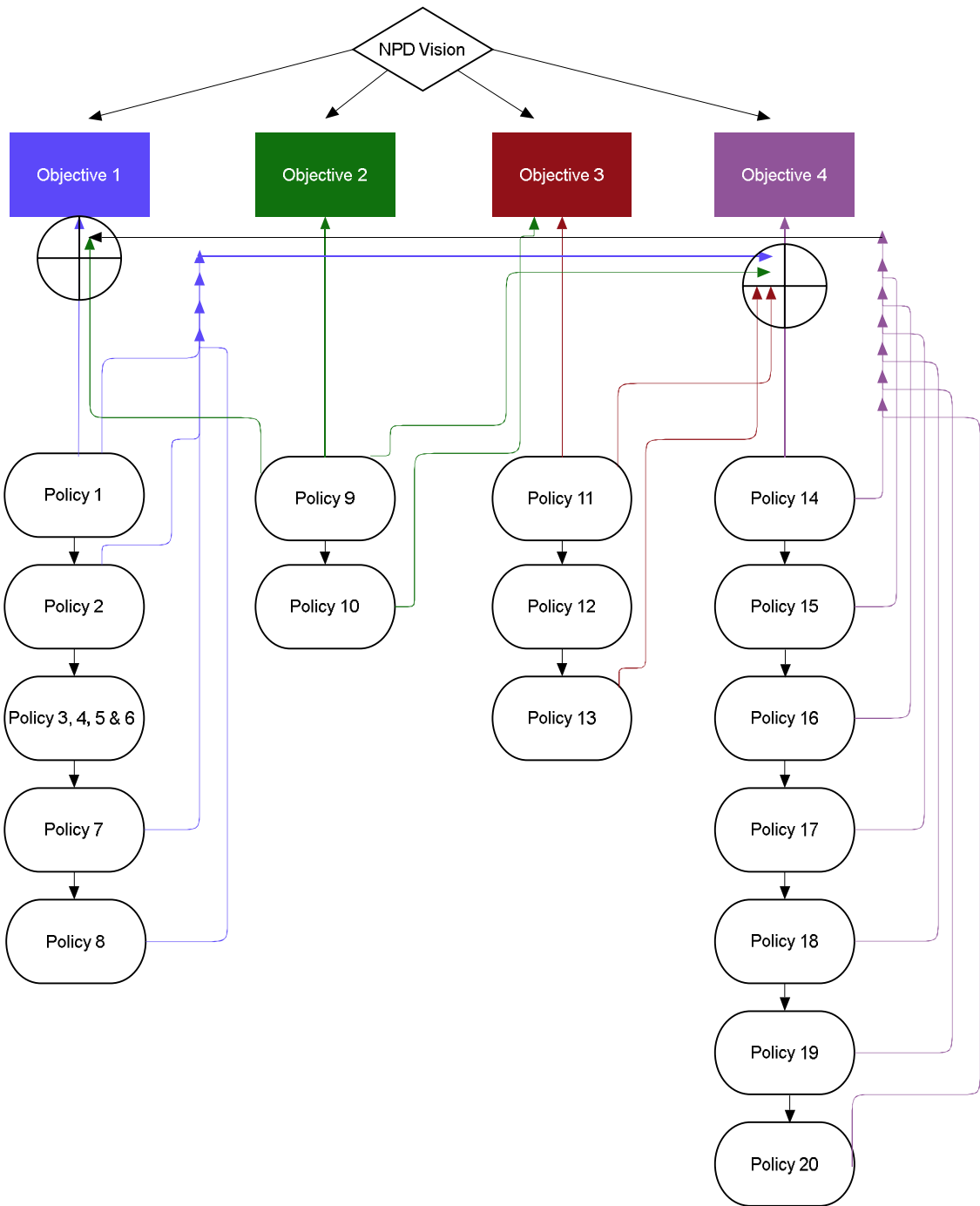
Mabe NDP Policies

The NDP sets out 19 Policies in order to help achieve the Objectives and the Vision for the area. Table 1 Policy Index above, illustrates how each Policy contributes to each Objective and leads to obtaining the Vision of the MNDP

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 7 – Objective and Policy Link Illustration



Through consultation with our community we have identified the following key themes to focus the NDP. The relative priority of the themes was determined during the Spring 2021 Consultation Questionnaire.

The following table shows the proportion of residents within the Parish that have rated the themes within their top three priorities:

Q: The following key themes have been identified for the Neighbourhood Development Plan to focus on. Please prioritise these themes in order of importance to you with 1=most important.) (Base: n=130)

Table 2 – Key themes identified

Priority	Mabe NDP Theme Priorities	% Scored Top three
1	Traffic & Transport	78%
2	Climate Change & Environment	65%
3	Health & Education	61%
4	Housing	48%
5	Heritage	48%
6	Business & Economic Development	16%

Mabe NDP objectives relevant to the above table are further stated as follows:

Objective 1 - Sustainable Development and Climate Change

- Maintain and safeguard the rural open space and natural landscape.
- Protect wildlife and act to mitigate climate change through better use of natural resources and the promotion of sustainable living.
- Ensure the distinctiveness of the Parish for future generations.

Objective 2 - Community Identity and Heritage

- Protect and enhance the historic business heritage of the parish.
- Ensure future development is matched by appropriate education and recreational facilities.
- Protect and enhance the Parish's wider historic character.
- Employment development should be located and designed appropriately in order to ensure that it does not detract from the appearance and character of the area.

Objective 3 - Transport & Green Infrastructure

- To support development that ensures better and safer use of roadways and transport needs.
- Ensure all new development adheres to guidelines, legislation and policy documentation through the enforcement of relevant national, county and Mabe specific policies.
- Any new development must protect or enhance existing surrounding green space, water courses and public right of way.

Objective 4 - Housing and Community Facilities

- To provide housing of the right type in the right place, that meets the local need.
- Plan for growth of the Parish based on measurable and clearly defined criteria.
- To ensure future growth in terms of housing is matched by appropriate infrastructure.

Mabe Housing Statement

NDP Housing Requirement

Housing provision is vital for the continued growth and development of the village. Housing provision must therefore reflect that need. That need must be balanced by a corresponding need for an additional infrastructure and transport mechanism and be of a type that minimises its environmental impact and enhances a design quality consistent with the historical and visual amenity of the area.

Cornwall's Local Plan apportions 600 dwellings to be delivered in the parishes that make up the rural area of the Falmouth and Penryn CNA. Housing completions together with recent applications have resulted in the housing need for Mabe Parish, reflected within the CP, having been exceeded by 128%. It has also resulted in limited scope for further large-scale development other than encroachment into open countryside, which restricts such development to Rural Exception sites. Whilst the Mabe NDP wishes to play its part in delivery of the aims and objectives contained within the NPPF and the Cornwall Plan in securing housing, local demand, whilst inclusive of those wishing to extend, downsize or relocate, dictates our primary objective to meet a local need as defined by our NDP policies.

Figures supplied by Cornwall Council are presented in Table 3 below and show that Mabe Parish has over provided on the adopted target and therefore needs to deliver no more additional new dwellings between 2020 and 2030, to be considered in general conformity with the Local Plan.

There have been several houses that have been built and granted permission to build since 2010. The completions in 2020 together with the commitments for further development currently approved indicate that the new home requirement as defined within the CP has been achieved.

The Cornwall Local Plan states that 'as the main settlement in the CNA, Falmouth and Penryn will be a focus for growth' and as it can 'support more growth than other smaller settlements in the remainder of the CNA' it will be 'required to accommodate the majority of those (new) dwellings'

Whilst it is emphasised that such figures reflect a minimum of houses required, Mabe has been disproportionately and significantly over supplying new housing development. Housing completions since 2010 stand at 109, with a further 67 approvals, which when added together with recent application figures, indicate a 128 % increase over the Mabe Parish allocation, which equates to a disproportionate 30% of the total combined CNA network.

As consultation has highlighted that only 4% of households would prefer larger scale developments. **The Mabe NDP housing policy is intended to ensure we provide appropriate housing in an appropriate place to satisfy our appropriate local need.** Therefore, the NDP seeks to facilitate the delivery of new principal residence dwellings through sites, which meet the definition of infill or rounding off or are small scale affordable housing led exception sites abutting the existing settlements. This is to ensure that development takes place in the most appropriate areas, to a scale, which is in keeping with the settlement pattern of dispersed houses, farms and hamlets and contributes to preserving and enhancing the identity of Mabe Parish.

Table 3 – Housing commitment

Community Network Area	Local Plan Housing Figure	CNA Commitments	CNA Completions	Remainder of Local Plan Housing Figure
		April 2010 – March 2019	April 2010 – March 2019	
Falmouth & Penryn Rural	600	283	415	0
Parish	Adjusted pro rata rate	Parish Commitments April 2010 – March 2019	Parish Completions	Parish baseline figure (pro rata of CNA remainder)
Mabe	8%	17	60	0

Source: Cornwall Council

Mabe Neighbourhood Plan Policies

Mabe Policy: Climate Change, Environment and Landscape

Objectives

- Protect wildlife and act to mitigate climate change through better use of natural resources and the promotion of sustainable living.
- Maintain and safeguard the rural open space and natural landscape.
- Ensure the distinctiveness of the Parish for future generations.

Reasoning: When asked how best to respond to the challenges of Climate Change within our Spring 2021 NDP Questionnaire, the Mabe Parish community responded what action they supported or didn't support as follows:

Q: Please indicate below your level of support for the different activities:

Table 4 – Climate & Environmental Improvement Action Support

Climate & Environmental Improvement Action	Support	Don't support
Base, n=130		
Energy Efficiency Schemes	99%	1%
All new building to be Carbon Neutral	98%	2%
Tree Planting/ Reforestation & Rewilding Projects	98%	2%
Heat Pumps	95%	5%
Developments to Provide Electric Car Charging Facilities	94%	6%
Rooftop Solar Power	93%	7%
Improved Public Transport Schemes	93%	7%
Hydro Power	86%	14%
Geothermal Power	86%	14%
District (Community) Heating Schemes	83%	17%
Anaerobic Digestion (composting for energy)	82%	18%
Car Sharing Schemes	75%	25%
Small to Medium Wind Turbines	74%	26%
Community Owned Solar Farm	68%	32%
A Solar Farm	63%	37%
Community Owned Wind Farm	63%	37%
A Wind Farm	55%	45%

Policy 1: Sustainable Development and Climate Change

Sustainable development in Mabe:

Reasoning: Sustainable, appropriate development is development that meets current human need without compromising natural capital. It takes account of the needs of future generations, other species, and the carrying capacity of the planet. Recognises the intrinsic value of nature and the protection of the environment, it is intended that our community be resilient enough to withstand future shocks, notable climate change and resources depletion.

The Intention: Through the use of design codes (see Appendix 1) applications will be supported that have the potential environmental benefits to reduce dependency on fossil fuels and fuel transportation, while stimulating, supporting and facilitating, renewable energy and to ensure that all new builds and refurbishments embrace renewable energy potential at the planning stage. Applications will be supported that have the potential environmental benefits, reduce energy consumption and help resolve traffic flow problems in the village. When looking at a potential development opportunity, it is envisaged that this policy document will encourage and inspire applicants to use best practice and take a global perspective to climate change to help make the Parish a carbon neutral community.

Policy 1:

1.1 New development should seek to achieve high standards of design and sustainable development, and proposals should demonstrate how design, construction and operation has sought to:

- a) Reduce the use of fossil fuels;
- b) Adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies;
- c) Promote the efficient use of natural resources, the re-use and recycling of resources, including rainwater, and the consumption of renewable energy;
- d) All development applications (new build, alterations and/or conversion) will be required to evidence how they meet the requirements of Mabe Parish Design Codes.
- e) Wherever practical, new developments should include electric car charging capability.

Policy 2: Community Led Renewable Energy

Reasoning: The Mabe community is taking an active role in renewable energy development and innovation. This includes installing renewable energy systems individually in homes, businesses and community facilities as well as aspiring to deliver community owned or part owned schemes through the Mabe Climate Action Group (MCAG) & Mabe Area Community Energy (MACE) initiatives. In 2017 Community Energy organisations in the UK owned 121 MW of energy capacity, which has generated 265 GWh of energy since 2002. This means that renewable energy schemes can make a significant contribution to individual householders or businesses, including the wider community and therefore encourages adoption of community led renewable energy initiatives.

Policy 2:

2.1 Any development proposals for renewable energy schemes in Mabe Parish will be supported, where they are:

- a) Integrated so that the energy generated can be supplied directly to domestic, business and other buildings in the Parish, thereby reducing energy consumption.
- b) Fully or partly owned by Mabe residents, businesses or community associations, for the benefit of local community. This can be demonstrated by evidence that the development is fully or partly owned through an appropriate community energy enterprise.
- c) Comply with other policies of this plan.

The community recognises the benefits of renewable energy generation to reduce reliance on fossil fuels, however, as with any other development this must comply with policy measures to protect the overall character of the area.

65% of respondents of the community survey agreed that climate change and the environment were important to them. Support for a wind farm increase by 8% from 55% to 63% if community owned.

During the evidence gathering stage of the MNDP, students from the University of Exeter Renewable Energy department assessed and reported on the renewable energy resources and constraints in Mabe Parish to map feasible sites for new renewable energy projects. This report is included as Appendix 8.

Intention: The intention of this policy is to define how the MNDP policy and Renewable Energy SPD may be applied in the Parish. In particular, future schemes will be supported where they can demonstrate they have sought and secured whole or part ownership for the Mabe community and other required development compliance.

Policy 3: Wind Energy

74% of survey respondents supported Small to Medium Size wind turbines and 55% supported Wind Farms (increasing to 63% if community owned.)

Reasoning: The UK has the best wind resource in Europe and one of the best locations for wind energy development in the world. Cornwall benefits from average wind speeds onshore of 5-11.5m/s (metres per second) and offshore of 7-9m/s (www.windatlas.dk). In 2017 Wind power provided 15% (39tWh) of the UK's total electricity generation. (UK Gov. 2018). Mabe benefits from average windspeeds of 7.5m/s at 25m above ground level.

Intention: This policy is to open up the opportunity for appropriately scaled wind energy development at suitable sites within the Parish, whilst protecting residential amenity, bio-diversity, our valued landscape and heritage assets. It should be recognised that practical, physical and other constraints as well as important landscape and heritage designations will limit the scale and number of potentially appropriate developments.

For information:

- Shadow Flicker relates to the flickering effect caused by the rotating of wind turbine blades.
- The Cornwall Landscape Sensitivity Analysis (Mar 2016) classified wind turbine and solar according to band scaling.
- Applicants should use the CLP SPD on Renewable Energy Annexes 1 (P18) to inform their impact assessments.

The purpose of this policy is to ensure that future wind turbine development will be in line with the landscape character, appropriate and proportionate to its location. The policy has been created at a local level in association with the NPPF, Policy 14 of the CLP, the Cornwall Renewable Energy Landscape Sensitivity Assessment and the emerging Cornwall Climate Emergency DPD.

Policy 3:

- 3.1 Wind Turbine Development.** Proposals for wind turbine development should be located in the area identified as suitable for wind energy development in the 'Wind Turbine Deployment Zone' (see Figure 8 below): Potential Wind Development Area. Wind turbine proposals should address the planning impacts of the scheme in accordance with guidance in the Cornwall Renewable Energy SPD and ensure that the following potential harmful impacts on the following are appropriately avoided or mitigated:
- 3.2 Residential Amenity:** Through noise generation, shadow flicker or overbearing visual impact.
- 3.3 Safety:** Highways and our Public Right of Way (RPoW).
- 3.4 Landscape and Visual Impact:** Particular regard for the sensitivity of the landscape in relation to wind turbines (e.g. within Landscape Character Areas CA10) should be taken; especially the negative impact of concentrations of such installations. The Cornish Renewable Energy Landscape Sensitivity Assessment is for occasional single or small clusters of turbines, comprising those up to the Band C scale (less in areas close to small scale historic features. Landscape is key to the NDP as identified in the LLCA. The primary aim is to provide a positive planning environment for development whilst retaining the heritage and agricultural environment and managing the visual impact of future development.
- 3.5 Heritage Impact:** All applications must recognise and give due consideration to Mabe Parish's heritage assets and designations.
- 3.6 Cumulative Impact:** Proposals for individual wind turbines or wind farms will not be permitted where, together with existing and approved turbines or wind farms, will lead to a concentration of wind turbines on a scale which would significantly change the character of the wider landscape.
- 3.7 De-commissioning:** Once the development reaches the end of its operational life, it must be removed and the site remediated, though plans will be considered for the future re-powering of both new and existing sites in line with the NPPF.

Policy 4: Solar Energy

Reasoning: 93% of questionnaire respondents supported rooftop solar power projects and 63% supported a Solar Farm, increasing to 68% if community owned.

Cornwall receives some of the highest levels of solar irradiation in the UK, with average annual sums of over 1100kWh/m² (Solar GIS). In 2017 Solar energy contributed 3.4% (11.5tWh) of the UK's total electricity generation. (UK Gov. 2018). (See Figure 9 below for feasibility areas)

The **intention** of this policy is to ensure that future solar development will be in line with the landscape character and proportionate to their location. The policy has been created at a local level in accordance with the NPPF, Policy 14 of the CLP, the Cornwall Renewable Energy SPD, Cornwall Renewable Energy Landscape Sensitivity Assessment and the emerging Cornwall Climate Emergency DPM.

Policy 4:

- 4.1 Proposals should address the planning implications of any solar scheme and ensure that any harmful impacts on the following are avoided, mitigated or managed:
- a) **Residential Amenity.** Through noise generation or overbearing visual impact. The applicant can demonstrate that any significant adverse effects on landscape character and visual amenity are avoided or the effects reduced through mitigation. Applicants should use the CLP SPD on Renewable Energy Annexes 1 & 3 and the landscape descriptions contained within CA10 to inform their impact assessments. CA10 Landscape strategy for solar PV development is moderate for a landscape with occasional PV developments (to Band C)⁷⁹.
- 4.2 **Residential Amenity:** They do not adversely affect residential amenity through noise generation, overbearing visual impact or have adverse impacts on highways and Public Right of Way (PRoW).
- 4.3 **Alternate Land Use:** Regard is given to other uses of proposed land. In particular, how land beneath/surrounding the panels will be managed; and how they may have avoided land with high potential for agriculture (e.g. Best and Most Versatile Land) unless the proposal allows for continued agricultural use or encourages biodiversity improvements around arrays and a net increase in ecological value.
- 4.4 **Design:** Due consideration is given to best practice guidance (see BP2 and BP3 below) in relation to solar array design, maximising the potential for renewable energy generation alongside net biodiversity gains and agricultural activity.
- 4.5 **Cumulative Impact:** Proposals for solar PV development will not be permitted where, together with an existing array, it would lead to a concentration of solar PV and significantly change the character of the wider landscape
- 4.6 **Roof Mounted Solar.** Roof mounted solar projects will be encouraged on new and existing developments. Where planning permission is required proposals for rooftop solar will be supported where they can meet required planning tests.
- 4.7 **Ground Mounted Solar Arrays.** Applications will be supported for Ground Mounted Solar Arrays that meet National and Local Planning policy and are located in the areas mapped under the Solar Farm Feasibility Zones overleaf.

Policy 5: Hydro Power

Reasoning: 86% of respondents agreed that they supported Hydropower Projects. There are approximately 4,000km of river in Cornwall and Hydropower offers the opportunity to produce non-intermittent renewable energy where conditions allow. Historically, Cornwall's location, local tidal range, topography and coastal geography made it a leading area for Water Mill and Tide mill utilisation.

Intention: This policy supports the development of renewable energy solutions where viable opportunity exists. Consideration should therefore be given to potential impacts as outlined in the Cornwall Renewable Energy SPD, Environment Agency (EA) permits and other licenses should also form part of any presented application using current best practice.

Policy 5:

5.1 Schemes proposed within the Parish will be supported where Environment Agency consent (or equivalent) has been obtained.

Policy 6: Micro Hydro

Policy 6:

6.1 Schemes proposed within the Parish will be supported where Environment Agency consent (or equivalent) has been obtained.

Policy 7: Low Carbon Heat

Reasoning: 95% of survey respondents supported the use of Heat Pumps, 82% supported Anaerobic Digestion, 83% supported District Heating and 99% supported Energy Efficiency Schemes.

Generating heat causes around a third of UK 'Greenhouse Gas' (GHG) emissions. In the UK domestic and commercial setting, 98% of GHG emissions from heat come from space and water heating; but in 2015 only 5.6% of the UK's heating came from renewable energy sources.

Intention: This policy is to directly address the challenge of reducing heat related emissions across the Parish, currently hampered by higher levels of fuel poverty, high fuel costs and exacerbated by a lack of access to grid supplied heating fuels and consequent dependence on more expensive, environmentally damaging options like oil.

The policy has been created at a local level in accordance with the NPPF, Policy 13 & 14 of the CLP, policies RE1 and SEC1 of the emerging Cornwall Climate Emergency DPD, Cornwall Renewable Energy SPD, Objective 5 of this NDP and the UK Clean Growth Strategy, which specifically recognises the opportunity presented by low carbon heat in domestic and commercial buildings.

This policy may also provide support for applications that seek to retrofit low carbon heating and cooling solutions as part of any redevelopment proposals. Consideration should be given to potential impacts as outlined in the emerging Cornwall Renewable Energy DPD.

Policy 7:

7.1 New development proposals in the Parish will be expected to adhere to the principles of sustainable development. and where appropriate and achievable addressing the following hierarchies:

7.2 **Low Carbon Heat Networks:** Where there is no existing low carbon heat network, new developments will be expected to:

- a) deliver one onsite, unless it is demonstrated that this would render the development unviable.
- b) Where a developer is unable to deliver a heat network themselves, they need to demonstrate that they have worked with third parties (commercial/community) to assess viability options.
- c) Where a heat network option is not currently viable and no third party is interested in its delivery, the development should be designed to facilitate future connection to a heat network, unless it can be demonstrated that a lower carbon alternative is in place, e.g. Passivhaus standard.

7.3 **Heating and Cooling:** Any new development will also be expected to demonstrate that heating and cooling systems have been selected according to the following heat hierarchy:

- 1) Site-wide renewable Combined heat and power/Combined cooling heat and power.
- 2) Site-wide renewable community heating/cooling.
- 3) Individual building renewable heating.
- 4) In particular, new build, alteration, or extension applications will be supported that can evidence the use of renewable energy, highly efficient insulation and carbon reducing technology.

7.4 Applications will be supported that are specifically community led projects, designed to reduce levels of CO2 across the parish as a whole, or that benefit specific sectors of the community (renewable energy, traffic reduction, cycle lanes, rainwater harvesting, tree planting and community open space initiatives; low voltage lighting and Community Car Charging.)

7.5 Applications will be supported that clearly demonstrate an intent to sustainably minimise waste or improve the management of resources.

Figure 8 – Wind Turbine Development Zone

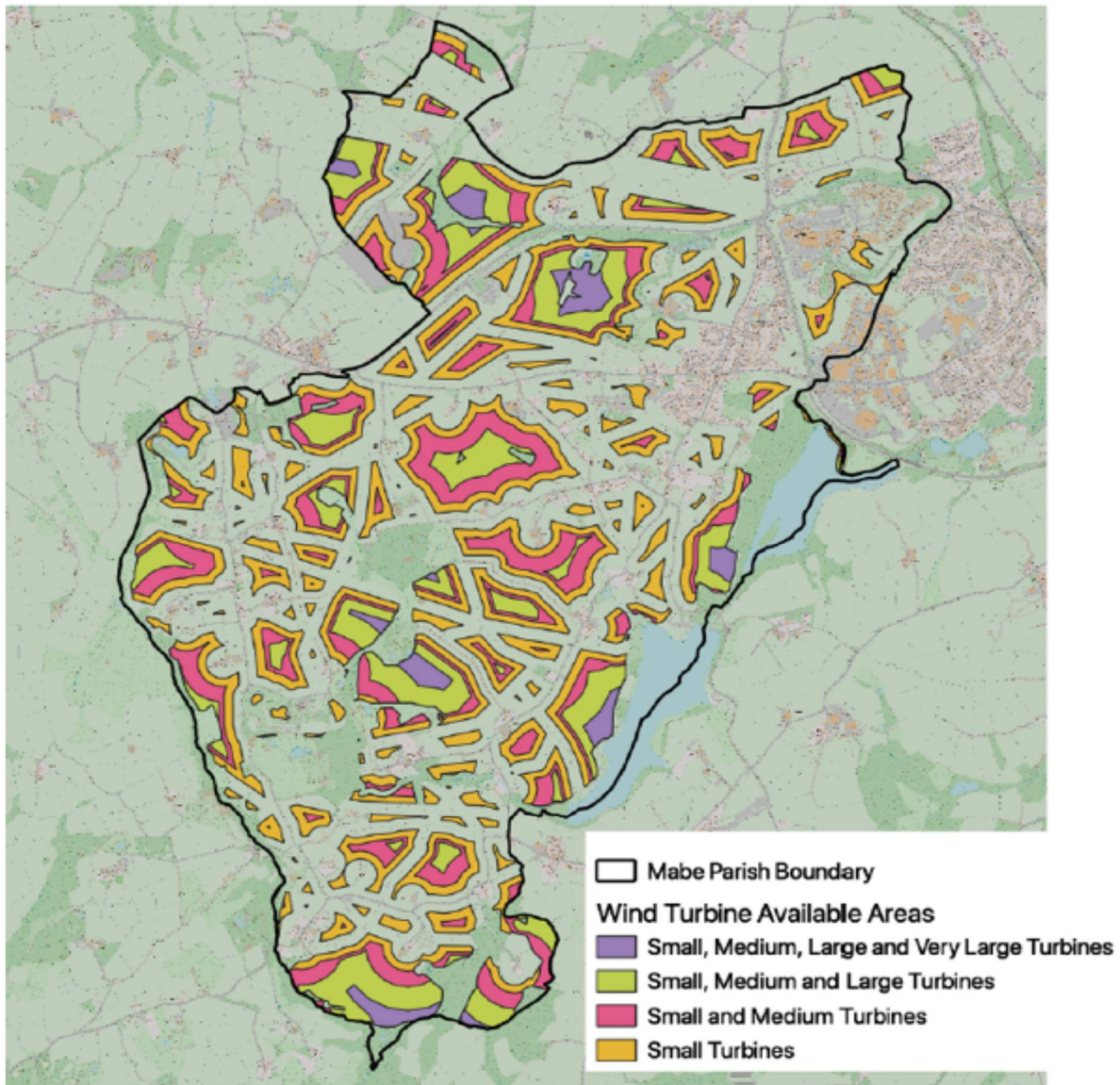
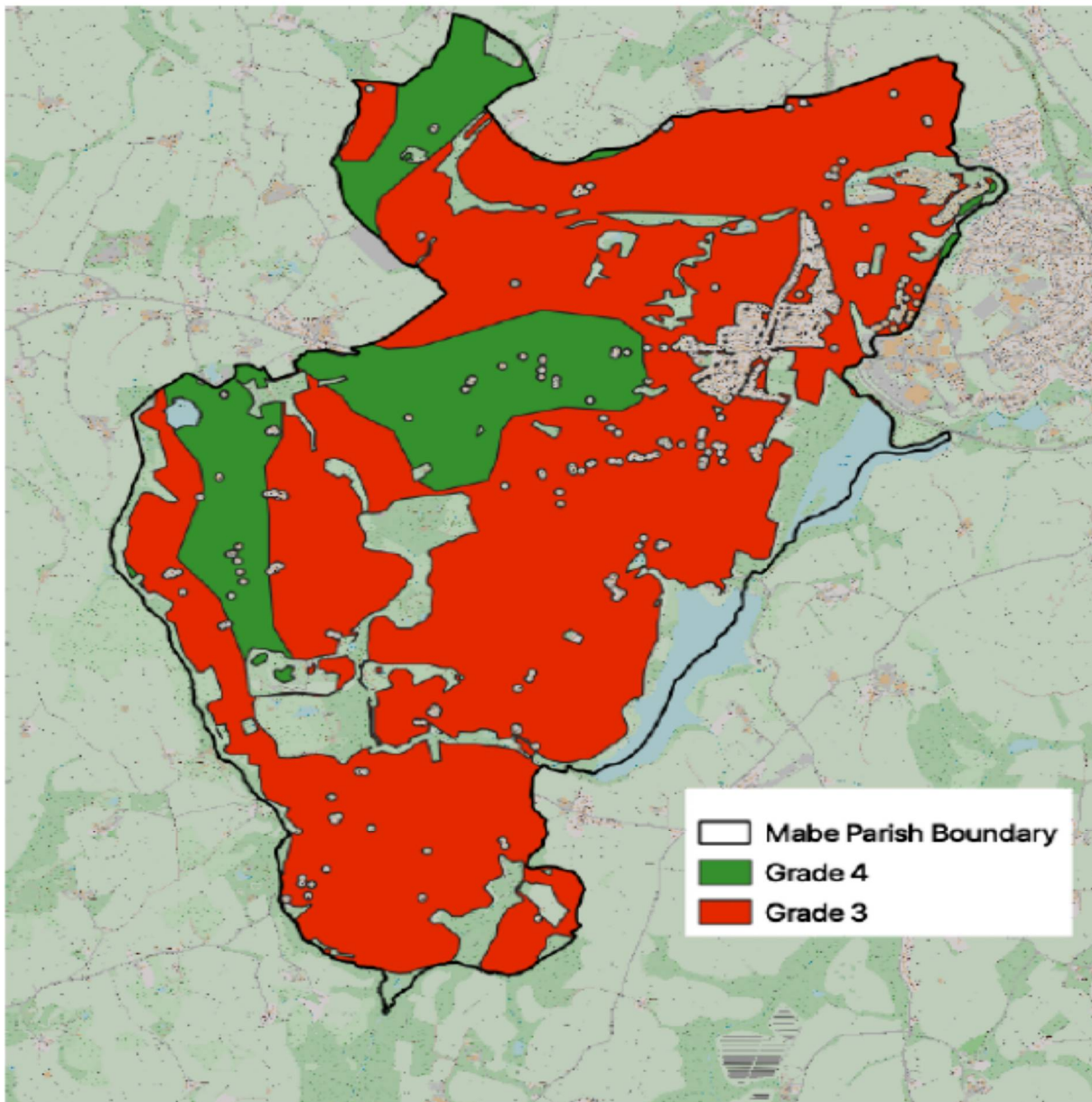


Figure 9 – Solar Farm Feasibility



Policy 8: Protection & Enhancement of Biodiversity

Reasoning: 98% of respondents supported tree planting/ reforestation and rewilding projects. 76% of respondents supported protection and enhancement of open space:

- Community open space should be expanded
- Protection and enhancement of biodiversity

Evidence also exists to show that the mining and working of Cornish stone and granite was commenced in the early Bronze Age. It is the intention the Mabe NDP to preserve the historic landscape, sites and traditions that have provided Mabe with its unique identity and source of employment for future generations.

Community consultation showed that there is a desire to protect and enhance the natural environment and this can only be achieved by encouraging developers to provide habitats in their developments.

New developments are rarely designed to achieve a net-gain in biodiversity even where this is possible. Instead, they generally seek just to minimise losses. In particular, but not limited to, planning applications should:

- provide for nesting birds, roosting bats and hedgehogs,
- maximise opportunities for enhancing wildlife in new areas of rural public open space.

The loss of features such as Cornish hedges should be avoided. Where biodiversity features such as Cornish hedges are to be lost the impacts should be adequately mitigated and compensated for.

Intention: To make sure that information about local wildlife habitats and species is used to inform the design of developments from the earliest stage, to ensure that opportunities to protect and enhance wildlife are maximised.

Developers are encouraged to choose appropriate sites in order to protect wildlife species and habitats. Within development sites areas of semi-natural habitat should be retained and linked to other areas of habitat off-site. Cornish Hedges, stone walls, hedgerows and other boundary features should be maintained & restored whilst respecting the varying pattern of ancient field systems. Because of the AGLV covering part of the Parish, trees/woods/orchards, green corridors, natural streams and ponds and any areas of habitat supporting a high level of biodiversity should be conserved.

To ensure that opportunities to protect and enhance wildlife are maximised adequate information, prepared by suitably experienced ecologists, should be supplied with planning applications to show that a net-gain in biodiversity is possible and is the intended outcome.

Policy 8:

- 8.1 All new development should be planned and designed to protect and enhance local wildlife species and habitats, demonstrating how they will deliver a minimum of 10% net gain in biodiversity, which is in accordance with the Cornwall Council's Biodiversity Supplementary Planning Document.
- 8.2 Where appropriate proposals should enhance the biodiversity and green infrastructure of the parish through retaining and enhancing wildlife areas and green spaces and the connections between them. Development proposals should appropriately demonstrate that:
- a) they avoid designated areas, which contain large or linked areas of semi-natural habitat and seek to protect large areas of semi-natural habitat in non-designated areas and maintain a natural open green space buffer between the boundary of Mabe Parish and Penryn Parish;
 - b) where sites contain patches of semi-natural habitat, they make sure these can be retained and ideally linked together as part of the intended end land-use;
 - c) they ensure there is potential to retain, restore and re-create habitat linkages such as Cornish hedges as part of developments;
 - d) they retain and maintain trees subject to a Tree Preservation Order and seek to protect and maintain non designated native trees that provide landscape character, visual amenity, skyline interest or provide a natural shelter/windbreak;
 - e) they look for enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site; and
 - f) they consider the potential for creating new semi-natural habitat off-site if opportunities on- site are limited. this is known as 'biodiversity offsetting'.

Policy 9: Community Identity and Heritage

Objectives

- Protect and enhance the historic business heritage of the Parish.
- Ensure future development is matched by appropriate education and recreational facilities.
- To support development that ensures better and safer use of roadways and transport needs.
- Protect and enhance the Parish's wider historic character.

Reasoning: 72% of respondents agreed that mineral safeguarding should be preserved and 77% fully supported future investment in community benefit schemes.

Historic environment

Evidence exists to show that the mining and working of Cornish stone and granite was commenced in the early Bronze Age.

Since that time Cornish Granite has played an important part in the construction industry through the world and forms an important part of Mabe History and employment and is an aspect that the community is keen to preserve.

In addition, numerous sites within the parish indicate that Mabe was settled and farmed from an early bronze Age through to present day.

Intention: Mabe NDP desire to preserve the historic landscape, sites and traditions that have provided Mabe with its unique identity and source of employment for future generations.

A large section of Mabe is designated a minerals protection area and the NDP seeks to restrict development to that associated with the industry within that area. It also seeks to retain current farm land as it contributes greatly to the visual amenity and heritage character of the area.

These policies meet the aims of the NPPF and seek to protect the historic environment of the Parish from inappropriate development.

The community rates the importance of protecting its historic features and culture highly. It is the intention to preserve the historic landscape, sites and traditions that have provided Mabe with its unique identity and source of employment for future generations.

The policy will ensure the safeguarding and enhancement of the historic environment (heritage) by protecting and conserving international, national and locally designated areas, sites, buildings and structures and ensuring that the impact on locally important sites that are not designated through existing legislation are clearly assessed to enable the significance of the asset to be determined.

Policy 9:

9.1 Proposals, which will affect directly or indirectly a designated or non-designated heritage asset (including below-ground archaeological remains) will be considered on the basis of the scale of any harm or loss and the significance of the heritage asset.

9.2 Applicants should produce a historic environment impact assessment to provide an appropriate level of information to enable the significance of the asset to be determined, the impact of the development proposal to be understood and, if necessary, the mitigation to be agreed.

9.3 Historic environment impact assessments would need to:

- a) Identify the site, the heritage assets and their settings.
- b) Understand the significance of the heritage assets and their settings, the sensitivities and capacity for change.
- c) Understand the potential impact of the specific proposal on that significance.
- d) Use that understanding to inform the design process to:
 - i. look for opportunities to avoid, minimise or mitigate impact.
 - ii. look for opportunities to better reveal or enhance significance, create a more sustainable and interesting place.
 - iii. justify any harmful impacts (in terms of sustainable development, the need for change, overriding benefits).
 - iv. offset negative impacts through recording, disseminating and archiving archaeological and historical information.

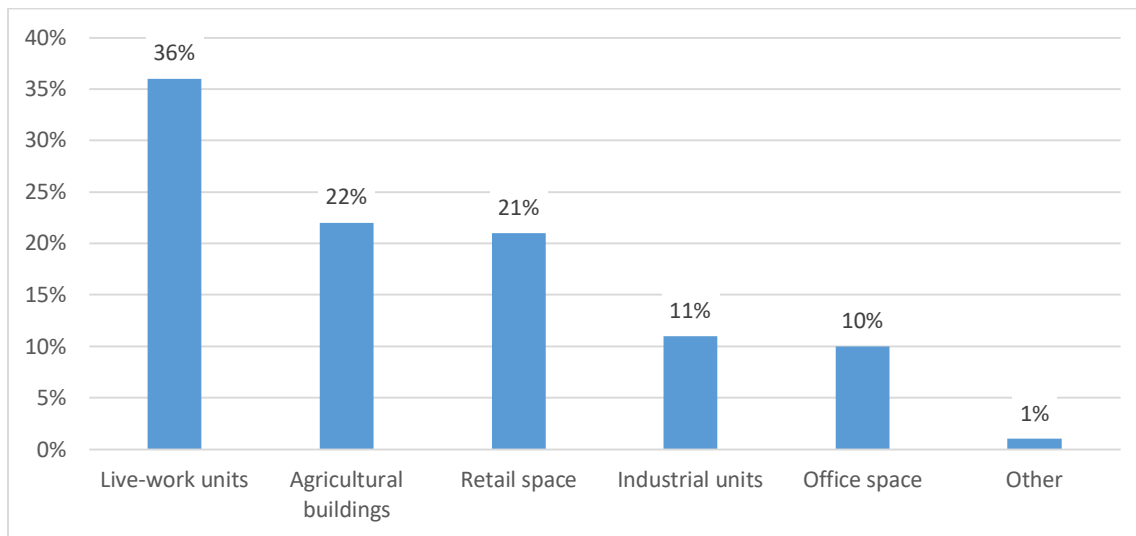
Policy 10: Economy and Employment

Reasoning: 43% of respondents supported improvement in supply of small business units and 34% disagreed. 86% of respondents work outside the parish. 36% of consultation respondents recognized the need for live/work (aka work/live) units to support small independent businesses in Mabe Parish.

For those that supported improvement in the supply of business facilities, the preferences were split as follows:

Q: And what kind of commercial development(s) do you think is/are needed in the Mabe Parish? (Base. N=121)

Figure 10 – Mabe Commercial Development Preference



Economy and Employment.

Traditionally a rural parish which relied on quarrying and farming as its main source of employment, the recent development by way of the Universities of Exeter and Falmouth Campus has created further opportunity for employment.

The CLP has allocated specific sites within the Parish for the University to expand. Whilst the NDP supports economic growth of the campus it should be restricted to the areas specified within the CP.

Whilst the CLP sets out policy and targets for business and tourism growth. Policy five states that in rural settlements it should be of a scale that is appropriate to its location.

It is our **intent** and is considered essential that any employment development should be located and designed appropriately in order to ensure that it does not detract from the appearance and character of the area.

Many residents within the village fall into the self-employed category and indications are that working from home and the running of businesses at/from home is a major and increasingly valuable part of local economies particularly in areas such as this where a large percentage of the Parish is rural. In most cases planning permission is not required except where building alterations are involved or the scale of business materially changes the use of the premises.

Development of existing buildings and brownfield sites alongside new bespoke buildings for shared live/work use is a potential opportunity that could fit well into rural nature of the Parish. It could be used to promote the Parish as a place to live and work.

There is a wide range of low impact uses that would be compatible in the rural context of the area. To ensure live/work units achieve the objective of a sustainable mixed use and to avoid them becoming residential only, the residential use must be secondary to the main business use.

Policy 10:

10.1 Applications for new employment work space will be supported only where the scale and nature of development is appropriate in size and character to the immediate surroundings and does not adversely impact on the locality, or amenities of local residents and or property.

10.2 Applications for new local retail /service outlets and expansion of existing outlets or premises will be supported where the nature of development is proportional to the existing premises; is appropriate in terms of size and character to those of its immediate surroundings and does not have an adverse effect on the amenities of local residents.

10.3 New build live/work units will be supported within the settlement boundaries as set out in Policy 15. Development outside of the identified settlement boundaries will be restricted to infill, rounding off, sub division of existing properties, brown field sites and the conversion of existing buildings [residential and or commercial] provided they are of an appropriate scale and do not detract from the appearance and character of their immediate neighbourhood, the wider landscape & secure Biodiversity Net Gain.

10.4 Proposals will need to be supported by evidence of need for a business unit with ancillary living accommodation and evidence that such a unit would have long term viability. In the case of a proposed new business, this evidence should include a minimum of a 3 year business plan.

10.5 Proposals for live/work development will also need to meet the following criteria:

- a) The residential use will meet nationally described regulations for habitable accommodation and be ancillary to the business use with floor space split at least 60% employment and no more than 40% residential;
- b) The occupancy/ size of the living area will be restricted to the immediate family of a person working full-time in the business.
- c) If located within an area of housing, only uses compatible with residential amenity will be permitted.

Policy 11: Development Contributions

Reasoning: Respondents to the questionnaire gave the following levels of support for investment of Developer Contributions

Q: Please indicate below your level of support on how the Parish Council should invest such contributions if received:

Table 5 – Parish Council Investment Options

Parish Council Investment Options	Base	Support/Like	Don't Mind	Don't Support
Traffic control schemes	123	84%	11%	5%
Cycling and walking schemes	122	84%	13%	2%
Open spaces including playground and sports facilities	119	80%	18%	2%
Community benefit projects	122	77%	19%	3%
Prevention of climate change / climate emergency actions	123	75%	19%	6%
Improved public transport facilities	122	73%	19%	8%
Community spaces (halls/churches)	119	70%	24%	6%
Investment in education	117	38%	32%	26%

Development Contributions

New development can impact on the existing infrastructure of existing residents either through increased pressure on health or education facilities or through increased transport movements, therefore it is important that this infrastructure is not adversely affected.

Intention: Mabe suffers significantly from a lack of infrastructure and new development has rarely contributed meaningfully to the need for better roads services and amenities, Community Infrastructure Levy (CIL) is intended to provide funding to address the cumulative impact of development, whilst 106 monies and agreements address site-specific issues that are required to make a specific development acceptable in planning terms. In practice both sources of funding cannot be used for the same piece of infrastructure.

In relation to Mabe NDP policy CIL monies will be used for infrastructure or community benefit, beyond the immediate needs of the relevant, or specific development site. Although not exhaustive, monies will be directed primarily towards:

- Environmental projects
- District energy needs
- Relevant Local Community Initiatives
- Accelerate Infrastructure improvements
- Parking
- Open space
- Road and transport improvement
- Education and Medical facilities

Policy 11:

11.1 Development applications will be supported that clearly demonstrates a positive impact through the contribution of CIL 106 agreement, or physical provision of a corresponding level of infrastructure, to that generated by the application. Such dedicated amounts should be ring-fenced prior to development in order to ensure that investment into the community infrastructure is secured.

Policy 12: Transport and Accessibility

Objectives: Support development that ensures better and safer use of roadways and transport needs.

Ensure all new development adheres to guidelines, legislation and policy documentation through the enforcement of relevant national, county and Mabe specific policies.

Any new development must protect or enhance existing surrounding green space, water courses and public right of way.

Reasoning: When asked what one thing would improve Mabe for future generations the most significant responses related to traffic are road safety and a lack of alternative transport.

While predominantly a rural Parish the main residential area in is clustered around Mabe Burnthouse in the North East corner. The combination of local shops and facilities with a difficult road junction and a lack of pavement for pedestrians all contribute to making walking, cycling and driving within the village a hazardous and unsafe prospect.

Any housing development approved will undoubtedly place an even greater burden and safety hazard to those wishing to walk, cycle or even as a last resort drive to the village amenities. Recent reductions in bus services have also had an increase in the requirement for car use and resulted in making getting out and about for many, especially the elderly or those taking children to and from school a particular hazard.

The issue of traffic within the village is one of the most contentious issues raised in response to recent consultation. Despite a proposed traffic calming initiative, the junction at Antron Hill and Church Road will remain a significant barrier to pedestrian and cycle movements as the highway layout is dangerous to pedestrians and cyclists and people do not feel safe crossing.

Cornwall Council are preparing a Local Cycling and Walking Infrastructure Plan (LCWIP) for this area, which includes Mabe. Further information can be found by visiting: <https://letstalk.cornwall.gov.uk/falmouth-penryn-cycling-and-walking-infrastructure-plan>

Intention: To avoid increased congestion on the roads this policy will stipulate minimum off street parking requirements for new development. The policy also seeks to encourage measures to reduce the volume of traffic, encourage driving more slowly, enable pedestrians and cyclists to travel off-road and improve the provision of parking. It is envisaged that any long-term improvement in the situation will be the result of a combination of measures such as the appropriate extension and relocation of footpaths; creation of cycle paths and provision of pavements alongside.

Policy 12:

12.1 All new development shall include safe and effective provision for vehicle access, pedestrians and cyclists.

12.2 New development will only be supported where it can demonstrate adherence to a defined safe route from the development for pedestrian and or cycling, access to and from village facilities, school, shops or local bus or train transport which link directly to or provide new footpaths and cycle routes.

12.3 Proposals for residential development will be supported where in addition to any garage space they provide:

- d) a minimum of 1 off-street parking space for dwellings with 1-2 bedrooms;
- e) a minimum of 2 off-street parking spaces for dwellings with 3 or more bedrooms;
- f) 1 additional off-street visitor parking space for every 4 dwellings for proposals of 4 or more dwellings; and,
- g) the provision of electric vehicle charging outlets will be considered favourably.

12.4 All other forms of non-residential development will be required to demonstrate a level of off-street parking commensurate with the anticipated use for the development and its associated travel plan.

12.5 Proposals that cannot meet the requirements of part 2 will only be supported where they can demonstrate a reasonable accessible parking alternative, which does not add to on street parking.

Policy 13: Conservation of Environment

Reasoning: Between 90 to 95% of respondents wanted to see Mabe's landscape, wildlife and wild open spaces protected from future development. The majority of respondents cited the open spaces of Mabe one of the most valuable and special characteristics of the Parish. Adherence to guidelines of National, County and Wildlife habitat legislation and strategies is paramount for all development to ensure that the Green Infrastructure is not just maintained but improved by the introduction and long-term existence of the development. The following policies for Mabe parish will allow for this to be achieved.

Green infrastructure is the network of green spaces, wildlife corridors, natural and semi-natural elements that intersperse and connect our cities, towns and villages. It includes all open spaces, rights of way, Cornish hedges, fields, water courses, parks and gardens, woodlands, green corridors, wildlife habitats, street trees, natural heritage and open countryside. Mabe Parish has approximately 20 kms of Rights of Way that connect many different habitats that include woodlands, farmland, heathland, a number of waterways, settlements and farms.

How they all interconnect are very important for biodiversity, health and wellbeing and access within and between parishes.

Green infrastructure provides multiple benefits for the economy, the environment and people according to "A Green Infrastructure Strategy for Cornwall: A Strategic framework" (2012).

Intention: Green Infrastructure Strategy (GIS) policy, in line with the importance of the narrative of the Climate and Ecological Emergency which Mabe parish has declared, that applications will be supported that will preserve and improve the Green Infrastructure of Mabe Parish. Applications should demonstrate how or where regard for health and wellbeing, biodiversity gain, carbon capture, resilience for extreme weather events, inter-connected and inter-community access and provision for food security have been considered as the benchmarks for their applications.

Policy 13:

13.1 Applications that have a positive effect on the Green Infrastructure will be supported.

13.2 New development proposals will be supported that conserve and enhance the landscape and natural environment of the parish. New developments must conserve the landscape and all Public Rights of Way according to Natural England's biodiversity Metric 3.0. This applies to developments that include established trees, woodland, green corridors, Cornish hedges, natural streams and ponds and any areas of habitat supporting a high level of biodiversity. The level of biodiversity is relative to the habitat in question and the metrics for measuring gains and losses of biodiversity will be according to Biodiversity Metric 3.0: Auditing and accounting for biodiversity – Natural England Joint Publication JP039. According to Natural England it is the “metric that underpins the Environment Bill's provisions for mandatory biodiversity net gain in England”. The Bill was passed in November 2021. <http://publications.naturalengland.org.uk/publication/6049804846366720>.

13.3 Support will be given to any proposal that clearly demonstrates the creation of new habitat to mitigate the potential loss of existing mature habitat and which shows how the mitigation and net environmental gain within an appropriate and agreed measurable timeframe will be achieved measurable by the Biodiversity Metric 3.0.

13.4 Existing trees: All new development areas will be supported if the design to safeguard any existing significant single or stands of trees or Cornish hedges is agreed, according to a professionally qualified arboriculturist.

- a) They must have allowance for an agreed distance between them and any new buildings to avoid later pressure for their removal and this applies in addition to the existing and future health of the tree(s). Any application for development which impacts on the landscape, biodiversity, geodiversity of Mabe Parish must comply fully with Policy 23 of the CLP.

13.5 Public Realm: Development proposals should: Demonstrate that they have no significant adverse effect on the integrity or continuity of landscape features and habitats of local and national importance of wild flora and fauna.

- a) Contribute to and enhance the natural and local environment by providing net gains in biodiversity. Development which is likely to have significant harm on wildlife corridors will not be supported.
- b) In order to gain support any development affecting the public realm should maintain and/or improve access and not be to the detriment of the material landscape, amenity value and enjoyment of the applicable public realm. Any change of landscape must be agreed to and biodiversity gain will be in accordance with Natural England's Biodiversity Metrics 3.0.
- c) Applications will be supported that can demonstrate improvement to established inter- connected and inter-community access and also provision for food security such as allotments and where regard for health and wellbeing, biodiversity gain, carbon capture, resilience for extreme weather events have been considered and agreed upon.
- d) Development proposal with remove an existing public right of way will not be supported unless a suitable alternative route which provides safe and convenient access, with no adverse impact on the character of the area is provided.

- e) In the event that a public right of way crosses or is a boundary of a proposed development site, a proposal will be supported that can clearly demonstrate that either the current course of the right of way can be retained or that any diversion would not result in any adverse impact on the character, setting, accessibility or safety of the general public. All developments must comply with Schedule 16 of the Wildlife and Countryside Act 1981 Orders creating, extinguishing or diverting footpaths or bridleways and Part 3 Public Rights of Way.

13.6 New tree Planting & Woodland: The reinstatement of historic planting and woodland should be prioritised in the first instance. Proposals to plant trees, copse and woodland that reflect the landscape character in both location and species selected and that respect and maintain important identified views and vistas. will receive positive support.

- a) Carbon offset plans will not be considered as sufficient reason for removing existing trees due to the time lag in the efficacy of replacing the lost carbon in removal of old trees for new trees relative to carbon capture.

13.7 Flood resilience & surface run off: Developments that are in compliance with the CLP policy 26, water attenuation schemes and Sustainable Drainage Schemes (SuDS) will be supported.

- a) Development proposals will be supported where they demonstrate that they include measures to ensure that they do not increase flood risk elsewhere and are appropriately flood resilient and resistant.
- b) Applications whereby any such development might contaminate a water-courses from run-off, must explain how the environment impact will be mitigated, in order to be supported.

13.8 Species: Applications will be supported that can clearly demonstrate compliance with all relevant strategies and best practice for birds, bees, bats, plants and animals in accordance with the Wildlife and countryside Act 1981. This also applies to Schedules 5 and 8.

- a) Applications that show clearly how they intend to creation suitable habitats or routes such as badger/fox gates in fencing or for improving wildlife corridors will be supported.

Policy 14: Housing and Community Facilities

Objectives

- To provide housing of the right type in the right place, that meets the local need.
- Plan for growth of the Parish based on measurable and clearly defined criteria.
- To Ensure future growth in terms of housing is matched by appropriate infrastructure.

Settlement Boundary

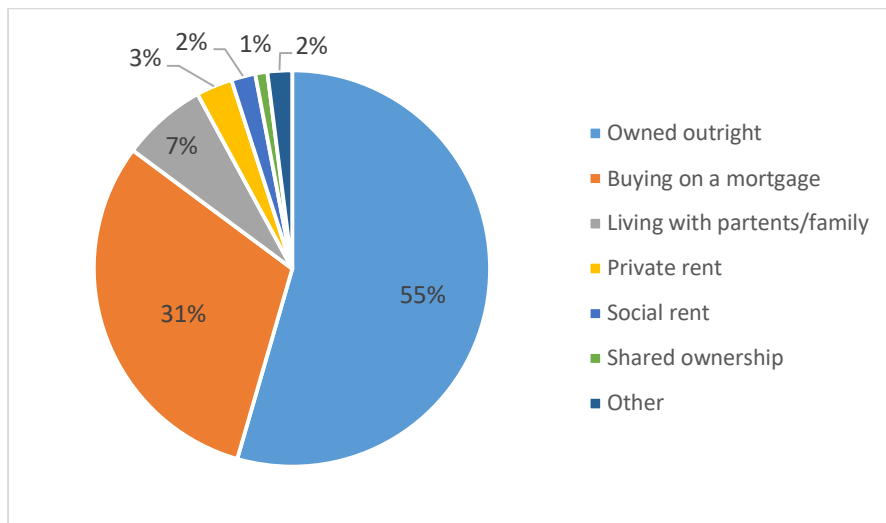
Reasoning: 8% of respondents considered the provision of a Settlement Boundary around Mabe Village within which development is allowed, outside of which development can only happen at small scale or in exceptional cases, important/very important to manage development within the Parish.

86% of respondents indicated that they owned or were buying their property, only 3% were seeking property within the village and an additional 5% seeking property within the Parish.

Of the 8% seeking property, 48% of the requirement was for 2-bedroom property. For future development it is individual plots which receive the most support (47%) followed by small sized developments (23%) or a mixture of small/medium developments (21%). Medium or large developments only have support from 9% of the respondents (5% and 4% respectively.)

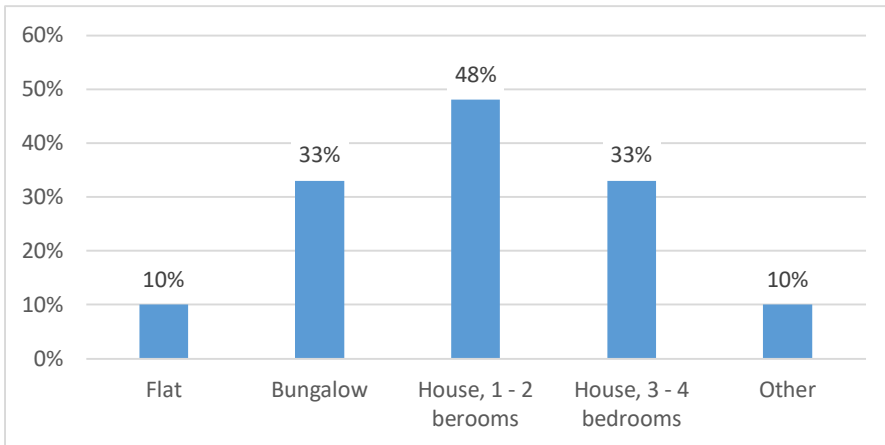
Q: What is the tenancy arrangement for your property here? (Base, n=130)

Figure 11 – Tenancy arrangement



Q: What type of property are you looking for? (Base, n=28)

Figure 12 – Property needed



The CP states “the focus for rural settlements is to meet local need whilst respecting the character of the settlement” it refers to Neighbourhood plans identifying specific Development Boundaries.

The policy meets the aims of both the National and Local Planning policy required to secure housing land supply that meets local need. Based on projected demographic reviewed 5 yearly and the community engagement and findings of the parish specific housing needs survey and the community engagement utilised throughout the development process of the Mabe NDP.

The completions at 2020 together with the commitments for further development currently approved indicate that the new home requirement as defined within the CP has been achieved. Whilst it is emphasised that such figures reflect a minimum of houses required, Mabe has been disproportionately and significantly over supplying new housing development.

Housing completions since 2010 stand at 109, with a further 67 approvals, which when added together with recent application figures, indicate a 128 % increase over the Mabe Parish allocation, which equates to a disproportionate 30% of the total combined CNA network.

Intention: To deliver local needs housing in Mabe Parish, which was supported in the consultation, to establish Development Boundaries allowing infill and rounding off which will cater for truly local need and rely on exception sites to meet local affordable housing need, when fully identified and supported by the local community.

Policy 14:

14.1 A settlement boundary is designated for the village of Mabe Burnthouse as shown on Map in Appendix 4. Development will be supported inside this boundary where:

- a) It complies with other policies in the plan and in the Cornwall Local Plan.
- b) It conserves and enhances the character of the area and maintains a distinct and recognisable barrier between Mabe and Penry.
- c) It is of scale appropriate to the location.
- d) It does not cause a detriment to the residential amenity of any existing or neighbour dwellings (e.g. thought loss of privacy, or overshadowing) or to the character of the locality and it provides a safe means of access.
- e) It contributes positively to the delivery of local facilities, services or infrastructure requirements.

14.2 Outside of this boundary, residential development in Mabe Parish will be supported where:

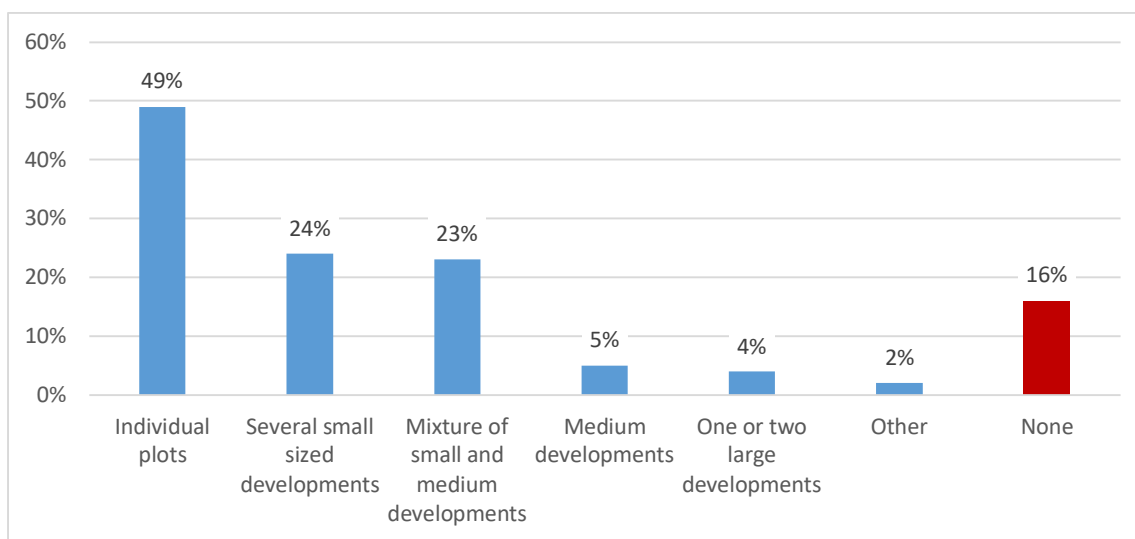
- a) It is in accordance with Policy 3 of the Cornwall Local Plan
- b) It is to deliver affordable housing in response to a demonstrated and supported local need and in accordance with Cornwall Local Plan Policy 9
- c) It delivers low impact development in accordance with policy AL1 of the Climate Emergency DPD
- d) Is if for a self-build, affordable home in accordance with (self/custom build policy)

Policy 15: Small Scale Infill and Rounding Off

Reasoning: 93% of respondents preferred small developments. 38% of respondents supported individual development, 18% supported small scale while the vast majority of respondents maintained no further housing development was required. 16% if respondents did not want to see any further developments, mainly mentioned in conjunctions with oversubscribed services and traffic infrastructure problems.

Q: What size housing development(s) do you think are suitable for future housing in Mabe Parish? (Base, n=128)

Figure 13 – Mae Future Development Preference



The CLP includes a number of policies intended to encourage the creation of new housing, through new construction and conversions, that are suitable for the county's needs and that are located appropriately: Policies 3 (The Role and Function of Places), 6 (Housing mix), 7 (Housing in the countryside), 8 (Affordable housing), 9 (Rural exception sites) and 10 (Managing viability). CLP Policy 21 (Best use of land and existing buildings) covers the re-use of land and buildings. Policy 2a of the Cornwall Local Plan sets out the housing allocation of 600 homes for the remainder of Falmouth and Penryn Community Network Area, over the plan period (2010-2030). Cornwall Local Plan Housing Implementation Strategy published in 2019 identifies that 415 homes have been completed and a further 283 homes have planning permission or are under construction (total 698). Based on a pro-rata approach to delivery Mabe would be expected to deliver 48 dwellings (8%) during the plan period, the Strategy highlights that the Parish has already over provided against the target with 60 homes completed and a further 17 have permission (total 77). Housing targets in the CLP are not a maximum threshold and do not reflect the households identified on the HomeChoice Register, therefore it is appropriate that any new development is limited to those that meet the definition of infill, windfall and rounding off. It is noted that Cornwall Local Plan provides specific advice in relation to infill development in smaller villages and hamlets where advice at paragraph 1.68 indicates that 1 or 2 dwellings is an appropriate scale.

This approach will provide opportunities for appropriate sustainable development within the villages and hamlets of the Parish, which is reflective of the housing aspirations of the community.

Intention: The community of Mabe Parish has expressed a desire to ensure, as far as possible, that development takes place within identifiable and clearly defined areas rather than spreading out into the open countryside. These points are made in the background text supporting CLP policies 3 (The role and function of places) and 7 (Housing in the countryside). It should also be noted that infill sites may be identified within the hamlets of the Parish for the development of a few additional houses of size, scale and design appropriate to the hamlet. Development proposals for these sites will be considered within the framework of Policy 3 of the CLP, which relates to small villages and hamlets, in conjunction with the NDP policy.

The **intention** is to clarify the areas where infill and rounding-off development will be supported in accordance with paragraph 1.68 and Policy 3 of the CLP, and to support the construction of new housing units on infill, rounding-off and brownfield sites that are appropriate to the local situation.

Policy 15:

15.1 Development outside of the identified settlement boundaries will be restricted to infill, rounding off, sub division of existing properties, brown field sites, conversion of existing buildings [residential and or commercial] and extension or alteration or existing residential dwellings.

15.2 Development will be supported where it:

- a) Is an infill scheme, which fills a small gap in an otherwise continuous built frontage and does not physically extend the settlement into the open-country-side. Proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished;
- b) Is a rounding off scheme, which involves the rounding off a settlement and does not visually extend building into the open-country side.
- c) Involves development of previously developed land within or immediately adjoining that settlement of a scale appropriate to size and role; Conserves and enhances the settlement's special historic, architectural and landscape character;
- d) Does not cause a detriment to the residential amenity of any existing or neighbouring dwellings (e.g. through loss of privacy) or to the character of the locality and it provides a save means of access.
- e) Provides community benefits in the form of contributions for local facilities, services or infrastructure requirements.

Policy 16: Exception Policy

Reasoning: The vast majority of respondents maintained no further housing development was required, with just 4% seeking large scale housing development.

Exception sites

There is a general need for low-cost, high-quality housing which enables young people to remain living and working in the Parish, which is evidenced by consultation.

This policy recognises the Community's concerns about the provision of new housing in the Parish and the need to help meet affordable housing needs, within the community and which are supported by the community. Rural exceptions sites, which are well located close to the existing settlements will be supported. The provision of housing which is secured as low cost in rural areas can benefit, not only the initial occupier(s), who may have work, family links, caring responsibilities or simply the best opportunity to be provided with a suitable house for themselves, but it will also benefit the local community by ensuring that the dwelling is available after initial occupation to those from the Parish in housing need in the future. Such housing may provide additional benefits in terms of sustaining the local community, the school or providing opportunities for more employment. In line with Council policy all schemes within Mabe are subject to a parish local connection policy. Relevant occupancy controls would be included in a Section 106 obligation. A connection can be established either through residence or employment and the criteria also makes provision for other exceptional circumstances. A cascade will operate with homes being let or sold:

- Initially to households with a Parish connection
 - Then to households with a connection to adjoining parishes; and
 - Then with the same connection to Cornwall.

For all planning applications that involve affordable housing, applicants will be required to complete a Section 106 Agreement. The purpose of this Agreement is to ensure that the affordable housing is of a high quality and that:

- the homes go to local people most in need of affordable housing, and
- the rents or prices are affordable, and remain so in the future.

The Cornwall Local Plan Strategic Policies 2010-2030 under policy 9 (Rural exception sites) states that 'Market housing must not represent more than 50% of homes or 50% of the land take, excluding infrastructure and services'. Cornwall Council's starting position is to seek 100% affordable and work backwards from there with an absolute minimum of 50% provision if informed by viability information.

Intention: To allow local people to access housing which is achievable and affordable to them and to ensure that new small-scale development is acceptable in its context so it preserves or enhances the characteristics in the Parish.

Policy 16:

16.1 Rural exceptions sites of up to five dwellings outside of but adjacent to the settlement boundaries within the Parish for affordable housing will be supported to meet a local need where this need is evidenced and where the development complies with other policies within the MNDP.

16.2 Any such development is subject to the following criteria:

- a) Affordable homes should be well integrated with market housing.
- b) The type and size of affordable homes should meet the specific needs identified for Mabe Parish.
- c) The proposal has a target of 100% affordable housing. Any reduction will need to be supported by a viability assessment.
- d) The dwellings will be occupied by people with a local connection in housing need in accordance with the Local Housing Authority's standard definition.

16.3 Any small-scale housing development above 5 dwellings will need to meet the above criteria and be supported by a community referendum. In addition, they must make a positive and financial contribution towards providing social infrastructure, through CIL or 106 levy that clearly support the infrastructure needed to sustain them.

Policy 17: Assisted Community and Accessibility

Reasoning: The demographic data infers a primarily young single parent population seconded by a more elderly aspect. Our policy is intended to support development targeted at those two sectors of the community.

In response to a changing population and to cater for those seeking future assisted accommodation, the plan aims to ensure that opportunity exists to support a supply of ground floor accommodation, flats with lifts, assisted residency and bungalow accommodation.

Such accommodation must meet the need of the specific group it is intended to cater for. The dwellings should be self-sufficient, where practicable in energy provision (heating, lighting, waste water management, etc.) be accessible in terms of level (non-sloping sites), have safe access to amenity requirements (shops and transport) and incorporate adaptable open space and encourage social interaction.

It is important to plan and provide for locally generated housing needs, by managing development and encouraging a mix of sustainable housing types and tenures that will help residents remain within the area through different life stages by ensuring that they are accessible to those with disability, impaired mobility or additional needs.

Government guidance is set out in 'Approved Document M - Access to and use of buildings: Volume 1 – Dwellings (March 2016) which can be viewed by visiting:

https://www.planningportal.co.uk/info/200135/approved_documents/80/part_m_-_access_to_and_use_of_buildings

This document sets out guidance on the use of ramps and steps required to provide ease of access, with information including safe degrees of pitch and dimensions when building a wheelchair accessible facility. The construction of accessible stairs and corridors is also addressed, including the safe height of stairs and the accessible width of both corridors and stairs.

The **intention** of Policy is to allow local people with specific needs to access assisted living and community housing which is achievable and affordable to them.

Policy 17:

17.1 Applications for accommodation specifically designed to cater for the needs of the elderly or those requiring assisted living will be supported where they comply with other policies within this plan and in addition:

- a) Proposals where possible should be located on level non-sloping sites close to and with safe and easy access to the village amenities.
- b) Meet the building regulations as set out in Approved Document M: access to and use of buildings, volume 1: dwellings (March 2016) or any subsequent revision.
- c) Proposals for community-owned housing developments (such as those delivered via Community Land Trusts) that respond to a demonstrated local housing need will be supported.

17.2 Applications for either open market or affordable dwellings will be supported that satisfy those with disability, impaired mobility or additional needs, subject to in addition meeting all other policy requirements. The size of dwellings should take account of the demand identified in the Mabe housing needs register.

Policy 18: Custom and Self-build

Design Requirement

Reasoning: The vast majority of respondents agreed that the environment, landscape, heritage and open green space needed to be enhanced and protected. 98% of respondents supported the requirement of all new homes to be Carbon Neutral/ Zero Carbon. Our design codes, site assessment and landscape character assessment, together with our policy are intended to support the community perspective.

It is evident through both perception and evidence, that the Parish has been significantly and detrimentally changed by recent development. The Landscape Statement highlights that large scale, inappropriate housing, unsupported by the community and of the wrong type in the wrong place has eroded both its landscape character and Historical context.

To maintain Mabe's distinctiveness, development should contribute to the sense of place by responding to the local historical, cultural and landscape context and enhance and feel part of the existing settlement and landscape. Any development will be expected to conform to the design standards set in the Mabe Design guide appended to the Mabe NDP.

The expectation is that developers aspire to the highest standard. The most appropriate benchmarks for establishing these standards are provided by 'Building for Life 12¹', which is a government-endorsed industry standard for well-designed homes and neighbourhoods. The document is about guiding the better planning of new development through urban design that is safe and provides everything that should be expected of a new community.

Innovation is encouraged if the development is complementary in its form and shape, it enhances its setting and the choice of materials, scale and detailing are appropriate to said policies.

Intention: The Plan aims to protect the unique character of the environment by allowing for growth whilst ensuring that design and construction quality is high and that the countryside surrounding the village and settlements is maintained. New development should be designed to respond to the specific character of the site and its local surroundings and to create a sense of place.

¹ <https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

Policy 18:

18.1 Proposals for new developments will be assessed against the Mabe Parish Design Code and Guidelines (Appendix 1) and the following criteria:

- a) In addition to Policy 9 of the Cornwall Local Plan, proposals for single [self-build] affordable dwellings [and/or community led development] will be supported where applicants are able to demonstrate that:
 - i. They require affordable housing and have a strong local connection and need to be located within the settlement that the site is proposed;
 - ii. There are no other reasonable options which address their housing needs, having regard to any other nearby settlements; and existing or planned rural exception schemes; and
- b) The site is sustainably located, within or well related to the built form of a settlement;
- c) It will not result in development in an isolated location;
- d) The dwelling will remain affordable in perpetuity through a percentage reduction on market value agreed by legal agreement; the property may be rented at an affordable rent to persons meeting Cornwall Council's eligibility criteria
- e) The site area, including any access arrangements, is no more than 0.05ha;
- f) The dwelling is designed to meet current and future household requirements and should not exceed the maximum floorspace prescribed in the Nationally Described Space standards for a 6-person household, although the provision of a single detached garage to the maximum of 18 sq. metres would be supported in addition;
- g) The design and character of the affordable housing complies with the design requirements of the Mabe Design Guide.
- h) It is served by ~~an~~ adequate access and infrastructure and has reasonable access to local services by walking, cycling or public transport.

18.2 The development is not located in any protected landscape.

Policy 19: Principal Residency

Reasoning: Only 9% of all respondents' have an urgent need for housing and 16% overall are looking for a new property. Future development should be directed to fill that identified need and be primary residence.

Intention: This Parish aims to support sustainable and robust communities across all villages and hamlets in the Mabe Parish. The unique nature of the parish, in that it incorporates the Exeter university campus which places a significant burden on the housing supply within the Parish. Although numerous schemes exist outside of the parish designed specifically to cater for student accommodation, not all have commenced or been completed.

Coupled with its close proximity to many of Cornwall's beaches and beauty spots, much of the parish housing is both an attractive prospect and utilised as student accommodation and or second, or holiday homes.

This has an adverse effect on the sustainability of the Parish. It erodes services available to local residents and negatively impacts on the affordability of housing. House prices are artificially increased, reducing the access to local residents, whose income invariably falls well short of that required to purchase a local property. House prices within the locality vary considerably but in general terms fall in excess of 12 to 17 times the local average income.

Through the following NDP policy, the Parish aims to address the issue through the only mechanism currently available to it, and that is through the establishment of a 'principal residency' clause for all new dwellings, including new builds and building conversions.

Policy 19:

19.1 To support the establishment of sustainable and robust communities 'Principal Residency' will be included as a condition for all new dwellings within the Parish.

19.2 Principal Residences are defined as those occupied as a person's sole or main residence, where they spend the majority of their time when not working away from home. The Principal Residency Clause will apply to all new builds and building conversions, where the conversion is of a building not previously used as a dwelling.

19.3 The Principal Residency Clause will appertain to the building in perpetuity. Sufficient guarantee of such occupancy restriction must be achieved through a Section 106 planning obligation under the Town and Country Planning Act when planning permission is granted; this should ensure that the principal residence clause appertains to first and all future occupation of the dwelling. New unrestricted second homes and holiday-let properties will not be supported at any time.

19.4 The Principal Residence obligation on new homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the requirements of this condition and will be obliged to provide this proof if/when the Parish or Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc.).

Policy 20: Design Policy

Reasoning: The vast majority of respondents agreed that the environment, landscape, heritage and open green space needed to be enhanced and protected. Our design codes, site assessment and landscape character assessment, together with our policy are intended to support the community perspective (see questionnaire for specific data.)

Design Requirements: It is evident through both perception and evidence, that the Parish has been significantly and detrimentally changed by recent development. The Landscape Statement highlights that large scale, inappropriate housing, unsupported by the community and of the wrong type in the wrong place has eroded both its landscape character and Historical context.

To maintain Mabe's distinctiveness, development should contribute to the sense of place by responding to the local historical, cultural and landscape context and enhance and feel part of the existing settlement and landscape. Any development will be expected to conform to the design standards set in the Mabe Design guide appended to the Mabe NDP.

The expectation is that developers aspire to the highest standard. The most appropriate benchmarks for establishing these standards are provided by 'Building for Life 12', which is a government-endorsed industry standard for well-designed homes and neighbourhoods. The document is about guiding the better planning of new development through urban design that is safe and provides everything that should be expected of a new community.

<https://www.designcouncil.org.uk/our-work/skills-learning/resources/building-life-12-third-edition>

Innovation is encouraged if the development is complementary in its form and shape, it enhances its sePng and the choice of materials, scale and detailing are appropriate to said policies.

The Intent: The Plan aims to protect the unique character of the environment by allowing for growth whilst ensuring that design and construction quality is high and that the countryside surrounding the village and settlements is maintained. New development should be designed to respond to the specific character of the site and its local surroundings and to create a sense of place.

Policy 20:

20.1 Proposals for new development will be assessed against the Mabe Parish Design Code and Guidelines (Appendix 1) and the following criteria:

- a) The development must demonstrate how it will take account for the character and appearance of the natural and historic environment, integrate into the existing surroundings and have regard to the Mabe Design Code and the Mabe Landscape Character Statement.
- b) Development should have a strong visual local stylistic form, fitting into the local vernacular, through its architecture, materials, and landscaping. Materials should be high quality, locally sourced and complement the local palette of materials used. Locally appropriate innovative solutions are supported.
- c) Greater support will be given to proposals conforming to the latest Building for Life standards and in addition where applicants have undertaken early engagement with the Parish Council and local community in any development proposal.
- d) Greater support will be given to zero and low carbon developments evidenced by an appropriate scheme e.g. Passivhaus. In addition to developments that exceed the latest Building Regulations to align with Mabe Parish Climate Emergency Targets.
- e) Street layouts should be attractive and safe, designed for low vehicle speed and good access for emergency vehicles and refuse collection.
- f) The development should have well defined public and private (not shared with others) outdoor spaces that maintain the local character and appearance of the area. Private spaces should be large enough for drying washing, safe play, planting, food growing and be wildlife friendly.