

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.

Live-work units – these are buildings or groups of buildings that offer the opportunity to live and work in the same location. The residential use must be subservient to the work use. They may be new build or converted from existing buildings.

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 must not visually extend building into the countryside.”

Well-related – for the purposes of this NDP, a development is considered to be well-related where it is located within 1 km by road (or approximately 10 – 15 minutes walk) of a recognised settlement in Mabe Parish. Recognised settlements include Mabe Burnthouse, Antron, Trenoweth, Halvasso.



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.

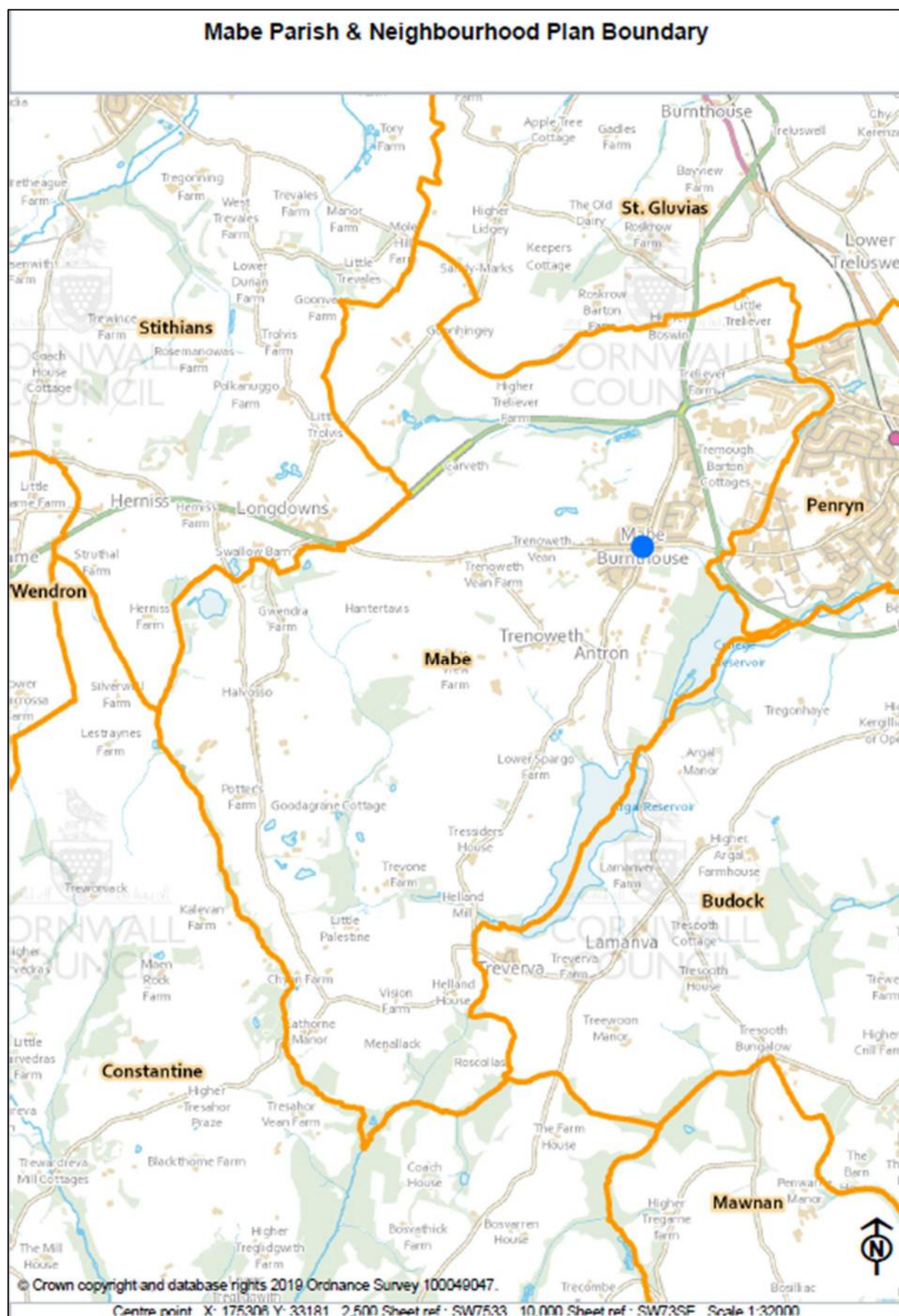
This document is supported by several other documents and background information which are referred to throughout. These supporting documents can be accessed at <https://www.mabendp.com/>. A glossary and abbreviations section is included at the front of this document for reference.

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:

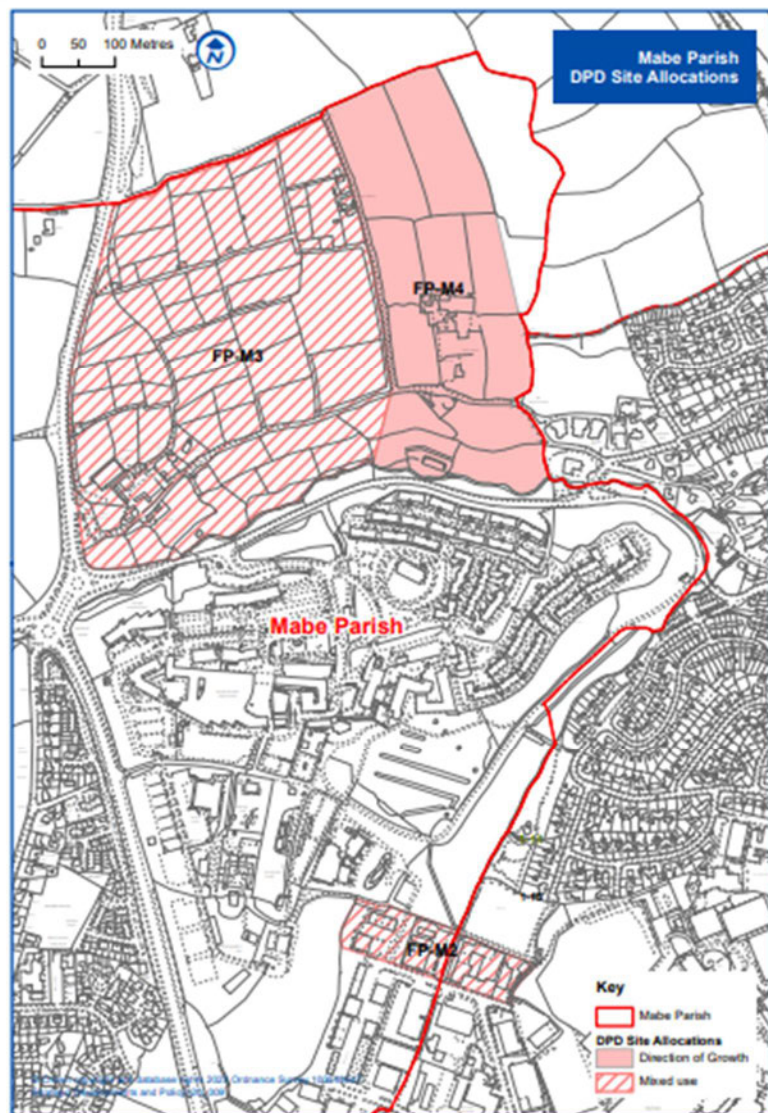
- Cornwall Local Plan Strategic Policies (2010-2030) 2016
- Cornwall Climate Emergency DPD – Submission Draft November 2021
- The Strategic Housing Land Availability Assessment (SHLAA) January 2016
- The Strategic Housing Market Needs Assessment (SHMNA) 2013
- Cornwall and Isles of Scilly Landscape Character 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

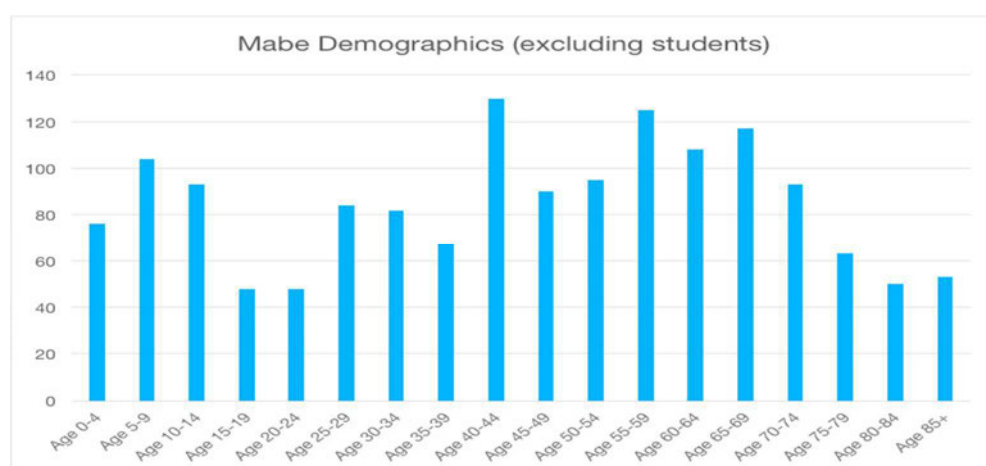


Figure 4 – Treliever Direction of Growth (Option) Figure 5 – Penryn Campus Expansion

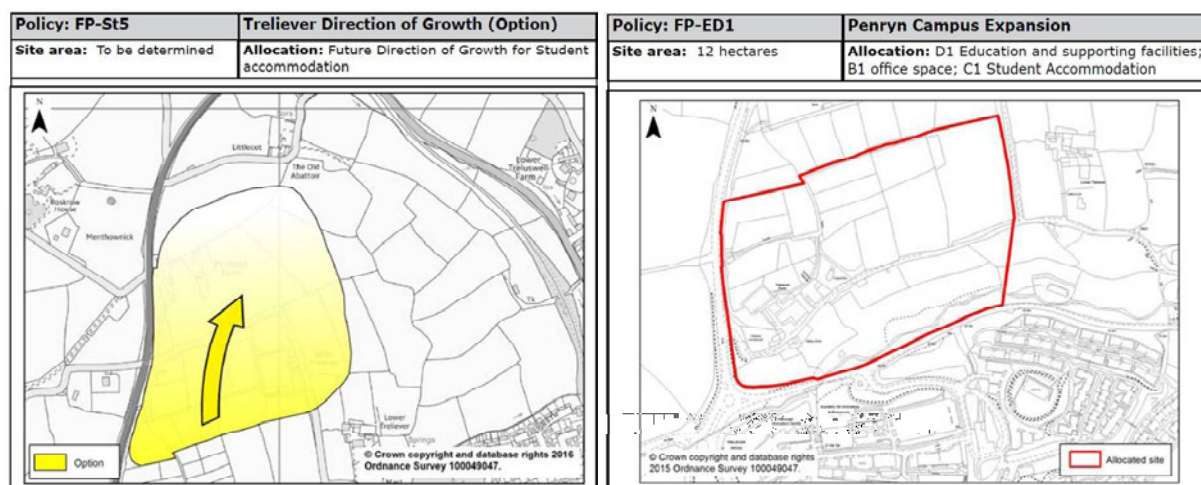
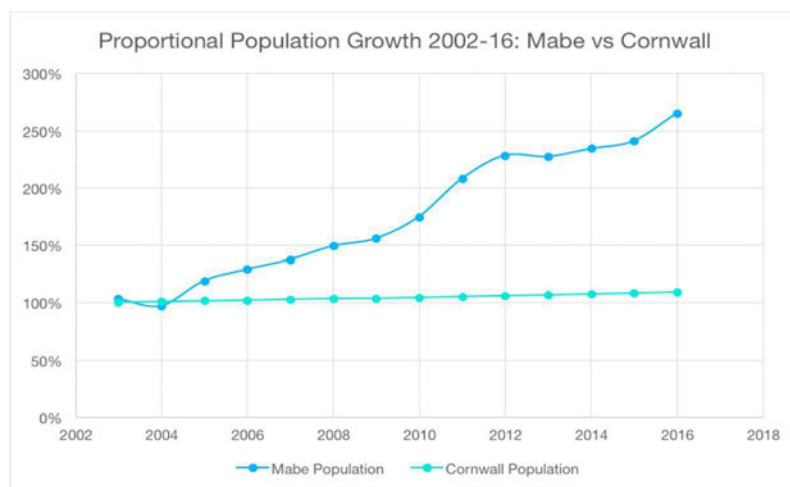


Figure 6 – Proportional Population Growth 2022: Mabe vs Cornwall



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 must 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, with policies which reflect the available land use and development it will:

- Safeguard the heritage and environmental aspects that are highly valued and underpin the distinctiveness of the Parish.
- Control inappropriate development.
- Reduce environmental damage.
- Build a stronger linked community.
- Promote health, well-being and a sense of community belonging for all.

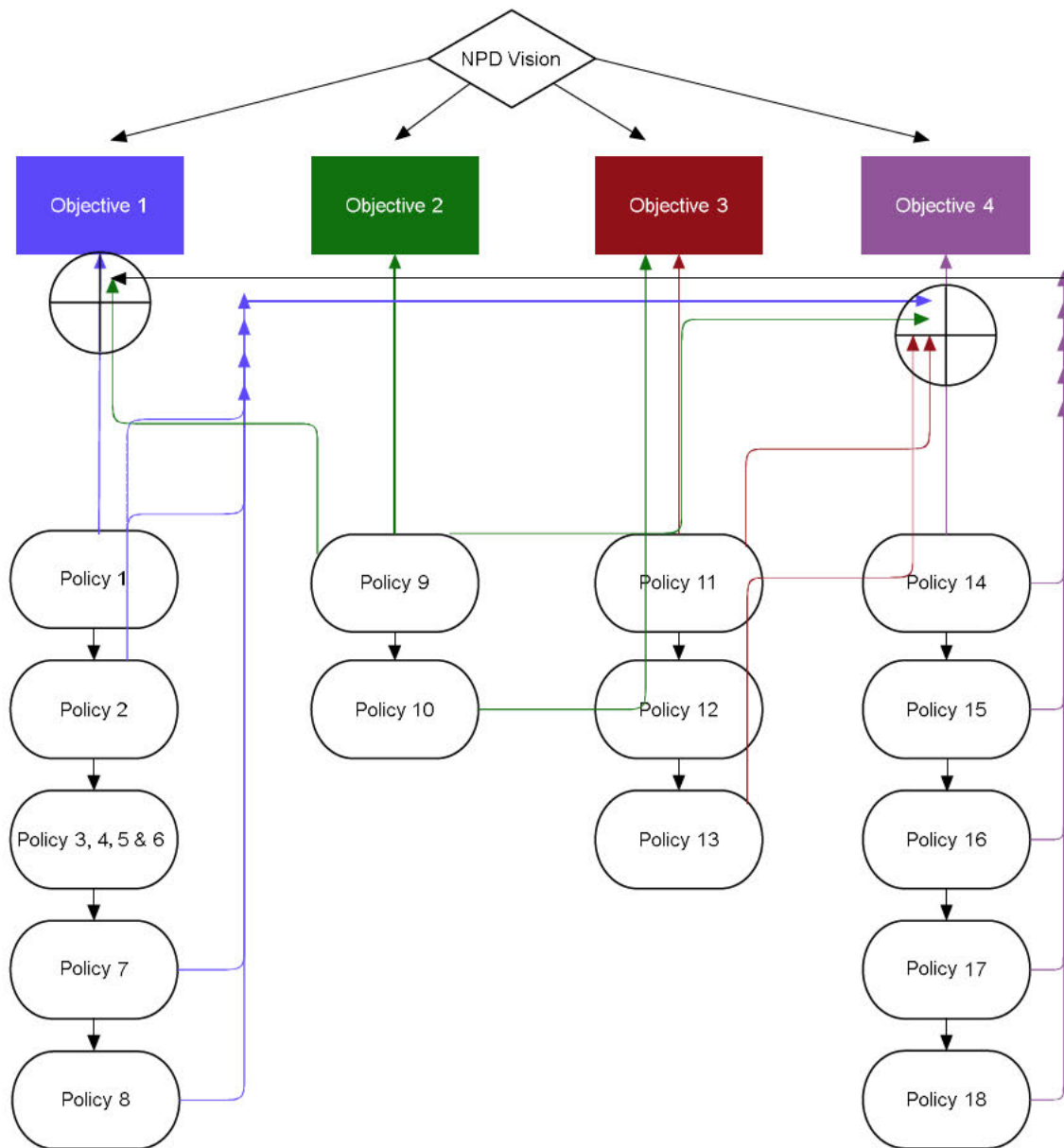
Mabe NDP Policies

The NDP sets out 18 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 must 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
		April 2010 – March 2019	April 2010 – March 2019	Housing Figure
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. It is strongly suggested in order to facilitate a decision, and as advised under the Town and Country Planning (Development Management Procedure) Order 2015, that an application put before Mabe Parish Council for planning permission contains any other detailed plans, drawings and all information necessary to accurately describe the development which is the subject of the application.

Policy 1:

- 1.1 New development must seek to achieve high standards of design and sustainable development, and proposals must demonstrate how design, construction and operation addresses the requirements of the Cornwall Climate Emergency DPD.

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 Development proposals for community led 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 homes, business and other buildings in the Parish or
- b) Fully or partly owned by Mabe residents, businesses or community associations, for the benefit of the local community. This can be demonstrated by evidence that the development is fully or partly owned through an appropriate community energy enterprise and
- 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 must 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:

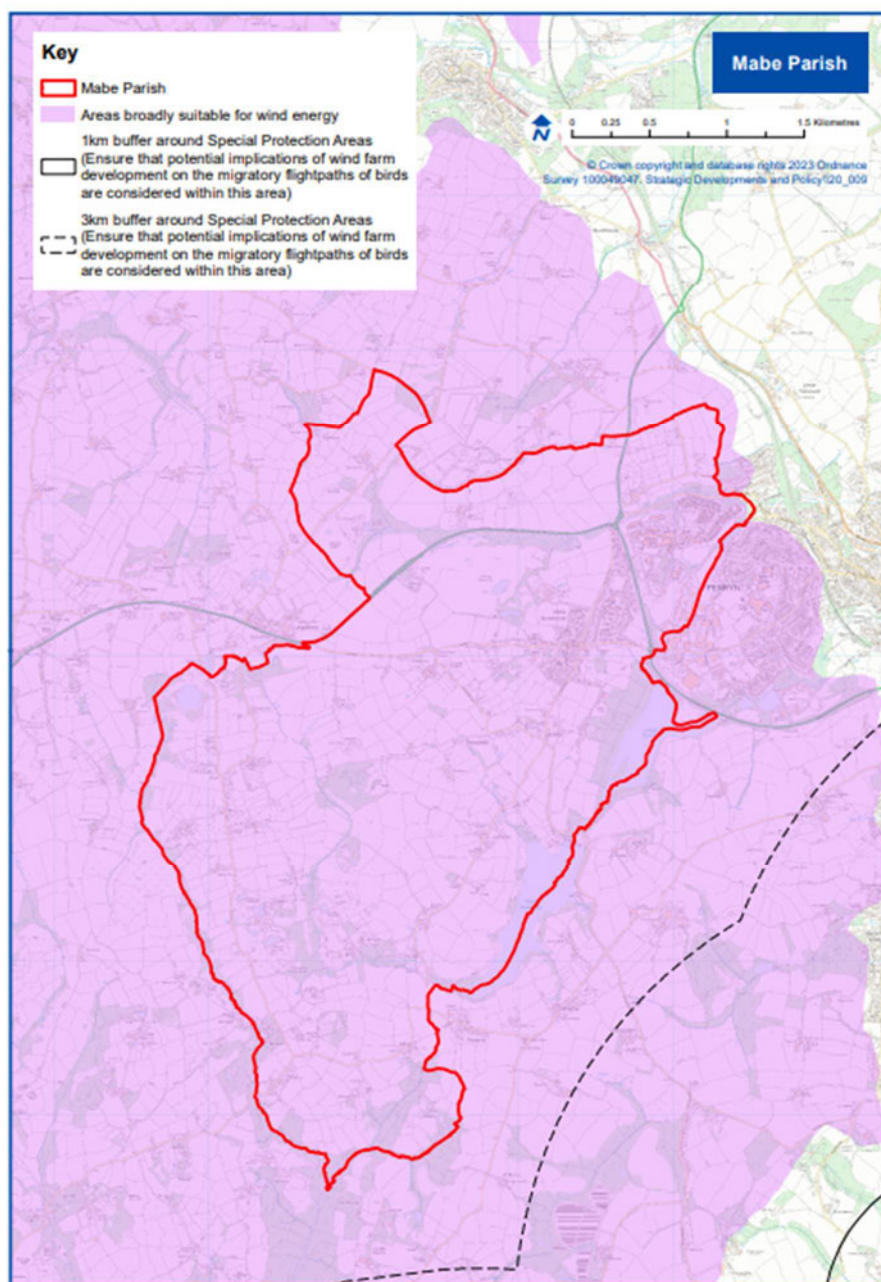
- Shadow Flicker relates to the flickering effect caused by the rotating of wind turbine blades.
- The Cornwall Landscape Sensitivity Analysis (Mar 2016) classified wind turbine and solar according to band scaling.
- Applicants must use the Climate Emergency DPD to inform their impact assessments.

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 Cornwall Climate Emergency DPD.

Policy 3:

3.1 Proposals for wind turbine development will be supported within the area shown in Figure 8 up to a height of 99 m, where they meet the requirements of Policy RE1 of the Climate Emergency DPD and where the proposal does not adversely affect highway safety or public rights of way.

Figure 8 – Wind Turbine Development Zone



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).

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, Cornwall Renewable Energy Landscape Sensitivity Assessment and the Cornwall Climate Emergency DPM.

Policy 4:

4.1 Proposals for ground mounted solar arrays will be supported where they meet the requirements of Policy RE1 of the Climate Emergency DPD; and

- a) Where there is no significant negative impact on residential amenity or on highways of Public Rights of Way; and
- b) Where proposals are for land in agricultural use, wherever possible, proposals should enable continued agricultural use underneath the panels.

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 must therefore be given to potential impacts as outlined in the Cornwall Council Climate Emergency DPD, Environment Agency (EA) permits and other licenses must also form part of any presented application using current best practice.

Policy 5:

5.1 Schemes for hydro power will be supported where they meet the Policy RE1 and in particular the criteria set out in Policy RE1- 4 of the Climate Emergency DPD.

Policy 6: Micro Hydro

Policy 6:

6.1 Schemes for micro hydro power will be supported where they meet the requirements of Policy RE1 and in particular the criteria set out in Policy RE1- 4 of the Climate Emergency DPD.

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 Cornwall Climate Emergency DPD, 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 must be given to potential impacts as outlined in the Cornwall Renewable Energy DPD.

Policy 7:

7.1 Proposals for development within the Parish which meet the requirements of Policy SEC 1 or Policy RE1 of the Climate Emergency DPD will be supported;

In particular, proposals 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.)

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

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 must 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 must:

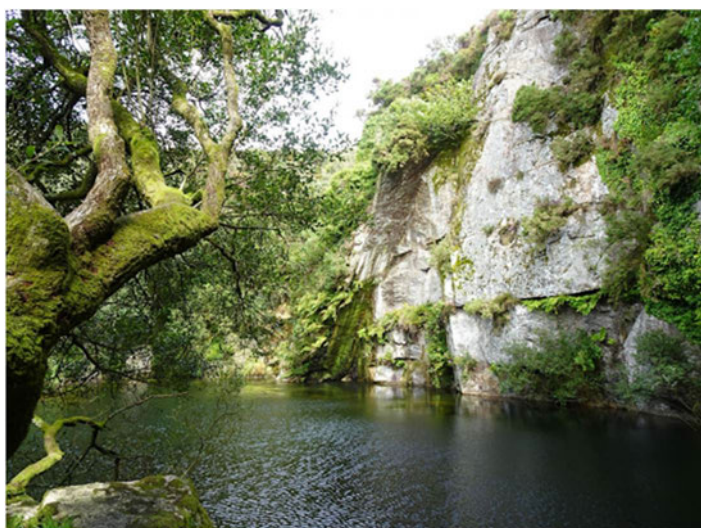
- provide for nesting birds, roosting bats and hedgehogs,
- maximise opportunities for enhancing wildlife in new areas of rural public open space.

The loss of features such as Cornish hedges must be avoided. Where biodiversity features such as Cornish hedges are to be lost the impacts must 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 must be retained and linked to other areas of habitat off-site. Cornish Hedges, stone walls, hedgerows and other boundary features must 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 must be conserved.

To ensure that opportunities to protect and enhance wildlife are maximised adequate information, prepared by suitably experienced ecologists, must 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 must be planned and designed to protect and enhance local wildlife species and habitats, demonstrating how they will deliver a net gain in biodiversity, in accordance with Policy G2 of the Climate Emergency DPD.
- 8.2 Where appropriate proposals must enhance the biodiversity and green infrastructure the different Important Biodiversity Protection and Enhancement Areas shown in Figure 9 and as described in Table 5 through retaining and enhancing wildlife areas and green spaces and the connections between them. Development proposals must appropriately demonstrate that:
- a) they avoid designated areas, as shown in Figure 9 below, 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 and trees canopy as shown in Figure 10 below, 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.

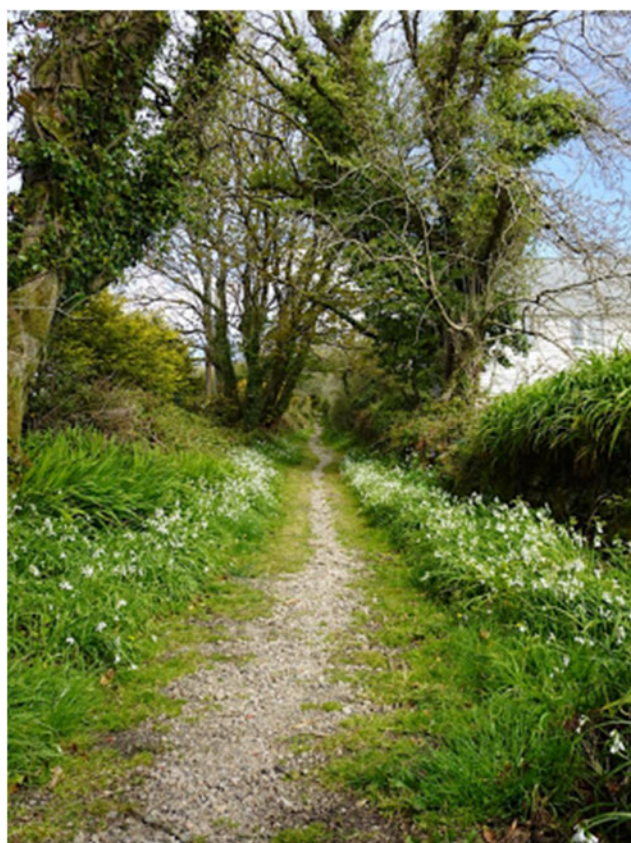


Figure 9 – Mabe Parish Important Biodiversity Habitats

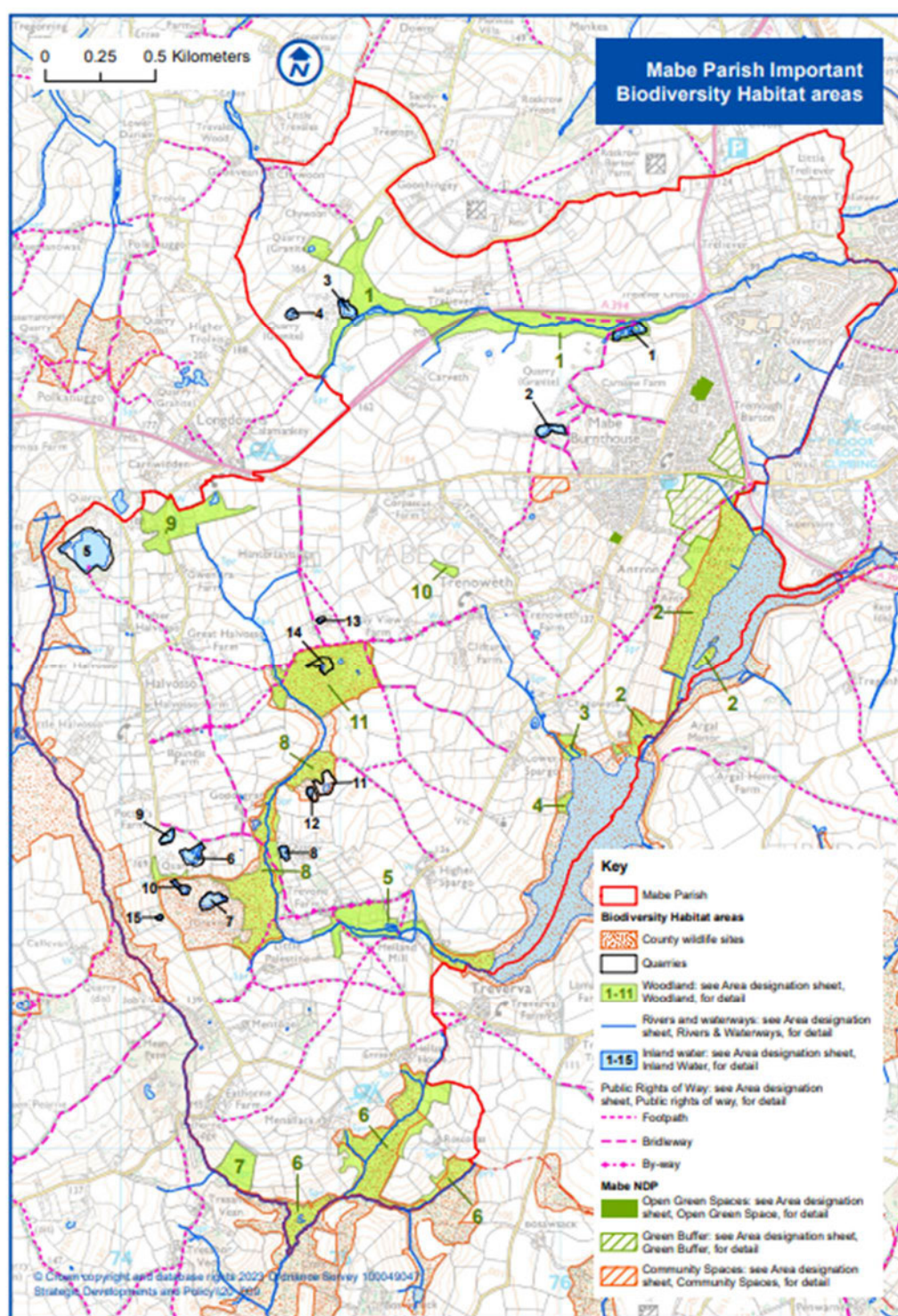


Figure 10 – Mabe Parish Tree Cover

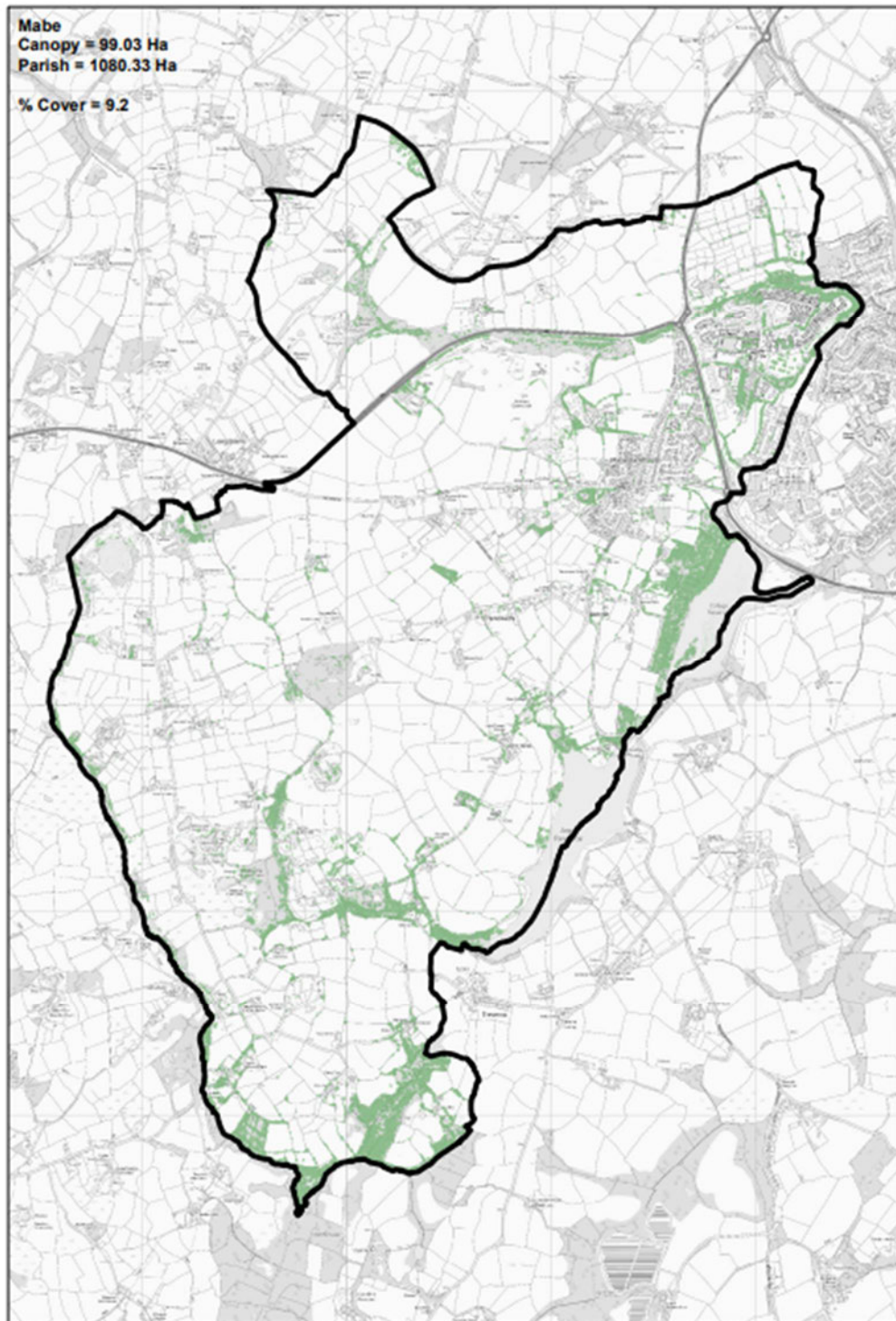


Table 5 – Biodiversity Designation

Mabe Parish Important Biodiversity Protection & Enhancement Areas Map	Biodiversity designation sheet, section 2
<p>Zone 1 [Yellow] An important wildlife habitat, which is important to the visual distinctiveness and amenity setting of the parish.</p>	<p>Gently sloping farmland. Small historic field patterns, with Cornish Hedgerows and some tree lined boundary hedges. Hedgerows have many practical uses. Originally constructed to provide barriers between fields, they also provide shelter for stock against bad weather, prevent soil erosion and are a rich habitat to a huge variety of plants and animals. They are the main habitat for 47 species of conservation concern in the UK, including 13 rapidly declining species. Indeed, hedgerows are the most significant wildlife habitat over large areas of Mabe Parish. Over 1500 insects, 600 plant, 65 birds and 20 mammals live or feed in hedgerows. So they are an essential refuge for many woodland and farmland plants and animals. The ditches and banks associated with hedgerows provide habitat for frogs, toads, newts and reptiles. Zone 1, being an area with few woods, many species of birds depend on hedgerows for their survival and the hedgerows act as green corridors between semi-natural sites and more species-rich areas.</p> <p>Cornish Hedges may support up to 80 per cent of our woodland birds, 50 per cent of our mammals and 30 per cent of our butterflies. Many beetle species can occur in the litter and tussocky vegetation at the base of hedges, including Stag Beetle, while hedgerow ditches adjacent to hedgerows are good for caddisflies.</p> <p>Bumblebees nest in hedgerows and use hedges as guides to their foraging sites.</p>
<p>Zone 2 [Mauve] Rising predominantly undeveloped land, forming a key visual aspect of parish where the prominence of built form would cause detrimental harm to the character and amenity value of the parish</p>	<p>Rising undeveloped historic field patterns with Cornish Hedgerows and prominent trees to skyline. Forms key wildlife corridor. Contains archaeologically important Iron Age fortifications. Allotments, promoting self sustainability, woodlands and inland water filled quarries. Woodlands support thousands of species, of insects and invertebrates which live among the leaves, under bark, in dead wood and on the woodland floor. Species include a wide variety of bees, wasps, ants, spiders, harvestmen, crickets, grasshoppers, centipedes, millipedes, beetles, earwigs, aphids, butterflies, moths, dragonflies and skippers. These in turn support a wide range of mammals (including notable species such as dormice, which are monitored by scientists at The University of Exeter) and numerous birds, including songbirds, birds of prey, and ground-dwelling birds. The leafy canopies also offer shelter and protection for them to build nests, lay eggs, and bring up their chicks. Unfortunately, a number of notable trees and hedgerows in the parish have been destroyed in recent years, to make way for large housing developments, thereby removing valuable habitat and nesting sites for many species of birds and mammals, such as badgers and hedgehogs.</p>
<p>Zone 3 [Green] Cornwall Wildlife designated area.</p>	<p>Sloping down from the Highest point in the parish the area is predominantly small historic field patterns undeveloped fields bounded by Cornish Hedgerows and some tree lined boundary hedges. For habitat significance see Zone 1 designation.</p>

Mabe Parish Important Biodiversity Protection & Enhancement Areas Map	Biodiversity designation sheet, section 2
Zone 4 [Orange] North Aspect, is rising ground, which forms main visual aspect when approaching from Falmouth.	<p>The rising ground, in the Northern sector, creates a distinctive Tree Lined skyline East to West along the adjoining Zone 2. Whilst containing the major built form within the Parish, the remaining small historic field patterns consist of undeveloped fields bounded by Cornish Hedgerows and some tree lined boundary hedges, together with working and redundant quarries, and significant woodland areas, it provides a vital wildlife corridor and habitat. Disused quarries provide important habitats for plants and animals that are being increasingly displaced by development in other areas, both during the active phase and also through reclamation to nature habitats. The quarries in Mabe are rich in biodiversity and provide a dynamic mosaic of habitats at different stages of succession, that provide an interesting micro topography with unique climatic conditions. Through the active process of the quarry, these features are often transient in nature. Flooded quarries provide ecological niches and offer animals and plants an area of retreat that they would rarely find nowadays outside of our quarries and are a vital habitat to numerous species, in particular birds of prey. sand martin, bee eater, eagle owl and peregrine falcon, yellow-bellied toad, natterjack toad as well as the bee orchid and potentially other rare orchids. Following the extraction process quarries are reclaimed, which offers a new opportunity for habitat creation. The Southern sector comprises of downward sloping small historic field patterns, with Cornish Hedgerows and some tree lined boundary hedges. At the southernmost tip it contains historic woodland.</p> <p>For habitat significance see Zone 1 & 2 designation.</p>
Zone 5 [Brown] Rising predominantly undeveloped land, forming a key visual aspect of parish where the prominence of built form would cause detrimental harm to the character and amenity value of the parish. Argal lake supplies vital drinking water and provides recreational and health / wellbeing facility, together with wildlife habitat.	<p>Containing the highest point in Mabe Parish, which is a designated Free to Roam Area. The ground rises steeply from Argal reservoir and forms a prominent tree lined skyline and wildlife corridor, where it abuts zone 2. Contains Woodlands and numerous inland waters filled quarries, woodlands and County Wildlife areas. Sloping steeply downward towards Argal reservoir the rivers and waterways provide vital land drainage, distinct habitat and food source. Rivers support the plants and animals that need running water freshwater habitats, and support species that absolutely depend on permanent running water. Species that depend on constantly high oxygen levels, like stoneflies, mayflies and filter feeders, like black flies or net spinning caddis larvae, that depend on moving water to bring their food to them. In the river margins, there are also many of the ubiquitous freshwater plants and animals that are not too fussed where they live, as long as there is water. Plants like water mint and brooklime fall into this group, as do animals like the Common Water Slater and the Wandering Snail, dragonflies and damselflies.</p> <p>For habitat significance see Zone 1, 2 & 4 designation.</p>
Mabe Important Biodiversity Habitat Areas Map	Biodiversity designation sheet, section 2
Woodlands	For habitat significance see Zone 2 designation.
Quarries	For habitat significance see Zone 4 designation.
Rivers & Inland Water	For habitat significance see Zone 4 & 5 designation.

Public Rights of Way	Covering a significant combined distance. The extensive network of footpaths, bridleways and by ways form a natural habitat corridor, food source and wildlife habitat. In addition, they are maintained to provide a valued amenity and health / well-being benefit to the wider community. For habitat significance see Zone 1, 2, 4 & 5 designation.
Mabe Parish Important Biodiversity Protection & Enhancement Areas Map	Biodiversity designation sheet, section 2
Open Green Space	Recreational land specifically retained for recreational well-being. Bounded in part by with Cornish Hedgerows and some tree lined boundary hedges. The areas provide a rich habitat and food source within the built form. For habitat significance see Zone 1 designation.
Green Buffer. Forming a key visual aspect of parish where the prominence of built form would cause detrimental harm to the character and amenity value of the parish.	Steeply sloping farm land, which provides a green separation between Mabe and the neighbouring parish. For habitat significance see Zone 1 designation
Community Space. Earmarked for Community green amenity provision.	Open green space abutting-built form. Bounded in part by with Cornish Hedgerows and some tree lined boundary hedges. The areas provide a rich habitat and food source within the built form. It is hoped to plant a forest for Mabe, within the site. For habitat significance see Zone 1 & 2 designation.
Mabe Parish Tree Canopy Area Map	Biodiversity designation sheet, section 2
Tree Canopy Cover, whilst limited across the parish as a whole, it is seen as a vital resource which should be protected and increased where practicable.	The revised tree canopy map details the limited tree cover within the Parish. Generally concentrated in the North Eastern sector the canopy gives both context, amenity and well-being value to the main concentration area of built form, but provides vital habitat for wildlife. Further concentrations to the East and Southern sectors gives both context, amenity and well-being value to the parish. Woodland supports thousands, probably millions, of insects and invertebrates that live among the leaves, under bark, in dead wood and on the woodland floor. Bugs, bees, wasps and ants. Spiders and harvestmen, slugs and snails, crickets and grasshoppers. Centipedes and millipedes, crustaceans, flies, ants, sawflies, wasps, and beetles' bugs, cicadas, aphids and scale insects, butterflies, moths, and skippers, cockroaches' damselflies and dragonflies and earwigs. These in turn support a wide range of mammals (including notable species such as dormice, which are monitored by scientists at The University of Exeter). Woods play host to many different species of birds, including songbirds, birds of prey, and ground-dwelling birds. The leafy canopies also offer shelter and protection for them to build nests, lay eggs, and bring up their chicks. Unfortunately, a number of notable trees and hedgerows in the parish have been destroyed in recent years, to make way for large housing developments, thereby removing valuable habitat and nesting sites for many species of birds and mammals, such as badgers, foxes and hedgehogs. The Mabe NDP wishes to offer as much protection as possible to this vitally important resource.
V4/ 29/03/23	

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 must 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.

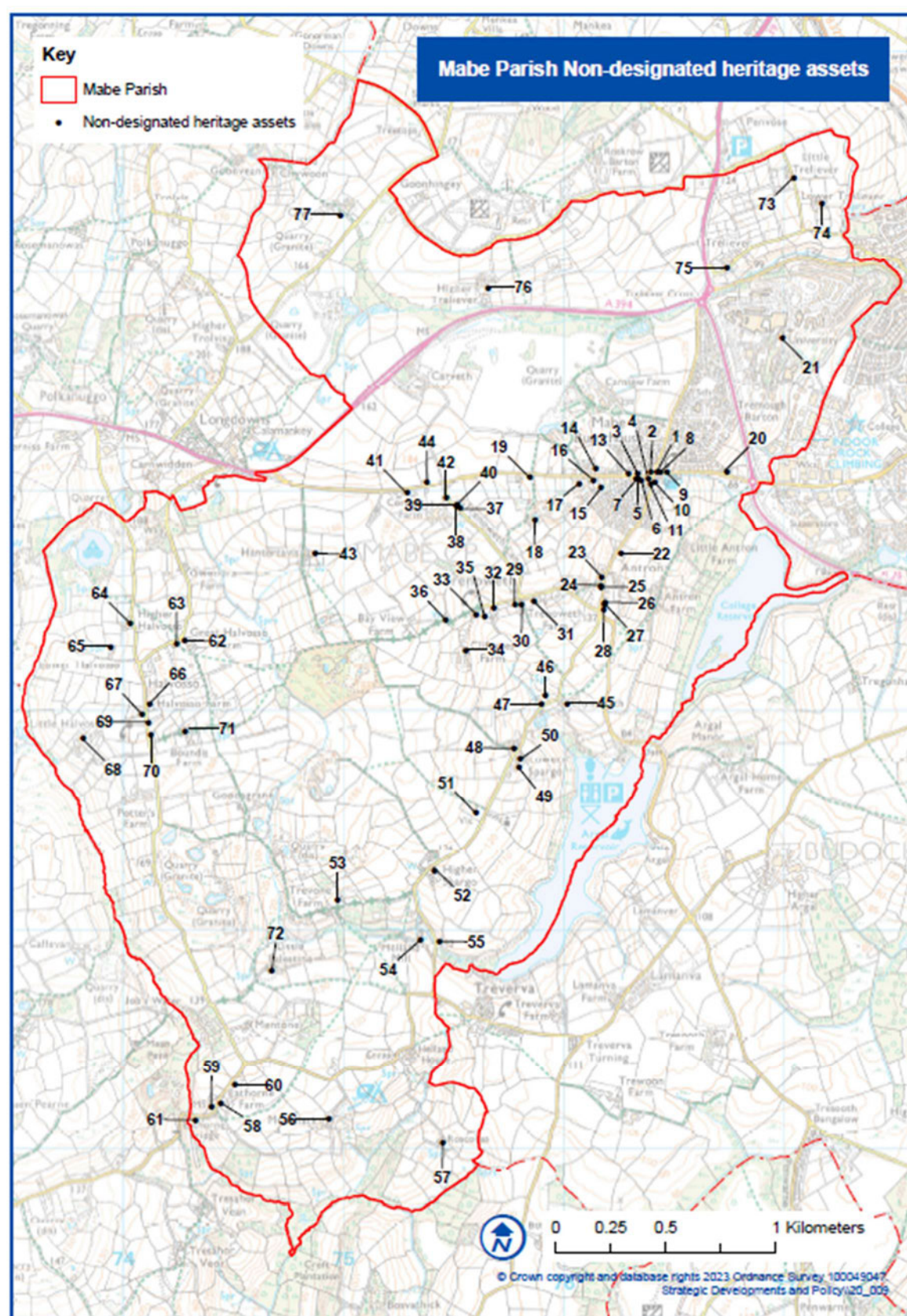
These policies meet the aims of the NPPF and seek to protect the historic environment of the Parish from inappropriate development.

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.



Figure 11 – Mabe Parish Non-designated heritage assets



Policy 9:

The following are designated non designated heritage assets as shown in Figure 12:

1. 1-3 Southleigh Place, Antron Hill
2. 1-7, Burnthouse Cottages, Antron Hill
3. 1-4 Antron Hill
4. 1-2, The Cottages, Antron Hill
5. Glenderry, Antron Hill
6. The Granite House, Antron Hill
7. Mabe Parish Hall and WI, Antron Hill
8. Eastleigh, Antron Hill
9. Vale View, Antron Hill
10. The New Inn, Church Road
11. Alexandra House, Church Road
12. Deliberately left blank
13. Carnstead Farm, Antron Hill
14. Antron Manor, Antron Hill
15. The Old Coach House, Antron Hill
16. Antron Hill Farm, Antron Hill
17. Burnthouse Quarry, Antron Hill
18. Trenoweth Old Chapel, Antron Hill
19. Nanturrian Farm, Antron Hill
20. Tremough Barton Farmhouse, Penryn Campus
21. Melrose, Church Road
22. Turnemere Farmhouse, Church Road
23. Carn Cottage, 1 Glenview, Church Road
24. 2 Glenview, Church Road
25. Mignonette Cottage, Church Road
26. Tin Pit Cottage, Church Road
27. 1-4 Harmony Place, Church Road
28. Trenoweth Farm, Trenoweth
29. Nanpara, Trenoweth
30. Sea View, Trenoweth
31. 1-2 The Old School, Trenoweth
32. 1-6, Trenoweth Terrace, Trenoweth
33. Cliftures Farm, Trenoweth
34. Cliftures Cottage, Trenoweth
35. 1-3, Oak Villas, Trenoweth
36. Trenoweth Vean Farm, Trenoweth Lane
37. Trenoweth Cottages, Trenoweth Lane
38. Lilliput, Trenoweth Vean Farm, Trenoweth Lane
39. Thumbelina, Trenoweth Vean Farm, Trenoweth Lane

40. Corpascus Farm, Corpascus
41. 1-3 Corpascus Cottages, Trenoweth Lane
42. Hantertavis, Longdowns
43. Pampaluna, Corpascus
44. Chynoweth Farm, Rose Valley
45. Trewartha, Rose Valley
46. Rose Cottage, Rose Valley
47. GraniteBarns adj Rosswithian House, Rose Valley
48. Lower Spargo Farm, Rose Valley
49. 1-5, Rosswithian Barns, Rose Valley
50. The Old Vicarage, Rose Valley
51. Higher Spargo, Rose Valley
52. Trevone Farm House and buildings, Trevone
53. Helland Mill, Rose Valley
54. Chyglidden Cottage, Higher Spargo, Rose Valley
55. Menallack Farm, Helland, Treverva
56. Roscollas Farm, Helland, Treverva
57. Eathorne Manor, Eathorne, Constantine
58. Eathorne Farm, Eathorne, Constantine
59. Higher Eathorne Farm, Eathorne, Constantine
60. Eathorne Bridge Cottage, Eathorne, Constantine
61. Great Halvasso Farm, Halvasso
62. Old Chapel School Hall, Halvasso
63. Higher Halvasso Farm, Halvasso
64. Lower Halvasso Farm, Halvasso
65. Halvosso Farm, Halvasso
66. 1-4, Halvasso Cottages, Halvasso
67. Little Halvosso Farm and 7 converted barns, Halvasso
68. Chy-an-Gof, Halvasso
69. Druscilla Cottage, Halvasso
70. Boundis Farmhouse and 4 converted barns, Halvasso
71. Little Palestine plus three converted barns, Jobs Water
72. Little Treliever Farm, Treliever
73. Lower Treliever, Treliever
74. Treliever Farm, Treliever
75. Higher Treliever Farmhouse, Longdowns
76. Chywoon Farm, Chywoon, St Gluvias

Policy 9:

- 9.1 Proposals, which will affect directly or indirectly a 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.

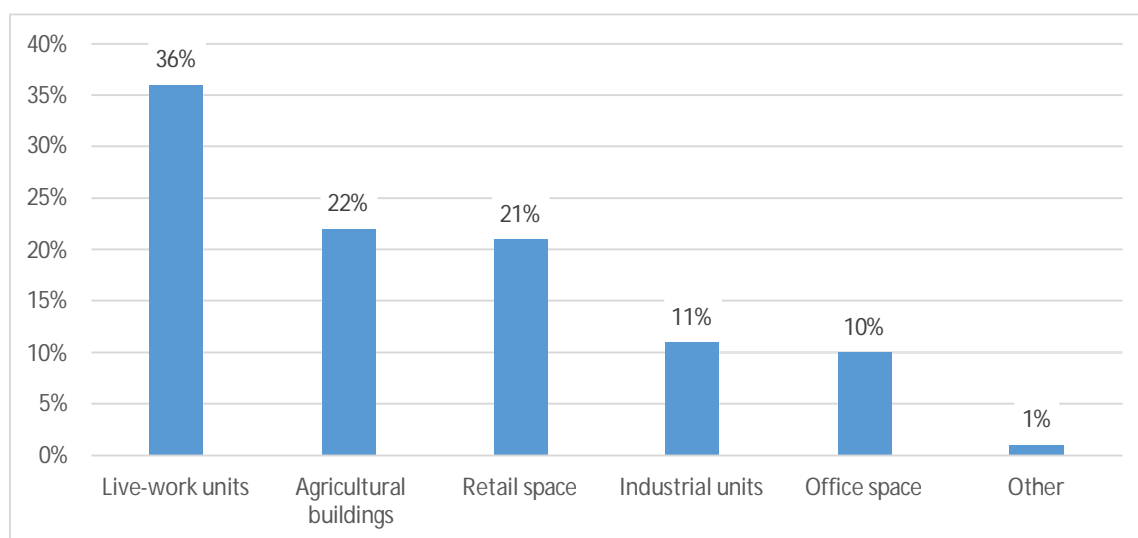
Policy 10: Economy and Employment

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 12 – 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 must 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 must be of a scale that is appropriate to its location.

It is our **intent** and is considered essential that any employment development must 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:

1. Proposal for new employment land and uses will be supported where:
 - a. They are within, or well-related to, the settlement boundary for Mabe Burnthouse; or
 - b. They are within, or well-related to, the built form of other recognised settlements within the Parish; or
 - c. Where the proposal is for the expansion or diversification of an existing employment use; or
 - d. Where the scale and nature of development is appropriate in size and character to its immediate surroundings; and
 - e. Where there are no significant adverse impacts on the amenity of neighbouring residents or property; and
 - f. Where there is no significant harm to landscape or heritage features.
2. Proposals for live-work units will be supported where:
 - a. They are within, or well-related to, the settlement boundary for Mabe Burnthouse; or
 - b. They are within, or well-related to, the built form of other recognised settlements within the Parish; or
 - c. They make use of existing buildings or brownfield sites within the Parish; or
 - d. The location is otherwise justified by the nature of the proposal; and
 - e. The scale and nature of development is appropriate in size and character to its immediate surroundings; and
 - f. There are no significant adverse impacts on the amenity of neighbouring residents or property; and
 - g. There is not significant harm to landscape or heritage feature; and
 - h. The residential use is subservient to the business use with at least 60% of the built infrastructure for employment use; and
 - i. In rural locations, the need for a live-work unit in the location can be justified and evidence is provided to demonstrate the long-term business viability' and
 - j. Residential space may only be occupied by a person working full-time in the business and their immediate family; and
 - k. The development will be restricted to live-work use and change of use or conversion to fully residential use will not be supported.

Policy 11: 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.

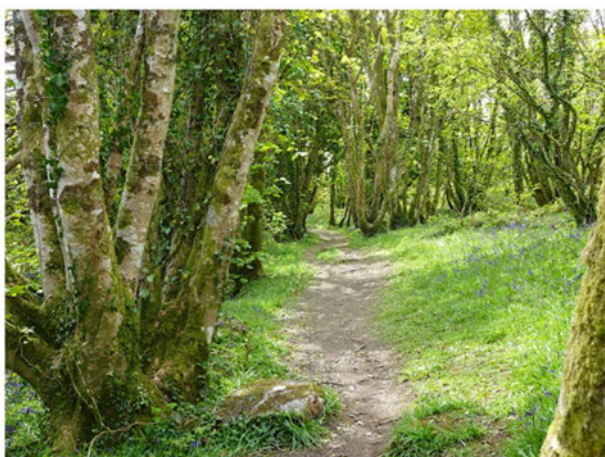
While predominantly a rural Parish the main residential area in is clustered around Mabe Burnthouse in the North East corner. The combination of local shops and facilities with a difficult road junction and a lack of pavement for pedestrians all contribute to making walking, cycling and driving within 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 11:

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

11.2 New development, within or adjacent to the settlement of Mabe Burnthouse, will be supported where there is a defined safe route for pedestrians and cyclists, access to village facilities, school, shops or local bus and/or train transport. These safe routes must link directly to established routes or provide new footpaths and cycle routes.

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

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

11.4 All other forms of non-residential development will be required to demonstrate a level of parking commensurate with the anticipated use for the development and in line with Cornwall Council parking standards.

11.5 Proposals that cannot meet the requirements of part 11.3 will only be supported where they can demonstrate a reasonable accessible parking alternative, which does not add to on street parking.

Policy 12: 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 must 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 12:

12.1 Applications will be expected, where appropriate, to have a positive effect on green infrastructure.

12.2 New development proposals will be supported that conserve and enhance the landscape and natural environment of the parish including public rights of way.

12.3

- a) All new development should seek to retain existing trees and to increase on site canopy cover in accordance with Policy G3 of the Climate Emergency DPD. Trees should have sufficient growing space to enable healthy growth and avoid later pressure for their removal.
- b) Hedgerows and Cornish hedges should be retained, wherever possible.

12.4

- a) Development proposals will be supported where they have no significant adverse effect on the integrity or continuity of landscape features and habitats of local and national importance to wild flora and fauna.
- b) Development proposals will be supported where they maintain or improve the amenity value, landscape character, enjoyment of and access to publicly accessible places.
- c) Proposals for new public allotment space will be supported.
- d) Development proposals which remove or alter existing public rights-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. Proposals for new and improved rights of way to provide connections within and between communities will be supported.

12.5 Development proposals will be supported where they protect existing habitat and provide bee bricks, bat and bird boxes in accordance with policy G1: 10 of the Climate Emergency DPD.

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

Policy 13: Residential Development within the Settlement Boundary of Mabe Burnthouse

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

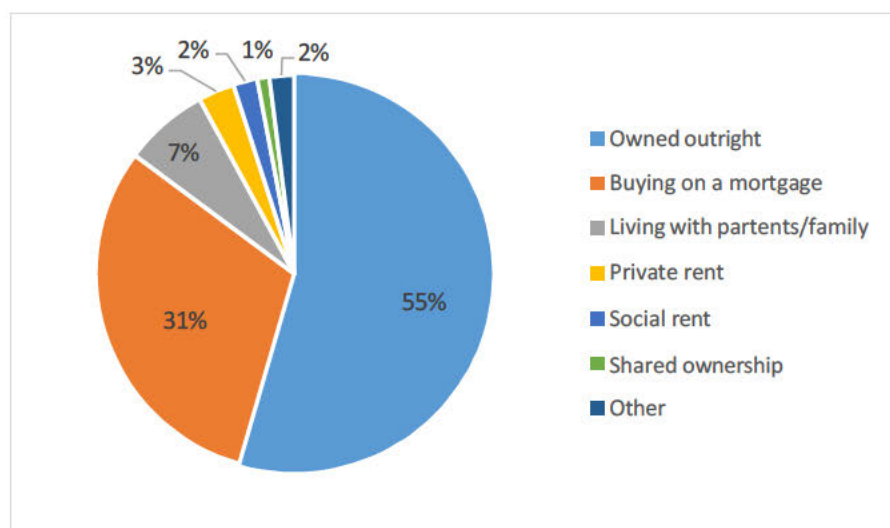
Reasoning: 8% of respondents considered the provision of a Settlement Boundary around Mabe Village within which development is allowed, outside of which development can only happen at small scale or in exceptional cases, important/very important to manage development within the Parish.

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.)

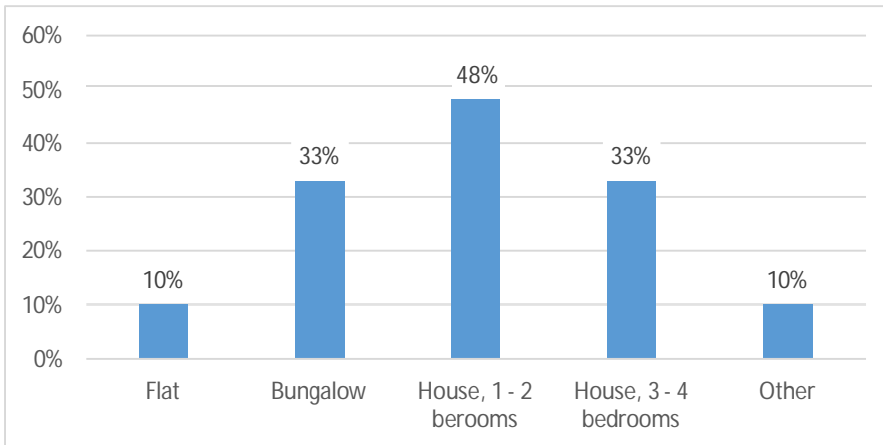
Q: What is the tenancy arrangement for your property here? (Base, n=130)

Figure 13 – Tenancy arrangement



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

Figure 14 – 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 13:

13.1 A settlement boundary is designated for the village of Mabe Burnthouse as shown in Figure 15 below. Upon commencement of residential development in either of the areas shaded in blue, the settlement boundary will be deemed to follow the perimeter of that site. Development will be supported inside this boundary where:

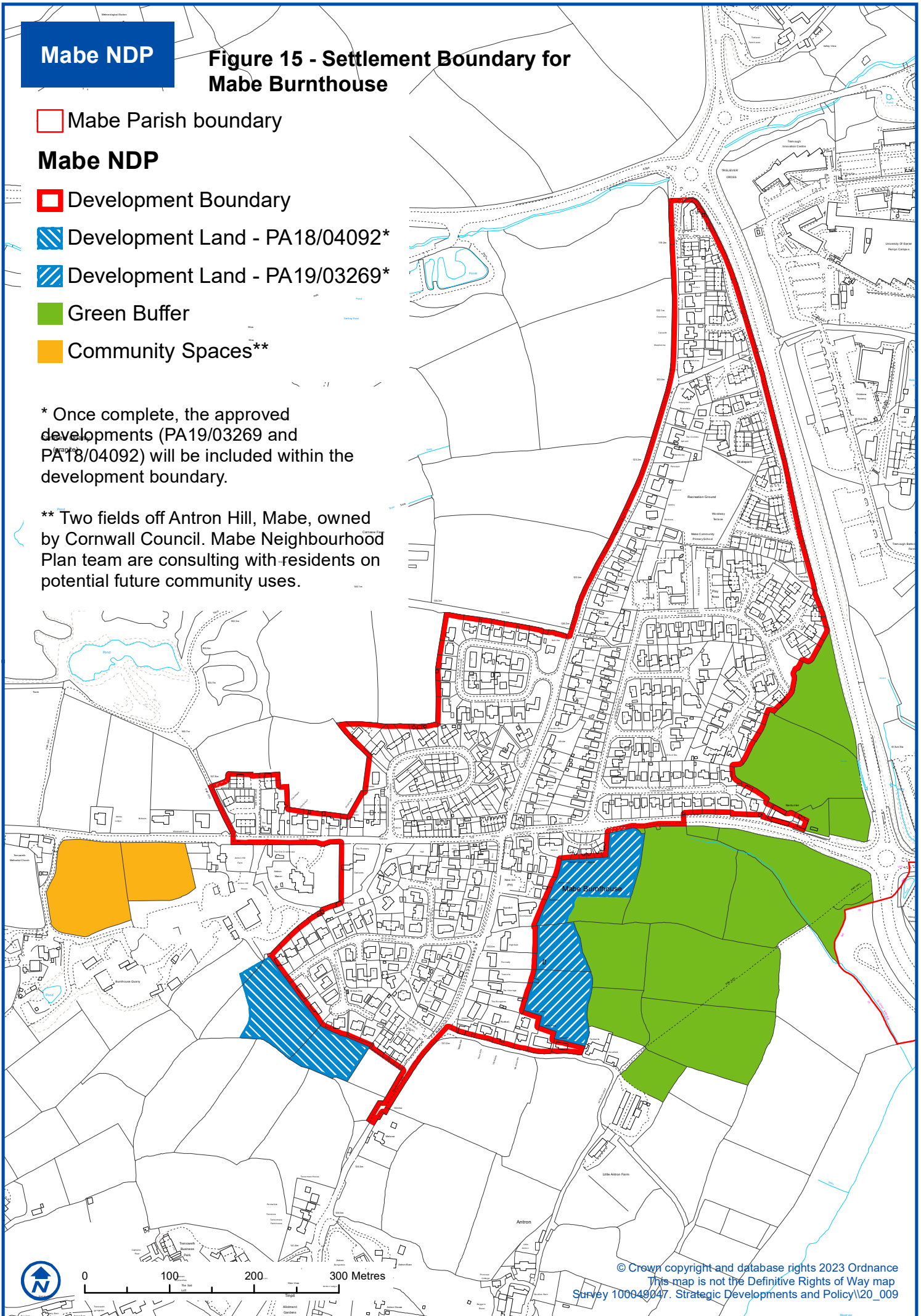
- a) Development proposals will be supported where they have no significant adverse effect on the integrity or continuity of landscape features and habitats of local and national importance to wild flora and fauna.
- b) Development proposals will be supported where they maintain or improve the amenity value, landscape character, enjoyment of and access to publicly accessible places, as shown in Figure 16 below.
- c) It is of scale appropriate to the location.
- d) It does not cause a significant detriment to the residential amenity of any existing or neighbouring dwellings (e.g. through loss of privacy, or overshadowing) and it provides a safe means of access.

Figure 15 - Settlement Boundary for Mabe Burnthouse

Mabe NDP

Community Spaces**

**** Two fields off Antron Hill, Mabe, owned by Cornwall Council. Mabe Neighbourhood Plan team are consulting with residents on potential future community uses.**

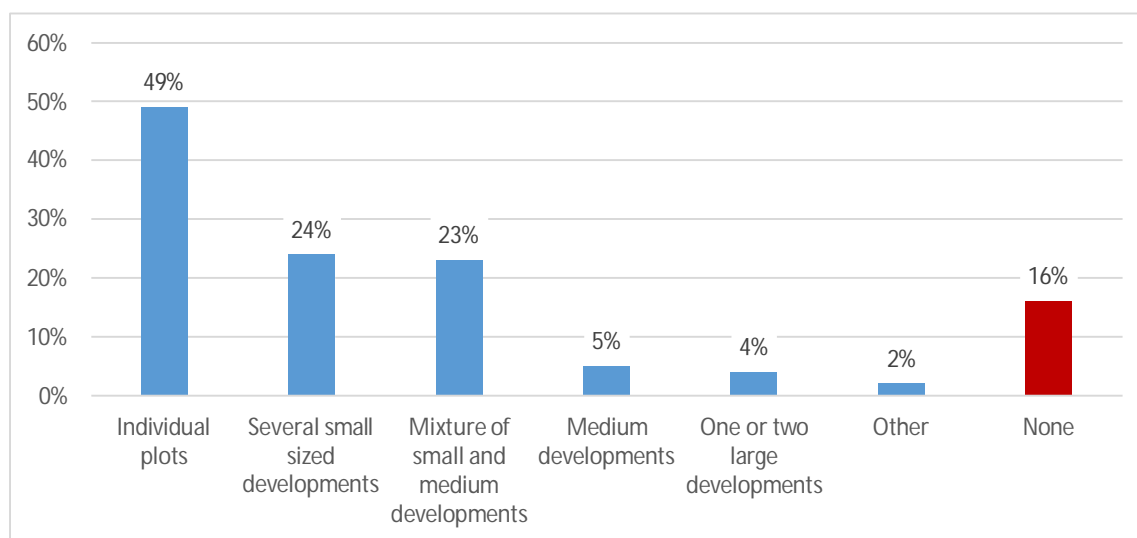


Policy 14: Residential Development Outside of the Settlement Boundary of Mabe Burnthouse

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 16 – Mabe 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 must 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 14:

14.1 Residential development outside of the settlement boundary for Mabe Burnthouse will be supported where:

- a) It is in accordance with Policy 3 or 7 of the Cornwall Local Plan, or within Policy TC5 in the Climate Emergency DPD, or
- b) It is to deliver affordable housing in response to the demonstrated and supported local need and in accordance with Cornwall Local Plan Policy 9 and policy 16 of this plan; or
- c) It delivers low impact development in accordance with policy AL1 of the Climate Emergency DPD; or
- d) It is for a single plot, self-build, affordable home in accordance with Policy of 17 of this plan; and
- e) It conserves and enhances the settlement's special historic, architectural and landscape character; and
- f) Where there is safe access for vehicles and people; and
- g) It does not cause a significant detriment to the residential amenity of any existing or neighbouring dwellings (e.g. through loss of privacy) or to the character of the locality.

Policy 15: 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 15:

15.1 Rural exceptions sites which meet the requirements of Policy 9 of the Cornwall Local Plan and other policies in the Mabe Neighbourhood Plan will be supported where they are needed to meet an evidenced local need for affordable housing and where:

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

Policy 16: 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 must 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:



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 16:

16.1 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 must be located on level non-sloping sites.
- 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.

16.2 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 must take account of the demand identified in the Mabe housing needs register.

Policy 17: 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 must 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 must 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 must be designed to respond to the specific character of the site and its local surroundings and to create a sense of place.

¹ [REDACTED]

Policy 17:

17.1 Proposals for single self-build affordable dwellings will be supported where they meet the criteria set out in Policy 9 of the Cornwall Local Plan and where applicants are able to demonstrate that:

- a) They require affordable housing, have a strong local connection with the Parish area, and meet Cornwall Council's eligibility criteria and 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 sustainably located within or well related to the built form of a settlement; and
- c) It will not result in development in an isolated location; and
- 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; and
- e) The site area, including any access arrangements, is no more than 0.05 ha; and
- f) The dwelling is designed to meet current and future household requirements and should not exceed the maximum floorspace prescribed in the National Described Space standards for a 6-person household, although the provision of a single detached garage to the maximum of 18 sp. meters would be supported in addition; and
- g) The design and character comply with the design requirements of the Mabe Design Code or Guidelines; and
- h) It is served by an adequate access and infrastructure and has reasonable access to local services by walking, cycling or public transport; and
- i) The development is not located within the Area of Great Landscape Value within Mabe Parish.

Policy 18: 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 must 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 must 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.

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 must be designed to respond to the specific character of the site and its local surroundings and to create a sense of place.



Policy 18:

18.1 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 must have a strong visual local stylistic form, fitting into the local vernacular, through its architecture, materials, and landscaping. Materials must 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) Street layouts must be attractive and safe, designed for low vehicle speed and good access for emergency vehicles and refuse collection.
- e) The development must have well defined public and private (not shared with others) outdoor spaces that maintain the local character and appearance of the area. Private spaces must be large enough for drying washing, safe play, planting, food growing and be wildlife friendly.

