

ST MAWGAN IN PYDAR NDP EVIDENCE BASE

Community Facilities and Infrastructure

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1. Planning Policy Background

National Planning Policy Framework 2023.

1.1 Key messages from the NPPF include-

- The social role of the planning system should support ‘strong vibrant and healthy communities’ with ‘accessible services and open spaces that reflect the community’s present and future needs and support its health, social and cultural well-being (Para 8).
- Planning policies should aim to achieve healthy, inclusive and safe places and beautiful buildings. They should:
 - Promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other;
 - Ensure that places are safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;
 - Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs (Para 96).
 - Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
 - Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;
 - Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community;
 - Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (Para 97)
 - Consider the social, economic and environmental benefits of estate regeneration and help deliver estate regeneration to a high standard (Para 9)
 - Ensure that there is a sufficient choice of school places and to take a proactive, positive and collaborative approach to bringing forward development that will widen choice in education, and resolve key planning issues before applications are submitted (Para 99)
 - Promote public safety and security, reduce vulnerability, and increase resilience (Para 101).
 - Provide access to a network of high-quality open spaces and opportunities for sport and physical activity as it is important for the health and well-being of communities (Para 102)
 - Be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (Para 102).
 - Not allow existing open space, sports and recreational buildings and land, including playing fields, to be developed on unless it is surplus to requirements; or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use (Para 103)

- Protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users (Para 104).
- Consider designating Local Green Spaces of particular importance to local communities (Para 105).

Cornwall Local Plan.

1.2 Key messages from the Cornwall Local Plan include:

- Community facilities should, wherever possible, be retained and new ones supported (Policy 4)
- Loss will only be acceptable where the proposal shows there is no need for the facility or service, it is not viable; or adequate facilities or services exist, or the service can be re-provided in accessible locations (Policy 4)
- The CLP (Policy 16) aims to improve the health and wellbeing of Cornwall's communities, residents, workers and visitors, by:
 - requiring that development should protect, and alleviate risk to people and the environment from unsafe, unhealthy and polluted environments by avoiding or mitigating against harmful impacts and health risks;
 - not causing increased risk to human health from air pollution or exceeding EU standards;
 - maximising the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities and providing or enhancing active travel networks that support and encourage walking, riding and cycling;
 - encouraging provision for growing local food in private gardens which are large enough to accommodate vegetable growing or greenhouses or through the provision of allotments; and
 - providing flexible community open spaces that can be adapted to the health needs of the community and encourage social interaction.
- Developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development (policy 28)
- The CLP also reflects the NPPF requirements that the needs of the local community are met, including through affordable housing provision.

2. Baseline

Demographic Profile

2.1 The 2021 census shows there were 1,059 usual residents on the Census day recorded as 537 females and 522 males. The proportion in the working age range, already smaller than average for Cornwall and England, fell from 60.5% to 53.7% from 2001 to 2021. Over the same period however, the proportion of people of retirement age and beyond grew from 20.1% to 28.6%. The proportion of young people dropped slightly [Figure 1]. The Parish now has notably fewer young people and more middle-aged people than is typical for Cornwall.

FIGURE 1: CHANGE IN AGE STRUCTURE, ST MAWGAN IN PYDAR PARISH 2001 TO 2021

AGE RANGE	2001	2021
Working Age [20 to 64]=	711	570
Proportion of total =	60.5%	53.7%
Retirement Age [65 to 90+]	237	304
Proportion of total =	20.1%	28.6%
Young People [0 to 19]	228	188
Proportion of total =	19.4%	17.7%

- 2.2 A higher proportion of the 455 households in the Parish (54.3%) were 66 and over one person households than England (42.6%) and Cornwall (51.%). Single family households where all the occupants were 66 or over was 23.7% of all households, compared to England (9.2%) and Cornwall (12.6%). Some 22% of all households [100] had dependent children compared to England [28.5%] and Cornwall [24.1%]. [Source Census 2021 Table TS003 - Household composition].
- 2.3 The preponderance of older residents is also represented in the responses to the NDP community engagement questionnaire. There were fewer respondents under 45; the number of respondents increases across the age group, with females aged between 55-64 being the most strongly represented, then both genders aged 65-74. Some 43% of respondents stated that they were retired.
- 2.4 This profile of the community has significant implications in terms of the nature of the services required to support local people. Likely demands leading to a focus on health and accessibility for older people. Alongside this is a risk that the needs of younger people may be obscured by the needs of older residents.
- 2.5 It is therefore important that the NDP seeks to ensure that the needs of all elements of the community are met in an equitable fashion.
- 2.6 Further details of the demographic profile of the Parish can be found in part 2 of this evidence base.

Village shops.

- 2.7 St Mawgan has a shop which sells groceries to meet everyday needs and also has a Post Office. There is a Craft Shop and the Japanese Garden. In Mawgan Porth there is Betty's which sells a variety of produce, newspapers and beach goods. Mawgan Porth also has Cornish Fresh, which is a general store covering everyday needs, groceries, fresh fruit and vegetables, meat and dairy produce etc. There is a recently opened Farm Shop at Penvose Farm, within the parish on the outskirts of Tregurrian. No shops or facilities exist at Trevarrian other than those provided by the local campsite which has a shop in the summer that is open to non-residents.

Community Halls and other facilities

- 2.8 The parish has two Halls: Mawgan Porth Village Hall and St Mawgan Community Hall. Both are registered charities. Mawgan Porth Village Hall is run by a Committee of Trustees. The Parish Council became the Sole Trust for St Mawgan Community Hall during 2023 and appointed a

Management Committee for the general running of the Hall. In the questionnaire responses many more respondents used the community hall at Mawgan Porth (68%), than St Mawgan (47%), though this probably reflects the availability of the halls for daytime use as it is occupied by the local Preschool.

- 2.9 There are free public toilets in St Mawgan maintained by the parish council open during the summer months, with just the accessible toilet open over the winter. At Mawgan Porth there are free public toilets maintained by Beach Box, with an accessible toilet and shower facilities.

Churches.

- 2.10 St Mawgan has a Church of England church, with a fortnightly Sunday service; this falls under the Lann Pydar benefice. There is a Roman Catholic Convent with a weekly Sunday service; this falls under Newquay parish and Plymouth.

Pubs and Restaurants

- 2.11 St Mawgan has the Falcon Inn in the centre of the village but The Smugglers Inn at Carloggas has recently closed and has been advertised for auction. There is Hawkey's Café opposite the church and the Village Stores tearoom set back from the road on the way to the car park. At Trevarrian there is the Travellers' Rest public house and facilities at Trevarrian Holiday Park, with a bowling alley, bar and swimming pool. Between St Mawgan and Mawgan Porth there is the 'Off the Path' café and Retorrick Mill, which offers food and serving alcohol. At Sun Haven holiday park (Lovat Parks) there is 'The Fig' café. Entering Mawgan Porth there is 'The Park' holiday complex with 'The Kitchen' restaurant and bar, open to non-residents. At Mawgan Porth there is Muddle and Press cafe, Beach Box takeaway café, Catch seafood restaurant, the Fish Bar takeaway and The Merrymoor public house. The Scarlet and Bedruthan Steps hotels have restaurants and facilities open to non-residents.

Community Initiatives and Groupings

- 2.12 The Parish Council comprises 12 members across the two wards of St Mawgan and Trenance. The two Village Halls each have a committee responsible for their daily running.
- 2.13 There are annual events within the parish, such as:
- The traditional Feast Sports at St Mawgan in July;
 - The Pram Push in December, which runs throughout the Parish;
 - The Steam and Vintage rally, which takes place in September, at Carnanton;
 - Christmas Carol singing at St Mawgan;
 - The Merrymoor and Falcon Inn summer Beer Festivals, [the former in June, the latter in July];
 - The Merrymoor and Falcon Inn Harvest festival auctions.
 - Retorrick Mill 'Chill at the Mill' music festival over the Whitsun bank holiday weekend.

- 2.14 There are regular Coffee mornings at both Halls and the Merrymoor, a Shelterbox breakfast at Mawgan Porth Hall, regular Craft fairs at Mawgan Porth Hall as well as other activities - Gardening club, yoga, chair yoga, puppy training.
- 2.15 St Mawgan has a Book club, Hobbies group, Darts and Euchre teams and Bellringers at the church as well as St Mawgan Cricket club. The Merrymoor hosts a thriving Art group which holds an annual exhibition of work during August. Kernow Astronomers meet at Trevarrian. Mawgan Porth Surf Life Saving Club includes teaching local children to be safe in the water. There is a Toddler group which meets at The Park and at St Mawgan Preschool also hosts a Toddler group. The St Mawgan Eccentric Gentlemen (SMEG) are a charity group hiring marquees, hosting charity barbecues, fundraising and providing general community support. St Mawgan Football Club, which is based at Trevarrian, operates for juniors and adults

Local Availability of Funding for Community Initiatives

- 2.16 The Denzell Downs windfarm provides a Community Benefit Fund, administered by Grantscape, with one application round per year, open to all groups which meet the funding criteria. The Parish Council has some funding available for small grants.

Schools.

- 2.17 St Mawgan has a primary school which is part of the Aspire Academy Trust. The catchment area runs from Watergate Bay to Trenance on the coastal side and inland to Trevithick Downs, along to the Tregaswith Turning and across to Higher Denzell [Figure 2].

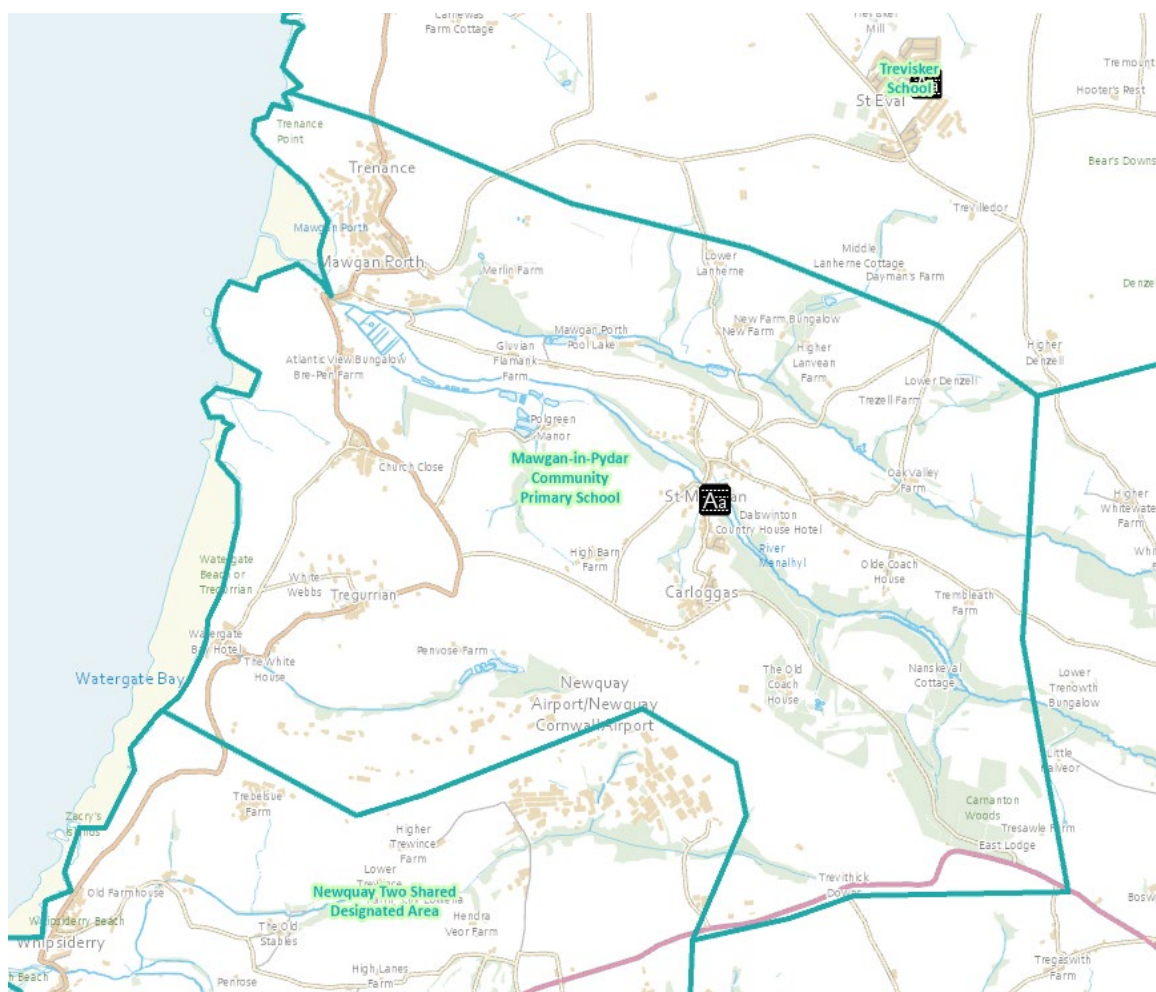


Figure 2: School Catchments

- 2.18 There is a need to relocate the Mawgan-in-Pydar Primary School due to flood risk and existing site/building constraints. This is complicated as some of the current pupils are driven in from outside the parish and paradoxically some residents consequently have to drive their children outside of the parish as there are no vacancies in the village school, but within a six mile radius there are 5 primary schools, Trevisker, St Columb Major, Nansledan, Blue School and Newquay Tretherras (under construction). There was a plan to build a new school at the top of the village which would have placed it very close to the airport and therefore at times subject to noise, very poor air quality, [benzene in aircraft fuel being considered carcinogenic], at a location across the main road which to the airport, and away from the heart of the village.
- 2.19 The Department for Education [DfE] has included the school within the School Rebuilding Programme and is looking to secure a site for the construction of a new Primary School¹. DfE has commissioned property experts 'LocatED' to undertake a site search as part of this process and this search is underway. LocatED made contact with St Mawgan Parish Council in early summer 2024 and attended a pre-meeting of the Parish Council on 10th July 2024 to explain and discuss the site search. LocatED has also contacted Cornwall Council as planning and education authority and are keen to continue discussions with each. DfE has indicated that it would be helpful if the need for relocation of the school and the associated site search could be referred to in the NP consultation document, to introduce to the community the work being undertaken and help underpin any future proposals.
- 2.20 There is also St Mawgan Preschool which is located in St Mawgan Community Hall.

Access to Health Care.

- 2.21 Access to Health Care is generally poor. The nearest GPs surgery is at St Columb Major (the bus route from the Parish to St Columb is infrequent and does not pass through the Parish's main settlements). This is part of the Petroc group, along with surgeries at St Columb Road and Padstow. Following an inspection in June 2023 the St Columb Major surgery was placed in Special Measures and given six months to improve. There is no pharmacy in the parish; the St Columb Major surgery does operate a pharmacy and there is (at time of writing) a Boots Pharmacy in St Columb Major. At Newquay, which is approx. 7 miles away, there are three dental practices and also three at Wadebridge; none offer treatment for NHS patients. The nearest Minor Injuries Unit (MIU) is Newquay (approx. 7 miles) with an outpatient facility. The nearest major unit is The Royal Cornwall Hospital at Treliske, Truro, approx. 22 miles. There is also an outpatient hospital at Bodmin and West Cornwall Hospital at Penzance. Minor procedures can also be carried out at Probus.

Other Community Assets.

- 2.22 The Parish Council is the sole trustee of the Community Hall in St Mawgan. The Committee are trustees of Mawgan Porth Village Hall. There is a Community Orchard in St Mawgan, which has

¹ Under the provisions of the Education Act 2011 and the Academies Act 2010, all new state schools are now academies/free schools and DfE is the delivery body for many of these, rather than local education authorities. However, local education authorities still retain the statutory responsibility to ensure sufficient school places and have a key role in securing contributions from development to new education infrastructure. In this context, DfE aim to work closely with local authority education departments and planning authorities to meet the demand for school places.

three trustees. There are also three almshouses in St Mawgan which are administered by a board of trustees.

Recreation and Open Space Assessment

- 2.23 Attractive, safe & accessible parks and other open spaces contribute positive social, economic and environmental benefits. Open spaces including play areas are valued community assets improving public health, well-being and quality of life, and bringing regeneration benefits to an area.
- 2.24 The National Planning Policy Framework 2023 (para 102) requires that planning policies should be based on robust & up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. There is now an adopted methodology for Cornwall based around the main towns. Whilst this type of assessment is unlikely to produce usable data for small settlements of less than 50 houses or the more sparsely populated parts of a Parish, it is considered to be a worthwhile exercise for St Mawgan in Pydar's villages as they are relatively tightly clustered. It is also considered appropriate to use the same methodology and definitions as set out in the adopted strategy for Cornwall towns, in order to ensure a consistency with the planning policies throughout the county. However for this exercise data on average provision across 17 'smaller towns and settlements' across Cornwall has been used as a basis to calculate a local standard that better reflects the situation in Cornwall and in St Mawgan in Pydar Parish than does the application of national standards.
- 2.25 A Recreation and Open Space Assessment has been carried out and is attached as Appendix X. This shows that:
- a) The Parish is lacking provision of publicly accessible parks and gardens, amenity green space, and civic spaces.
 - b) Natural and semi-natural green spaces are limited to the beaches, and there is no 'green' space as such. This is compensated for by the extensive Public Right of Way [PRoW] network which provides access to the wider countryside, passing through some 61.9ha of woodland.
 - c) Public sports provision is good but is on a very commercial basis.
 - d) The children's playspace is centrally located but is proportionately small for the size of the Parish and its location means that children from outside the settlement will require transport to use it. The playspace at Trevarrian is remotely located and available only on a seasonal basis. No playspace is available at Mawgan Porth. [The parish council have sought to use S106 money to create a play area at Mawgan Porth but were unable to find a suitable site. Therefore, an NDP policy requirement for some equipped provision near to the Mawgan Porth village hall may be appropriate depending on flood risk assessment, and if residential or mixed-use development on any scale occurs at Trevarrian provision for an equipped playspace should be considered as part of any planning proposals.
 - e) There is no teen provision. The provision of adult gym equipment and safety surfacing adjoining the existing play area at St Mawgan could help address this need.

- f) There is no access to allotments in the Parish, although there is a community orchard which provides some compensation.

Local Green Spaces.

2.26 Where there are areas which are of local significance and particular importance to the locality they can be identified and protected. They must fulfil the requirements of the NPPF 2018 (paras 99 & 100) for Local Green Space designation in that each green space:

- Is in reasonably close proximity to the community it serves;
- Is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
- and the land involved is local in character and is not an extensive tract of land.

2.27 Areas with potential for inclusion on the NDP under their terms are identified in the Local Green Space Assessment.

Sewage Treatment

2.28 The Gluvian Stream and River Menalhyl discharge onto the beach and bathing waters at Mawgan Porth. They are in turn fed by multiple tributaries reaching so far back as beyond St Columb Major [see map]. There is a STW outfall discharging into the River Menalhyl approximately six and a half kilometres upstream of the bathing water. This discharge is disinfected during the bathing season and designed to protect bathing water quality.



Figure 3: Rivers and tributaries in St Mawgan Parish

2.29 The water in these rivers will include the outflow of treated sewage and surface water drains, the run-off from agricultural land, domestic and commercial waste water, and oil or petrol seepage

on residential drives and garage forecourts. There is an emergency/storm overflow from the Trenance Porth pumping station that discharges to a tiny stream 230m north of the Environment Agency monitoring point. There is also an emergency/storm overflow from the Mawgan Porth pumping station, that discharges to the River Menalhyl 150m from the beach.

- 2.30 Although Mawgan Porth is classified as Excellent in the EA Bathing Water Classification system, it had 46 sewage alerts in 2023, 37 in the previous year and 23 the year before, on the Safer Seas and River Service App.
- 2.31 The quality of the bathing waters is of vital importance to local people, to holiday-makers using Mawgan Porth, to the local tourism industry and to the reputation of the area as a clean and green holiday destination. It thereby makes a significant contribution to local prosperity and community well-being and must be protected and enhanced.
- 2.32 The community of St Mawgan can contribute significantly to protecting and enhancing the quality of the bathing water. Some of this is through the modification of behaviour (for example never pouring fats, oils or grease ('FOG') in to drains or toilets, cleaning up oil and fuel spills rapidly), but much can be done through good design, modernisation and subsequent maintenance of development, including the avoidance of 'mis-connections'. Nb., commercial kitchen premises are required by Building regulations to incorporate grease traps and interceptors).

Water supply

- 2.33 The majority of the Parish is supplied by mains water maintained by South West Water, though some properties do use bore holes. There is a noticeable decline in water pressure over the summer months due to the influx of visitors. Residents frequently experience hosepipe bans in the summer, the most recent was only lifted in October 2023
- 2.34 The Parish Council pay to have the water quality tested monthly at the Public Toilets in St Mawgan which are run and maintained by the Parish Council.

Flooding from Rivers & Sea

- 2.35 The Menalhyl valley from Mawgan Porth to St Mawgan and through Carnanton woods is a Category 3 flood zone, as is the neighbouring valley through Retorrick to Bolingey and beyond. These are monitored by the Environment Agency and their designation should be respected to protect wildlife and buildings.
- 2.36 There is a flood defence embankment at the zone of confluence of the Gluvian Stream and River Menalhyl, and a low wall by the tennis courts at Mawgan Porth, which gives some protection to critical community infrastructure that is within the flood plain for the more typical flooding events. However they are at significant risk from more unusual events, such as that which occurred on 25th March 2024. The River Menalhyl flooded and overtopped the defences following the heavy rainfall at about 10.30pm, which resulted in flood waters entering the more built up area, with a total of 8 built properties being inundated to the following approximate depths:
- 'Catch Bar' - Café by bridge had its basement flooded >1m deep (the north-easterly adjacent property is raised and is not reported to have flooded)

- ‘Beach Box’ - café flooded 100mm • ‘Cornish Fresh’ - Shop/café flooded to 600mm
- ‘Scoops’ - Ice cream shop flooded to 600mm
- ‘Cornish Fresh’ - Shop/café flooded to 600mm
- ‘Married to the Sea’ - Surf hire shop flooded to 600mm
- ‘Muddle and Press’ - Café flooded to 300mm
- Residential bungalow flooded to 300mm
- Community Hall flooded to 400mm
- Some containers and a temporary food stand were flooded to approximately 100mm

2.37 Additional risk of pollution may be associated with buried fuel tanks which are still under the ground in front of Cornish Fresh, dating back to when there was a garage on the site.

Surface Water Flooding

2.38 In addition to areas subject to flooding from rivers and sea, there are areas where surface water flooding occurs from run-off from fields, roads and hard surfaces such as driveways and carparks.

Coastal Erosion

2.39 Mawgan Porth beach has been affected by coastal change over the long term, the ‘Dark Age’ settlement nearby being abandoned and preserved by engulfing sand from the 11th Century. It is being particularly impacted by the consequences of climate change and significant coastal erosion is forecast. The Cornwall Shoreline Management Plan says that significant erosion and flooding risk on the road frontage section of the beach mean that maintaining the current position is unfeasible and dictates that a ‘Managed Retreat’ approach is required involving roadway realignment. Without this there is a risk that Mawgan Porth and Trenance might be cut off from the south, leading to lack of access to essential services such as supermarkets and healthcare.

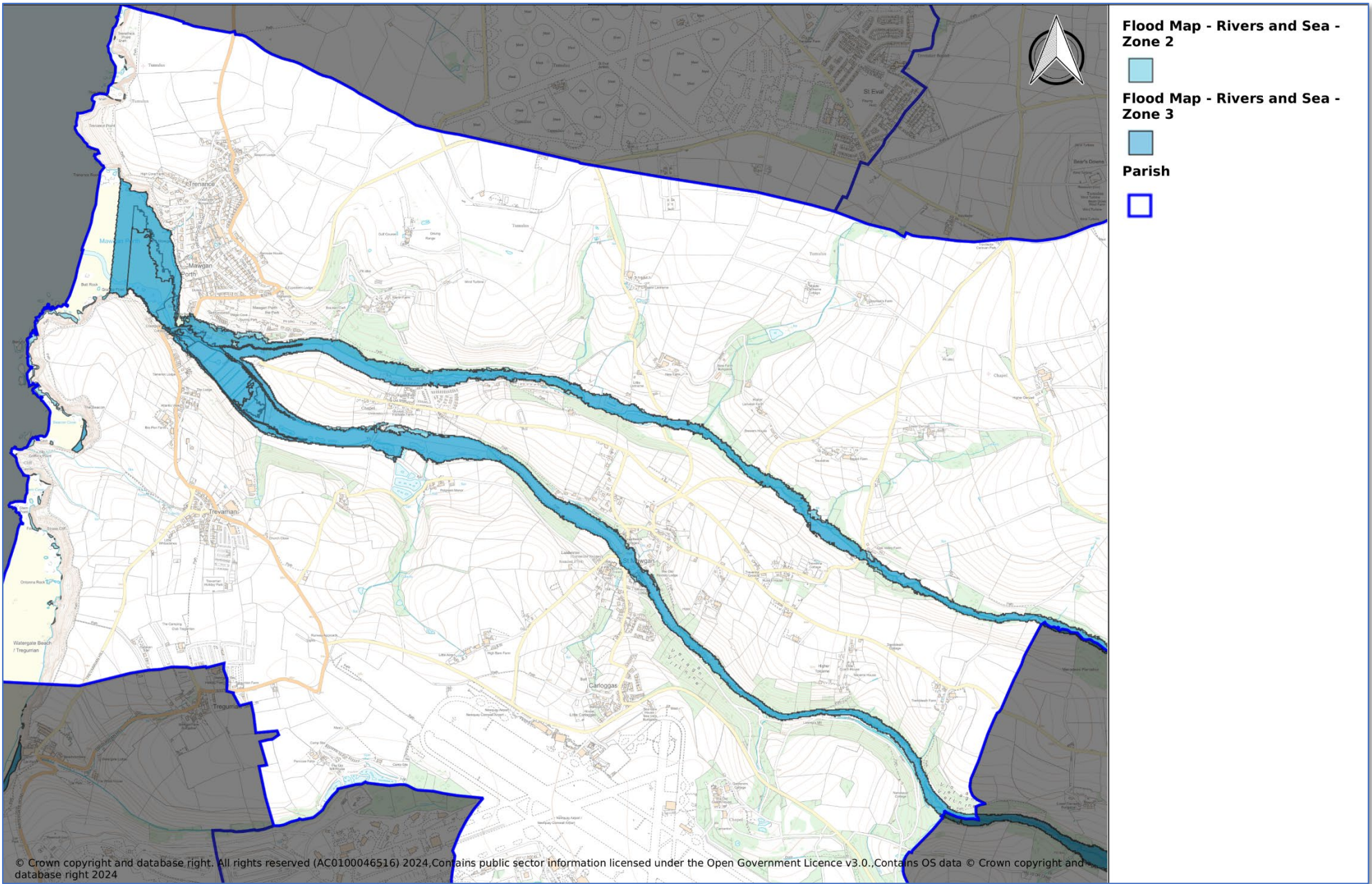


Figure 4: Flood Plain

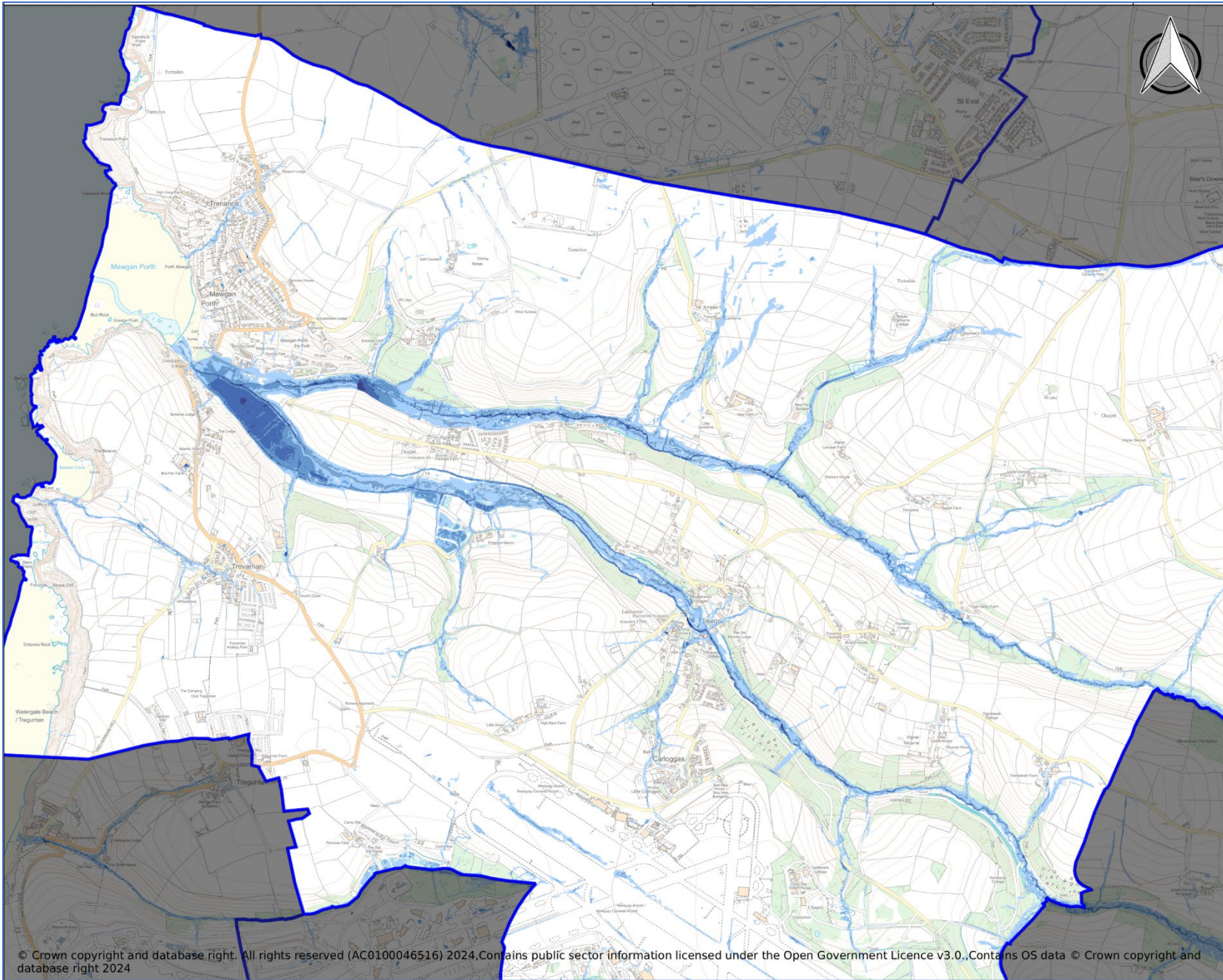
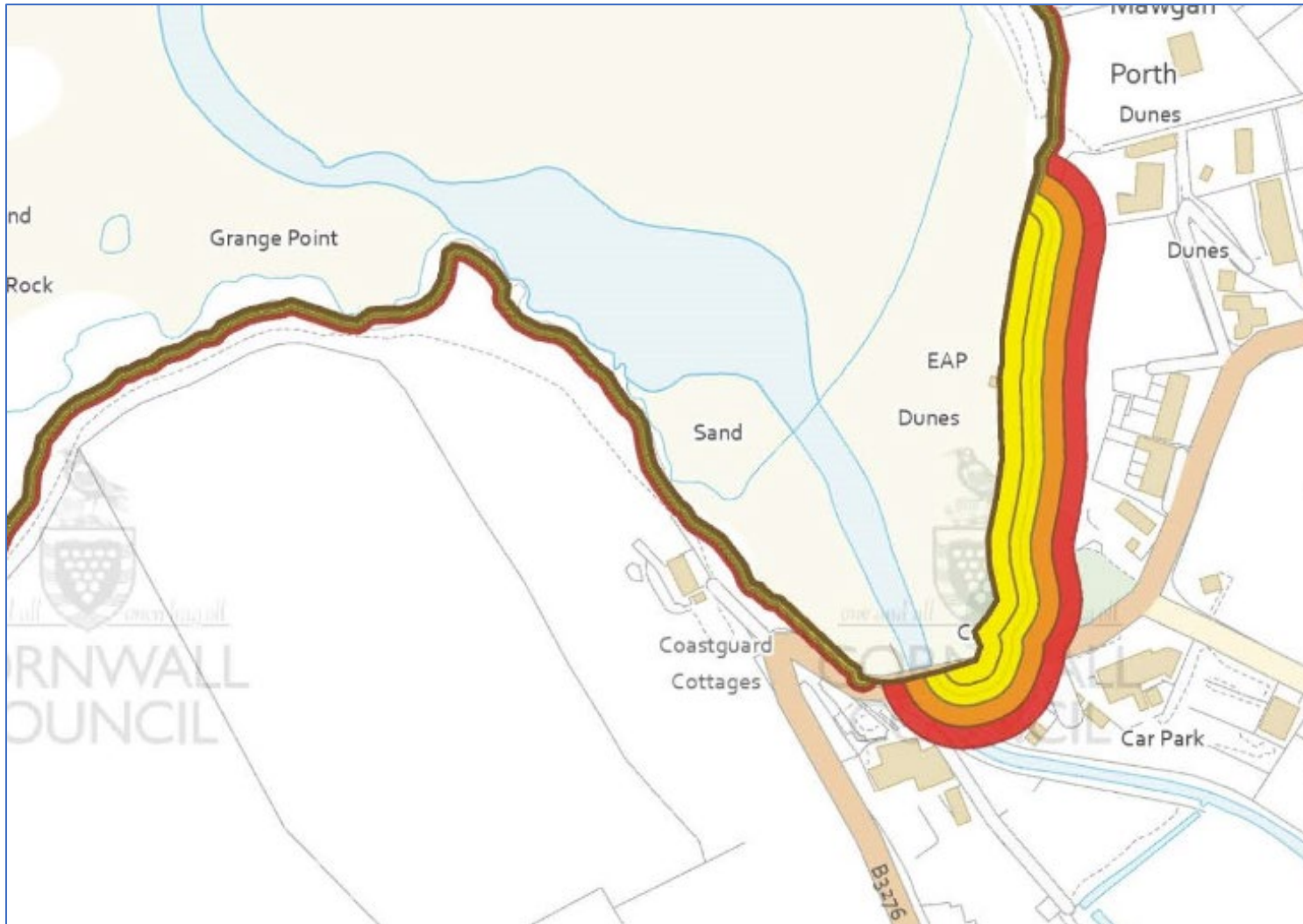


Figure 5: Surface Water Flooding

Figure 6: NCERM Map of Coastal Erosion



National Coastal Erosion Risk Mapping (NCERM)

This mapping provides a baseline of coastal erosion for the coastline of England. The coastline is split into a number of different frontages where the coastline has similar characteristics, the erosion of which is considered over the short term (20 years), the medium term (50 years) and the long term (100 years).

There are three different coloured lines which represent the different levels of confidence there is associated with the erosion predictions over the next 100 years. The yellow shaded area represents the best-case scenario where there is 95% confidence in the prediction. The orange shaded area represents the moderate-case scenario where there is a 50% confidence in the prediction. The red shaded area represents the worst-case scenario where there is a 5% confidence in the prediction.

2.40 The Parish Council are exploring the possibility of renting some land in the flood plain in Mawgan Porth, underwater most of the year, with the view of turning it into a nature area with a footpath/boardwalk, bird hides, benches etc.

Making Space for Sand

2.41 Part of the initiatives to tackle coastal erosion is a project called ‘Making Space for Sand’. The natural coastal defensive capacity of the dunes will, in the future, play an important function in protecting the community behind it. A Beach Dune Management Plan will result for the Mawgan Porth area.

2.42 Fuller details of these issues are given in the Climate Change Report of the NDP evidence base.

Bus Network

2.43 Bus services are relatively good for a rural area, but with significant gaps. The 56 route runs hourly between Newquay and Padstow, providing buses to and from secondary schools at Newquay. The route passes through Watergate Bay and Tregurrian, to the airport and then to Trevarrian and Mawgan Porth. However, there are only two buses a day through St Mawgan. The only direct bus link to a supermarket is Tesco at Padstow. There is only a limited bus route [no 90] to St Columb – the nearest GP surgery – 5 times a day weekdays only, and only from Carloggas or the Airport Terminal. This service also links to Truro but does not offer journey to work trips.

2.44 The long term intention is to move the Airport Terminal to the other side of the airport, which may detrimentally affect the bus service through the Parish.

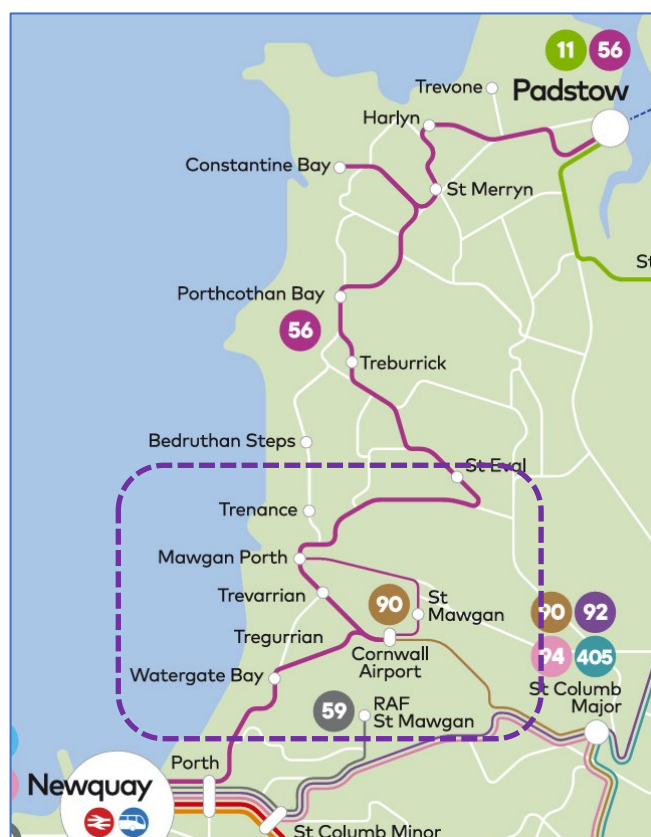


Figure 7 Local Bus Network. Source: GoCornwall

Operator	No	Route	Frequenc y	First	Last	JTW	JTS	SUN S
GoCornwall	56	Newquay to Padstow	hourly	06.30	17.15	✓	✓	✓
GoCornwall	56	Padstow to Newquay	hourly	06.50	18.00	✓	✓	✓
GoCornwall	56	St Mawgan (Falcon Inn) to Newquay	2 daily	07.45	09.35	✗	✗	✗
GoCornwall	56	Newquay to St Mawgan (Falcon Inn)	2 daily	13.34	15.44	✗	✗	✗
	90	Airport to Truro via St Columb	5 daily	08.35	16.45	✗	✗	✗
	90	Truro to Airport	6 daily	07.25	17.40	✗	✗	✗

Figure 9: Local Bus Routes

Air Services

2.45 The civilian side of Cornwall Airport Newquay lies within St Mawgan parish. It is the fastest growing regional airport in the country with diverse destinations to the UK and continent,



Figure 8: Air Routes from Newquay Airport

including a hub in Dublin, which means passengers for the USA can check in at Newquay [see figure 8 below]. The airport also has a PSO route to London, guaranteed by the government.

Rail Network

2.46 St Mawgan in Pydar has no direct connection to the rail network. The nearest station is Newquay which is on a branch line from the mainline. Most travellers to distant destinations would drive to use the mainline station at Bodmin Parkway, though parking there is limited, and capacity can be exceeded at busy times necessitating driving on to Liskeard. St Austell is another option, with more parking. However more local travellers, going to Truro, Falmouth or St Austell, may use the branch line, although commuters from St Mawgan in Pydar Parish will find car travel more convenient.

2.47 The Mid-Cornwall Metro initiative may well increase the attractiveness of the Newquay Branch Line for commuting, as it will provide:

- An hourly direct train service connecting Newquay, Par, St Austell, Truro, Penryn and Falmouth
- a new platform at Newquay Railway Station
- a new passing loop on the Newquay branch line at Tregoss Moor
- doubling of the number of rail services between Newquay and Par - an extra 700,000 seats per year both ways

2.48 More information is here: [Metro](#)

Road Network

2.49 The system of roads classification is intended to direct motorists towards the most suitable routes for reaching their destination. It does this by identifying roads that are best suited for traffic. All UK roads (excluding motorways) fall into the following 4 categories:

- A roads – major roads intended to provide large-scale transport links within or between areas
- B roads – roads intended to connect different areas, and to feed traffic between A roads and smaller roads on the network

- C Roads – smaller roads intended to connect together unclassified roads with A and B roads, and often linking a housing estate or a village to the rest of the network. Similar to ‘minor roads’ on an Ordnance Survey
- Unclassified – local roads intended for local traffic. The vast majority (60%) of roads in the UK fall within this category.

2.50 This hierarchy is generally used to guide Highway investment and maintenance, and main salting routes.

2.51 The B3276, runs through the villages of Tregurrian, Trevarrian, Mawgan Porth and Trenance. It links to the main A3059, by a stretch of road which runs past the airport. The A3059 provides access to the local towns of St Columb and Newquay. Beyond St Columb the A3059 connects to the A39 Atlantic Highway at Trekenning roundabout. The A39 provides access to Wadebridge to the north and to the A30 via Halloon roundabout to the south. The majority of roads are C class or Unclassified. These are very narrow, often with high hedgerows and Cornish hedges, and difficult vertical and horizontal alignment, or are residential in nature. The village of St Mawgan is served by an unclassified road. See Figure 9 below.

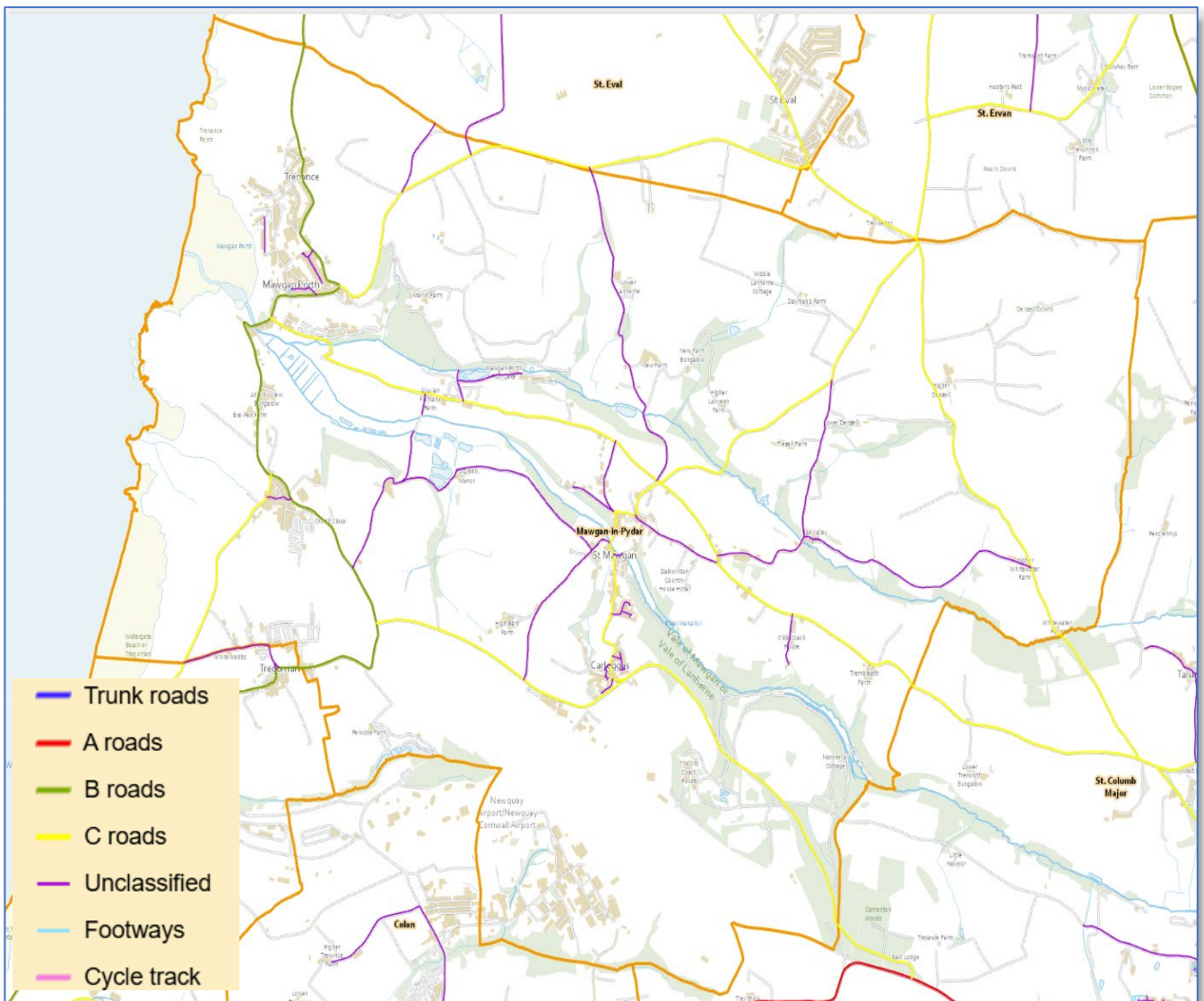


Figure 9: Road Network

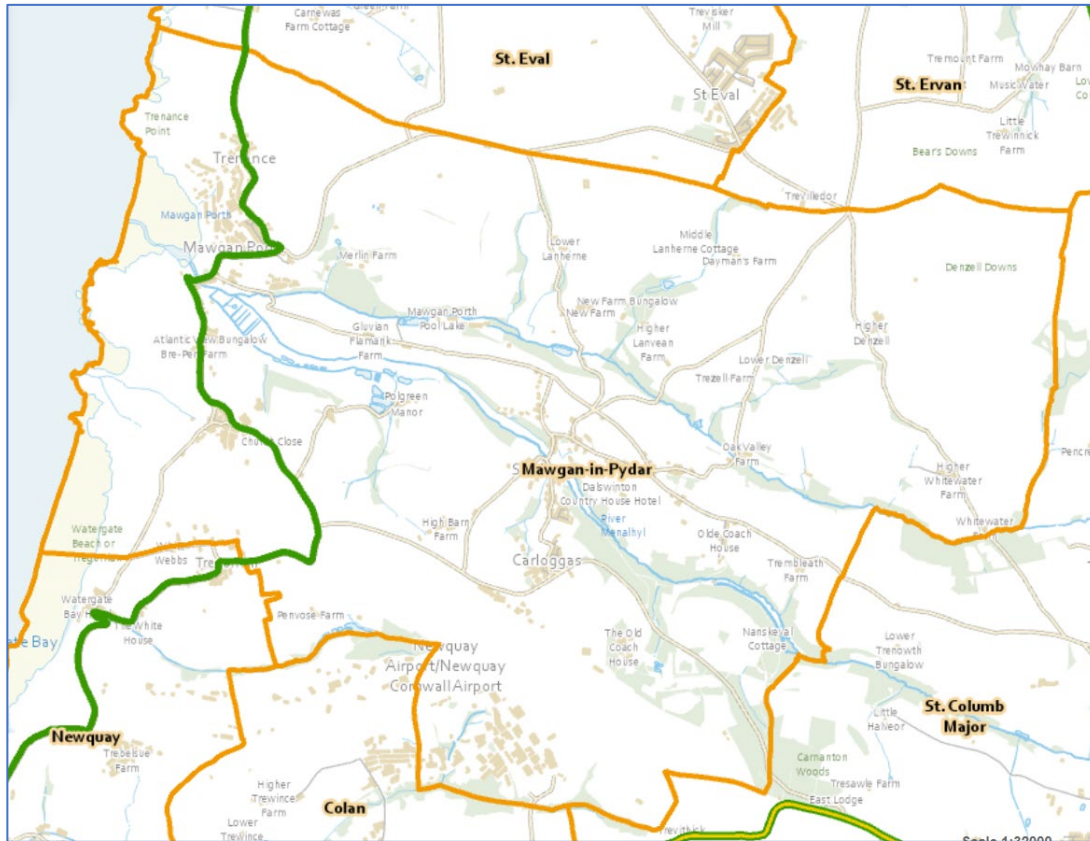


Figure 10: Traffic Sensitive Route

2.52 The B3276 Coast Road is busy in the summer months – see Seasonal sensitivity map below [Figure 10]. The road is particularly sensitive at Mawgan Porth with the single-track bridge, which can lead to substantial build-up of traffic in either direction as cars wait to proceed across the bridge. There is also a ‘hairpin’ bend, which can be tricky to negotiate. There have been incidents of cars missing the bend, with a car ending up on the beach recently.

2.53 The road from the A3059 so far as the Airport Terminal is also part of the designated Cornwall Freight Network.

2.54 The main road through the Parish North/South and the routes to the Airport are on the ‘Resilience Network’, which is the precautionary salting network in Cornwall.

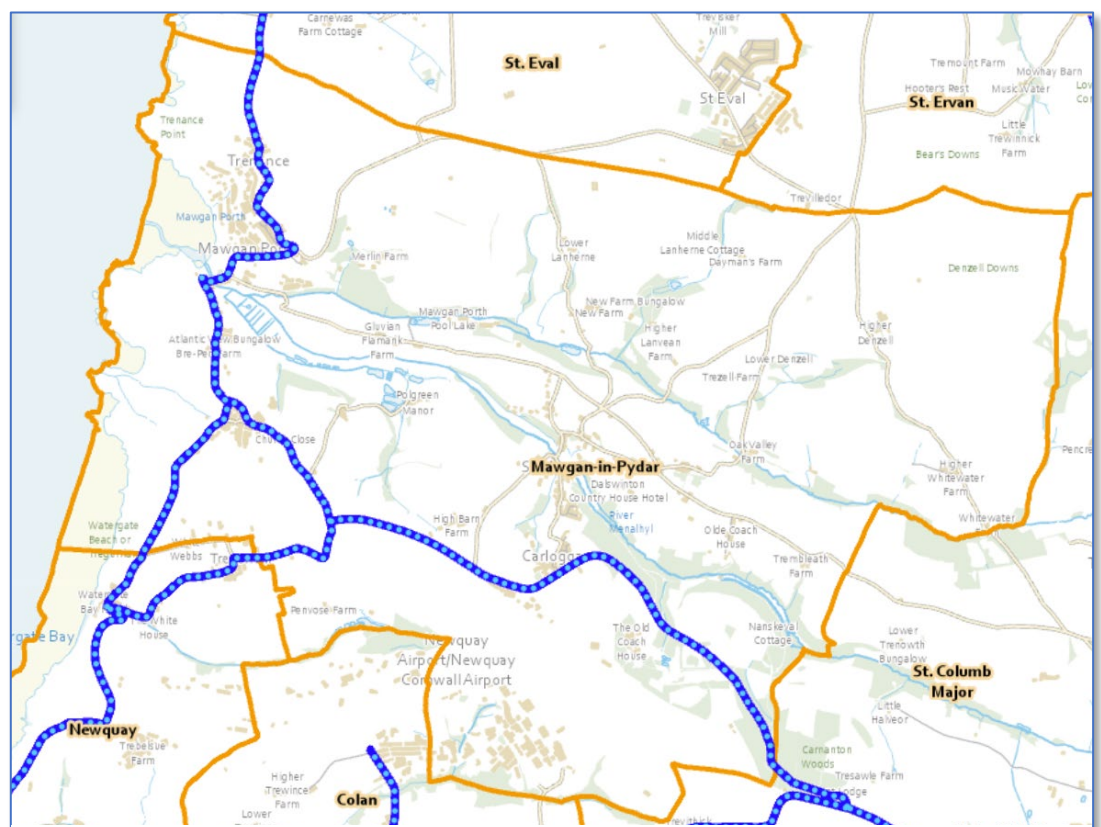


Figure 11: Resilience Network

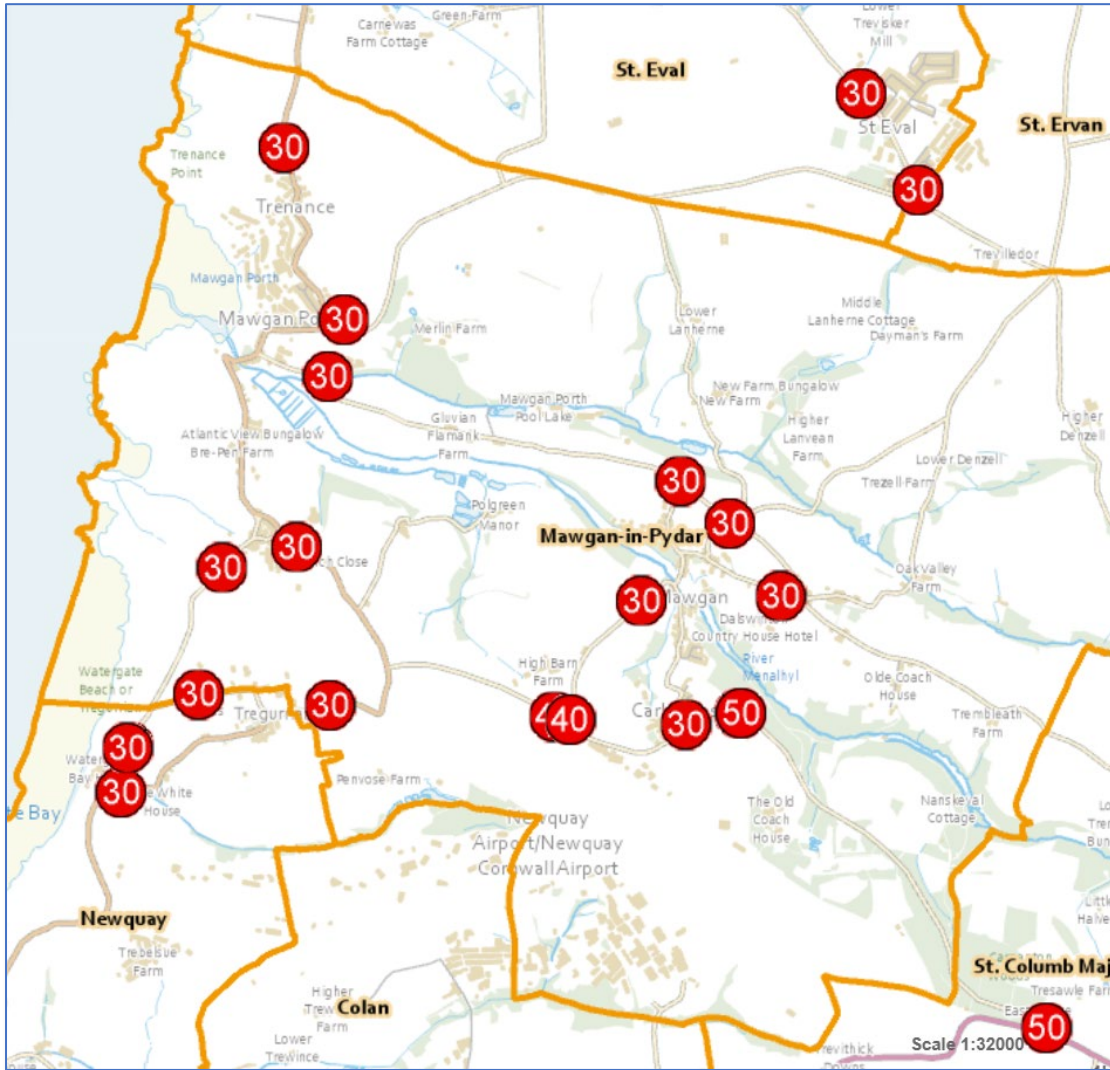


Figure 12: Speed Limits

2.55 Most of the minor roads through the Parish are speed restricted. There have been recent consultations on introducing 20mph for some roads in the parish at St Mawgan and Trevarrian

Road Safety

The nature of the roads in the rural roads in the Parish is reflected in the road collision accident record for the period 2021 to 2023, which has involved 16 serious casualties.

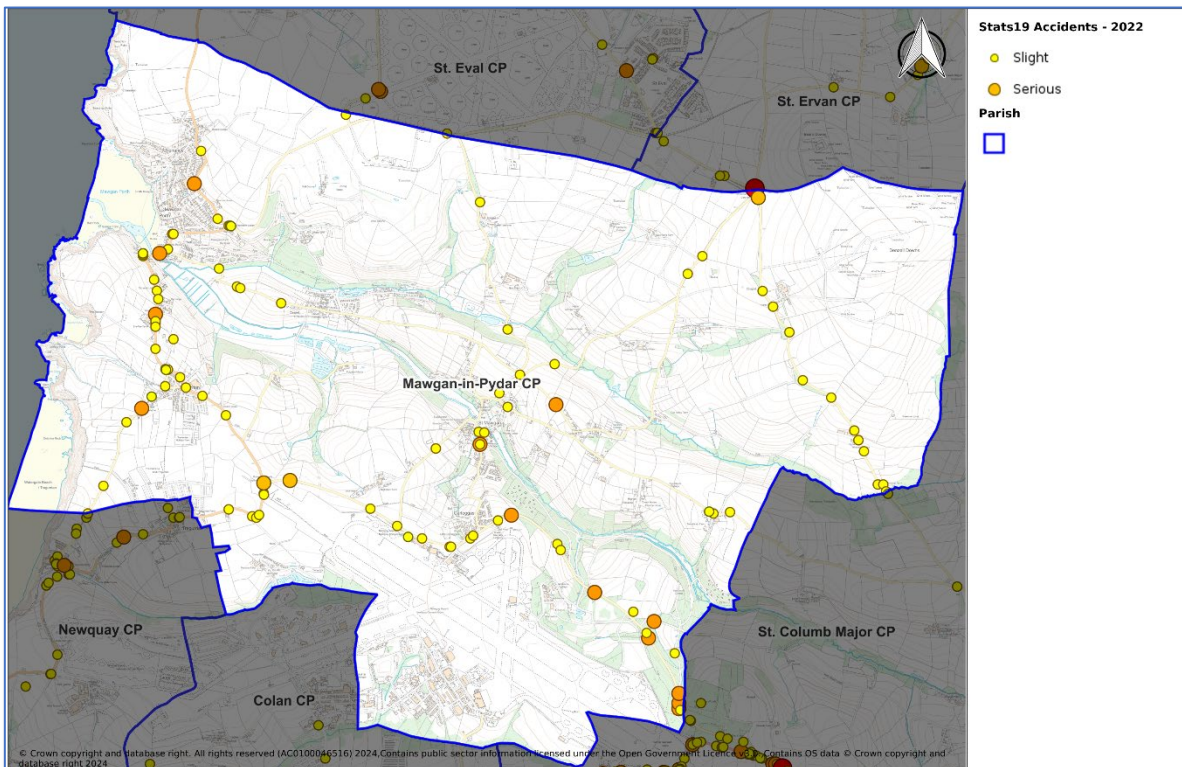


Figure 13: Accidents 2001 to 2023

Car and Van Ownership

2.56 Proportionally speaking, more households in St Mawgan in Pydar have access to a car or van than is typical in Cornwall and England. Although there are fewer households with 1 car or van available than in Cornwall or England, there are more households with 2 / 3 or more cars or vans available than in Cornwall as a whole and England. This probably reflects the rural nature of the parish and the poor pattern of public transport available, causing a greater reliance on private vehicles. Of the questionnaire respondents who were employed, 81% travelled to work by car, with only 6% using public transport. The level of vehicle ownership also suggests relatively higher local prosperity.

Figure 14 Car and Van Availability 2021

	St Mawgan in Pydar	Cornwall	England
No cars or vans in household	6.4%	15.0%	23.5%
1 car or van in household	36.9%	42.1%	41.3%
2 cars or vans in household	37.4%	30.4%	26.1%
3 or more cars or vans in household	19.2%	12.5%	9.1%
Source: Census 2021 Table TS045			

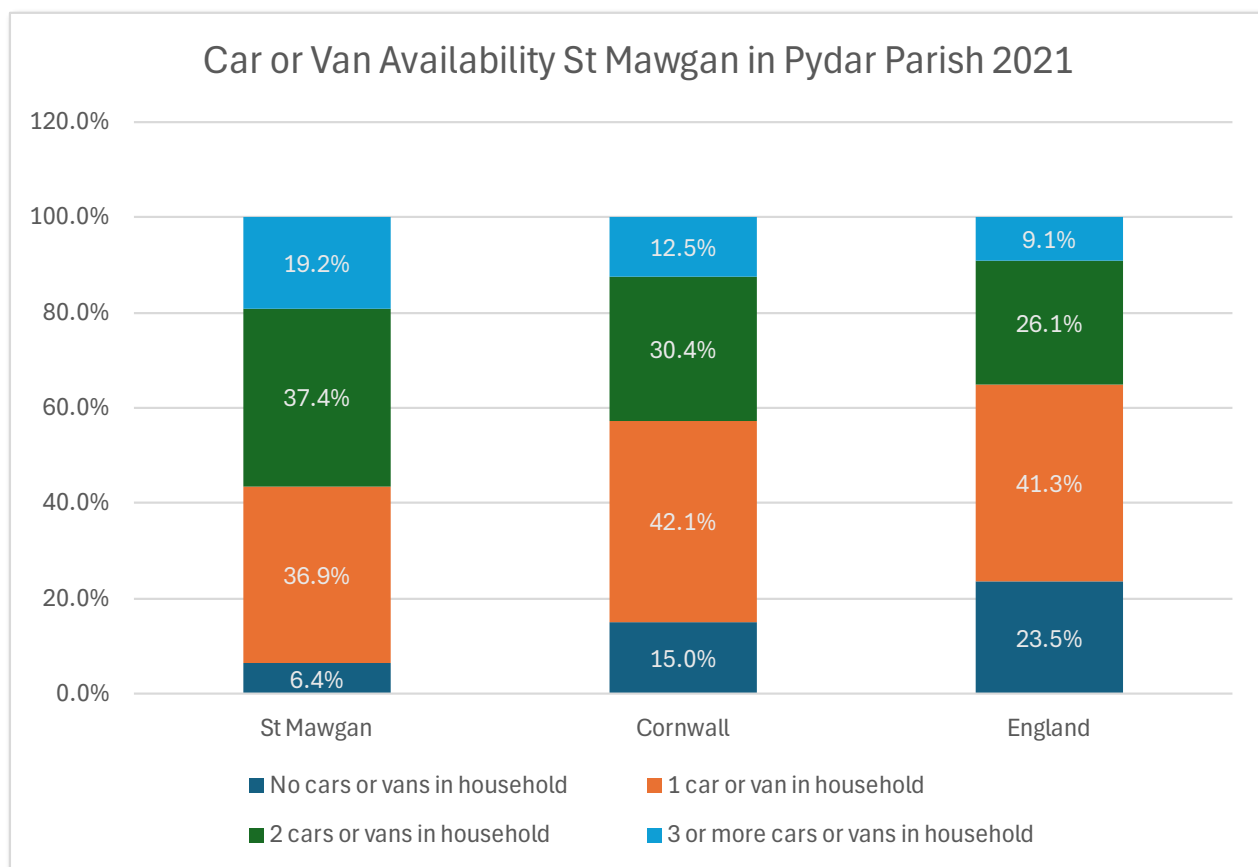


Figure 15: Car and Van Availability St Mawgan in Pydar

Parking

2.57 There is one privately owned car park in St Mawgan, belonging to the Carnanton estate. There are two car parks at Mawgan Porth, both privately owned.

2.58 As car ownership levels are high and well above local and national averages, parking within the villages and on estate roads, such as Carloggas Close and Lanherne/Challis Avenue, is an issue. The Carloggas area suffers from issues caused by airport users parking in various locations to avoid expensive airport parking fees. There is various on and off-road parking in the village. However, the majority of parking is either on-site, in a few laybys, and on-street, the latter often heavily competed for and acting as a source of obstruction to the flow of wider vehicles. Parking near the church and playing field can obstruct the passage of the bus across the narrow bridge. The Parish Council sought to restrict parking in the immediate vicinity of the bridge, but eventually withdrew the proposal due Cornwall Council Highways department seeking to extend the no parking through the centre of the village. This would have prevented residents parking near their properties and displaced parking to other areas, probably causing a greater obstruction.

2.59 Economic conditions and increased ownership of ‘goods’ also mean that more domestic garages are being used as storage, utility rooms or even the footprint for home extensions, which further reduces the availability of parking.

Public Rights of Way, Cycleways, footpaths and bridleways

2.60 There are 52 public footpaths in the Parish, many of which link with others outside the Parish to form longer routes. Cornwall Council classifies them by a Gold/Silver/Bronze rating. The higher the rating, the more important for active maintenance. See Figure 16. The majority of the footpaths in the Parish are rated Gold or Silver.

<p>Figure 16: Footpath Categories and their Meaning</p>
<p>Priority Gold - Immediate Action</p> <ul style="list-style-type: none"> • All promoted national or regional trails or important connections to them, to include the SW Coast Path, St Michael's Way and Saints Way. [Note 2] • All paths (except some 'dead-ends') starting in or within 1km of the centre of a sub-parish settlement of >1000 people. • Paths providing established access to formal, well visited visitor attractions including identified ancient monuments, significant accommodation centres and businesses, based on ranger knowledge and consultation responses. • Paths known to be in popular use based on ranger knowledge and consultation responses. • Paths accessible to people with limited mobility or sensory impairments based on existing promotion, ranger knowledge and consultation responses. • Useful bridleways and byways accessible to equestrians and cyclists will generally be prioritised as gold unless dead-end, requiring excessive investment or subject to legal processes which might negate work done.
<p>Priority Silver - Medium Term Action</p> <ul style="list-style-type: none"> • Paths with potential to provide new promoted trails or circular routes

- Paths providing important access to or within attractive landscape features
- Important access to or within CROW access land
- Paths connecting to public transport nodes

Priority Bronze - Long Term Action

- 'Dead end' paths without other priority.
- Paths that run parallel with others that have a clearer higher priority
- Paths requiring excessive investment compared to the value of the route
- Paths under legal / definitive map review or possibly subject to diversion / extinguishments which might negate investment made.

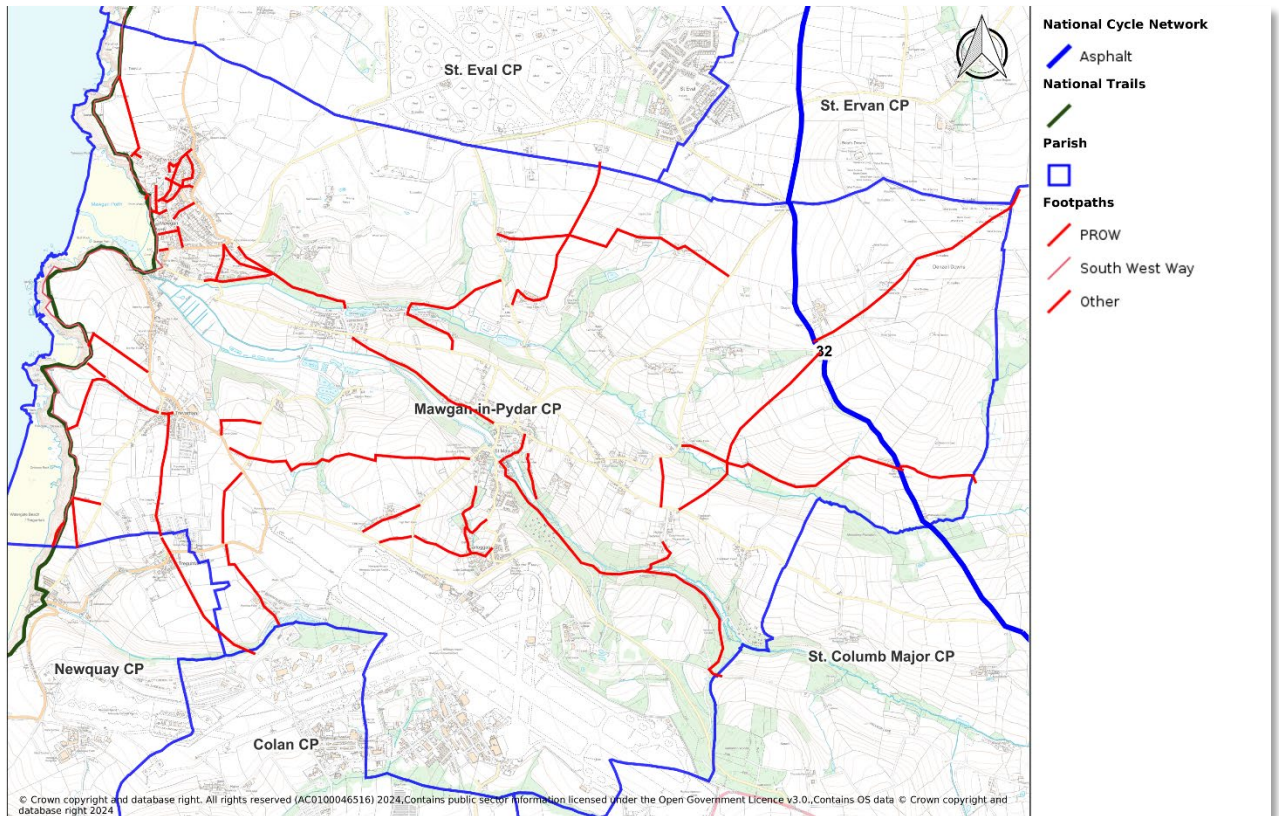


Figure 17: Footpaths in St Mawgan in Pydar Parish.

2.61 The parish has a significant number of footpaths through the Vale of Lanherne, alongside the river Menalhyl and to the coastal paths which are regularly utilised and enjoyed by residents, dog walkers and visitors alike all year round. They include cliff walks, river walks, wooded and rural scenery in which can be seen many different species of bird, mammal, flora and fauna. The questionnaire respondents valued many of these aspects of the natural environment – such as the cliffs and coastline, woods and copses, green spaces, the flood plain and valley wetlands. Although there is such a variety of footpaths there are just two bridleways. For horse riders, many non-bridleway routes have obstructions such as poor surfaces or inappropriate gates. During the peak tourism season, the road network is congested and dangerous, creating safety hazards and danger for horse riders and cyclists. To enable more and safer use, the PROW network where previous use by horse riders and cyclists has been evident would benefit from upgrading/modifying Footpaths to Bridleways. This could usefully add to the network and raise opportunity for off-road riding for both horse riders and cyclists.

2.62 The walks take you past numerous places of historical significance, to name but a few, such as the Dark Age settlement at Mawgan Porth, the ancient manor of Lanherne at St Mawgan, with its 10th Century Lanherne Celtic Cross; the 13th century church in St Mawgan, with its Lantern cross and St James holy Well in St Mawgan – for more details see Heritage and Design section. The most popular routes are through Carnanton Woods and from St Mawgan to Mawgan Porth (or vice versa) either through Polgreen or through the Winsor footpaths.

2.63 In 2006 children from St Mawgan in Pydar Primary school drew and painted the places of interest around the parish. These pictures were made into 'Welcome to St Mawgan and Mawgan Porth' information boards, depicting local places of interest for visitors. The boards are positioned in St Mawgan village, by the Village Stores and at the gate to the Playing Field, at Trevarrian and Mawgan Porth. Visitors can regularly be seen huddled around them checking the various venues to see.



2.64 There are numerous places to stop for refreshment along the way, in which to take in the tranquility and beauty of the area. The footpaths pass through the Area of Great Landscape Value, the Conservation area and the (previously designated) Areas of Special Character. The footpaths also incorporate a portion of the South West Coastal Path and the Cornish Celtic Way which has become increasingly popular for walkers.



2.65 Many of the footpaths are not accessible for wheelchair users or people with limited mobility, but there are lanes within some of the footpath network which are suitable for people with these disabilities. The footpaths are maintained by the Parish Council under the Cornwall Council Local Management of Pathways (LMP) scheme.

Development Infrastructure

2.66 It is anticipated that the infrastructure necessary to support development in the Parish will be delivered by a combination of 'designed-in' improvements, [such as with green infrastructure, sewage and water connections, flood mitigation and site access] or through Planning Obligations, and through pooled Community Infrastructure Levy [CIL] contributions.

2.67 Planning authorities and developers negotiate **Planning Obligations**. These then secure the contributions necessary to make a development acceptable. Planning obligations can be used for three purposes:

- Prescribe the nature of the development (for example, requiring a proportion of housing to be affordable)

- Compensate for loss or damage created by development (loss of open space for example)
- Mitigate a development's impact (through increased public transport provision for example)

2.68 Therefore, planning obligations could require something to be physically provided or funded, or require payment of a financial contribution towards off-site provision.

2.69 Planning obligations can only be sought where they meet the following tests set out in CIL Regulation 122 (2010 as amended):

- Necessary to make the development acceptable in planning terms;
- Directly related to the development;
- Fairly and reasonably related in scale and kind to the development

2.70 Whilst development must take into account local infrastructure inadequacy in their design, Planning Obligations cannot be used to require the provision of enhancements to remedy existing inadequacies, unless the inadequacy would prevent the development taking place, in which case the enhancement can only be required to be up to the standard that would be necessary to allow the development to proceed. Anything beyond that is termed 'Planning Gain'.

2.71 It is important to note that the Local Planning Authority must ensure that the combined total impact of requests for community infrastructure does not threaten the viability of sites. It must be realistic about overall development viability and the impact that planning obligations have on viability. If the development is clearly proven to be insufficiently viable to cover all contribution requirements, based on an 'open book' approach, a reduced package is negotiated based on local priorities and needs.

2.72 Planning Obligations are normally agreed and enforced under 'Section 106' agreements under the Planning Acts, or Section 111 of the Local Government Act 1972, or Section 278 of the 1980 Highways Act.

2.73 '**Planning Gain**', where a developer offers additional specific public benefits from developers beyond Planning Obligations, may be secured using Section 106 agreements.

2.74 Another form of 'Planning Gain' is **Community Infrastructure Levy [CIL]**, an additional charge on development paid at standard rates from certain types of development. This is in the form of a financial payment to the Local Planning Authority, to help pay for infrastructure that supports development. It is not tied to the site and can be used for infrastructure that is needed to support the wider community. The Local Planning Authority pools the contributions from any CIL liable developments in an area, retains 5% as a handling fee, then distributes 15% of it to the Parish Council in which the development is located (capped at £100 per existing dwelling). A Parish which is covered by an adopted NDP receives 25%, and the remaining 70% (the 'Strategic Share') must be spent on infrastructure to support the development of the area.

2.75 The money raised through CIL can be used to help fund a wide range of infrastructure that is needed as a result of development; this can include new road schemes, transport, flood defences, schools, health and social care facilities, park improvements, green spaces and

leisure centres. community safety facilities. It can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development.

2.76 In St Mawgan in Pydar Parish, **infrastructure contributions from Planning Obligations** that will be necessary are as follows:

Figure 18: Summary of current Planning Obligation requirements St Mawgan in Pydar Parish

Infrastructure Type	Contribution threshold		Requirement	Exemptions
	Residential	Non Residential		
Affordable housing	6 or more dwellings	N/A	On sites between 6 and 10 dwellings, where affordable housing cannot be provided on-site, an off-site contribution payable per dwelling will be sought of £102,000 On sites of 11 or more dwellings – 35% of dwellings to be affordable.	N/A
Transport	10 or more qualifying dwellings	1,000m ²	Between £2,000 and £3,385 per total peak hour trip (includes £60 air quality monitoring charge per trip).	Affordable housing
Education	5 or more qualifying dwellings	N/A	£2,736 per qualifying dwelling in areas where schools are at 90% capacity or above	One-bedroom accommodation. Social or Affordable housing to rent. Affordable housing. Specialist accommodation for elderly persons e.g. sheltered housing.
Green Infrastructure - Open Space	6+ dwellings (including student, holiday and older person accommodation)	N/A	Amenity space within new developments, including an open space delivery plan outlining phasing, detailed design specifications, maintenance requirements & estimated costs and how these will be sustained in the long term. Contributions to the enhancement and maintenance of existing or the provision of additional recreational facilities in accordance with the guidance and standards set out in the NDP. [NDP Standard applies]. On-site where none nearby, proportional to number of units	Reduction for affordable dwellings (schemes <100 units total). If all off-site approx. £800 per affordable dwelling. Reduced requirements for holiday and older person accommodation.

			(minimum a usable 500sqm). Where all off-site approx. £1800 per open market dwelling. Larger schemes should expect a mixture of on-site and off-site contribution depending on local needs assessment	
Health	6 or more qualifying dwellings	N/A	£672 per new dwelling	Affordable housing, including starter homes, extra care units, holiday accommodation and other temporary residencies limited by a planning condition or residential development that provides an element of care (C1 use class order).
HRA European Site	All dwellings and student bedrooms and active elderly provision within the Zones of influence for Penhale Dunes SAC [Includes all settlements in Parish].	N/A	Cost per unit (per bedroom where applicable) or per bedroom for student/services accommodation provision. £180/£75	N/A
Biodiversity Net Gain	10 or more dwellings (or combined gross floorspace more than 1,000m ²)	1000sqm	10% biodiversity net gain. Offsetting is allowed where this is not possible and cost varies depending on the number of biodiversity units purchased. Each unit costs £28,679	N/A
Renewable Energy Offsetting	1 or more new-build dwellings where there is a 'renewable energy deficit'	N/A	10p/kWh (£100/MWh) over 30 years	N/A

2.77 Sewage treatment connections and plant improvements are not normally subject to Planning Obligations but instead are enforced by Planning Conditions. Improvements to the foul sewerage system to support new development is assessed by South West Water's New Developments Team and infrastructure charges paid by new developments will fund required upgrades to ensure sewer flooding risk is not increased

2.78 **Additional infrastructure that could be obtained by Planning Gain or use of CIL** that is desirable but not obtainable through Planning Obligations, include:

- a) Enabling a bus service to St Columb where most residents have their G.P.
- b) Natural Flood Management, retrofit SuDS or Property Flood Resilience (PFR).
- c) Measure to make Mawgan Porth Village Hall more resilient to flood risk.

- d) A project to establish a natural area with a footpath/boardwalk, bird hides, benches in the flood plain in Mawgan Porth.
- e) A mobile prescription service, i.e. a static van visiting St Mawgan, Trevarrian and Mawgan Porth.

2.79 These items cannot appear in an NDP Policy as a requirement on development, but can be identified as the local priorities for CIL and other funding.

2.80 Cornwall Council monitor Planning Obligation and CIL collection and spending. The most recent figures for St Mawgan in Pydar Parish [summer 2024] are given below:

Figure 19: Planning Obligations and CIL St Mawgan in Pydar	
CIL Neighbourhood Portion paid	£82,951.11
Public Open Space: Amount Received	£28,117.21
Public Open Space: Amount Spent	£10,745.36
Education: Amount Received	£22,024.80
Education: Amount Spent	£13,816.80
Transport/Highways: Amount Received	£0.00
Transport/Highways: Amount Spent	£0.00
Affordable Housing: Amount Received	£69,414.62
Affordable Housing: Amount Spent	£11,970.00
Other: Amount Received	£370,955.76
Other: Amount Spent	£370,911.14

3. Related Community Engagement Feedback

- 3.1 The questionnaire responses mentioned the importance of the Post Office and Stores in St Mawgan. The Community Hall and the playing field in St Mawgan and the Village Hall in Mawgan Porth are also valued facilities. St Mawgan Community Hall houses the local Preschool during the weekdays.
- 3.2 The limitations of the existing bus service are reflected in the questionnaire responses, with only 31% of respondents saying they use public transport. However 44% said that they would use a bus service to St Columb.
- 3.3 The responses from the NDP questionnaire highlighted the high value residents placed on the open spaces within the parish [Figure 20].

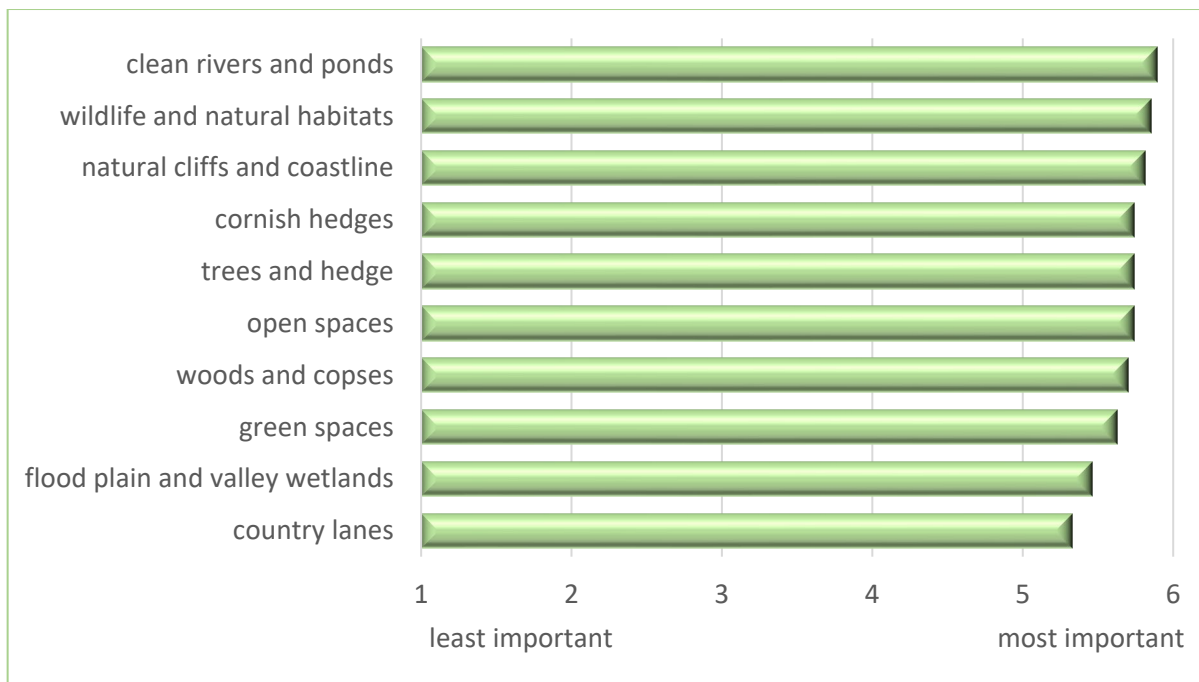


Figure 20: Community value placed on open spaces.

- 3.4 In response to the question ‘Is there anything else you think a Neighbourhood Plan should include?’ the greatest single factor echoed by the responding residents was the limitation of second home ownership. There is a perception that the proliferation of second homes is changing the nature of the Parish and putting the area out of the reach of local families. This in turn impacts on community facilities such as the school and shops, but also overloads the road and sewerage networks. Regarding development, respondents felt that construction should be considered carefully with respect to the underpinning infrastructure. To complement this, a restriction on selling off social housing was urged.
- 3.5 In responses to a question on the impacts of additional housing, concerns about the pressure on infrastructure were clear, including pressure on roads, land drainage, schools and other facilities [Figure 21].

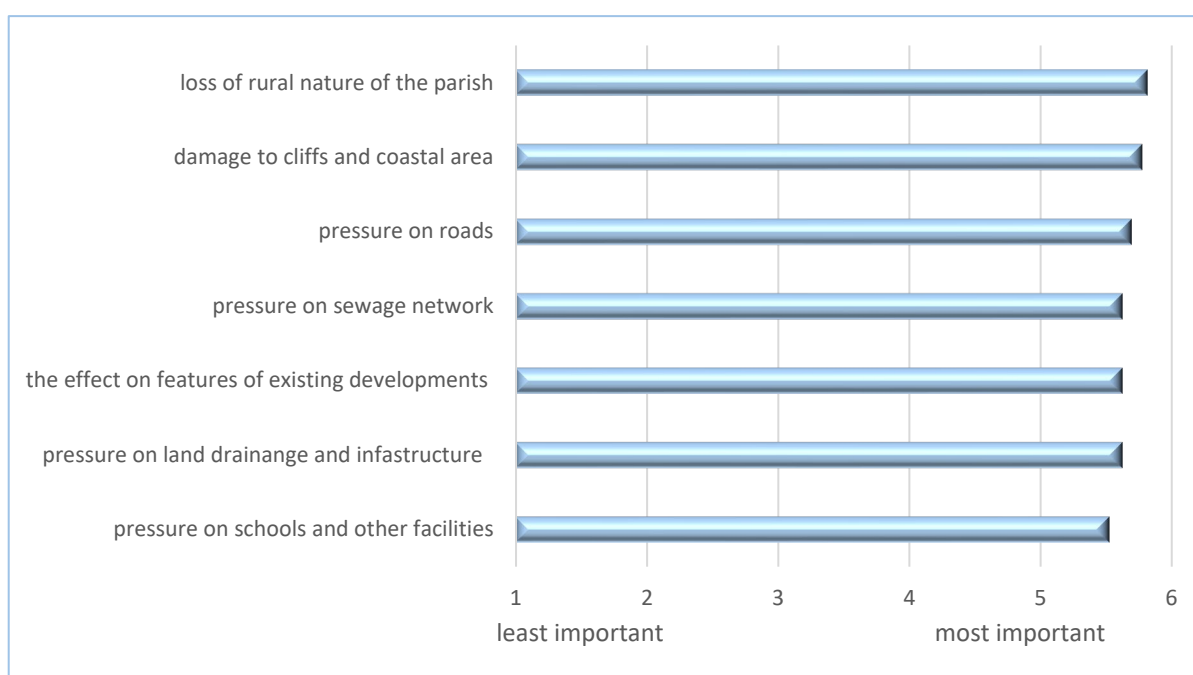


Figure 21: Community views of the impact of new development.

- 3.6 Increased local infrastructure was deemed necessary to meet current needs and in anticipation of any future development. This would include doctors, schools, sewerage and drainage and better public transport links.
- 3.7 Respondents would like to see a joined-up community approach to the environment. This may include rewilding and an increase in green spaces. It was suggested that littering could be reduced by the increase of dog waste bins and recycling facilities on the beach.
- 3.8 Respondents felt sustainable futures should be considered by developing a renewable energy plan, including wind turbines and solar fields, and building a recycling centre. This could be complemented by horticultural and heritage activities.
- 3.9 Others felt there is a need for a parking plan, ensuring that future development have sufficient parking in their planning, and preventing airport parking from residential areas. The supply of e-car charging points was also mentioned.
- 3.10 Respondents suggested a need to balance tourism with local needs, so employment levels are maintained for those working in hospitality, but not at the detriment of the local experience or housing stock. Also ensuring there is sufficient infrastructure to meet the needs of increased populations in holiday season by the inclusion of public toilets, more retail outlets and better road signage.
- 3.11 Children's activities, such as Beavers, and safe open spaces, such as cycle paths, recreation centres and skateboard parks were suggested. The addition of sporting facilities such as Volleyball and football pitches were also mentioned.
- 3.12 Respondents suggested consideration should be given to the needs of disabled residents when planning.

4. Key issues and implications for the NDP

- 4.1 Figure 22 summarises the key issues that have arisen in this analysis and the implications of them before recommending key objectives for the NDP and policy intentions that should support them.

Figure 22: Key Issues arising from the evidence base and implications for the NDP, with recommendations for policy areas and objectives.

Key Issues

- National and local policy is that Planning should:
 - support 'strong vibrant and healthy communities' with 'accessible services and open spaces that reflect the community's present and future needs and support its health, social and cultural well-being.
 - promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other.
 - ensure that places are safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.
 - ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable and retained for the benefit of the community.
 - plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
- The Parish's community has a good level of community cohesion. Its stock of community facilities is however limited, and ongoing maintenance and improvement is a typical issue for such facilities.
 - The School site is inadequate and a new site should be identified.
 - Coastal erosion and flooding is a serious threat to community services and infrastructure and has the potential, if unchecked, to split the Parish into two, with associated community upheaval.
 - Mawgan Porth Village Hall is vulnerable to flooding and needs to be made more resilient.
 - These facilities could be identified so that they clearly gain the benefit of protection under Cornwall Local Plan Policy 4.4.
 - The Parish is lacking provision of publicly accessible parks and gardens, amenity green space, and civic spaces.
 - Natural and semi-natural green spaces are limited to the beaches: there is no 'green' space as such. This is compensated for by the extensive Public Right of Way [PRoW] network which provides access to the wider countryside.
 - Public sports provision is good but is on a very commercial basis.
 - The children's playspace is centrally located but proportionately small for the size of the Parish and its location means that children from outside the settlement will require transport to use it.
 - The playspace at Trevarrian is remotely located and available only on a seasonal basis.
 - No playspace is available at Mawgan Porth. Therefore, some equipped provision near to the Mawgan Porth village hall may be appropriate subject to flooding constraints, and if residential or mixed-use development on any scale occurs at Trevarrian provision for an equipped playspace should be considered as part of any planning proposals.
 - There is no teen provision.
 - There is no access to allotments in the Parish, although there is a community orchard which provides some compensation.
 - Although excellent and active Church and Primary School facilities and services are available locally residents have to travel out of the Parish for many key services and amenities, including secondary schooling.
 - The existing community and recreational facilities are obviously highly valued by the community.
 - Bus services are reasonable for a rural area but with notable gaps. For example there is no GP provision and bus routes to the nearest is poor.

- The proliferation of second homes is seen by the community to be changing the nature of the Parish and putting the area out of the reach of local families. This in turn impacts on community facilities such as the school and shops, but also overloads the road and sewerage networks.
- As more and bigger houses are built the areas of green spaces surrounding them are decreased, so that the green, rural nature of the parish is being replaced with a more urban vista.

Key Objectives for the Neighbourhood Development Plan

- **Enhance Public Services:** Protect and improve public services, including better public transport links, access to local medical facilities, and support for community-focused businesses.
- **Modernise Educational Facilities:** Ensure that educational facilities meet contemporary standards while preserving the parish's rural character and addressing environmental concerns.
- **Strengthen Community Connections:** Foster stronger community bonds by enhancing local amenities, promoting regular local produce markets, and encouraging greater self-sufficiency to reduce dependence on distant urban centres.
- **Ensure Adequate Infrastructure:** Require that infrastructure for drainage, surface water disposal, and sewage is fully in place and capable of supporting new development before it is approved, to safeguard the local environment.

Recommended Neighbourhood Development Plan Policy

- Include an NDP policy to build on CLP Policy 4 for the safeguarding of existing facilities and to build on their viability and sustainability, possibly identifying them as a focus for CIL funding.
- A clear aim that development must be appropriate for the ability of infrastructure to support it should be included.
- Reflect the need for a new school site and consider a planning policy to support relocation.
- Consider a possible NDP Policy approach which supports development proposals that demonstrate, where appropriate, how the drainage measures proposed will ensure that bathing water quality in Mawgan Porth will be maintained at the highest quality or preferably enhanced, including:
 - Robust waste water drainage arrangements, separate storm water drainage, and avoiding and correcting misconnections;
 - Robust waste water treatment arrangements, excluding the use of septic tanks and cess-pits;
 - Use of rainwater harvesting ('Grey Water') recycling for flushing toilets and garden irrigation;
 - Conversion of single pipe to two pipe drainage systems in conversions & extensions;
 - Use of Sustainable Urban Drainage methods (eg permeable paving, use of Green Roofing, Living walls and Rain Gardens etc)
- Consider proposing a Coastal Change Management Area (CCMA) in the Neighbourhood Plan
- Consider a planning policy supporting measures to make the Village Hall more resilient to flooding.

- Support Emergency Flood Plan.
- Consider a planning policy to support making space for sand, Beach Dune Management Plan.
- The NDP should include a summary of the R&OS assessment and a table showing the m2 standard requirements applying to St Mawgan in Pydar Parish as a whole.
- This should specify:
 - some equipped provision near to the Mawgan Porth village hall
 - if residential or mixed-use development on any scale occurs at Trevarrian provision for an equipped playspace should be considered as part of any planning proposals.
 - The provision of adult gym equipment and safety surfacing adjoining the existing play area at St Mawgan
- Consider a planning policy in the NDP which aims to protect recreation and open space in accordance with NPPF, and encourage their improvement and extension.
- Consider a policy to direct Biodiversity Net Gain offsetting to key opportunities for enhancement at Mawgan Porth.
- Identify a list of CIL priorities in the NDP

APPENDIX 1: RECREATION AND OPEN SPACE ASSESSMENT

INTRODUCTION. Attractive, safe & accessible parks and other open spaces contribute positive social, economic and environmental benefits. Open spaces including play areas are valued community assets improving public health, well-being and quality of life, and bringing regeneration benefits to an area. The National Planning Policy Framework 2023 (para 102) requires that planning policies should be based on robust & up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. There is now an adopted methodology for Cornwall based around the main towns. Whilst this type of assessment is unlikely to produce usable data for small settlements of less than 50 houses or the more sparsely populated parts of a Parish, it is considered to be a worthwhile exercise for St Mawgan in Pydar’s villages as they are relatively tightly clustered. It is also considered appropriate to use the same methodology and definitions as set out in the adopted strategy for Cornwall towns, in order to ensure a consistency with the planning policies throughout the county. However for this exercise data on average provision across 17 ‘smaller towns and settlements’ across Cornwall has been used as a basis to calculate a local standard that better reflects the situation in Cornwall and in St Mawgan in Pydar Parish than does the application of national standards [see Figure 1].

METHODOLOGY. The assessment uses the typology as set out in the Cornwall Open Space Strategy. There are 8 types of green space included in this strategy, which are as follows: -

- 1) Parks and gardens; Amenity green space; Civic spaces
- 2) Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas
- 3) Public access sports facilities (outdoor): available for community games
- 4) Children’s play area – equipped facilities
- 5) Provision for teenagers– equipped facilities
- 6) Allotments, community gardens, and urban farms
- 7) Cemeteries and churchyards
- 8) School pitches and outdoor sports club facilities (No or limited public access)

For this assessment indoor facilities have been included in type 8.

The assessment has taken into account overall provision standards applying to each open space type, as follows:

- **Quantity** – m2 of each type per local resident
- **Accessibility and distribution** – the maximum distance that a resident should be expected to have to walk (radial measurement) taking into account barriers such as busy roads and severe topography.
- **Quality** – an overview of the level of provision & features available.

Figure 1: Proposed open space provision standards for rural settlements in Cornwall.

Type of open space	Proposed accessibility standard ('as crow flies') depending on settlement size category				Min

	>1000 Dwellings	~500 dwellings	~200 dwellings	~50 & below dwellings	Size new (m2)
1. Parks, amenity	600m	720m	770m	1000m	1000
2. Natural space	800m	860m	960m	1000m	1000
3. Public sport	No limit				7000
4. Children's Equipped Play	600m (N1) 750m (PS)	720m (N1) 870m (PS)	770m (N1) 920m (PS)	1000m	500
'Playable space' of any of the above types	330m	480m	600m	720m	500
5. Teen provision	800m (N1) 1000m (PS)	1000m (N1) 1200m (PS)	No limit		500
6. Allotments	No limit				2500
Nb: St Mawgan in Pydar Parish has approx. 500 dwellings					

Accessibility and quality provision standards can be analysed using a hierarchy [adapted from that used by Cornwall Council] that relates to the strategic significance of the space – i.e. the size of community the open space would potentially serve.

- **Regional significant** sites which are large or contain the best facilities, and will attract visitors from other communities well outside of the area.
- **Parish significant (PS)** sites such as large formal parks and destination play areas which contain sufficient facility to potentially attract visitors from outside the immediate community.
- **Neighbourhood 1 (N1)** sites which have local importance and contain sufficient provision to meet the needs of the local community
- **Neighbourhood 2** sites which have the least equipped or most basic amenity, and merely serve residents from the immediate area.
- **Playable space.** Any useable, open space equipped or otherwise where children can safely play

All spaces as described were identified and mapped. The existing level of provision per person in the existing and forecast population of the settlement (using the Census 2021 and assumed rates of future population growth at the same and 50% of the rate experienced 2001 to 2021) was derived from this data. This was then compared with the averages for Cornwall's smaller settlements, to provide a comparative basis to evaluate the available area of public open space in the settlement by the local community likely to use it. The information was then moderated by applying the catchment areas for equipped junior and teen play space, along with barriers to access, and other factors to identify priorities for improvement in the future, what opportunities might be sought from development and a proposed local set of standards.

Provision in St Mawgan Parish is assessed using the following figures.

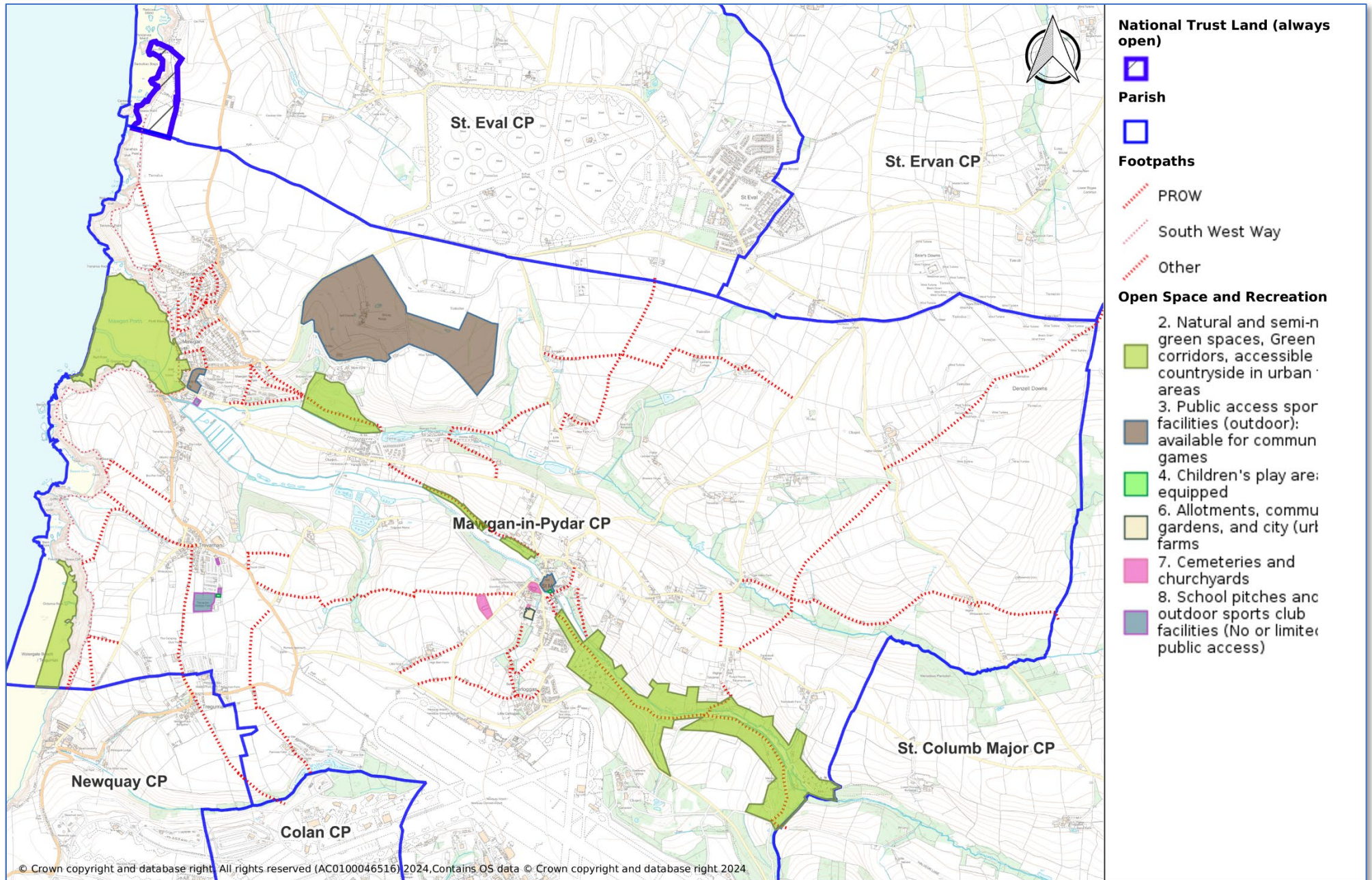


Figure 2: Map of Recreation and Open Space Provision St Mawgan in Pydar Parish

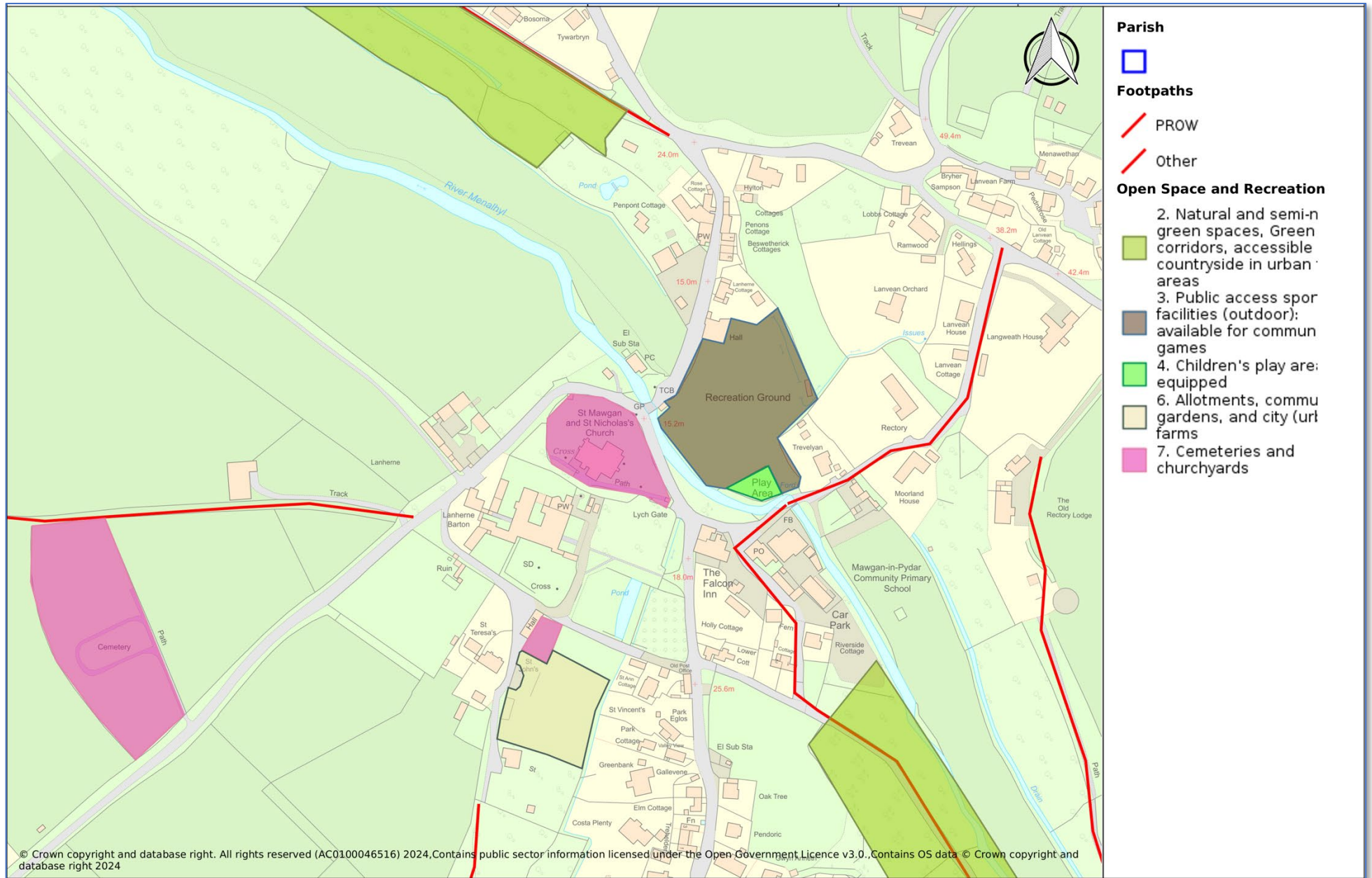


Figure 3: Map of Recreation and Open Space Provision St Mawgan village.

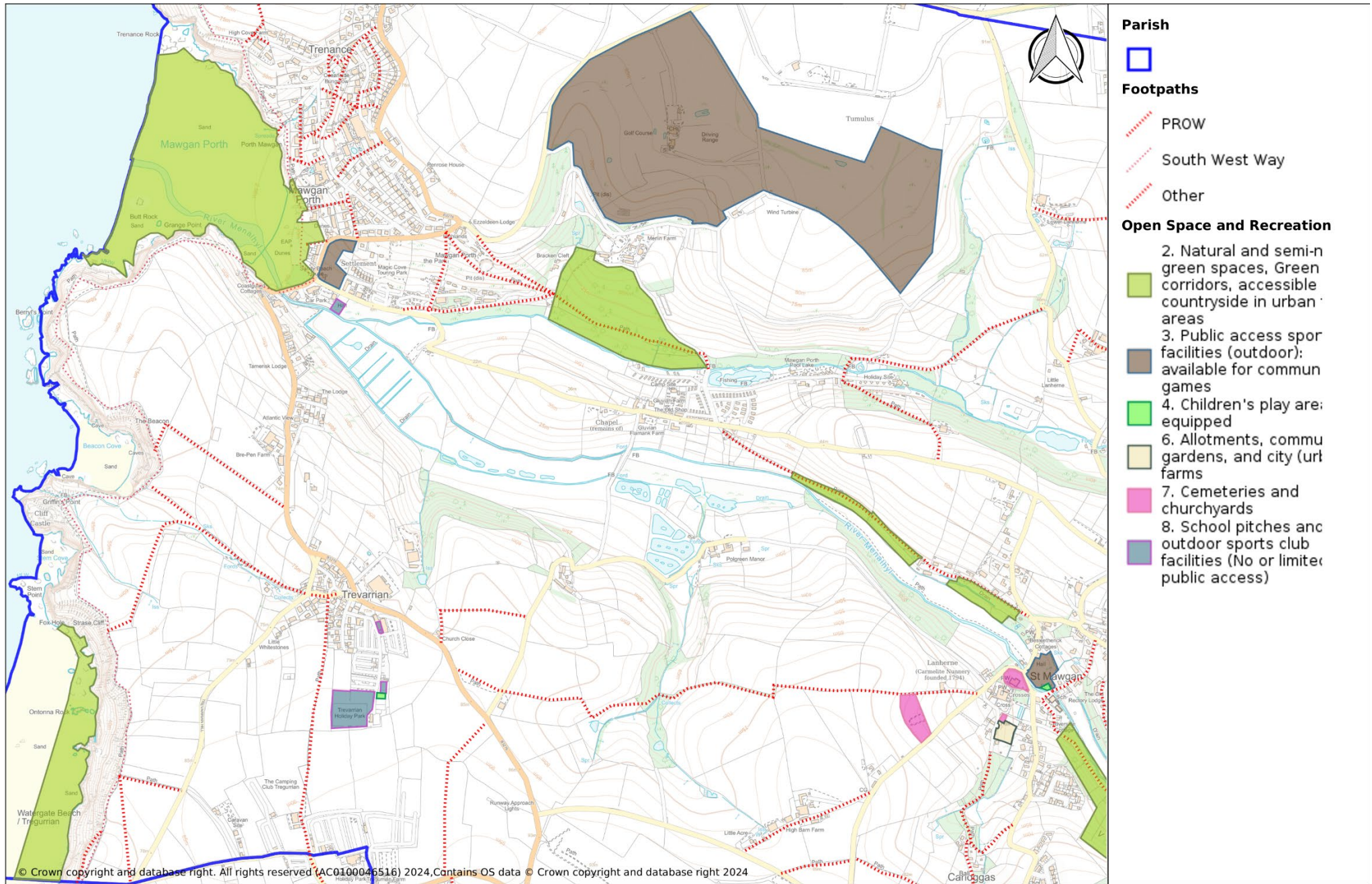


Figure 4: Map of Recreation and Open Space Provision Mawgan Porth, Trevarrian.

Figure 5: Log of Recreation and Open Space Provision in St Mawgan in Pydar Parish

Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
		TOTAL TYPE 1	0			
Watergate Bay	That portion of Watergate Bay Beach in the Parish	2. Natural and semi-natural green spaces.	81000	Regional significant	Natural, prone to sewage discharge during/after rain.	Northern section of the famed Watergate Bay beach, located at the foot of steep cliffs with several access points. RNLI patrolled during holiday periods and spring/autumn weekends. Swept by Atlantic swell the beach is a noted surfing venue. Although privately owned the public are free to roam.
Mawgan Porth Beach	Sand area at Mawgan Porth from Mean High Water Mark to Parish boundary.	2. Natural and semi-natural green spaces.	283451	Regional significant	Natural, prone to sewage discharge during/after rain.	More sheltered than Watergate Beach, Mawgan Porth beach is large and sandy, with lots of rockpools, caves and the River Menahyl stream running down the southern side of the beach. Level access to cafes, surf hire shops and pub, etc. There is a thriving surf school and emergent Surf Life Saving Club. Very important for

Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
						attracting locals and visitors. The beach is patrolled by RNLI lifeguards from Easter to October half term.
		TOTAL TYPE 2	364451			
Mawgan Porth Pitch 7 Putt	Seafront, B3276, Mawgan Porth	3. Public access sports facilities (outdoor): available for community games	9222	Regional significant		Commercial Pitch & Putt / Crazy Golf Course
Mawgan Porth Golf & Country Club	Golf course and associated facilities.	3. Public access sports facilities (outdoor): available for community games	47700	Regional significant		Commercial 18 Hole course, driving range, and associated facilities such as Pro Shop, Bar, restaurant. Is a membership-based facility, but membership is open and one-off use is allowed.
Mawgan in Pydar Recreation Ground	St Mawgan village centre.	Playing field, green space.	7202	Neighbourhood 1		St Mawgan playing field is rented from Carnanton Estate by the Parish Council, used by the school, and Cricket Club and by the community for events such as Jubilee and Coronation celebrations, annual

Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
						fetes, Feast Sports, Cornish Wrestling.
		TOTAL TYPE 3	64124			
Children's play area	St Mawgan	4. Children's play area – equipped facilities	392	Playable space		Children's play area situated in the playing field at St Mawgan – privately owned, but rented by the Parish Council.
Trevarrian Holiday Park	Trevarrian	4. Children's play area – equipped facilities	474	Playable space		Play area on commercial Holiday Park site. Website indicates that welcomes Locals and Non residents to use the facilities (excluding peak weeks).
Trevarrian Holiday Park	Trevarrian	4. Children's play area – equipped facilities	375	Playable space	Excellent	Indoor play area on commercial Holiday Park site. Website indicates that it welcomes Locals and Non residents to use the facilities (excluding peak weeks).
		TOTAL TYPE 4	1241			
		TOTAL TYPE 5	0			
		TOTAL TYPE 6	0			
Churchyard of St Mawgan & St Nicholas	St Mawgan	7. Cemeteries and Churchyards	3399	Parish significant as part of setting for the	Good	Churchyard of St Mawgan and St Nicholas Parish Church attracts

Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
				Church and its Churchyard		locals to tend family graves, but also those researching family history and looking at significant memorials – such as the Watergate shipwreck.and others enjoying the peaceful setting in the centre of the village.
Lanherne Carmelite Convent Burial ground	Off Long Lane	7. Cemeteries and Churchyards	401	-	Closed	Small burial ground adjoining the Chapel on Long Lane.
St Mawgan Burial Ground	Long Lane	7. Cemeteries and Churchyards	8297	Parish significant	Good	Striking views over the parish, it is bordered by Dark Lane, part of the network of St Mawgan footpaths.
		TOTAL TYPE 7	12097			
Trevarrian Holiday Park	Trevarrian	8. School pitches and outdoor sports club facilities (No or limited public access)	14068	Playable space	Excellent	Full-size and junior football pitches.
Trevarrian Holiday Park	Trevarrian	8. School pitches and outdoor sports club facilities	662	Playable space	Excellent	Tennis courts on commercial Holiday Park site. Website indicates that it welcomes Locals

Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
		(No or limited public access)				and Non residents to use the facilities (excluding peak weeks).
Trevarrian Holiday Park	Trevarrian	8. School pitches and outdoor sports club facilities (No or limited public access)	375	Playable space	Excellent	Swimming Pool on commercial Holiday Park site. Website indicates that it welcomes Locals and Non residents to use the facilities (excluding peak weeks).
Europa Court	Mawgan Porth	8. School pitches and outdoor sports club facilities (No or limited public access)	1244.6	Playable space	Good	Europa Court Tennis Courts
		TOTAL TYPE 8	16349			
OTHERS WITH COMPENSATORY VALUE						
Community Orchard	St Mawgan	Allotments, community gardens, and urban farms	3346	Neighbourhood 2	Good	Land donated by the Convent.
Carnanton Woods / The Vale of Lanherne.	Extending from the centre of St Mawgan through to St Columb.	2. Natural and semi-natural green spaces.	500152	Parish significant	n/a	The Manelhyl river valley, or Vale of Lanherne, of great antiquity and with historic cultural value, associated with the area's medieval origins.

Name	Location	Type	Area (m2)	Accessibility	Quality	NOTES
						Although not open to the public to roam, a well-used public footpath runs its length.
River Menalhyl valley woodlands	NW of St Mawgan	2. Natural and semi-natural green spaces.	15568 11775	Neighbourhood 2	n/a	Northwestern section of the River Menalhyl valley as it leads to the sea at Mawgan Porth. Is private but passed through by very popular public footpath.
Woodlands nr Mawgan Porth	S of Merlin Farm	2. Natural and semi-natural green spaces.	91983	Neighbourhood 2	n/a	On the hillside below Merlin Farm, Is private but passed through by a public footpath.
			619478			

Future standards of provision drawn from this are given in Figure 6 below

Figure 6: Assessment of Current Recreation and Open Space Provision, with Recommended Future Standard.

a	b	c	d	e	f	g	h		
Type	Total m2	Amount per person 2021 in m2	Ave per person small settlements in Cornwall in m2	Additional total M2 required at St Mawgan in Pydar to equal the Cornwall average in 2021 (Col d)	Additional total M2 requirement for 2030 based on population growth 2021 to 2030 ()	TOTAL Additional requirement for 2030 (col E + col F)	Additional requirement per person for 2030	Moderation of existing and future requirement based upon distribution, local conditions etc	Recommended future standard (m2/person)
1. Parks, amenity	0	0	6.46	9425.14	723.52	10148.66	6.46	There are no formal Parks and gardens, amenity green space or civic spaces as such in the Parish, other than rural road verges that are not counted. Wherever possible park and amenity areas should include 'playable' space to help address play space shortfalls.	6.46
2. Natural and semi-natural green spaces.	364451	352.13	40	0.00	0.00	0.00	0.00	This typology is provided by the two beaches present in the Parish, but there are no publicly roamable natural or semi-natural greenspaces as such. However, this is generously compensated for by the extensive woodlands through which PROW pass, such as Carnanton Woods, which total some 61.9ha and provide visual connection with the countryside. No standard is suggested but opportunities to increase access in biodiversity offsetting and other measures should be pursued.	0.00

a	b	c	d	e	f	g	h		
Type	Total m2	Amount per person 2021 in m2	Ave per person small settlements in Cornwall in m2	Additional total M2 required at St Mawgan in Pydar to equal the Cornwall average in 2021 (Col d)	Additional total M2 requirement for 2030 based on population growth 2021 to 2030 ()	TOTAL Additional requirement for 2030 (col E + col F)	Additional requirement per person for 2030	Moderation of existing and future requirement based upon distribution, local conditions etc	Recommended future standard (m2/person)
3. Public sport	64124	61.96	3	0.00	0.00	0.00	0.00	A generous level of public sport is available through the St Mawgan Recreation Ground and the extensive tourism based commercial offering which is accessible to local residents.	0.00
4. Children's Equipped Play	1241	1.20	0.66	962.94	73.92	1036.86	0.66	<p>Children's equipped play is well provided for at St Mawgan but no provision is available at Mawgan Porth/Trenance and the playspace at Trevarrian is tucked away well within the Holiday Camp and not available to the local community during peak tourism periods.</p> <p>Whilst the beach at Mawgan Porth offers some compensatory play opportunities, it lies across a busy road and at times of inclement weather would not be useable. Therefore some equipped provision near to the village hall may be appropriate subject to flood risk assessment.</p> <p>If residential development occurs at Trevarrian, or some other form</p>	6

a	b	c	d	e	f	g	h		
Type	Total m2	Amount per person 2021 in m2	Ave per person small settlements in Cornwall in m2	Additional total M2 required at St Mawgan in Pydar to equal the Cornwall average in 2021 (Col d)	Additional total M2 requirement for 2030 based on population growth 2021 to 2030 ()	TOTAL Additional requirement for 2030 (col E + col F)	Additional requirement per person for 2030	Moderation of existing and future requirement based upon distribution, local conditions etc	Recommended future standard (m2/person)
								of redevelopment of the Arla site, provision for an equipped playspace should be considered as part of any planning proposals. In view of the poor distribution of equipped playspace an enhanced standard above the average is proposed.	
5. Teen provision	0	0.00	0.18	262.62	20.16	282.78	0.18	The Parish entirely lacks teen provision, which despite the older age profile of the Parish, is a concern. Potentially this could be remedied simply by combining a youth shelter and basketball hoop within a new site coming forward under the above provision, but ideally there should be a separate teen equipped site. A commercial offer at Mawgan Porth beach could address this need.	2
6. Allotments	0	0.00	1.17	1707.03	131.04	1838.07	1.17	There are no allotments in the Parish. Whilst this is partly compensated for by the fact that most rural dwellings have generous plots that could offer the opportunity for allotment-	2.5

a	b	c	d	e	f	g	h		
Type	Total m2	Amount per person 2021 in m2	Ave per person small settlements in Cornwall in m2	Additional total M2 required at St Mawgan in Pydar to equal the Cornwall average in 2021 (Col d)	Additional total M2 requirement for 2030 based on population growth 2021 to 2030 ()	TOTAL Additional requirement for 2030 (col E + col F)	Additional requirement per person for 2030	Moderation of existing and future requirement based upon distribution, local conditions etc	Recommended future standard (m2/person)
								scale vegetable etc growing, and there is a community orchard, the NDP should include an intention to increase access to allotments in line with healthy living and sustainable development objectives. Therefore a higher standard than the average for smaller towns and settlements is proposed.	
7. Cemeteries and Churchyards	12097	11.69	3.89	0.00	0.00	0.00	0.00	N/A	N/A
8. School pitches and private sports grounds	16349	15.80	28.21	41158.39	3159.52	44317.91	28.21	This provision is at the Trevarrian Holiday Park, which fortunately offers community access outside peak holiday periods that helps to alleviate shortfalls in public sport and playspace.	N/A

Population Projection for R& OS Purposes	
Use 2021 base date.	
Remaining years after 2021 to 2030	9
Census 2021 Dwellings	668
Census 2021 Empty dwellings	212
Occupancy Rate [OR] Cornwall	2
Therefore 'Missing' population	424
Identified HomeChoice affordable housing need	38
Additional population at Cornwall OR	76
Assume annual windfall rate of	2
Additional market housing	18
Additional population at Cornwall OR	36
Therefore total additional population =	536
Census 2021 Usually Resident Population	1035
Usually Resident Population if 2nd homes not empty	1459
Population growth 2021 to 2030	112
Forecast Usually Resident Population 2030	1571

Figure 7: Population Projection for Recreation & Open Space Purposes

CONCLUSIONS. The key observations of the assessment are that:

- The Parish is lacking provision of publicly accessible parks and gardens, amenity green space, and civic spaces.
- Natural and semi-natural green spaces are limited to the beaches, and there is no 'green' space as such. This is compensated for by the extensive Public Right of Way [PRoW] network which provides access to the wider countryside, passing through some 61.9ha of woodland.
- Public sports provision is good but is on a very commercial basis.
- The children's playspace is centrally located but is proportionately small for the size of the Parish and its location means that children from outside the settlement will require transport to use it. The playspace at Trevarrian is remotely located and available only on a seasonal basis. No playspace is available at Mawgan Porth. Therefore some equipped provision near to the Mawgan Porth village hall may be appropriate, and if residential or mixed-use development on any scale occurs at Trevarrian provision for an equipped playspace should be considered as part of any planning proposals.
- There is no teen provision. The provision of adult gym equipment and safety surfacing adjoining the existing play area at St Mawgan could help address this need but costs of providing safety surfacing have put this beyond funds currently available.
- There is no access to allotments in the Parish, although there is a community orchard which provides some compensation.

ADDRESSING CURRENT AND FUTURE NEED. In order to alleviate current and likely future shortfall in provision of recreation and open space the following measures are suggested for the NDP:

- Set realistic local standards for provision of recreation and open spaces facilities on the basis of 1m² per person requirement that reflects local distribution, conditions and levels of expected new development.
- Where new provision is not viable or necessary within a development site, require an improvement in quality of nearby facilities to mitigate for the additional population, involving off-site contributions (through Section 106) in local open space improvements, such as repair and enhancement of play equipment and addressing existing accessibility issues.
- Encourage enhancement of and improvement of links to the PRoW and permissive footpath network to increase access to natural green space.
- Encourage multifunctional use of public sports provision [e.g. shared use, improved access arrangements etc].
- Provide a greater degree of multifunction with regards to biodiversity, connectivity and hydrology so that it contributes to the Cornwall Nature Recovery Strategy and the St Mawgan in Pydar NDP Green Infrastructure Network. The Open Space Strategy for Larger Towns in Cornwall contains a set of design principles that relate primarily to the open space function, and it is recommended that their use be considered.

IMPLEMENTATION. The NDP should include a summary of this assessment and a table showing the m² standard requirements. The standards in the table should apply to St Mawgan in Pydar Parish as a whole. Any new residential development should be assessed using these standards. In many cases new provision may not be viable or necessary within a development site, but additional provision or an improvement in quality elsewhere should be required to mitigate for the additional population. Developments should be required to meet their share of the costs with off-site contributions (through Section 106), which will be required for investment in local open space improvements, such as increasing sports pitch capacity.

A planning policy should be included in the NDP which aims to protect recreation and open space in accordance with NPPF, and encourage their improvement and extension. A possible NDP Policy wording as follows should be considered:

1. Development which would lead to the loss of, or harm the quality and accessibility of existing and any new Parks & Amenity (Type 1), Natural Space (Type 2), Public Sport facilities (Type 3), Equipped Playspaces for Children (Type 4), Equipped Provision for Teenagers (Type 5), Allotments (Type 6), Cemeteries (Type 7) and Private Sports Facilities (Type 8) will not be supported, except where it is demonstrated that the site is surplus to requirements; or equivalent or better facilities will be provided; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The location of existing open spaces is shown on Map XX.

2. The standards for open space provision set out in Figure XX will apply to all new residential development, and where appropriate commercial development will be encouraged to contribute towards the resolution of shortfalls in recreation and open space provision.

3. Developments will be required to contribute to the creation and maintenance of the open space required above through a Planning Obligation agreement. Where new provision is not viable or practicable within the site boundary, contributions towards the enhancement of existing off-site facilities will be required to mitigate for impact from the additional population.

4. In applying these standard the following will be supported:

(a) The provision of new community owned equipped Playspaces for Children (Type 4), and Teenagers (Type 5) facilities at Mawgan Porth and Trevarrian.

(b). Enhancement of the playspace at St Mawgan Recreation Ground to expand and upgrade equipment, including teen provision in some form.

(c). The provision of communal allotments in accordance with NDP {Policy XX [this will be a specific allotment policy]}

(d) Enhancement of and improvement of links to the PRoW footpath network and the creation of new permissive routes to increase access to natural green space.

(e) Multifunctional use of sports provision [e.g. shared use, improved access arrangements etc] to increase access to public sport opportunities, playable open space and facilities for teens.

6. The provision of additional or enhanced facilities that will provide opportunities for involvement in healthy physical activity will be supported where they provide multifunctionality with regards to biodiversity, connectivity and hydrology, and respect residential amenity.

Also the Parish Council should consider including a project in the NDP to find an additional area of land which might serve multiple purposes in accordance with this planning policy.