

ST MABYN AT THE CROSSROADS

January 2020

LOCAL PLAN

A vision for the 21st century



This document has been in development for several months and still needs to be shared with the St Mabyn parish neighbourhood development plan steering committee, the parish council and – once agreed – debated at an open public meeting, before final testing at a parish-wide referendum. Many thanks to Charlie Daniels and Jeff Muir for their contributions.

Graham Smith

Chair, St Mabyn parish neighbourhood development plan steering committee

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Executive summary

The main policies suggested in this document can be summarized thus:

HOUSING

SEWAGE

It is 20 years since planners called for a “sewage embargo” on further development in St Mabyn, warning that without mains drainage local springs and water courses would become seriously polluted. The Environment Agency’s failure to adequately regulate large septic tank installations – which are also very expensive to maintain and empty - has demonstrated the technical shortcomings of such systems. The St Mabyn local plan will attach great weight to the Environment Agency’s non-mains foul drainage regulations, including the urgent need for an updated Source Protection Zone mapping exercise. We therefore advocate a complete embargo on any development of more than four dwellings until St Mabyn is connected to a main South West Water sewer.

ST MABYN DEVELOPMENT BOUNDARY

We advocate a return to acceptance of the 30 mph speed limit as a natural border to the “built” parish environment and recommend that a map be drawn to illustrate this boundary. There will be an assumption that any planning application outside of the 30 mph “zone” is open countryside, and therefore contrary to national policy.

SECOND HOMES & HOLIDAY HOMES

We advocate a ban on the construction of any new dwelling whose primary purpose is not for meeting local housing needs – eg a second home or holiday home. Similar policies are already in place in other parts of Cornwall, eg St Ives, Mevagissey and St Merryn.

DEFINITION OF “AFFORDABLE” HOMES

The St Mabyn Local Plan will advocate a definition of “affordable” housing based on research and advice from the Campaign to Protect

Rural England, linking purchase prices and rents to local incomes. We specifically reject the current Cornwall Council definition of 80% of open market value. There will be a presumption against proposed developments which fail to meet the CPRE definition.

<https://www.cpre.org.uk/media-centre/latest-news-releases/item/5157-new-affordable-housing-definition-slash-rural-rent-prices-up-to-half>

MEETING LOCAL NEED

The parish needs to consider, and determine, a workable definition of “local” housing need. These can vary around the country, but typically require a minimum residential qualification of three years. Such a residency would typically have to apply to the parish, or a neighbouring parish. Merely being descended from someone who was once “local” would not normally be defined as a qualification for having a local need. This point is currently (6th January 2020) unresolved and the steering committee does not have a recommendation.

A SUSTAINABLE HOUSING “MIX”

Our housing needs survey has confirmed that there is no shortage of privately-owned dwellings for sale on the open market. There does seem to be some shortage of rented accommodation, both privately rented and social rented.

ENVIRONMENT & HERITAGE

The St Mabyn Local Plan will seek to protect and strengthen the existing statutory protections, such as Sites of Special Scientific Interest, Areas of Great Landscape Value, Listed Building etc. The plan calls for an audit of all current designated sites so as to update them.

RENEWABLE ENERGY

Survey responses were generally favourable toward small-scale renewable energy systems, particularly if they are community-owned or afford some form of community benefit.

INFRASTRUCTURE

The St Mabyn Local Plan includes a “shopping list” of desirable new infrastructure, specifically the local provision of health and social care facilities and workspace/employment units.

TRANSPORT

SPEED

Survey responses indicated a general concern about speeding traffic, particularly on the main B-class road at Longstone, which has seen some serious accidents.

PUBLIC TRANSPORT

The plan supports calls for the encouragement of bus journeys to and from St Mabyn, to reduce reliance on private motor cars.

ELECTRIC VEHICLES

The plan seeks to encourage new development to include charging points for electric vehicles.

Introduction

People have lived at St Mabyn since at least the 5th century. There was a priest in charge of the church in the 13th century.

In 1801, 80% of people in Britain lived in rural areas like St Mabyn. By 1901, 80% lived in towns and cities.

The village has naturally seen many changes – but some of the most dramatic developments have all happened within the most recent 30 years.

In 1801 the population was recorded as being 475. It was at its peak – 870 people – in 1841. [The 1841 census](#) describes a working rural community, comprising people of all ages and social backgrounds.



Many of the families named in this 178-year-old document are buried in the churchyard and the direct descendants of several of them still live in the parish today.

The census describes dozens of diverse occupations, including farmers, agricultural labourers, blacksmiths, servants, carpenters, shoemakers, a surgeon and one “pauper.”

By 1881, the total population was 560, with most living in the village centre, particularly Watergate Lane and Kelly Park.

Property ownership followed a pattern which today we would recognise only from televised costume drama: apart from the church, the main land

owners were Viscount Falmouth, Sir William Molesworth and the heirs of Sir John Tremayne. Everyone else was a tenant.

The decline of a handful of large country houses in the period 1945-55,¹ and the mechanisation of agriculture², significantly reduced employment opportunities. Remarkably, the village still had 14 shops (including a TV repair shop) two petrol stations and an abattoir until the 1970s. For part of the post-war period, St Mabyn even had its own bookmaker.

The population of St Mabyn reached its lowest 20th century number in 1951, when the census recorded only 488 people, reflecting the shift of employment away from the village as the number of small farms decreased.

In 1971 the population was still only 510, and by the late 1970s, the village school was on the point of closing, with only 21 pupils.

Once a week, the St Mabyn village hall doubled up as the Port Isaac doctor's surgery, with the "waiting room" separated from the "consultation" section by only a temporary curtain. Modern facilities were later built at St Kew Highway.

The 1980s however ushered in a period of dynamic change. [A notoriously relaxed approach to planning](#)³ saw dozens of new homes built in a very short period, expanding the boundaries of the village. At the same time, the [1980 Housing Act](#) resulted in the wholesale transfer of local authority-owned social housing to individual private ownership.

By 2001, the population was exactly the same as it had been 90 years earlier – but the number of dwellings in the parish had increased dramatically, and had spread far beyond the immediate centre of the village.

By 2011 the population had risen to 646, and in 2017 was estimated at around 716. But this increase in population, driven largely by the increase in the development of private houses for sale, had happened against a background of diminishing employment opportunities and infrastructure.

The new developments since 1980 attracted private home-buyers who were at or close to retirement age. Those developments did little or nothing to meet local needs, except for a handful of self-builders.

The most obvious consequence of these socio-economic changes was [a significant increase in the age of the population.](#)⁴ Nevertheless, St Mabyn is now approaching its “peak population” similar to the year 1841 - albeit for very different reasons. This poses new questions about what the community needs in the 21st century, and whether it can ever once again be sustainable.

By 2017, more than a quarter of the whole population of St Mabyn was over 65. More than 11% were aged over 70 and more than one person in 20 was aged over 80. By comparison, only 29% were aged 20-50. Barely 23% were under 18, including babies and infants.

Of those who responded to the survey, the largest single cohort (32.3%) described themselves as retired.

The story of St Mabyn is a story which is common to many parts of rural Britain, particularly Cornwall. Age has become the single most important determinant of who we are.

Many people can now expect to live 20-30 years after retirement. While this is to be welcomed, there can also be unpleasant consequences – such as poor health, and isolation.



The St Mabyn Community Shop – owned and managed by the local community – opened 1st October 2018. Might it be a pointer to a new direction for the 21st century?

We are now at a crossroads. If we carry on as we have done for the past 30 years, the average age of the population will continue to increase. Economic activity will continue to decline as young people are forced to move away. St Mabyn will become a gated-community of the very frail.

This document is an attempt to point in a different direction.

1. *The Fall and Rise of the Stately Home*, Peter Mandler, 1997
2. [*Agriculture in Post War Britain*](#), University of Reading
3. *Audrey Lees, Department of the Environment*, 1993
4. *Office of National Statistics*

Landscape Character Assessment

17 October 2019

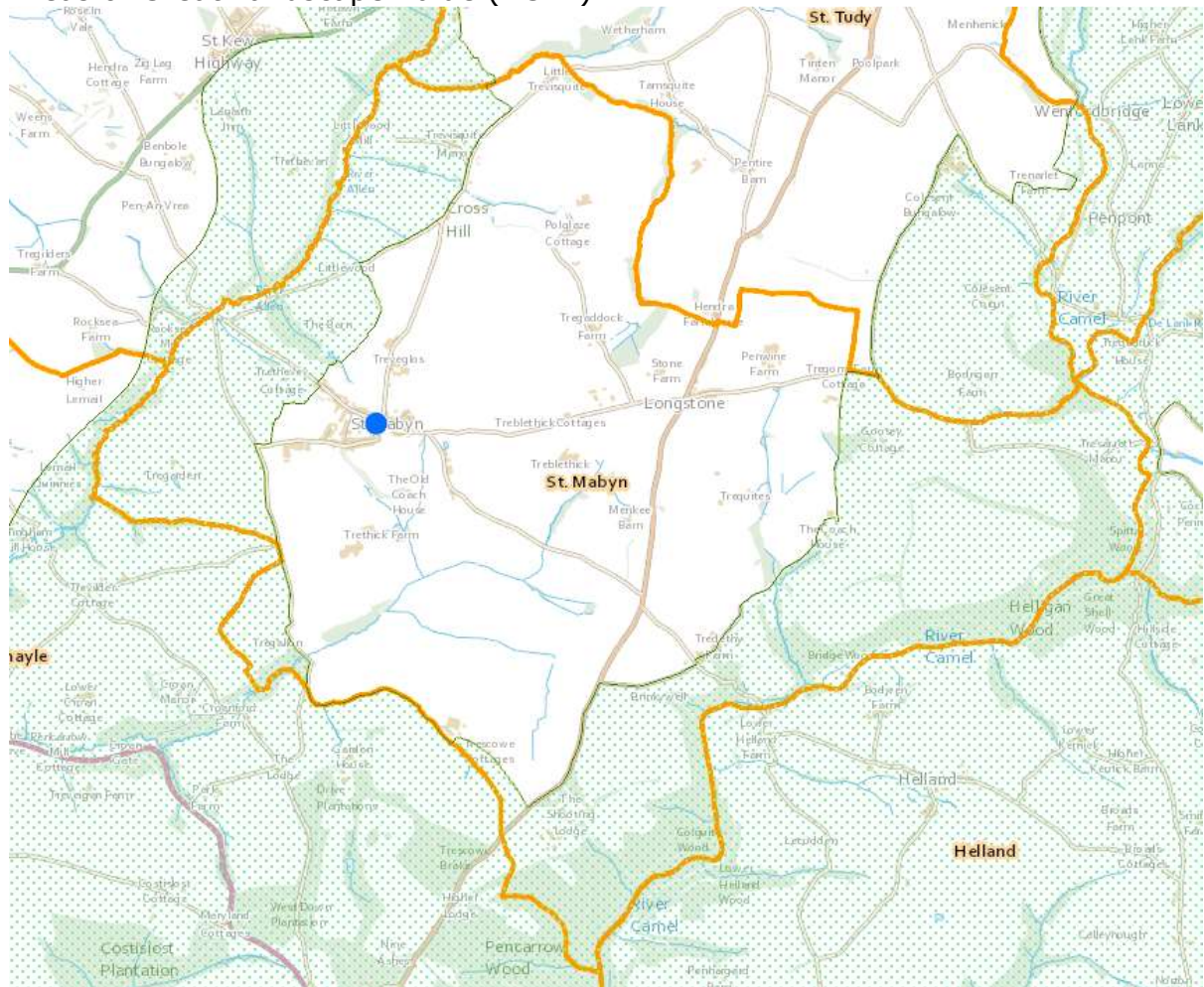
The Local Landscape Character Assessment (LLCA) is vital to strengthen the evidence base supporting policies to protect and enhance AONBs, green spaces and infrastructure, heritage features, ecologies and habitats, set design standards and to allocate sites for new development.

Once land in our community has been objectively assessed and methodically recorded, including attributing a value to the features and characteristics of the area, it will then be possible to plan positively for new development which respects the landscape setting through the layout, scale and massing of new buildings. With this assessment, the Neighbourhood Plan policies provide protection and enhancement of the landscape characteristics that we value most.

Introduction

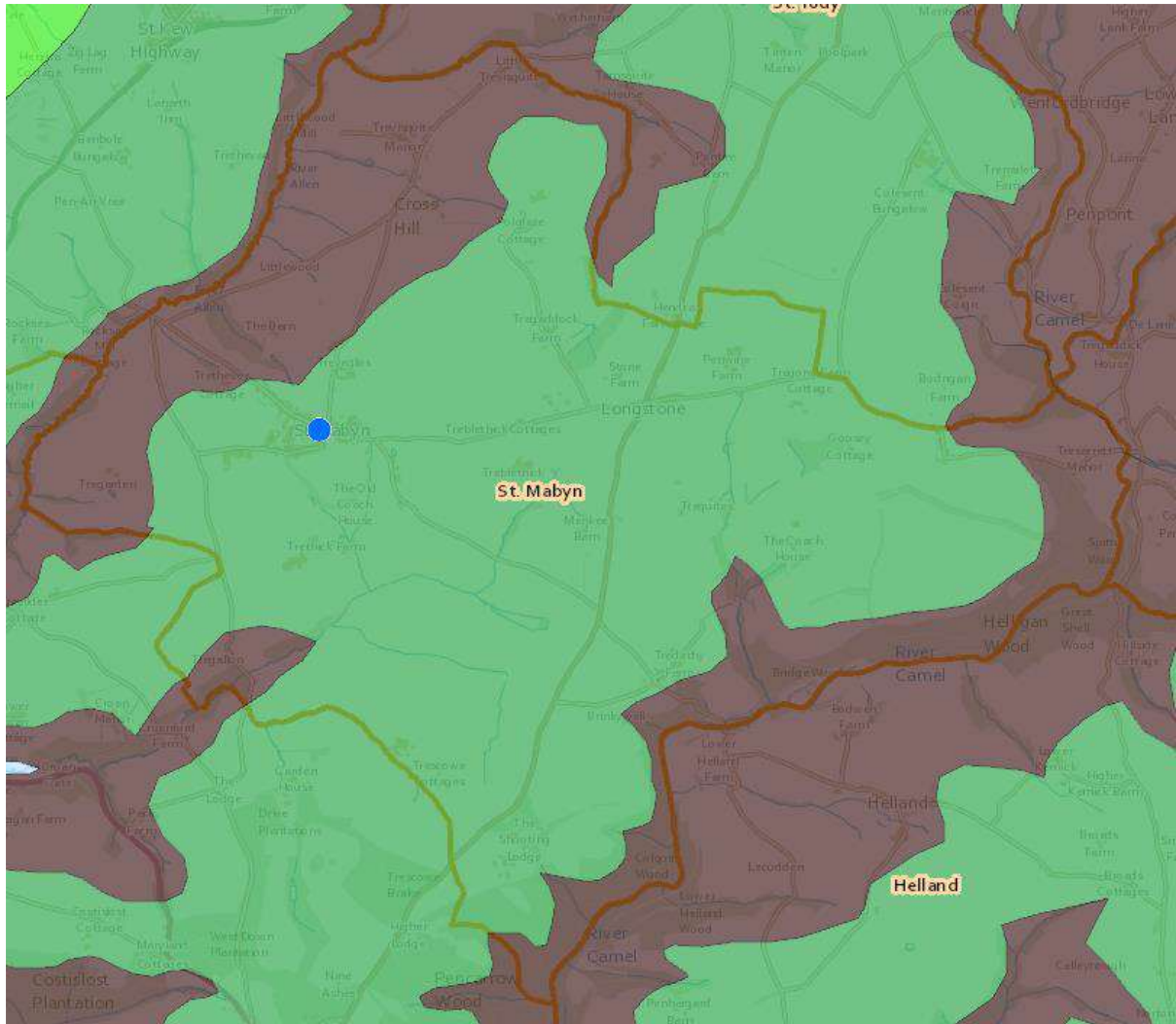
The Parish of St Mabyn lies nestled between the Camel and Allen Valleys, Bodmin Moor (AONB) (to the East), and between the notable towns of Wadebridge (to the West), Bodmin (to the South) and Camelford (to the North East).

The largest road in the parish is the B3266 from Camelford to Bodmin and serves as an alternative route from the A30 at Launceston to the north coast, A39 and Bodmin. The village and hamlets contained in the parish are set in open undulating countryside with approximately half of the parish in two designated Areas of Great Landscape Value (AGLV):

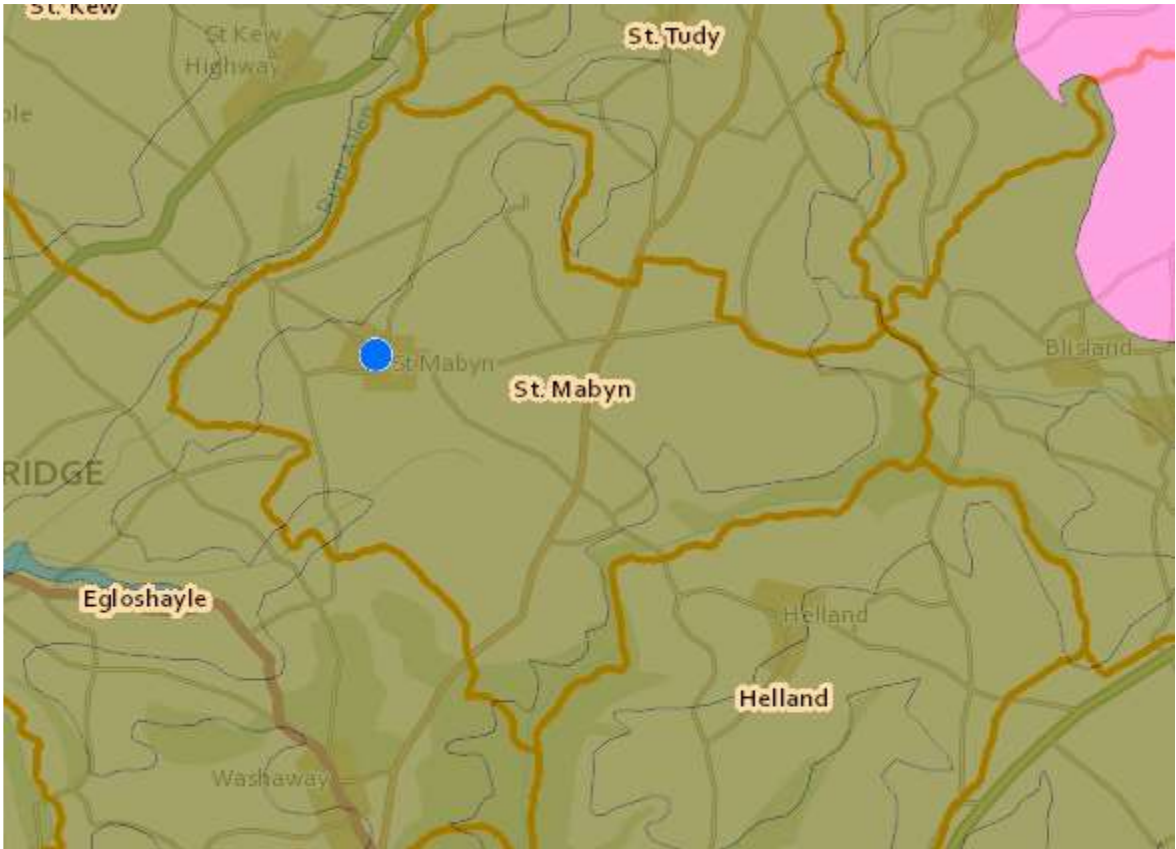


Location

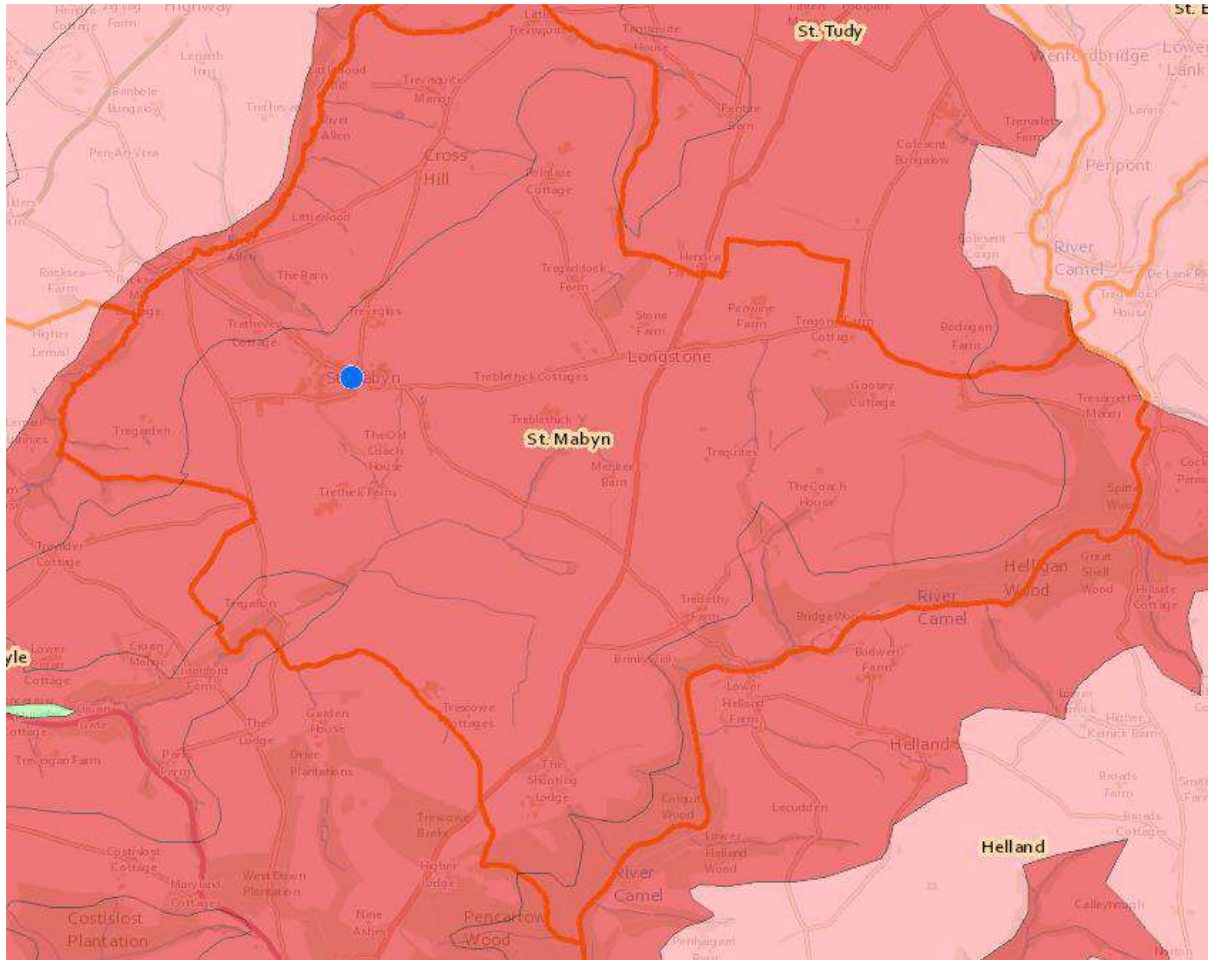
The landscape is described as (1) hard rock plateau and hard rock slopes and ridges and (2) the ground is shallow brown soils with hard rock. The ground description (3) describes the settlements in the area as clustered with estate farms, and the land cover (4) ancient wooded (dark purple) with ancient pastoral farmlands (light purple).



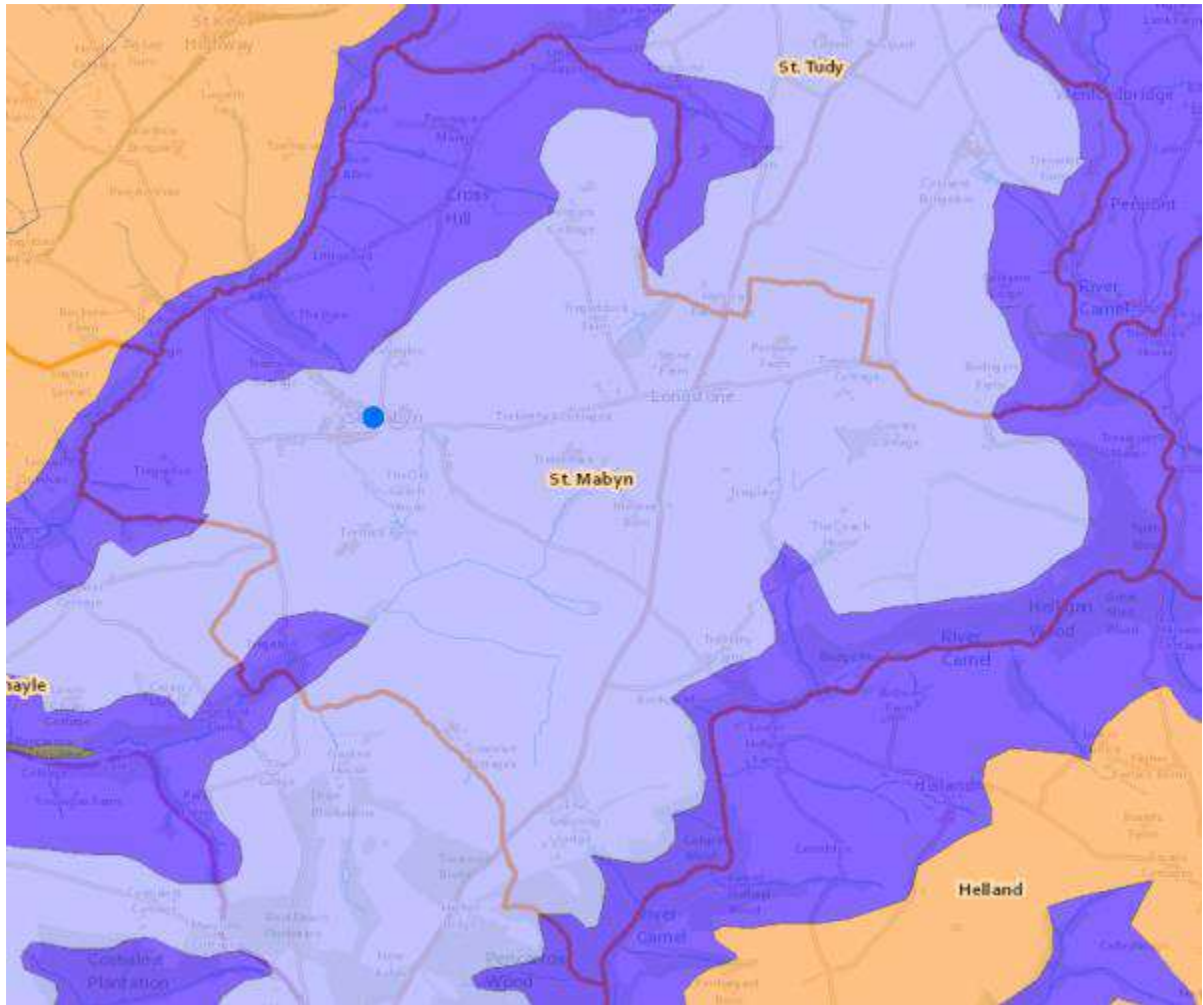
Map 1



Map 2



Map 3



Map 4

Aerial Photo 2016

The photo shows the rural nature of the parish and how it fits within its neighbouring parishes of a similar nature.





OS Map

The map shows the elevated position of the parish with the majority of the land at the boundary edges sloping down into neighbouring parishes. The church of St Mabena in the centre of St Mabyn village is a notable landmark on the horizon from relatively large distances away and is visible from the B3266 and A39. The landscape of the parish when viewed from outside looking towards St Mabyn village in particular, is of undulating fields and 'rural countryside' interspersed with individual small isolated buildings of agricultural and domestic use, and separated by field hedges, Cornish hedges and trees, with small scale woodland areas.



In reciprocation, the view from the church of St Mabena surrounded by OALS, is one of open undulating countryside, especially this view looking toward the protected areas of Bodmin Moor.

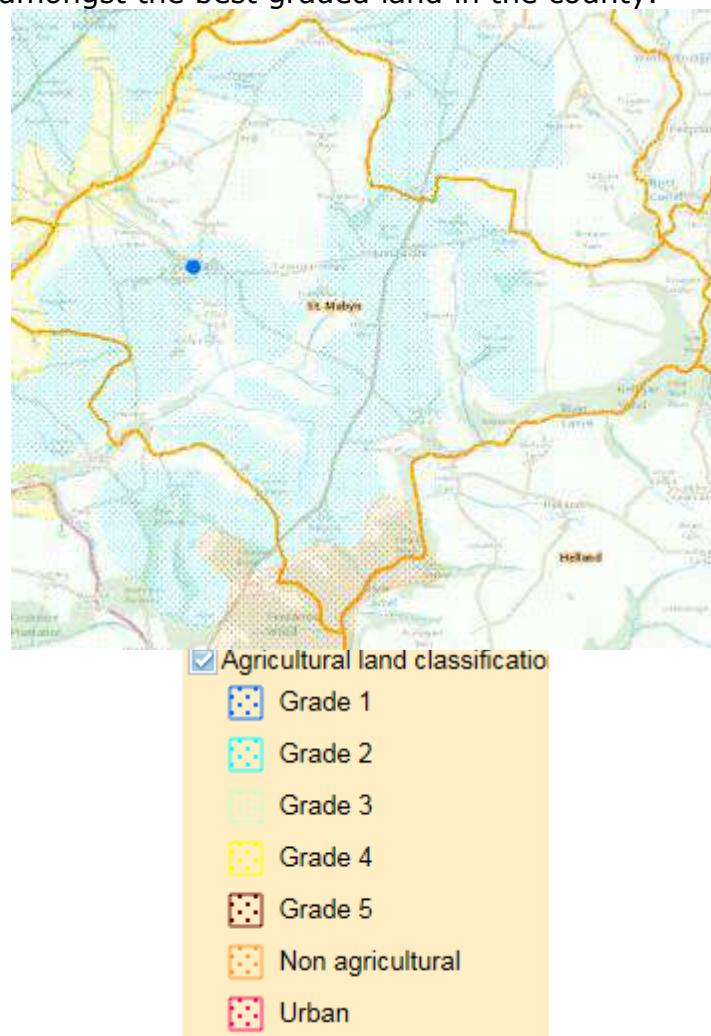
Land use and Cover

Vegetation cover throughout is mainly grassland, farmland crops with woodland corridors and ancient and replanted woodlands (natural and semi-natural) along the parish edges. The use of the land ranges from traditional agricultural (arable, pasture for sheep and cattle) to agri-diversified industry and traditional farm orchards to tourism in the form of both small scale and larger holiday accommodation.

There are two areas for amenity use (playing fields and village green) in the centre of St Mabyn Village. The residential settlements are St Mabyn village, Longstone hamlet and then isolated farm buildings and residential buildings in the form of small manor houses including Tregarden, Tredethy, Trevisquite, Helligan Barton and Colquite all built in 16th and 17th centuries.

Agricultural Land Type

The DEFRA land type is identified as Grade 2 and 3 (2 being higher/better grading) and is amongst the best graded land in the county.

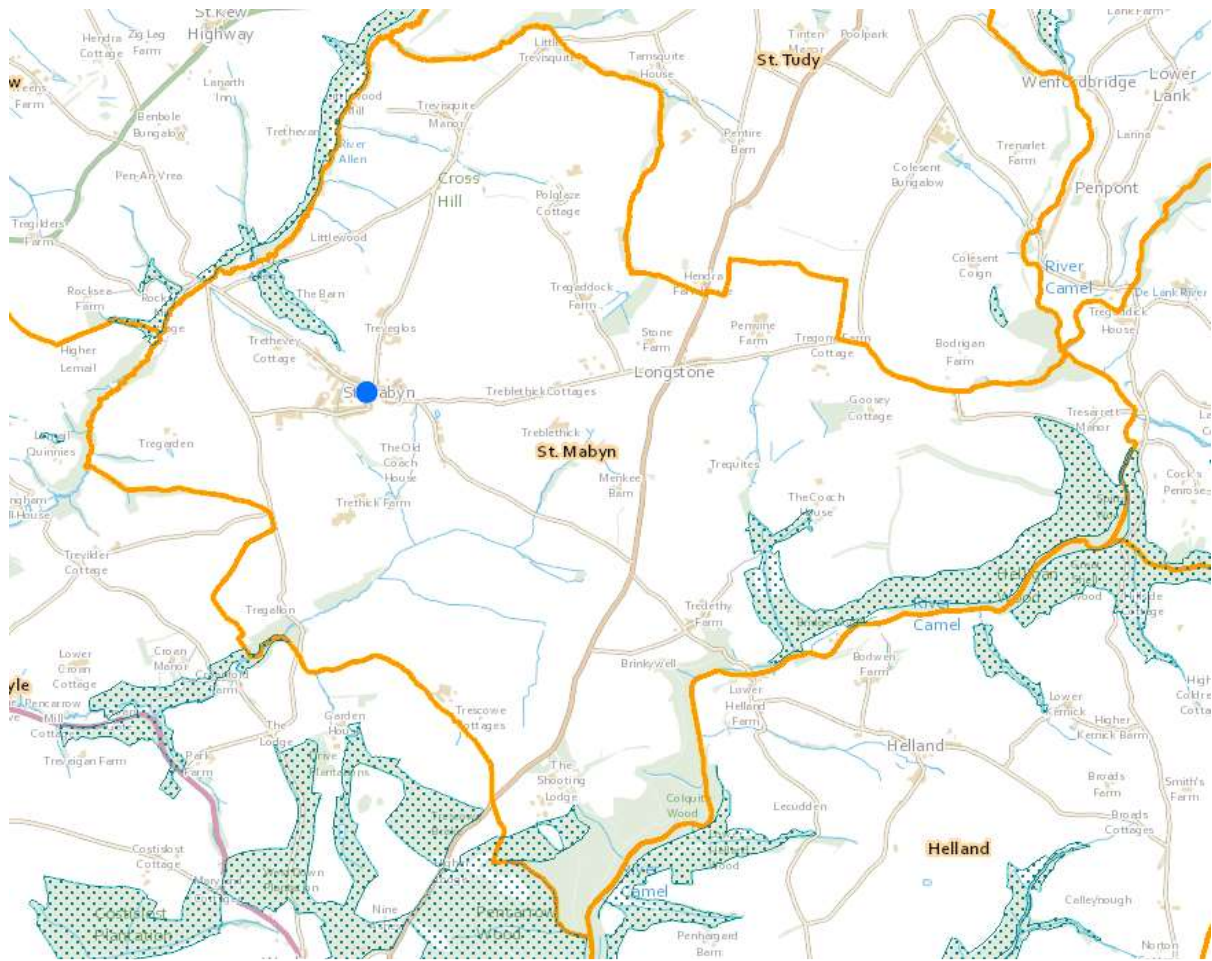


Field, Woodland Pattern and verges

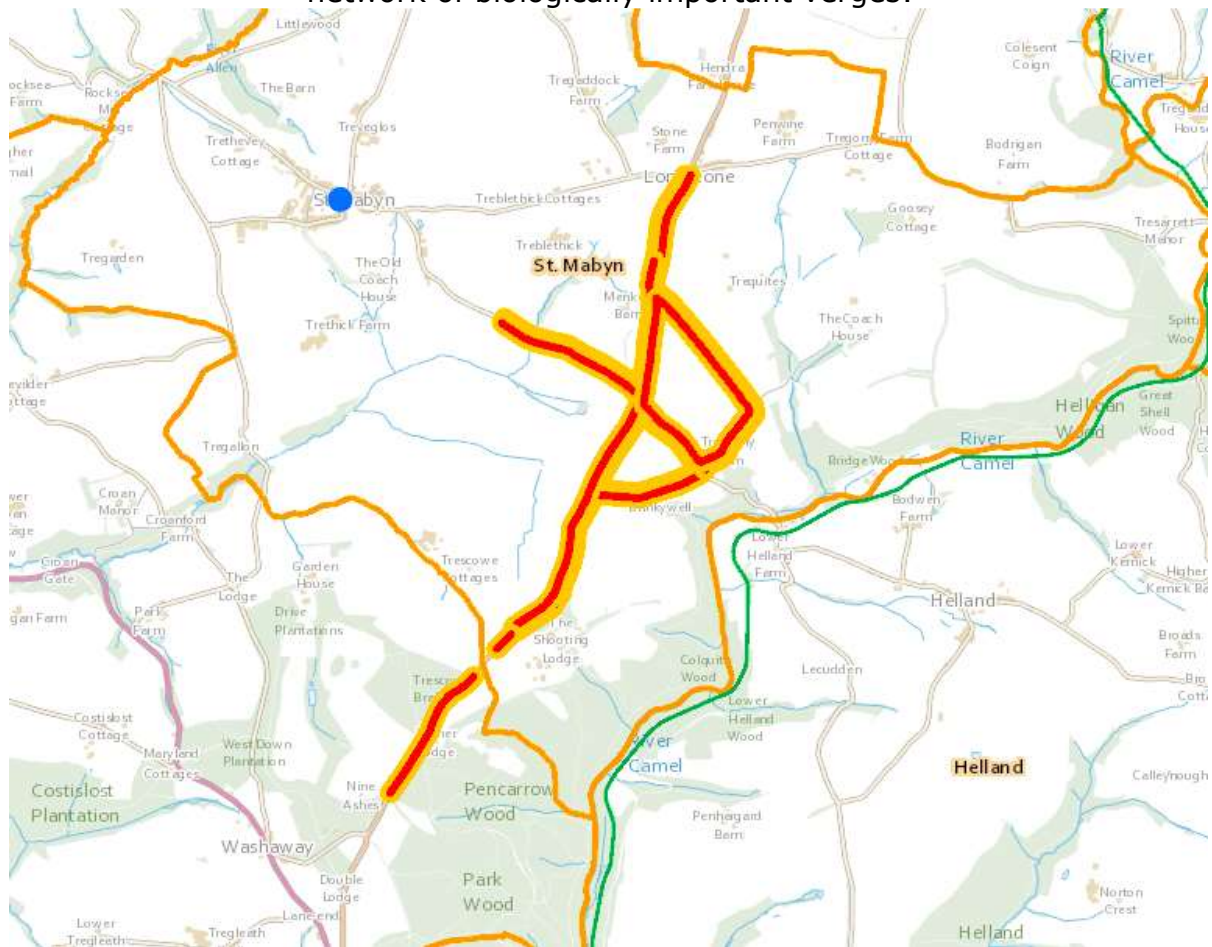
Woodland is located as corridors running along the edges of fields and on the slopes down to the tributaries and rivers and both the higher and lower altitudes. It is generally semi natural mixed oak, beech, sycamore and ash and other native species. There are notable ancient woodlands at the periphery of the parish to the south east:



The important designated wildlife sites are also situated at the edge of the parish, and coincide with the Rivers Camel and Allen and the ancient woodlands, and so carry significance for protection.



Running through the centre of the parish following the B3266 there are a network of biologically important verges:



Field sizes are small to medium and irregular in shape; they largely follow the same original boundaries (map 1875-1901) with high quality 'Jack and Jill' herringbone slate construction in evidence throughout the parish and especially in the fields surrounding the small manor farms.



These are topped with a mix of well-established beech and hawthorn and both managed and overgrown examples are evident, with the roadside hedges being managed by landowners using flail mowers.

In fields use for stock, most are fenced to leave a buffer of vegetation between the hedge and fence to prevent stock damage.

Biodiversity and Hedges

There are several different types of wildlife corridors, mainly consisting of Cornish hedges (ranging in majority from 2-6m high, with those under that height featuring around houses). Vegetation is generally mixed beech, hawthorn, wild honeysuckle and in all cases apart from localised planting, are native species containing specific TPO points and TPO areas within the village.



(Yellow is 2-3m high, red is 6+ m high)

Together these form an ecological network of corridors between fields and semi natural habitats, particularly the red lines showing the most mature and high hedges containing the important tree habitat that thread their way throughout the parish. They are important habitats to support birds, insects and mammals including tawny owls and bats (specific bat roost located at SX 045 731). Semi natural habitats are located specifically along field edges to land south of the main village, including mature broad leaved trees and natural watercourses.

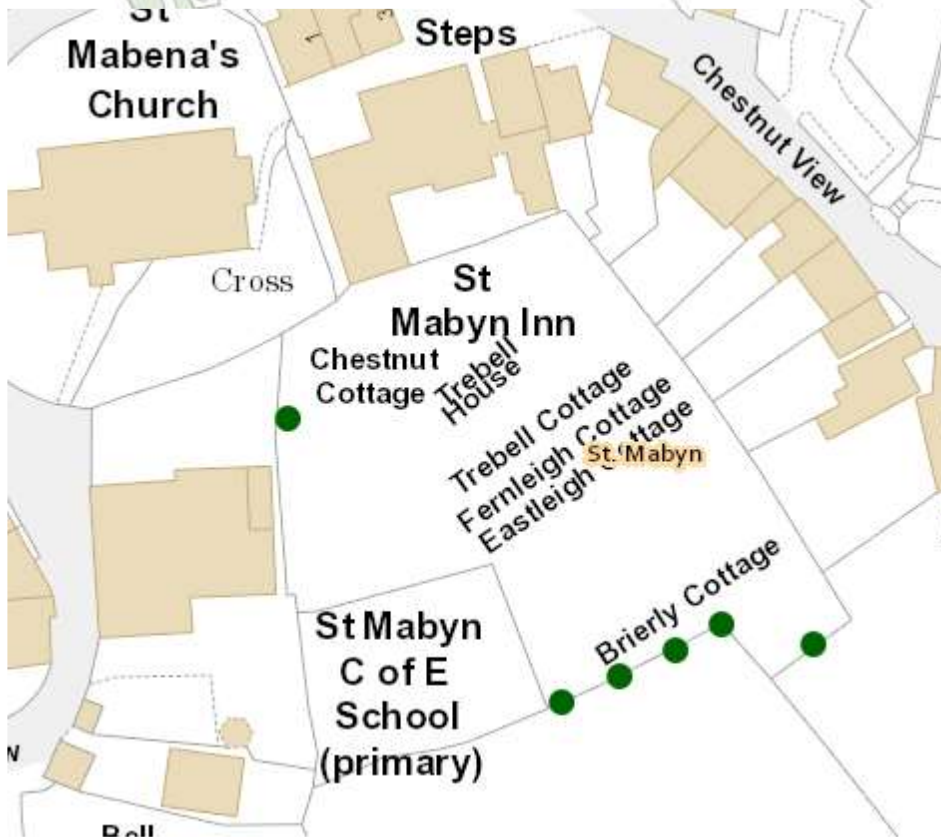
Biodiversity Action Plans (BAP)

A Habitat Action Plan for Woodland is in place for the most notable wooded areas in the parish, including those protected under other headings.



Open Green Spaces

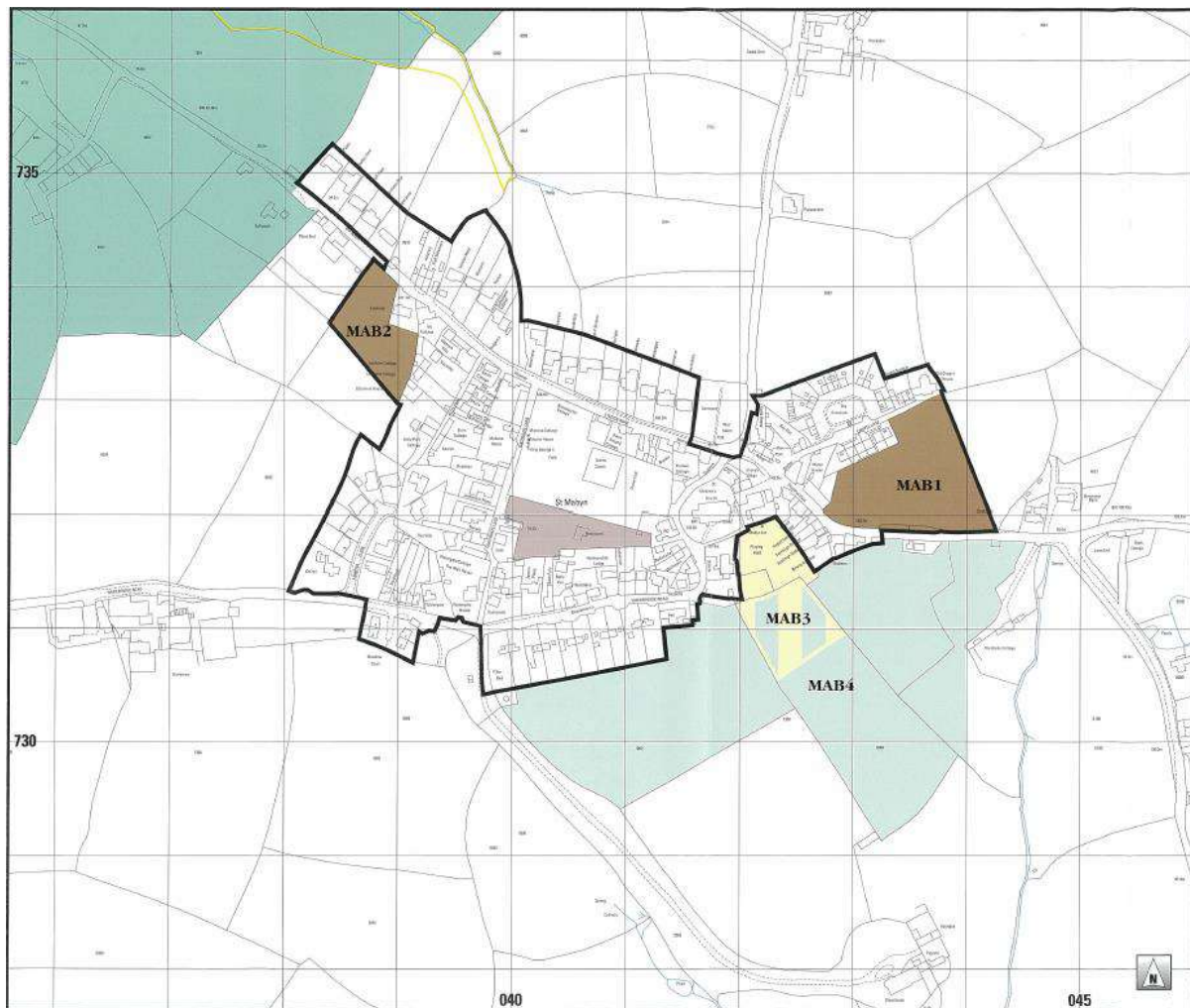
Within the St Mabyn Village there are three areas designated as Open Green Spaces: The King George V Playing fields, cemetery and Church curtilage. These areas contain and are adjacent to both historic listed features and corridor hedgerows. The church neighbours the village 'green' which contains six trees protected with TPOs, the cemetery hedge is opposite to three more TPOs and the land south east of the church (Long Sentry field), has been identified as the location of the most northerly Plain-an-gwarry or playing place in the county (Cornish: *Plen an Gwari*) a Cornish Medieval amphitheatre, mentioned in a church terrier of 1613 and 1679.



Building Distribution

The two main settlements in the parish have been determined as the village of St Mabyn and the hamlet of Longstone. St Mabyn has a clear boundary in existence and historical development history as designated in the North Cornwall District Local Plan. The map above shows the designation to the left as an AGLV, the land to the south is designated as a OALS, including land allocated for Educational purposes. Land area MAB 1 has been developed (Greenwix Parc), with the land (previously same field) to the right being now designated for further development.

Land area MAB 2 has also been partially developed with one dwelling next to the road (Adwen).



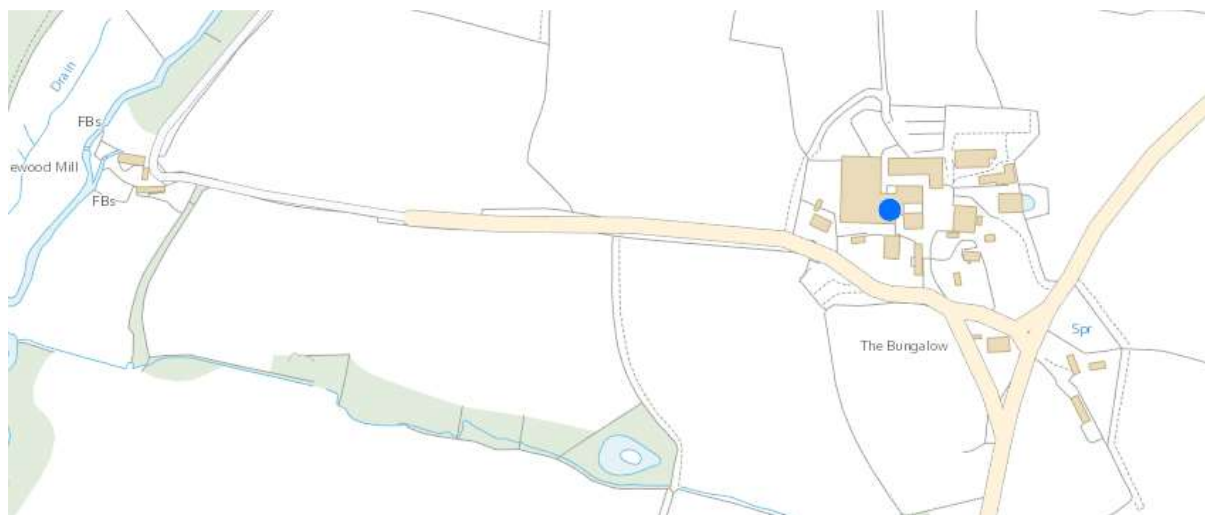


And further confirmed modern boundary taking into account the land designated and subsequently developed from 1999:

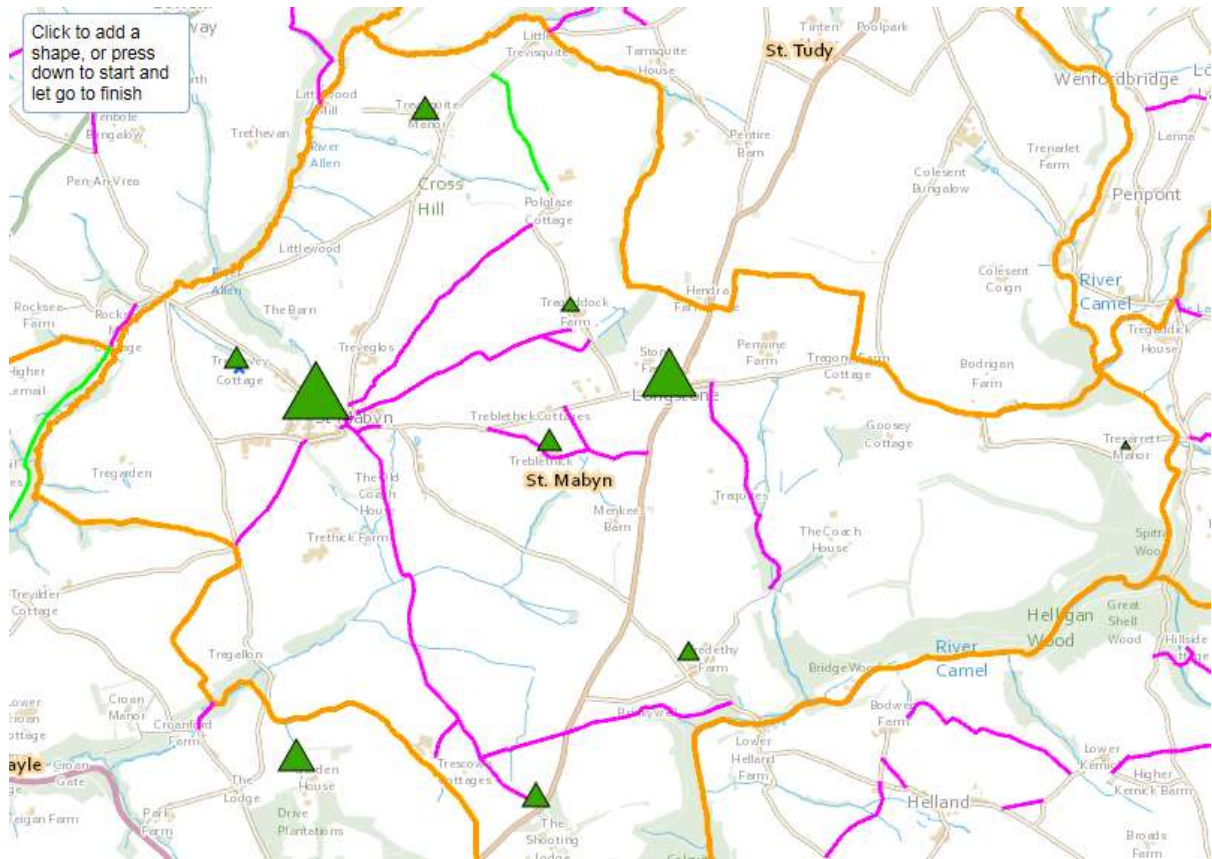


The Land to the south-east of St Mabyn Grid Ref SX 04 73 designated as an Open Area of Local Significance (OALS), was done so in the NCDC Local Plan,

Settlement Statement for St Mabyn adopted policy ENV2 in 1999. The report stated the area provides significant visual importance forming an intrinsic section of the overall enhancement of the setting and of the local distinctive character of the village. The designated OALS is said to be essential in order to protect the open character of the identified area by preserving attractive views of the countryside from the settlement. They form green wedges that are adjacent to development that helps to retain separate identity. Also stated is that only a small scale community type use might be considered within this area, in similar form to the Scout group building. Finally the report emphasises the importance that the predominant open character of the OALS is maintained. The other small hamlet settlements mainly consist of a farmhouse with smaller subsidiary buildings in their curtilage, both for dwellings and farming/agriculture associated use or alternatively they are independent single dwellings which can be attributed to small scale subsistence agricultural origins. These are all set in open countryside with undulating fields or small woodland surrounding them. The smaller hamlets/settlements of Trevisquite (with Littlewood) and Trethevy are mentioned in the Domesday book of 1086, and notably both are on higher land and have surrounding countryside with watercourses feeding down into the River Allen.



The smaller hamlets/residential curtilages of Tredethy, Treblethick, Tregaddock, Trequites, Tresarrett, Colquite (16th and 17th centuries) etc follow the same pattern of a cluster of buildings isolated from other settlements by way of open countryside, with sporadic small scale woodland and hedgerow enclosed public rights of way generally leading towards the village centre (church) and/or other historic settlement clusters and historic buildings like Pencarrow.



The boundary of Longstone is spread along and either side of the main road through the parish and off the crossroads towards the eastern side:

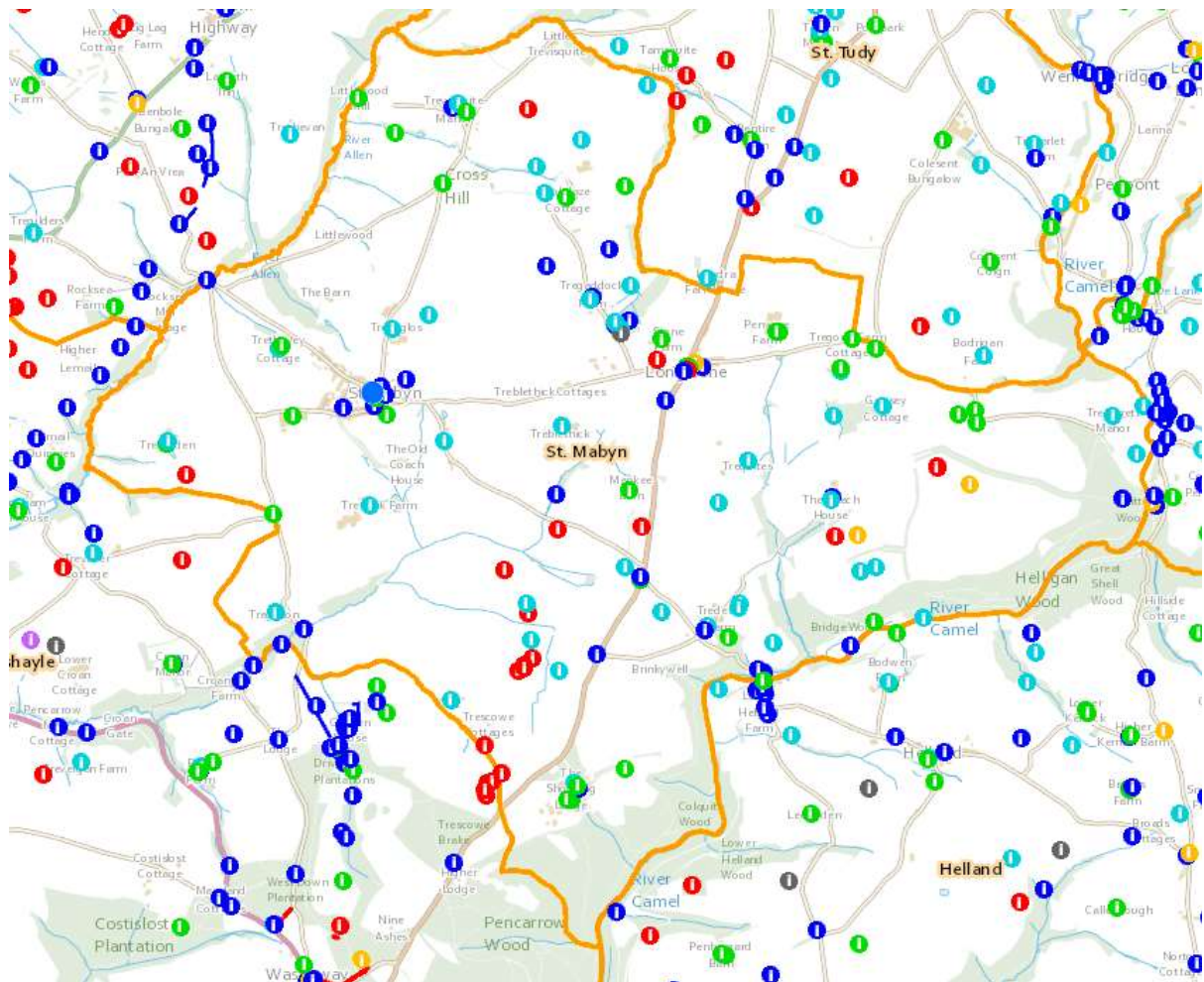




The natural development has been infill along the main road and then next to previous development on the road towards Blisland. It should be noted that around this hamlet, the landscape is open countryside (farmland).

Historic Environment

There are multiple entries for historic features in the parish, from Pre-Historic through Medieval through to modern. The features in the village and Longstone are most notably post medieval to modern and those in the open landscape are mainly either pre-historic or early medieval and are crosses, markers and earth/ground works. They feature in the grounds of earliest recorded settlements (which are still inhabited) and follow very closely to the roadways, tracks, ancient pathways that are still in use modern day. Most crosses are situated in the hedgerows and intersections of old trackways and now public rights of way.



- Prehistoric
- Romano British
- Early Medieval
- Medieval
- Post Medieval
- Modern

Aesthetic and Sensory

Although dependent on your situation within the parish, the area can be considered as fairly tranquil. The only notable road noise is from the B3266 that divides the parish through Longstone, and even that does not obscure the church bells that, ringing in St Mabyn village, can be clearly heard from Tredethy.

Bird song is abundant throughout the parish, outside of the village low levels of artificial noise are evident mainly from farming practices. Wind turbines provide the usual 'whooshing' windrush, but this is only evident when in close proximity. The turbines are not imposing on the landscape – the more notable man made feature on the horizon is the line of electricity pylons.

Predominant wind direction is from the south/south-west and is notable on the higher plateaus but more sheltered in the lower valleys.

The area is so broadly populated with diverse agriculture and tree species, that there is rarely a time of year where the parish is left feeling rugged or exposed and barren. There is the feeling of being rural but close to community centres. There is little overnight light pollution from the village and Longstone – on the horizon is the glow from Wadebridge and Bodmin, however the eastern side of the parish adjoining Blisland enjoys the benefit of the Bodmin Moor Dark Sky Landscape Status (July 2017) and the recognition of its exceptional dark skies should be taken into account with reference to new developments that might affect it.

Distinctive Features and Key Characteristics

In summary of the assessment, the key points are:

- The visual importance of natural woodland, pastures and low intensity, diverse agriculture
- The biological and visual importance of the natural woodland, hedges and wildlife corridors
- The visual importance of the 'openness' of the countryside
- The importance for respecting the clearly visible historic developments within the parish and the traditional nature of the usage, development and field patterns
- The importance of retaining the 'village' and rural nature of the parish, keeping it subservient to the larger neighbouring towns and retaining its sense of place within the similar neighbouring parishes (keeping the sense of appropriate scale)
- The importance of respecting and helping to conserve the protected features/landscapes such as the Camel and Allen valleys, the OALS and areas where there is a BAP and to ensure that our future actions do not do detriment to the ecology.

Wildlife, heritage and culture

St Mabyn is a rural parish, comprising a village and a number of outlying settlements, notably Longstone.

The land surrounding these settlements is among the highest quality and most versatile agricultural land in the country. The Allen Valley, to the north west, contains a number of nature conservation sites.

The wooded avenue of Rectory Drive is protected by a Tree Preservation Order. Several other individual trees in the parish are similarly protected. The rivers Allen and Camel and their wooded valleys are particularly rich in wildlife, including otters and other protected species.

The Iron Age hillfort at Kelly Rounds [is on the English Heritage “at risk” register.](#)

St Mabyn’s parish church is Grade 1 listed. [There are more than 30 other “listed” sites in the parish, including headstones, ancient Celtic crosses or posts, bridges and some relatively modern buildings.](#)

The parish has a number of significant historic features, such as old pumps and troughs.



The village school dates from 1845. It was built on land which had been part of Trevisquite Manor and was gifted to the community by Viscount Falmouth in 1846.



The centre of the village includes the playing field, one of only nine King George V playing fields in Cornwall and a Field In Trust, affording it enhanced protected status. [The St Mabyn playing field has enjoyed this status since June 1938.](#) Although the St Mabyn playing field is owned by the parish council, it is a charity and the parish councillors are the trustees.

Another significant “green space” is known as “The Green” and is part of the St Mabyn school playing field, next to the church. The Green is owned by the Diocese of Truro.

The St Mabyn Peace Memorial Hall (known as the village hall) is also a charity, administered by trustees comprised of its main user-groups, including the snooker club. The building was gifted to the local community in the early 1920s as a tribute to local men killed in the First World War.

The North Cornwall district council planning policy for St Mabyn, adopted in 1999, described the area to the south east (south of the village, towards Pencarrow) as An Open Area Of Local Significance, which should be “protected” by what was then called Planning Policy ENV2.

That 1999 NCDC document described land to the south of the school (next to the community shop, currently earmarked for limited car parking) as being for “education” - and protected from residential development. The word “education” was not defined and might, for example, include employment and/or training.

Responses to the St Mabyn Neighbourhood Plan Survey found that more than half of all respondents (52.9%) felt “very strongly” that community open/green spaces should be preserved (page 7 of survey responses.)



About three quarters “strongly agreed” it was important to protect the natural beauty and character of the landscape. A similar number “strongly agreed” that it was important to protect and enhance existing wildlife and their habitats.

Community facilities and infrastructure

The lack of infrastructure is an obstacle to sustainable development. In particular, St Mabyn has no mains sewerage.

The North Cornwall District Council planning policy for St Mabyn, adopted in 1999, drew attention to the lack of mains sewerage, suggesting that until St Mabyn was connected to the St Kew Highway system there could be little new development.

That NCDC document described the lack of mains sewerage as a “constraint.”

New health and highways infrastructure are also needed before the population could be substantially increased.

HEALTH

With nearly 200 residents over the age of 60, the St Mabyn plan could aspire to include basic healthcare facilities within the village. It is too early to talk about precisely where, but it might be that land close to the village shop, village hall or snooker room could be made available. It might be that part of the hall or snooker room could be converted for suitable use.

A small Community Health Hub could provide the base for a district nurse. A GP and/or dentist might visit once a week. The Hub might also administer a medicines’ dispensary and provide services like “memory clinics,” improving the NHS service for residents approaching the end of their lives.

The local plan should not ignore the increasing needs for healthcare and should start to prepare a separate business case, possibly in conjunction with Kernow Healthcare CIC, and exploring funding.

HIGHWAYS

The road network in and around St Mabyn has changed little in 200 years, but the volume of traffic has increased beyond anything that could ever

have been imagined. The construction of new roads has followed new housing developments.

The survey found clear evidence of a speeding problem through the village with calls for a reduced speed limit. Speeding traffic on the B3266 at Longstone is a particular concern, where reduced visibility at the junction contributes to frequent accidents.

There were also calls for action to address the problem of cars parked in the road particularly close to the pub, church and school. The provision of a car park on land close to the community shop appears to be an urgent priority.

More than half of the survey respondents wanted a Neighbourhood Development Plan that would help provide more frequent bus services. Only 8.9% thought existing public transport provision was adequate.

OTHER SERVICES

Until 1943, many rural villages (but not St Mabyn) provided their own volunteer fire service.



The community fire stations at Wadebridge and Bodmin today are usually able to reach St Mabyn within 10-15 minutes and there does not appear to

be any reason to include this emergency service within this plan. Crime in St Mabyn is very low. There is no reason to include police services within this plan.

DEATH

Unless there is some unforeseen epidemic, the St Mabyn parish cemetery has sufficient space for burials for the next 30 years, which is considered sufficient for the purposes of this plan.

Education and employment

Fewer than one third (29.3%) of the survey respondents had children in education. Of those who did, 7.1% were at pre-school and 44.6% at primary school, with 21.4% at secondary school and 8.9% at college.

St Mabyn primary school is part of the Saints Way Church of England Multi Academy Trust and currently has 52 pupils on roll. [The latest Ofsted report says it is a good school.](#)

Without change to the social and economic infrastructure, the village will inevitably decline. This means the community must open itself up to the need to provide employment for those of working – and child-bearing - age.

EMPLOYMENT

Historically, employment in St Mabyn was largely connected to agriculture and working on the land. The “product” ultimately was food.

Today, many of those who work in St Mabyn do so from home, and are self-employed. The “creative” sector is particularly well represented. Many others now commute to work elsewhere and rely on their private car.

The 2011 Census found 41.8% of St Mabyn residents were “employed” with 23.5% self-employed. Nearly a quarter (23.6%) said they ran a business within the parish, with 72.5% operating from home.

Workshops

Should the plan seek to provide workshop areas? Are there enough potters and artists to make use of such facilities? Could such a workshop include space for book-keeping and accountancy services for the relatively large number of self-employed residents? A significant number of those who responded to the survey (43.9%) said rural workshops would help their businesses, or encourage them to start one. More than a quarter (25.6%) wanted either private or shared office space. Nearly 15% wanted retail space.

Food

By 1914, 60% of Britain's requirement for food had to be imported from abroad. The agricultural revolution which followed the second world war imposed "economies of scale" which put local producers under even greater pressure. But the modern-day uncertainties related to Brexit could stimulate interest in a return to local food production - with St Mabyn ideally placed to exploit this need.



St Mabyn once had several farms which specialised in dairy. Locally produced milk is now processed at Davidstow and then transported around the world, on behalf of a Canadian-based multi-national company.

A small-scale milk pasteurisation facility, either located at the farm or on a site close to the community shop, would not be expensive to set up and could create a niche product, not just for local consumption but also for sale to a wider market.

St Mabyn is also well placed to grow crops for food, creating work for growers, pickers, washers and packers. This produce could be sold at or close to the community shop.



By providing space for employment, the plan might encourage a St Mabyn bakery.



St Mabyn once had a small abattoir and butchery. The regulatory and hygiene requirements of the 21st century might make this a revival too far, but the size of the population suggests it might be sustainable.

The Haywood Cider Farm is a good example of what can be done. Might St Mabyn host a micro or nano brewery?



St Mabyn has a number of small-scale, free-range poultry enthusiasts capable of producing niche products.

Land supply

The concept of “planning” is an attempt to balance the interests of landowners with those of the wider community. Without planning, there would just be a market-led free-for-all – to the detriment of the majority.

But at the same time, planning without available land is pointless.

Survey responses indicated very little enthusiasm for building at the edge of or outside of existing settlements, which would involve breaking into open countryside. However, defining the boundaries of any settlement can be controversial.

The recommendation of the steering committee is that the St Mabyn parish “development boundary” should, initially, be defined as the 30 mph speed limit.

A reliance on the 30 mph speed limit would focus initially on the western side of the village, where there are two roads (Wadebridge Road and Station Road).

The eastern side of the village has only one road (Longstone Road) and is therefore problematic. The 30mph speed limit on the Longstone Road is to the east of the Bodmin lane junction, but there is little or no scope for “ribbon” development along the existing highway.

There are no roads to the south of the village, and so a reliance on the 30mph speed limit to define the village boundary would exclude the fields between the village hall and the Pencarrow estate.

There is only one road to the north of the village (St Tudy) and a large planning application in this area was approved only recently. Further development between Station Road and St Tudy Road would again require the 30 mph speed limit to be moved.

The overwhelming majority (68.8%) of survey respondents wanted only small-scale proposals for in-filling within existing settlements.

The next step in the progress of the housing element of this plan could be to draw lines on the map, identifying clearly the development boundary and any acceptable “infill” sites (there might not be any “infill” at all.)

A reliance on the existing 30 mph speed limit is at least rational. The plan should look exclusively at the geography and mapping issues and draw only straight lines, ignoring existing field boundaries.

The local plan is simply a guide to how local people wish to interpret national laws and policies. Current landownership should not be considered at all. Neither should a developer’s wish to make profits be considered in our local plan.

The St Mabyn plan is about St Mabyn’s needs, and nothing else. There is a brief discussion about “local need” at the end of this document.

Housing

Inevitably, the main focus of any St Mabyn neighbourhood development plan will be on housing.

Survey returns showed considerable support for protecting and enhancing community facilities, and the natural beauty of the landscape. The survey also tells us that any new development should be to meet local needs, within the existing settlement. There does not appear to be any local demand for new developments which would be built simply to serve the private open market.

This means the plan will have to be clear about what the local needs are, and how they could be met. The plan's steering committee has considered a number of contemporary controversies, such as:

- * What is a "local" need? How should we define a "local" person?
- * What controls on development can result from a local plan? For example, should the plan seek to prohibit new development which is aimed at providing second homes or holiday homes?
- * Can the parish council seek to impose a punitive precept on existing second homes?
- * The "Right To Buy" revolution of the 1980s enriched some individuals but removed from reach any prospect of "affordable" housing for many others. Should our plan seek to prohibit any further residential development unless it is for rent, and controlled either by a local authority or housing association?

The choice before St Mabyn is stark. Does the community want to be "sustainable" - and what does "sustainable" actually mean?

LOCAL NEEDS

The definition of a "local person" is always controversial. Some parishes define a local person as someone born in their village, regardless of whether or not that person has ever lived there for any length of time.

Others define a “local person” as one who has a close family connection to either that parish, or a neighbouring parish - but then fail to define a “close” family connection (parent? brother/sister/ second-cousin?) or who has lived in that parish or a neighbouring parish for at least five years.

The definition of “need” can be more straightforward. Unless a person has put their name on the Homechoice Register, is there any reason for considering them to be in “need?”

With almost no local authority or social housing in St Mabyn as a result of Right To Buy, there is clearly a need for this type of housing if the community is ever to return to “sustainability.” There does not appear to be any “need” at all for any further private open-market development. The need is for housing which should be available to local people who cannot compete for a home on the open market. New development which meets local needs therefore needs to be limited to tenure which is available in perpetuity.

Housing needs

St Mabyn Neighbourhood Development Plan (NDP) Steering Group conducted a housing needs survey following its NDP survey. The information collected will be used to help identify the current local need for affordable housing in the parish and the size and type required.

A physical survey and information on how to access the online questionnaire were sent to every household living within the Parish. In total 317 surveys were sent out in September 2019.

Questions were based on housing need, and whether further development would be supported. The summary reflects a snapshot of the current housing situation within the Parish and focuses on the need for affordable housing.

A copy of the full results excluding personal data is available.