

# Mevagissey Parish Neighbourhood Development Plan



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Plan for the Period 2017 - 2032

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Mevagissey Neighbourhood Development Plan

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## Introduction

Those who know Mevagissey would describe it as the classic working Cornish fishing port which is active all year round.

It stands alone, untouched and geographically distinct from nearby conurbations. The village church dates from the thirteenth century and the streets have a medieval layout. History has it that Mevagissey was a centre for smuggling in the eighteenth century, building fast cutters for the smugglers and the revenue men alike.



The port has an inner harbour which dries out between tides and a deeper outer harbour. A large and growing number of fishing boats work from the harbour which is surrounded by a conservation area largely consisting of ancient fishermen's cottages, renovated fish processing buildings and the grander houses of one-time merchants. The harbour hosts a boat-builder and repair yard, an aquarium and a history museum.

The permanent population of Mevagissey has fallen slightly over the last 200 years but since 1930, the buildings in the village have more than doubled. This can be accounted for by lower densities of family occupation, but more significantly to improved mobility in the latter 20th century giving rise to a demand for second homes and as a retirement destination.

Greater mobility has, however, not greatly influenced the employment prospects either in Mevagissey or in Cornwall as a whole, so living standards among residents deny many of them the opportunity to aspire to home ownership within the village. House prices have naturally increased with the demand from people wishing to move here.

A quarter of the homes in Mevagissey are holiday homes and another 12% are listed buildings<sup>[NP31]</sup>. These statistics are mutually dependent, since heritage features are popular with holiday home owners. As a consequence, local house prices are beyond the reach of many local people and the Parish Council has built a number of affordable homes over the last decade to tackle this problem.

It's a lively place during the summer with Feast Week being the noisy climax of the season which attracts 300,000 visitors annually.

But it's the setting which delights the residents and attracts the discerning visitor. Rolling hills turn into cliffs at the coast. Deep valleys fall into the sea at Mevagissey and the adjoining village of Portmellon. The whole area is one of outstanding natural beauty (AONB).

This Neighbourhood Development Plan seeks to conserve the unspoiled nature of this iconic Cornish parish, whilst satisfying the local housing need and sustaining the community for residents and visitors alike.

## Scope

Conserving and enhancing Mevagissey's character and distinctiveness for a sustainable future.

## Strategic goals

- Improve infrastructure for the fishing industry and underpin tourist, agriculture and service industries by protecting the Area of Outstanding Natural Beauty (AONB) and maintaining and enhancing the distinctive character of the Village and its surroundings. The whole area of this NDP is AONB.
- Positive management of new development to minimise the impact on the landscape and on the cherished Conservation Area and harbour.
- Provision of housing to meet local need.
- Ensure a balanced approach to carbon reduction and energy provision.
- Support for the retention of the existing services valued by the community.

The policies in this document will be based on national and regional planning guidelines as well as reflecting community opinion.

Where relevant, policies will identify the level of support expressed from within the community.



## Common Themes with Cornwall Local Plan

Theme 1: To support the economy

Focus on sustaining and enhancing the range of local businesses including traditional industries of fishing, farming and tourism. Support for maintaining and enhancing harbour usage and the marine environment.

Theme 2: To enable self-sufficient and resilient communities

Focus on the provision of affordable housing for local people and housing used as prime residences. Support for knowledge-based and creative industries, craft workshops, home-working and the establishment of digital enterprises.

Theme 3: To promote good health and wellbeing for everyone.

Focus on maintaining open spaces and recreational facilities. Providing for cultural, social, retail, health, education and religious facilities, in order to improve the quality of life. Supporting whole life needs in housing and services.

Theme 4: To make the most of our environment.

Focus on maintaining scenic coast and countryside assets. Providing for high quality and energy-efficient building design. Ensuring sustainable fishing, reduced energy usage and flood prevention. Enabling a sense of place and pride in both the natural environment and the built environment. Encouraging respect for the landscape and the renovation of existing and empty homes and commercial premises.

## Ten specific policy areas

1. Sustainability of the fishing industry which provides Mevagissey with its year-round vitality
2. Support for and enhancement of agricultural activities without which the essential character of the Parish would not be sustained
3. Sensitive sustainability of tourism; the most significant provider of employment and prosperity for the Parish
4. Sensitive maintenance and development of the Conservation Area and the built environment which is the physical portrayal of village heritage; this incorporates housing policy and the provision of truly affordable housing for local people
5. Preservation of the landscape; the natural context of Mevagissey
6. Sensitive development of harbour and marine infrastructure, which provides for the special status of Mevagissey
7. Sustaining and enhancing local services, the life-blood of our community
8. Encouraging the further development of an arts and cultural environment to enrich the lifestyle of Mevagissey
9. Encouraging businesses to grow and support new businesses to create employment opportunities for the residents of the Parish to maintain and improve economic well-being
10. Providing for sustainable energy provision and use to protect the health and comfort of residents

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### Associated documents

- Commercial and Business opportunities
- Historical Perspective
- The need for Affordable Rental Housing survey results
- Presentation – Architectural Exemplars
- A Sense of Space
- Local Character Assessment

# Section 1. Mevagissey Parish

## 1.1. Physical extent



The Parish of Mevagissey occupies 1,381 acres and is completely contained within the AONB. It extends from the entrance to Heligan Woods Caravan Park in the north-west, to include Chapel Point and Colona Beach in the south-east. The major settlements are Portmellon (Porthmelin), above left and Mevagissey (Porth Hyly), above right.

The full extent of the Parish is outlined in red on the map below left.

## 1.2. Character and demographics

Over the last 200 years, the resident population of Mevagissey has fluctuated only slightly but housing numbers have more than doubled since 1930<sup>[NP20]</sup>. By comparison, the population of Cornwall has risen by 40.7% over the last 40 years<sup>[NP113]</sup>. This growth rate was exceeded only by East Anglia and the population of England as a whole rose 13.9% in the same period.



The Mevagissey population recently declined; a 7% drop compared to Cornwall increase of 7% (2001-2011).

Residents are comfortable living in Mevagissey and strong local participation is reflected in annual events and societies – Feast Week; Christmas lights; church events; two choirs, and many local societies.



The major asset of Mevagissey is a working, productive harbour (second largest catch in Cornwall in 2012).

Mevagissey has an ageing population with a high proportion of residents having limiting long-term illness (30% higher than Cornwall average). This gives rise to the need to preserve easy access within the village and for homes which are accessible into which older residents may down-size<sup>[NP112]</sup>. There has also been a marked reduction in the number of children within the community although the primary school is growing, attracting children from outside the parish. This reinforces the need for affordable accommodation within the parish<sup>[NP115,NP116]</sup>.

Five times as many residents work in retail, catering and construction as in fishing. This reflects the loss of fish processing jobs and increased tourism over the last century. Mevagissey experiences twice the Cornwall average seasonal fluctuation in employment.

As well as seasonal variations, Mevagissey suffers disproportionately more in times of depression. This is born out in the figures for those leaving the Parish which are reflected in the decrease in population mentioned above. During the recession, the Mevagissey population fell by 8% between the years 2001 and 2011. In England the figure was an increase of 4% and 6% for Cornwall<sup>[NP83]</sup>.

18% of Mevagissey's working age population claimed benefit during the period 2008-2011. This compares with 15% in England.

Earnings in Mevagissey are generally less than throughout Cornwall or in England as a whole. Net equivalised earnings for 2007/8 were £560 per week in Mevagissey compared to £572 in Cornwall and £673 across England.

6.9% work from home in Mevagissey compared with 5.4% in Cornwall and 3.5% in England.

Mevagissey has a large proportion of relatively wealthy pensioners. 31.3% are aged over 65 years, whereas the proportion of people of pension age in Cornwall is 21.7% and 16.3% in England. Compared to England as a whole, only 13% of Mevagissey pensioners claim pension credit compared to 25% in England<sup>[NP74]</sup>.

Mevagissey holiday and second homes represent a relatively high proportion for Cornwall at 24.6%. This compares to Cornwall (11.2%) and England (4.3%). The prevalence of holiday homes increases the price of houses, making them unaffordable for local people. High second home ownership also works against the cohesion of a community.

The proportion of owner-occupied and privately rented properties in Mevagissey is significantly higher than the Cornwall (or National) level. Only 5% of housing is socially

rented (the National average is 19.3%). This fact and the relatively low earning potential points to the need for rented affordable housing for local people.

This Neighbourhood Development Plan prioritises local housing need and the diversification of employment opportunities. Nearby entrepreneurial businesses like The Lost Gardens of Heligan are applauded and other new business opportunities are to be encouraged within the Parish.

The scenic splendour of coast and country are invaluable assets for the Parish and their sustainability is similarly prioritised in this Plan.

Mevagissey thus wishes to retain its uniqueness while relying on infrastructure to remain connected with regional centres of employment and services like St Austell.

The data above is derived from Cornwall Council reports, UK Census, GENUKI and reports from ACRE and CRCC. For further information on the characteristics of Mevagissey Parish (demographics, landscape and history), please see references, appropriate annexes and associated documents.



### 1.3. The policies in outline - their purpose and scope

This section provides an overview of policies and why they are included. The content of Neighbourhood Development Plans (NDP) is governed by The Localism Act 2011. Consequently, these policies can only relate to planning issues and as such, many areas of community interest are not covered by these measures.

The layout of the detail policies presented in Section 4 is determined by the planning context. Consequently, many of the issues previously discussed are grouped into specific planning topics rather than follow the topic headings of previous sections.

1.3.1 As a case in point, fishing can benefit only at the margins of planning policy despite the fact that fishing has been and remains the *raison d'être* for Mevagissey. The community respects and supports the future of the fishing industry.

It provides the traditional employment base, is the prime catalyst for tourist interest and sustains year-round activity. Mevagissey competes strongly amongst the 'second tier' ports in Cornwall providing economic value for the village.

These NDP policies support improved facilities for landing fish and on-shore infrastructure. Owing to the harbour being surrounded by heritage buildings and narrow streets, the ability for large vehicles to access the harbour will remain difficult. Policies will not address this issue because of the potential impact on the Conservation Area and the character of the village. Residents strongly opposed demolition of buildings to improve access to the quay.

See discussion under Sections EE and EG; Policies EE1 and EG5.

#### 1.3.2 Agriculture

Farmers are the guardians of the landscape. Their efforts and the sustainability of a farming economy are crucial. Most farmers expressed the desire to see the landscape remain as it is although some would be prepared to sell land for development.

Policies do not support developments outside the development area except to build affordable homes.

However, farm diversification and developments necessary to sustain farming activity are supported.

See discussion under EE; Policies EE2 and EE3.

#### 1.3.3 Tourism

Tourism provides the largest economic contribution to Mevagissey, both in terms of revenue and employment. Although seasonal by nature, it is vital for the continued well-being of the parish and its residents. The character of the village and harbour, the splendour of the coastline and the beauty of its landscape all contribute to bringing tourists to Mevagissey. They are also the assets of the parish most valued by residents.

This Plan seeks to maintain and conserve these values and the assets of the parish.

See discussion under EE; Policy EE4.

#### 1.3.4 The Built Environment

The parish of Mevagissey is dominated by the villages of Portmellon and Mevagissey. Although clothed in the natural beauty of the area (AONB) and close to Cornwall's largest and growing town, they remain distinct in character and geography. Although part of the St Austell Network Area, the parish has little in common with its northern neighbours. The centre of the village of Mevagissey is medieval and whilst buildings that make up the village of Portmellon are later, both are 'heritage' villages. New buildings are often needed, particularly to provide affordable housing for local people and open market houses for incomers who have decided that Mevagissey is where they want to live. Developments need to be sensitive to include opportunities for local people and those for whom Mevagissey parish represents their permanent home to satisfy the desire to live here, whilst sustaining the character and amenity of the parish. This Plan attempts to ensure this.

People in the parish of Mevagissey value the nature of their streets and buildings and the society that has grown within them. Key aspects of the village are recognised in this Plan and their characters conserved. Many Policies are relevant to the issues addressed here and 'Areas of Special Character' have been selected from within the built environment for their particular merit.

See discussion under HC, D and EG; Policies HC2, D1, EG4, Annex 7 and the associated presentation which provides exemplars for building style.

#### 1.3.5 Landscape

In the same way, the landscape has been analysed and a Local Character Assessment is included in the Associated documents.

The entire parish is within an AONB. Whilst the development area is constrained, it is realistically recognised that development may be needed outside this designated area. Rather than be proscriptive across the whole of the AONB, certain areas of local sensitivity are identified (see Annex 3).

See discussion under EG and D; Policies EG1, EG3, D6.

#### 1.3.6 Harbour

Perhaps the greatest asset of the parish which was recognised in the residents' survey is its ancient harbour. Harbours exist for shelter and as a service for fishing and commerce. In recent times leisure uses have played a part in their development. Mevagissey harbour is a double enclosure with an inner harbour which dries out and an outer harbour, which whilst less sensitive to the tides, remains open to swells and wave impact from easterly gales.

There is an aspiration to provide development of the outer harbour to achieve year-round utilisation and improve leisure usage. These aims are supported in this Plan, but the costs of projects so far considered are prohibitive. Therefore this Plan seeks to anticipate and support realistic schemes to sustain and encourage fishing - the maintenance of commercial boats and their ability to off-load the catch.

See discussion under EE; Policies EE1 and EE5.

#### 1.3.7 Local services

Most people in the parish appreciate their shops, pubs, restaurants and other amenities. Bus services provide an essential life-line to the outside world for many residents. Recreational facilities are well used and the villagers enjoy strong social groupings throughout the year.

From a planning perspective, little needs to change here although this Plan seeks greater support for the elderly and the continued success of the primary school. Although changing perceptions about retail services are recognised, the Plan seeks to retain the variety of shops in Mevagissey whilst supporting other commercial developments.

See discussion under CA; Policies CA1-3.

#### 1.3.8 Culture

As previously mentioned, Mevagissey sustains a strong sense of community, hosting many events through the year for the benefit of residents and visitors alike. Its community halls are frequent hosts to local events, educational opportunities and visiting groups. This Plan would seek to encourage even greater activity by supporting (e.g.) road closures for processions and the provision of services like the laying of more extensive fibre broadband cable to the venues where such activities flourish.

See discussion under HC; Policy HC3.

#### 1.3.9 Economic well-being and sustainable life-style

Employment in the parish is largely seasonal and dependent upon tourism. A minority of parishioners find year-round employment in fishing, administrative jobs and home-working.

Mevagissey parish is made up from a broad demographic mix of residents whose families have lived in the parish for many generations to those who have chosen to move here from elsewhere. Therefore the parish provides services for all ages and many interests.

Whilst not directly related to planning issues, whole-life needs can be easily accommodated and the strength and depth of community activities leave little outside the scope of a person's potential.

Significant social and recreational facilities have been built over the past generation to satisfy well expressed local needs. This Plan provides no 'grand design' to add new

community buildings or infrastructure to the parish; indeed there is little appetite for substantial change in this respect.

See discussion under EE and HC; Policies EE2 and HC1.

#### 1.3.10 Sustainable Energy

Much community interest was expressed for new developments to support improved heat insulation and micro-energy generation. In this respect the Plan calls for maintained and improved building standards. However there was resistance to large-scale energy schemes which would see wind turbines on the hills and solar panels in the fields.

Wave and tidal energy sources, whilst being embryonic technologies, received strong support.

See discussion under D and EG; Policies, D5, D6 and EG5.

### 1.4. Future Prospects (SWOT)

#### **Strengths**

- Distinctive harbour town with successful fishing industry
- Deep water outer harbour unaffected by tides
- Leisure boat hardstanding in Portmellon
- Boat repair facility in Mevagissey harbour
- Conservation area clustered around the Mevagissey harbour
- Historic area with many listed buildings
- Vibrant community with many active groups
- Strong support by Parish Council for affordable homes
- Surrounded by AONB with scenic cliff and coastal setting
- Top ten tourist resort in Cornwall
- Other major tourist attractions within easy reach

#### **Weaknesses**

- Tidal inner harbour with limited access for fishing boats to land their catch
- Outer deep water harbour unprotected from easterly swells and gales
- Remote from centres of employment
- Few employment prospects in the Parish
- Narrow streets creating traffic congestion

## Opportunities

- 'Superfast broadband' in place to provide for online access to personal and business opportunities
- Development of nearby St Austell as Cornwall hub for business start-ups and retail outlets.
- Further developments of nearby attractions like Lost Gardens of Heligan and Pentewan Sands Holiday Park - providing further employment prospects and increased tourist presence.

## Threats

- Fishery protection legislation and predominance of larger ocean-going vessels in fishery catch.
- Focus of harbour revenues on fishing; little or no leisure business.
- Large proportion of second homes with little community contribution from homeowners and further escalation of house prices as a consequence.
- Insufficient financial support is generated for affordable homes.
- Over development and further encroachment into the AONB to satisfy an even greater proportion of second homes within the Parish.
- Higher than average retirement community with limited commercial activity.



## Section 2. The need for a Neighbourhood Plan

A residents' survey of Mevagissey Parish was conducted in February 2015<sup>[8]</sup>. The general consensus was to retain the character of the village and to preserve the coast and countryside. There was limited appetite for residential or commercial expansion. Residents feared that open market housing would lead to even greater provision for second homes and that any development should be affordable-led, since there is evidence of housing need.

### 2.1. Concerns

Uncontrolled or unsympathetic development will compromise the assets of the Parish, its character, coast and countryside.

### 2.2. Ambitions

Enhancement of the built environment and scenic attractions of the Parish. Provision of a balance between local housing need and development potential. Mevagissey Parish Council remains committed to further building in parallel with this Plan.

### 2.3. Conservation

Mevagissey has an extensive Conservation Area surrounding the ancient harbour. In addition to this, there are many listed buildings and a number of Areas of Special Character.

The Parish is also rich in coastal scenery and landscape. It is important to sustain this diversity and not to encroach with insensitive or unnecessary developments.

### 2.4. Development

56 percent of those responding to the residents' survey did not want any new building in the Parish. Developments which would be approved must offer high levels of affordable housing if local community aspirations are to be respected.





## 2.5. Sustainability

Over the recent past, Mevagissey has enhanced its recreational and leisure facilities, both through new building and strategically placed play areas. Sustaining and enhancing these facilities will be supported by this Plan.

Proposals for development to provide or expand play groups, nursery schools or similar services will be supported where they provide dedicated outdoor play areas and secure indoor space.

There is much that needs to be sustained in Mevagissey Parish. But a major part of the sustainability argument relates to the ability for young people who aspire to make a contribution to be able to afford to remain in the area to do so.

An unbalanced community with a high proportion of occasional residents and retired people takes the heart out of a community.

Similarly, coherence of the resident community depends upon open market housing being occupied throughout the year by those who make their home in the Parish. A high proportion of second home ownership detracts from this aim.

## 2.6. Risk assessment

This Neighbourhood Development Plan seeks to sustain and enhance the character of Mevagissey. The risk is that on the one hand, insufficient development will be sanctioned to sustain local schooling and employment. Alternatively, insensitive or over-development will change the nature of the Parish and many assets which are valued today will cease to be available.



## Section 3. The Cornwall context

### 3.1. The Local Plan

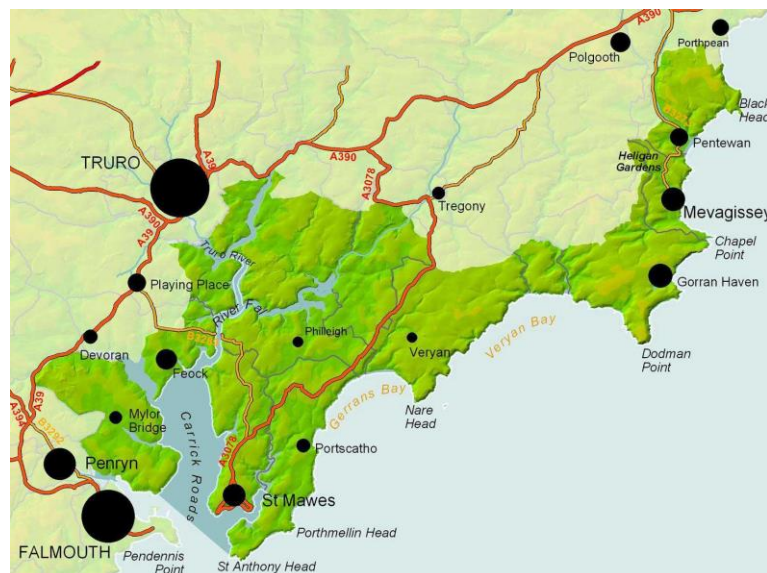
Within a large unitary authority like Cornwall, small communities and their disproportionate contribution on to the County can be discounted. This NDP seeks to respect the greater needs of Cornwall whilst defending one of Cornwall's emblematic places from over-development.

### 3.2. Clay County and Roseland

Mevagissey is regarded as part of the St Austell network area.

In fact it has more in common with adjacent Roseland (south and west along the coast from Mevagissey) than with the Clay County (around St Austell). The strongest indicator for this is the contrast between Clay County landscape and industry and the unspoiled nature of the AONB shared with The Roseland.

However, The Roseland has significantly more agriculture than Mevagissey Parish and their villages are much smaller. Their total area has just over 3,000 people where we have just over 2,000 concentrated into the two adjacent villages of Mevagissey and Portmellon, see map below with AONB in green.



### 3.3. Mevagissey contribution

Mevagissey is the iconic Cornish fishing port. It still retains much of its traditional appearance and setting within the AONB. The much valued coastal path snakes through the parish and important tourist centres like the Lost Gardens of Heligan and the Eden Project are close at hand. Because of this, Mevagissey attracts tourists and film crews alike and holds a position amongst the top ten resorts in Cornwall.

## Section 4. Policies

There are many opportunities within the villages of Mevagissey and Portmellon for development, both of older buildings and for infill. Current planning applications, pre-apps and developer negotiations all testify to continued interest. This translates into the likelihood of around 10 new buildings per year set within the existing development area. Developments within the development area are expected to contribute to the building of affordable homes. In the event that these new-builds fail to satisfy local needs for affordable homes, developments outside the development area (on exception sites) will be supported in less sensitive locations.

Conserving the character of the village, its old buildings and harbour were the top choices of important items in the residents' survey. 56 percent of respondents to the residents' survey<sup>[8]</sup> wanted no more open market housing to be built and 74 percent wanted a restriction on future open market housing to ensure it is for prime occupancy. Because of community resistance to the likely purchase of new open-market homes as holiday homes rather than for permanent occupation, policies will favour the provision of affordable homes and permanent residences. A large proportion of holiday and second homes within a small community is especially disruptive to social cohesion (see Annex 8).

A drive towards improved architectural quality for new-builds and the conservation of valued buildings and building groups are key in sustaining the character of the built environment. This process is well established even for affordable homes in Mevagissey. Mevagissey was awarded 'Best Residential Development' at the RICS Awards South West 2015 for their affordable housing development at Roberts Close, Mevagissey.

68 percent of respondents to the residents' survey<sup>[8]</sup> felt that architectural quality was very important and another 23 percent rated this fairly important. See the Associated presentation, 'Architectural Exemplars'.

85 percent of respondents to the residents' survey were in favour of the establishment of special character areas for valued groups of buildings. See Annex 7.

Conserving the character of the village, its old buildings and harbour was considered to be the most important issue for the Neighbourhood Development Plan. This was rated as the most important of 22 key issues cited within the residents' survey<sup>[8]</sup>.

The general consensus within the community is that open market housing should only be provided for those needing accommodation to live full time in the Parish and in order to finance truly affordable homes for local people.

74 percent of respondents to the residents' survey wanted new homes to be for prime occupancy and 84 percent believed that affordable homes should be available only to people with a direct connection to the Parish.

## Economy and Employment (EE) Policies

49 percent of respondents to the residents' survey<sup>[8]</sup> were retired. Among the working age population, 73 percent were in employment. 28 percent worked in tourism, catering or retail. 13 percent worked in the public sector and 7 percent in fishing. Almost half (46%) worked in Mevagissey and 37 percent worked most or all of the time from home.

### Fishing and marine activities

Fishing is the life-blood of Mevagissey. The working harbour sustains year-round activity and attracts visitors. The economy of the parish depends upon this relationship.

Mevagissey is an order of magnitude smaller than the largest Cornish fishing port of Newlyn. But recently, the catch at Mevagissey has been the second largest in Cornwall<sup>[9]</sup>. It is important that fishing from Mevagissey remains viable and continues to attract young fishermen to ply their trade.

Offloading the catch, on-shore fish handling and boat maintenance raise various planning issues which will be regarded as priority development. These issues are closely related to harbour facilities and access through the surrounding conservation area. Residents were asked if they would support improvements to access and were divided on this issue. However when asked if they would sanction removing/moving buildings to improve access, 65% opposed this.

This inter-relationship is dealt with as part of planning concerns for the built environment.

In 2012 there were 66 registered fishing vessels based in Mevagissey harbour. Both the size and the number of boats have increased in recent years so that now (2017), there are 72 registered vessels operating from Mevagissey. These fishing boats land in excess of £2 million gross value of fish per annum. This is an order of magnitude less than Newlyn, Cornwall's busiest port, but Mevagissey currently leads the other Cornish ports in the value of fish landed.

Only 7 percent of respondents to the residents' survey<sup>[8]</sup> worked in the fishing industry. Despite this, maintaining a thriving fishing industry was chosen to be second in importance amongst 22 options in the survey.

Maintaining a thriving fishing industry featured as a key issue in the residents' survey - second only to conserving the character of the village, its old buildings and the harbour.

Mevagissey has a long history of boatbuilding and repair<sup>[10]</sup>. Portmellon offers hardstanding and maintenance facilities for gigs, working boats and leisure craft. These facilities are valued by the fishing community and others. They are also an essential ingredient in sustaining the character of the area.

## Policy EE1 Support for fishing and marine industries

Maintaining a thriving fishing industry featured as a key issue in the residents' survey - second only to conserving the character of the village, its old buildings and the harbour. The following developments will be supported in suitable locations appropriate to commercial maritime activities and where there is no conflict with other policies in this plan. Proposals for development within the AONB, must be in accordance with the great weight afforded to their landscape and scenic beauty in national policy and the aims and objectives of the Cornwall AONB Management Plan. Major development in the AONB will be refused subject to the tests of exceptional circumstances and where it can be demonstrated that the development is in the public interest as set out in national policy, namely:

- Developments which support the fishing industry in Mevagissey
- Developments which sustain or enhance other maritime industries

### Harbour Development

Development to provide for or enhance the provision of cranes, slipways, breakwaters, etc. will be supported provided such developments conform to policies elsewhere in this document.

Developments which provide for new harbour gates, marinas, tidal power, or other major infrastructure will be sympathetically assessed for suitability according to the following criteria:

- a) that they do not harm the fishing industry or the viability of the harbour
- b) that they can be sensitively designed and installed so as to preserve or enhance the traditional environment of the harbour and Conservation Area
- c) that they are unlikely to lead to a major detrimental transformation in the character of the village or its environment

Proposals for non-port/harbour related development in existing port/harbour areas, or in areas identified for future port/harbour related use will only be permitted where there is no present or foreseeable future need to retain land for port/harbour related use.

## Agriculture and farming

There are eight separate farms with land in the parish of which three are managed by tenant farmers. Their future success will sustain the countryside within the parish and therefore both traditional farming activities and plans for diversification will be treated sympathetically.

Residents rated protecting the open countryside and coast fifth out of 22 items of importance.

Farming within the Parish is diversified, with arable, livestock and fruit production. Local farmers have confirmed their desire to maintain the character of the countryside and many are providing holiday accommodation and craft activities<sup>[11]</sup>.

Progressively, there has been a greater emphasis on harmonising production with the environment, supported in many cases through agri-environment schemes for farmers. Government policies are increasingly recognising the need to integrate environmental issues into development decisions. There has recently been a drive to separate energy activities from food production, through policies like the denial of farm subsidies in relation to fields where solar panels have been deployed.

The conformance to supermarket standards for product size, shape and packaging can result in wastage and reduced productivity. Consequently, many producers are exploiting local markets as outlets for their produce. The challenges of food production for small and independent farmers have prompted many to reconsider the types of crop and livestock they support and to diversify into providing visitor accommodation.

Agricultural activities define the texture of the landscape. Since all of Mevagissey Parish is an AONB, maintenance and enhancement of the landscape is of prime importance - see Section EG.

Farming in today's economic circumstances involves choices concerning livestock, crop yields, market outlets, staff and essential equipment. Husbanding the environment and providing access also places demands on farming resources. All these management issues need to be sympathetically handled through planning decisions in order to ensure sustainable agriculture and economic production.

The need for diversification is recognised in this Plan and the reuse of existing resources and/or sensitive development will be supported.

## Policy EE2 Development to support existing agricultural businesses

Development to support existing agricultural businesses within the AONB will be permitted where such proposals demonstrate how they are in accordance with the great weight afforded to their landscape and scenic beauty in national policy and the aims and objectives of the Cornwall AONB Management Plan and where it supports:

- the productivity of the land
- economic viability for farming, including equipment storage, livestock holding areas and arable material storage
- the mixed use of buildings
- the effective management and storage of farm waste and recycling to minimise odours
- Noise minimisation measures where appropriate

Major development in the AONB will be refused subject to the tests of exceptional circumstances and where it can be demonstrated that the development is in the public interest as set out in national policy.

## Policy EE3 Agricultural Diversification

Where planning permission is required proposals for farm diversification within existing farm holdings will be supported where such proposals demonstrate how they are in accordance with the great weight afforded to their landscape and scenic beauty in national policy and the aims and objectives of the Cornwall AONB Management Plan and where:

- Existing buildings are reused where possible
- New buildings are sensitively sited within or adjacent to existing farm buildings unless operationally necessary to be sited elsewhere
- New building design reflect the design and scale of existing buildings and respect landscape features.

Major development in the AONB will be refused subject to the tests of exceptional circumstances and where it can be demonstrated that the development is in the public interest as set out in national policy.

## Tourism

Like most of Cornwall, tourism provides a staple (and the largest) income to the parish. One in five of visitors to Cornwall mentioned Mevagissey by name as a specific destination.

Attracting tourists and visitors was rated seventh in importance amongst the 22 items raised in the residents' survey. This NDP will seek to encourage expansion of the season and business activities, see Associated document, 'Commercial and new business opportunities'. It is the traditional nature of the village, its history and its scenic setting which sustains the tourist trade. These factors are crucial to sustainability in the parish and will be protected by the policies of this Plan.

Please see Associated document 'A Historical Perspective'.

As a tourist attraction, Mevagissey came mid-table amongst Cornish destinations in the 2012 Cornwall visitor survey<sup>[12, NP85]</sup>. 21% of those surveyed said they had visited or intended to do so. This places Mevagissey below St Ives, Newquay and Padstow (all above 30%) but above Falmouth, Fowey, Polperro and Looe (at or below 20%).

A working harbour is important in maintaining both the year-round activity of the village and the tourist interest. The most-mentioned destination for visitors to Cornwall was fishing villages/ harbours, mentioned by over half (57%) of all visitors. This was followed by seaside resorts (40%) and remote/ sandy beaches (32%)[12]. The residents' survey<sup>[8]</sup> recognised and supported measures such as improving sea defences (76%) and providing for year-round use (84%).

From overseas the countries with the most visitors to Cornwall were Germany (32% of overseas visitors) and USA/ Canada (20%)

The tourist industry provides the largest income to the Parish. As such it commands strong support within the community; 92 percent of respondents to the residents' survey<sup>[8]</sup> thought that a large number of visitors were a good thing for Mevagissey. Support for tourism was strong even though 7 percent of households surveyed had no one involved in the tourist trade.

Tourist facilities within the Parish should sustain and enhance its outstanding nature and historic context.



## Policy EE4 Development to support Tourism

Developments which enhance the historic built environment and encourage tourism and leisure activities related to the built, natural or maritime environments will be supported where such proposals demonstrate how they are in accordance with the great weight afforded to their landscape and scenic beauty in national policy and the aims and objectives of the Cornwall AONB Management Plan and where they:

- Provide for sensitive building design
- Use signage that does not detract from the historic environment
- Demonstrate how any increase car traffic into Mevagissey will be managed
- Support the provision of visitor accommodation and restaurants
- Retain or enhance existing shops and attractions
- Enhance or improve the scope of tourist interest

Major development in the AONB will be refused subject to the tests of exceptional circumstances and where it can be demonstrated that the development is in the public interest as set out in national policy.

## Heritage and Culture (HC) Policies

Since the indigenous population of Mevagissey has changed little over two centuries, it seems that a sudden rise in permanent population is unlikely. It is also considered to be undesirable, in so far as it would impact upon the character of the parish.

It is often difficult to define the nature of the relationship between heritage and culture, but in the case of Mevagissey, this represents an enduring and sustainable element in community value.

Many social groups exist within the villages and events like 'Feast Week' (pictured right) perpetuate and reinforce local character and heritage.

The demography of Mevagissey requires that open spaces be maintained for amenity value and recreation and that mobility and access for elderly people is considered in any new developments.



A high proportion of residents are active in the 'creative industries'. They also undertake work from home and this will increase owing to a growing need to trade digitally and the advent of 'superfast broadband' within the village (see Annex 6). The NDP will seek to encourage further centres for craft, culture and digital activity and associated infrastructure.

The growth of local businesses and the furtherance of year-round employment opportunities is key to the sustainability of the Parish.

Local entrepreneurial ventures have shown that there is scope for new services to be developed both for the permanent population and for visitors.

In order to enhance community value for the future, emphasis should be placed on the development of Mevagissey Parish for the following:

- support FTTP (Fibre To The Premises) to places like the MAC and Jubilee Hall in order to encourage digital developments (use and creation of software; programs and products), group Internet access, social networking for all ages and the streaming of audio and visual media and broadcasts;
- enhance and sustain facilities for the support of galleries, events, performance art, craft and educational products and services;
- maintain and enhance facilities for the recognition, research and promotion of historic and cultural assets - e.g. museum space, presentations, demonstration, physical and digital display;

- encourage the recognition of Mevagissey as an iconic centre of Cornish heritage within the modern world;
- maintain and enhance traditional fishing events and the marine ecology of Mevagissey Bay;
- encourage complementary infrastructure to enhance sustainable commercial and leisure use of Mevagissey harbour and the coastline;
- enrich specialist research and public awareness into agriculture, horticulture and the diverse countryside landscape and ecology.

### Policy HC1 Conservation Area

Development in Conservation Areas will be supported where it preserves or enhances the historic character and appearance and complies with National Policy and Policy 24 of the Cornwall Local Plan

Around 12% of all the buildings in Mevagissey and Portmellon are Listed<sup>[NP31]</sup>. Most of these are within the Mevagissey Conservation Area. Further listing of important buildings in the parish is to be supported.

Some important buildings both within and outside this area remain unlisted. Future plans should include these buildings, but protection must be afforded to those which are presently listed.

### Areas of Special Character

The need for such a policy was identified in the residents' survey with 76 percent of respondents 'strongly agreeing' that such a policy be included.

An Area of Special Character applies to the built environment. It is an area regarded locally as one where the development is valued for its 'sense of space', and/or has unusual historic or architectural merit.

The 'built environment'<sup>[13 NP61]</sup> is defined as consisting of:

"everything humanly made, arranged or maintained; to fulfil human purposes (needs wants and values); mediate the natural environment with results that effect the environmental context." (Tom J. Bartuska 2007)

Further detail is provided in Annexes 1 & 7.

## Policy HC2 Areas of Special Character

These areas are indicated in Annex 1 and defined as Areas of Special Character. Criteria for definition can be found in Annex 7. Where development requires planning permission, development in these areas will be supported where proposals respect the character of the area; infill development is unlikely to be acceptable.

Where development requires planning permission, proposals will be supported where they demonstrate how the proposals:

- respect the setting of any prominent building or significant landmark;
- respect the spatial relationship between buildings;
- respect the building to plot ratio on an existing site
- respect the landscape or setting of the area.

## Arts and culture

Events like Feast Week support social cohesion and bring tourist income to Mevagissey. Of those responding to the residents' survey, 65% wished to see more tourists in Mevagissey and Portmellon. A thriving environment for arts and culture would sustain and enhance both community interest and tourist attraction.

According to ACRE<sup>[7]</sup>, Mevagissey exhibits strong Neighbourhood associations (67% of residents feel they belong to the neighbourhood c.f. 58% in England). High satisfaction levels of residents with their local area (84% are satisfied with the local area as a place to live c.f. 79% for England). Significant participation index (80% of residents say people from different backgrounds get on well together c.f. 76% for England).

## Policy HC3 Arts and Culture

1. Development proposals affecting existing permanent or temporary performance space, should where possible, retain the performance space or make alternative provision on or near the existing site.
2. Planning applications for change of use or other developments which preserve performance and exhibition space in Jubilee Hall, MAC and St Andrews United Church will be supported.

## Housing (HO) Policies

The Government dictates that housing targets are set to meet the 'objectively assessed needs' of communities in terms of demographic change, affordability and job creation<sup>[15 NP 64]</sup>.

Conserving the character of the village, its old buildings and harbour were the top choices of important items in the residents' survey. 56 percent of respondents to the residents' survey<sup>[8]</sup> wanted no more open market housing to be built and 74 percent wanted a restriction on future open market housing to ensure it is for prime occupancy.

Priority will be given to:

- the provision of truly affordable homes where this cannot be satisfied within the development area,
- maintenance/renovation of existing buildings,
- encouraging effective reuse of derelict buildings,
- retaining/enhancing existing parking opportunities for both residents and visitors ,
- improvements in building design, architectural quality, flood prevention and the value of the built environment.

Mevagissey has been relatively stable in terms of resident population for 200 years and has seen falling employment in traditional industries. Full-time employment levels have declined and seasonal work is more common. Although the resident population has remained stable, the housing stock in the villages of Mevagissey and Portmellon has increased. This has seen many non-residents buying up properties with consequent price increases. These increases make it more difficult for local people to afford to live and work in the parish.

The St Austell Network Area within which Mevagissey falls is defined under section 12.5 of the Cornwall Local Plan which was adopted 22 November 2016. Housing allocation is not made within the Mevagissey parish but the new housing requirement for the whole area is stated to be 300 to be built between 2010 and 2030. 152 units have been given permission in Mevagissey between December 2009 and December 2016 or 1.8 units per month.

On this basis a five year forecast would be 108 new units. Because of reducing land supply within the Development Area (see map under Annex 1), this average is unlikely to be sustained. Therefore to be conservative, a figure of 50 units every five years is anticipated within the Mevagissey development area. Hence, the anticipated build programme will be adequate to meet the presumed network area requirement during the Plan period.

## Open market housing

Any proposals for dwellings, other than replacement dwellings outside the development boundary of Mevagissey and Portmellon will be classed as an exception to Policy HO1, and should comprise 100% Affordable Housing only for local people meeting the Cornwall Council affordability criteria.

There are many opportunities within the villages of Mevagissey and Portmellon for development, both of older buildings and for infill. Current planning applications, pre-apps and developer negotiations all testify to continued interest – see Annex 10. Mevagissey Parish has a relatively high proportion of holiday and second homes within Cornwall (24.6%); only 13.6% of Cornish parishes have an equivalent or higher proportion. Of those who responded to the residents' survey<sup>[8]</sup> 56% wanted no more housing within the Parish and 74% wanted a restriction on future open market housing to ensure that it is for prime occupancy only. A large proportion of holiday and second homes within a small community is especially disruptive to social cohesion (see Annex 8).

## Policy HO1 Open Market Homes for Principal Residence

### Principal Residence Requirement

Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing, other than replacement dwellings will only be supported where there is a restriction to ensure its occupancy as a Principal Residence.

Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes, other than replacement dwellings will not be supported at any time.

Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home.

The condition or obligation on new open market homes will require that they are occupied by the owner or their tenants as their primary (principal) residence. Owners of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be willing to provide this proof if/when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence including (but not limited to) residents being registered on the local electoral register, being registered for and attending local services (such as healthcare, schools), having bank statements, tax assessments, pension or benefit statements being delivered or vehicles registered to this address).

Further details are presented in Annex 8.

### Affordable housing

The NPPF states, "Eligibility is determined with regard to local incomes and local house prices." The affordability of such houses should also reflect local incomes for such homes to be truly affordable.

When proposals for housing development are being considered, the provision for truly affordable housing will be of paramount importance.

Developments within the development area are expected to contribute to the building of affordable homes, where possible on-site (Cornwall Local Plan[16]). In the event that these new-builds fail to satisfy local needs for affordable homes, developments outside of the development area (exception sites) will be considered, on less sensitive sites.

The priority is to deliver truly affordable housing for local people, preferably without the necessity of building additional open market housing. The cross-subsidy model previously used has resulted in an increase in second homes and holiday lets, which threatens the ability to maintain a sustainable community. The cross subsidy model has also encouraged the development of highly profitable sites which are the most precious and scenic landscapes. The resultant high prices asked for open market houses on such sites do nothing to sustain housing stock for local people.



The Parish has delivered 25 affordable homes over the past 5 years (pictured right) and will sustain an appropriate programme for the delivery of housing for local people.

The residents' survey incorporated a housing needs assessment which indicated a continued need for truly affordable housing. This was echoed through the Housing Needs Register which currently has 39 entries for people wishing and eligible to live in Mevagissey in Bands A-D. Local analysis would indicate slightly lower needs (see later). NB; The housing needs register is continually updated, so reference should be made to current figures.

The residents' survey ranked the provision of affordable housing eighth in importance out of 21 items[NP8].

Such numbers of open market housing as identified in Section HO above (and Annex 10) would be expected to generate subsidies for adequate numbers of affordable houses.

Because of the relatively low wages and high house prices in the area, those in need of affordable homes seldom are able to accumulate enough funds to afford deposits to become home owners (see Annex 8). Therefore the need for affordable rented property remains a high priority in Mevagissey – see Associated document 'The need for affordable rental accommodation'.

Attempts to improve affordability (over cross-subsidies) will be explored through the use of a Community Land Trust and/or self-build schemes. Such investigations may result in a Community Right to Build Order.

The Cornwall Local Plan[16] requires developments of two or more units or on land of more than 0.2 hectares to provide for affordable housing provision (Policy 8, page 22). From analysis of the Home Choice Register and the recently completed housing needs assessment for the Parish[17], some 25 affordable units are needed.



The St Austell Network Area within which Mevagissey falls is defined under section 12.5 of the Cornwall Local Plan. Housing allocation is not made within this area but the housing requirement is stated to be 300 with 152 permissions having been given between 2010 and May 2016. This means that the St Austell Network Area requirement is 148 new units between May 2016 and 2030.

### Policy HO2 Exception Sites – Affordable homes for Local People

Any proposals for dwellings, other than replacement dwellings outside the development boundary of Mevagissey and Portmellon will be classed as an exception to Policy HO1, and should comprise 100% Affordable Housing only for local people meeting the Cornwall Council affordability criteria. Exceptions may be made where a development can be shown to be unviable without some proportion of open market homes.

Policy 8 in the Cornwall Local Plan sets out criteria for developers to contribute to affordable housing and Policy 9 has specific criteria for the allocation of homes.

### Development of exception sites

Policy HO2, above recognises the need for truly affordable housing and that this may not be satisfied by building development within the development boundary (see maps in Annex 3).

When considering development on exception sites, particular attention should be given to the concerns expressed by the community (as indicated on Figure 3.1 in Annex 3).

A residents' survey was undertaken to establish the perceived value of the AONB within which the whole of the parish of Mevagissey lies (see Annex 8). Whilst Policy HO2 accepts the principle of the use of exception sites, Policy HO3 (below) highlights those areas perceived as being most sensitive to development which might otherwise be considered as exception sites.

### Policy HO3 Development Boundary

This plan establishes a development boundary for the settlements of Mevagissey and Portmellon, as identified as the existing development area in Annex 1.

Development inside this boundary, which is in accordance with other policies in this plan, will be supported. Residential development outside the boundary will be supported only where it is to deliver affordable housing to meet an identified local need and in accordance with other policies in this plan.

## Design (D) Policies

The National Planning Policy Framework (NPPF) states:

58. Planning policies and decisions should aim to ensure that developments are visually attractive as a result of good architecture, building layout and appropriate landscaping.

61. Visual appearance and the architecture of individual buildings are very important factors.

A drive towards improved architectural quality for new-builds and the conservation of valued buildings and building groups are key in sustaining the character of the built environment. This process is well established even for affordable homes in Mevagissey (see illustration under Policy HO2). Mevagissey was awarded 'Best Residential Development' at the RICS Awards South West 2015 for their affordable housing development at Roberts Close, Mevagissey.

68 percent of respondents to the residents' survey[8] felt that architectural quality was very important and another 23 percent rated this fairly important.

85 percent of respondents to the residents' survey were in favour of the establishment of special character areas for valued groups of buildings.

Conserving the character of the village, its old buildings and harbour was considered to be the most important issue for the Neighbourhood Development Plan.

This was rated as the most important of 22 key issues cited within the residents' survey[8].

The Parish Council reserves the right to require an individual design review on any development application.

An 'attractive development' is taken to mean that as well as conditions herein, the overall development shall observe guidelines of special relationship and resource grouping consistent with the objectives of 'placealliance'. See the Associated Document, 'A Sense of Space'.

On the subject of architectural merit, this is often 'in the eye of the beholder'. Exemplars of contemporary architecture and grouping are available as an Associated Presentation, 'Architectural Exemplars' [34 NP05].

## Policy D1 Design and Context

Subject to other policies in the plan and where such proposals demonstrate how they are in accordance with the great weight afforded to their landscape and scenic beauty in national policy and the aims and objectives of the Cornwall AONB Management Plan, development proposals will be supported where they:

- harmonise with their surroundings.
- do not protrude above prominent ridges or skylines as identified in Annex 1.
- are designed to take account of changes in level or slope.
- do not expand out of any natural valley or depression which confines present development – see development boundary in Annex 1.
- do not intrude into prominent views into, out of or across any town, village or areas of countryside within the plan area.
- respect the setting of any prominent building or significant landmark.

Exceptions may be allowed where conformity is impossible for operational reasons and no alternative locations for the development exist.

And create an interesting, attractive environment by:

Ensuring that new buildings are sympathetic to the existing built environment (i.e. respect the character and identity of their surroundings through their design and materials) and/or provide architectural merit.

Provide for adequate landscaping which adds to or retains existing trees, hedgerows, woods and other natural features. Where possible, landscaping for major developments should be undertaken prior to, or at the same time as construction work or in the first planting season following completion.

Integrating landscape proposals which reflect the balance of indigenous species and features in the surrounding area and on the site already.

Where appropriate to the scale of the application new residential development, planning applications should demonstrate that suitable recreational facilities are easily accessible or provision is made within the site an area of open space including suitable children's play areas and equipment where necessary to meet the needs of the residents.

Major development in the AONB will be refused subject to the tests of exceptional circumstances and where it can be demonstrated that the development is in the public interest as set out in national policy.

## Policy D2 Accessible Design

Proposals for housing to meet special needs including homes for the elderly, nursing homes, mental health care homes and other needs will be supported where they meet the following criteria:

1. The site is easily accessible and within easy walking distance of public transport and other town or village amenities
2. There is safe access for car parking, ambulances and adequate space for parking, turning and delivery.
3. The proposal is sensitive to the character and density of the surrounding area
4. Proposals for new footpaths and countryside access facilities as well as improvements to existing facilities will be supported where it can be demonstrated that consideration has been given to making the facility accessible for disabled people.

## Policy D3 Design for Commercial Premises

The following site design standards and guidelines will be applied to new industrial and commercial development, including agricultural development.

1. appropriate areas of landscaping should be designed to provide adequate screening between new industrial areas and housing areas.
2. waste and refuse shall be properly screened.
3. Any associated parking facilities for new commercial development must be limited to those working and visiting the premises and arranged so as to mitigate impact on their surroundings.
4. Provision of digital infrastructure (Fibre to the premises, FTTP) should be considered.

## Policy D4 Utilities

1. Proposals to reduce the impact of utilities infrastructure, especially overhead lines will be supported.
2. Developers will be encouraged to place cables and pipelines to all new developments underground.
3. Waste water and sewage services should be ensured as adequate or otherwise improved where necessary. A 'Grampian' clause may be considered where improvements to such infrastructure is considered necessary.

## Policy D5 – Design Checklist for all Development

### Policy D5 – Design Checklist

Applications should be supported by adequate information and detail to assess the impact of the proposal and subject to the scale of the application and the requirements of Cornwall Council include information on how they create an interesting, attractive environment by:

- Ensuring that new buildings exhibit designs that are sympathetic to the existing built environment (i.e. respect the character and identity of their surroundings through their design and materials) and/or provide architectural merit.
- Providing for adequate landscaping which adds and/or retains as many as possible existing trees, hedgerows and woods and other natural features which contribute to the character of the area as possible.
- Include provision for sustainable energy usage including micro energy generation and aspire to zero carbon standards.
- Show that the development will not result in any significant changes to noise levels and ambient light.

Where a Design and Access Statement is not required, smaller development proposals are encouraged to submit a statement setting out how the proposal provides benefits to the local community. In particular, the statement should comment on the following criteria (where appropriate):

Context and character; architectural and design quality; historic character; energy generation and conservation; impact on the AONB; connection with the countryside; quality for pedestrians, cyclists and the physically disadvantaged; development density and build quality; car parking and road access; landscaping and access to open and green space; occupier controlled access to fibre, copper and other home office services; environmental footprint.

The Parish Council may request an individual design review on any development application. Where appropriate such reviews should be carried out by an appropriately qualified independent body and conducted within the design review guidelines established by RIBA or CABI. The Plan acknowledges existing policy guidance in the National Planning Policy Framework (NPPF) and the current Cornwall Local Plan. (B) Aspire to zero carbon standards.

## Policy D6 Sustainable Energy Usage

1. The use of microgeneration (e.g., solar panels and/or ground/air source heating) in domestic and commercial building design is encouraged
2. All new development should include high levels of insulation, energy monitoring and other energy saving measures. Developers must show in their checklist how their proposals promote energy conservation.
3. The incorporation of facilities for charging plugin and other ultralow emission vehicles is supported
4. Large scale wind and solar developments within the AONB are not supported.
5. New development should use a layout and disposition of buildings to maximise passive solar gain.
6. Where appropriate, the use of the landscape and the most efficient density of buildings to create shelter is encouraged.

## Environment and Green Space (EG) Policies

Please refer to the associated document, 'Mevagissey Landscape Character Assessment'[18]. The associated Landscape Character Assessment identifies various landscape types which constitute the Parish environment. It is important to preserve or enhance the landscape and to sustain its intrinsic character.

Developments should be located and designed where practical to maintain the nature and protection for AONB. Great weight should be given to the AONB regardless of the size or nature of any proposed development.

The most scenic areas are also the most desirable for development but 87 percent of respondents to the residents' survey believed it was important to protect such areas and the undeveloped coastline of the Parish.

Paragraph 115 of the NPPF requires 'great weight' to be given to AONB.

Paragraph 116 suggests that 'major' development on AONB receive greater scrutiny. The definition of 'major development' is considered in relation to the importance perceived for the area concerned.

Because of the scenic nature of the coast and countryside and the value placed in this by the community (Annex 3), the AONB of the parish is held locally to be of the utmost importance. The associated Local Land Character Assessment identifies various landscape types which constitute the Parish environment.

Open spaces are important in separating areas of the built environment and in providing for relaxation and recreation (identified in Annex 1 and discussed in Annex 9). Their value is undiminished even if some are not available to the public. Safeguarding open spaces featured sixth out of 21 amongst important items for the NDP[8].

The landscape of urban open spaces can range from playing fields to highly maintained environments to relatively natural landscapes.

Open space provides recreational areas for residents and visitors alike. They help to enhance the beauty and environmental quality of neighbourhoods.

78 percent of respondents to the residents' survey believed that protecting the village's open spaces was 'very important'. 85 percent of respondents to the residents' survey wanted flood prevention measures in place for ground water flooding. There has also been a history of flash flooding from the Mevagissey (Cheesewarne) stream. Research has been undertaken[20 NP88] to consider the possible location and extent of upstream flood barriers. The provision of such schemes would be supported as a significant measure to mitigate the effect of future flash flooding.

The adjacent seascape is as important to Mevagissey as the landscape which the parish occupies. Without the unbridled expanse of the sea and shoreline, a coastal port loses much of its character. This Plan seeks to protect Mevagissey from intrusive development of undersea resources or unattractive commercial exploitation.

The Marine and Coastal Access Act received Royal Assent in November 2009. The Act sets out a framework for a system of marine planning to be administered by the new Marine Management Organisation (MMO) with a great deal of important detail left to subsequent secondary legislation and associated guidance as well as a high level policy statement on marine planning covering all parts of the UK.

According to the definition of the marine planning system for England (Para 4.16), "The MMO should not develop Marine Plans in isolation, but should work with an extensive range of marine and coastal stakeholders[21]"

The bay adjacent to Mevagissey Parish lies within Sea Area 'Plymouth' and is subject to planning policies yet to be defined.

This NDP wishes to establish Mevagissey Parish Council as a stakeholder in future policies for the adjacent sea area. In the absence of specific local policies, this NDP seeks to establish appropriate policies to preserve and enhance the essential ecology of the adjacent seascape.



## Policy EG1 Coastal and Landscape Protection

Proposals for development, including tourism uses, will be supported where they have demonstrated that they are in accordance with the great weight afforded to their landscape and scenic beauty in national policy and the aims and objectives of the Cornwall AONB Management Plan and:

- are appropriately sited to avoid damage (individually or cumulatively) to the natural beauty, character and special qualities of the AONB, especially avoiding the undeveloped coast and elevated locations such as ridgelines.
- use materials and be of a scale and design that has appropriate regard to the character, sensitivity and capacity of the protected landscape;

Where possible, hedgerows must be protected and retained.

Major development in the AONB will be refused subject to the tests of exceptional circumstances and where it can be demonstrated that the development is in the public interest as set out in national policy.

## Policy EG2 Potential Flood Risk

Where necessary and in accordance with existing policy a Flood Risk Assessment should be submitted.

For all development where relevant and feasible, applicants are encouraged to consider the management of water, managing water courses and prevent flooding, including considering support for upstream barriers to mitigate flooding extent. Since flood prevention is considered important, new developments should ensure the following:

- Developments should include permeable surfaces (e.g. for paths, hardstanding, driveways, etc.) where possible to allow for water absorption and to mitigate runoff.
- Where possible proposals for new sea and river defences should seek to make use of soft engineering techniques[NP92] (Ref. UK-CHM).

## Policy EG3 Landscape Features

All development proposals, where appropriate to the size and scale of the proposal should include an assessment of the impact of the proposal on the landscape. Where the development does have impacts on the landscape, planning conditions may be imposed to conserve and manage landscape features.

1. Development proposals within Areas of Great Landscape Value and Conservation Corridors will be required to pay particular regard to the conservation of such features.
2. Proposals for Community Woodlands or proposals which incorporate Community Woodlands will be supported, where there is no conflict with other policies for the countryside and the proposed habitat is appropriate to the landscape and habitats of the area concerned.

## Policy EG4 Open Spaces

The following spaces have been designated as Local Green Spaces (as identified in Annex 1) as described in paragraph 76 of the National Planning Policy Framework:

- Portmellon Paddock,
- Cliff Park (locally known as Hitler's Walk)
- The Battery
- Pentillie Recreation Ground
- Pentillie Way
- Playing field (MAC)
- Recreation ground (Fire station)
- Garden area opposite the above recreation ground

Proposals for development on land which has been identified as Local Green Spaces will be resisted unless it is small in scale and improves functionality or is incidental to the use of the land as green or open space or in very special circumstances.

Proposals for development which would result in a loss of public and private playing fields, and ancillary facilities and/or public access to such fields for informal use will not be permitted unless suitable alternative playing fields or facilities are made available in the immediate vicinity, or that there is no existing or proven future need for the playing fields or facilities.

Proposals to develop on existing open green spaces and footpaths, bridleways and byways will not be supported except where the proposed development is for

recreation purposes or where suitable replacement space or links are made available in the immediate vicinity. See also Annex 9.

## Policy EG5 Coast and Seascape

Development on coastal boundary land to support offshore developments will only be supported where such developments enhance the year round use of the harbour, provide for sustainable public access, marine conservation or tide/wave energy generation and where proposals:

- (a) demonstrate how they are in accordance with the great weight afforded to their landscape and scenic beauty in national policy and the aims and objectives of the Cornwall AONB Management Plan. Major development in the AONB will be refused subject to the tests of exceptional circumstances and where it can be demonstrated that the development is in the public interest as set out in national policy.
- (b) satisfy policies covering conservation, biodiversity and geology, and, where consistent with these aims, enhance the established fishing industry, public access, enjoyment and appreciation of the coastal zone.

Use of coastal land to support permanent offshore anchorages, mineral, gas or oil extraction platforms, seaweed farms for food, pharmaceuticals, biofuels, etc., and other structures will be permitted only where they do not conflict with (a) and (b) above.

## Community Facilities and Amenities (CA) Policies

The nature of villages like Mevagissey gives rise to traffic congestion as vehicles negotiate its narrow streets. This is exacerbated by the need for residents to access homes in Portmellon and on Tregoney Hill, which lead from the centre of Mevagissey.

The Community Primary School in Mevagissey is a key asset to sustain a thriving community. Its recent growth in numbers is to be applauded and the enhancement of its numbers and associated services is to be encouraged.

Proposals to use school facilities for wider community uses, or develop Dual use facilities on school sites will be encouraged.

Community centres exist within Mevagissey. In order to meet new digital opportunities for leisure and commerce, developments including improved broadband infrastructure (e.g., fibre to the premises) should be encouraged.

### Policy CA1 Development for Recreation

1. Proposals which involve the loss of existing built recreation facilities and arts and cultural facilities will not be supported where this would reduce the level of service locally unless it can be demonstrated that they are unviable.
2. Proposals for new built sports and recreation facilities and arts and cultural facilities will be supported where a deficiency has been identified and where the development is easily accessible to the residents of Mevagissey and Portmellon

### Policy CA2 Change of Use within the Conservation Area

In conformity with Cornwall Local Plan Policy 4 part 4, within the Conservation Area community:

facilities and village shops should, wherever possible, be retained and new ones supported. Loss of provision will only be acceptable where the proposal shows:

- a. no need for the facility or service;
- b. it is not viable; or
- c. adequate facilities or services exist or the service can be re- provided in locations that are similarly accessible by walking, cycling or public transport.

## Policy CA3 Traffic

Proposals for development should be supported by an assessment of traffic impact appropriate to the size and scale of the proposed development to enable an accurate assessment of the impact of the proposal to be made and include mitigation measures if necessary.

Major developments sites should incorporate appropriate traffic calming measures into their design or layout.

In addition, proposals should provide and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Where possible developments should be located and where practical designed to:

- Accommodate the efficient delivery of goods and supplies.
- Give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.
- Create safe and secure layouts which minimise conflict between traffic and cyclists or pedestrians, avoiding street clutter.
- Consider the needs of elderly people with disabilities by all modes of transport.

## Section 5. The process

### 5.1. Origins of the NDP and Parish Council context

Mevagissey Parish Council provided the over-arching authority and sponsorship for this NDP. Discussions within the Parish Council began in January 2012. Research commenced and a character assessment of Mevagissey was produced in January 2013, followed by a statement of objectives in March 2013. The process for producing other NDP was monitored (Dawlish, Thame, Upper Eden, Roseland and Truro). A land assessment was commissioned and reported in January 2014. The application for NDP area was made 22 Jan 2014<sup>[23 NP18]</sup> and approved 14 April 2014<sup>[24 NP72]</sup>. Planning reference PA14/00003/NDP was allocated. A steering group was established April 2014 with Terms of Reference<sup>[25 NP30]</sup>, a budget<sup>[26 NP32]</sup>, statement of Parish assets<sup>[27 NP42]</sup> and project plan<sup>[28 NP50]</sup>.

### 5.2. Background and significance of other NDPs

Previous research has taken place and the relevant documents were reviewed<sup>[29 NP86]</sup>.

Within Cornwall, NDP for The Roseland, Fowey, Looe and Padstow are considered relevant to the Mevagissey NDP because of similarities in character or amenity.

The St Austell and surrounding Parishes Town Framework Plan is of direct relevance since Mevagissey is a constituent part of this Network Area. It is also relevant since St Austell is the closest conurbation to Mevagissey.

### 5.3. Public consultation

Many legacy issues were identified and current concerns/opportunities discussed with community groups (2012-14) and presented in a questionnaire circulated in February 2015 to all residents<sup>[8]</sup>. The response (52%, 521 respondents) provided a strong mandate for policies, which were presented in the form of a draft plan for consultation online and through a public meeting spanning two days in October 2015 at which 200 residents attended.

Reaction to the draft plan was that it is balanced and took account of the views of the village. It was considered to maintain traditional values, preserve the countryside and the future needs of the village as well as preserving and enhancing the special nature of the villages of Mevagissey and Portmellon.

For full details of the consultation process and activities, please see Annex 2.

The earlier consultation process confirmed that the majority did not want more residential homes built, for sale on the open market and definitely not for 'second-home'

ownership. There was however support for affordable homes provided eligibility was restricted to those with a local connection.

The most important issue for the NDP to address was the conservation of the character of the village, its old buildings, harbour and fishing heritage. There was also significant support for safeguarding the village open spaces, areas of special character, the open countryside and the coastline.

There was positive support for the development of the tourist industry, protection from flooding, protection for the outer harbour and the improvement of existing buildings that have fallen into disrepair.

There was no significant support, or negative attitudes, to a relief road (to provide direct access to Portmellon), changes to the harbour access, industrial/business units, any type of energy generation except those focused on individual houses and offshore tidal and wave energy exploration.

There was apparent tolerance for the existing traffic situation in the village but concerns expressed about the impact of any increases in traffic movement in the centre of the village. Parking is included in this tension.

## 5.4 What's not being done?

### 5.4.1 Enlarged development area

Because housing expectations are high within the existing development area, and community opinion was opposed to new open market homes, no specific land has been allocated for new building. There are plots available within the existing development area for multiple units. It is therefore expected that open market building within the existing development area will provide cross-subsidies for affordable homes. If this is not the case or insufficient support is forthcoming, sites outside the development area may be considered where the goal is for 100% affordable housing.



#### 5.4.2 Relief road

Previous plans<sup>[30 NP16]</sup> for an inner relief road were revised and submitted for community consultation. Such a road would potentially reduce traffic congestion in the village centre by providing an effective alternative route between Valley Road and Tregoney Hill and onward to Portmellon.

No transport financing would be available and funding would need to come from developers building and selling open market housing alongside the new road. The terrain would also make the building of such a road an expensive proposition. The survey asked, "If the new relief road could only be financed from the sale of 100 new homes alongside the new road would you support the project?". The number of respondents supporting the proposition was 46%, with 38% opposed. Analysis of the results showed that most of the supporters were also opposed to new open market housing.

It is likely that many more than 100 homes would be needed to finance such a commitment and such development would significantly transform the character of Mevagissey.

In view of the impact such a development would have, the uncertainty that it could be funded, an inconclusive community response and the resistance to open market building, this proposition was not pursued.

#### 5.4.3 Park and ride

Proposals and a pilot implementation for such a scheme have been explored in Mevagissey previously<sup>[29]</sup>. The aim was to relieve traffic in the village centre and supplement visitor parking.

The WS Atkins Cheesewarne Valley development report<sup>[29]</sup> refers to the Vicarage Hill Park and Ride scheme that folded in 1994 but records show that it wasn't very successful and was only open for high season i.e. July to early September. When the previous scheme was piloted, visitor traffic was much higher than today.

In response to the question, "Would you like to see visitors' cars and coaches banned from driving and parking in Mevagissey?" 52% of survey respondents said No, whilst 34% said yes.

There are currently 519 parking spaces and 8 coach spaces available in Mevagissey with another 150 spaces made available during summer months. This is adequate to meet the current need and reinforced through the residents' survey, therefore a park and ride option was not considered necessary.



#### 5.4.4. Mini-supermarket

This option was included in the consultation since it had been discussed before<sup>[29]</sup> and represented a possible improvement in village amenity. The obvious down-side is the possible impact such a development would have on existing businesses. 53% of respondents to the residents' survey did not wish to see a mini-supermarket in the village. The longer someone had lived in the village, the more likely it was that they would vote in favour. 40% of respondents did so.

No specific allocation is made in the Plan. The preference is to retain a balanced range of local retail outlets.

#### 5.4.5 Heavy Goods Vehicle access to the quay

The narrow streets which surround the quay make it difficult for large trucks to make access. The fishing industry would benefit from loading of the catch onto large vehicles directly from the quayside. This would entail some of the ancient buildings being demolished to improve access<sup>[NP32]</sup>. However, this would substantially affect the Conservation Area with a loss of buildings central to the village environment. The most important issue identified through responses to the residents' survey was to "conserve the character of the village, its old buildings and harbour". Furthermore, respondents were asked specifically if they would support demolition to improve access for bulk fish transport. 65% rejected this option and only 17% supported it.

Because of opinion expressed and the potential impact to Mevagissey village centre and the Conservation Area, this proposition was rejected.

#### 5.4.6 Developments in Portmellon

The village of Portmellon is accessed directly through the centre of Mevagissey. There are other routes but these are little travelled because of the relatively long distance involved in using these routes. Any major development in Portmellon would therefore greatly exacerbate traffic congestion in Mevagissey, so development options in Portmellon have concentrated on preservation of open space and identification of areas of special character.

#### 5.4.7 Industrial area

A majority (55%) of respondents to the residents' survey did not support the building of new small industrial units in Mevagissey although 38% did. Even amongst those in employment, more people opposed new units than supported them.

Of those in support, the favoured location was on the other side of the playing field from the MAC. However, this location, whilst being easily accessible to the village, occupies the flood plain.

Out of village locations accessible to heavy goods vehicles (like Peruppa Barns and other locations north of the village) have also been considered.

Such provision might support a marshalling yard for the collection and distribution of fish and other products for which heavy vehicle access around the harbour or within the Conservation Area was not practical. See also 5.4.5 above.

This Plan would support more diversified employment prospects within the Parish but cannot forecast such opportunities nor allocate suitable sites (see Annex 3 for further discussion).

## Section 6. Future action

The implementation of this Plan depends upon facilitating sensitive development whilst protecting Parish assets. It is expected that the policies herein will achieve a balance here, particularly to support local industries and the housing needs of local people.

Inevitably, putting the Plan into practice will require investment of both private and public funds and this Plan seeks to encourage development whilst establishing realistic constraints to the benefit of the whole community.

### 6.1. Putting the Plan into practice

Once this plan has been finalised, examined and approved at referendum, planning applications will be reviewed by the Mevagissey Parish Council in the light of this NDP. These Policies were developed in close concert with the Parish Council which has formally approved its content (Item 13, meeting 20 April 2017). Decisions taken by Cornwall Council will be expected to take account of this NDP and differences and disputes between the Parish and Cornwall Council are therefore expected to be minimised.

### 6.2. Priorities

In accordance with popular opinion[8], the priority of this NDP is to preserve and protect the character of the villages of Mevagissey and Portmellon, the coast and countryside whilst enhancing local industry and providing affordable homes for local people. In support of this we will undertake further relevant analysis of our parish and its community that will inform and support decision-making and help respond to changes in national and county policy. This will include:

#### 6.2.1 Conservation Area Management Plan

A Conservation Area Management Plan for Mevagissey Conservation Area will provide a practical and authoritative guide to inform local planning decisions and property owners on what type and extent of development is both permitted and desirable within and adjacent to the Conservation Area. The report will focus on the two main priorities of ensuring the ongoing protection of the existing buildings and landscape of the village and guide its future development in a manner that preserves and enhances the special character and appearance of the village of Mevagissey.

#### 6.2.2 Parish Character Assessment

A Parish Character Assessment will be undertaken which will focus on the built-up village which is co-terminus with the conservation area. This work will complement the Landscape Character Assessment which described the topography, biodiversity, land use and field, woodland and settlement patterns. The focus will be on the historic and aesthetic way the buildings of the village have evolved and support their preservation and enhancement while encouraging sensitive and sustainable development where appropriate. A particular focus and section of this work will assess the character and importance of the boundaries between different sections of the village and the boundaries between the Conservation Area and the remainder of the parish.

### 6.2.3 Design Guide

The community of Mevagissey is clear that a design guide for future development would be an important document for the character and distinctiveness of the parish and also support the NDP. The Cornwall Design Guide is an excellent document but by its very nature cannot be specific to individual areas and focuses more on 'process' for the benefit of architects and developers. While it is our intention to produce a Mevagissey-specific design guide as a Supplementary Planning Document, we are currently guided by sections of the Restormel Interim Strategic Policy Statement 2008 – Interim Policy 3.

### 6.3. Development targets

Development of sites within the development area will be the initial target. It is desirable that neglected buildings be improved and made available for use. In cases where development proposals include multiple units, the incorporation of affordable units or the contribution to their erection on alternative sites will be a top priority.

Where this is not achieved, affordable units may be built on selected sites outside the development area in accordance with Policy HO2.

It is an aspiration of this NDP that initiatives will be forthcoming to extend the facilities of the harbour to support both the fishing industry and other marine developments.

### 6.4. Enabling factors

The harbour provides not only the focal point of interest in the Parish but also an asset which has not yet reached its full potential. Recent enhancements to fishermen's storage and offloading capacity, together with plans to provide greater protection for the outer harbour provide improved potential.

The nearby Lost Gardens of Heligan might offer opportunities for a clustering effect, where the benefits either of increased numbers of visitors or of specialist skills give rise to new enterprise.

The high level of retirees in the Parish is a talent pool whose talents are as yet largely unexploited. The growing number of retired people constitutes a wealth of under-utilised experience and talent. The European Commission's Economic and Social Cohesion Report 2004 suggested that national and regional development strategies need to be adapted to exploit the often underused potential of the older population. According to the EC, during 2009 the number of older workers in the age range 55–64 will start to outnumber their younger counterparts, the 16–24 cohort. So, we have already arrived at a point where a pool of talent and experience is available to harness.

The innovative use of Superfast broadband would offer new opportunities within the Parish for services, both local and global. Mevagissey Museum have provided location sensitive visitor services via a mobile phone app and (e.g.) software applications for authors are offered globally from a front room in Truro. Fibre to the Premises (FTTP) could be a transformative engine to enhance the use of physical resources like community centres.

## 6.5 Listed Buildings

Consideration will be given to a review which extends the number of heritage buildings given Listed status within the Parish.

## 6.6 Commercial activity

The prospect exists for additional employment in the Parish. This should be investigated through:

- greater support for harbour activities and the fishing industry;
- improved tourist facilities;
- enhancing digital infrastructure;
- identifying opportunities for studio/workshop facilities and/or
- the development of derelict sites for commercial use.

## 6.7 Further analysis

Investigation is being considered to provide assessments of (e.g.) the Conservation Area and the Development Boundary. Such work would provide useful guidance in assessing potential developments within the historic centre of Mevagissey and identifying the sensitivity to development on the outskirts of the current development area.

## Section 7. Evidence

Evidence accompanies the Policy section (4). In this section, the main considerations will be reviewed with particular reference to Annexes which accompany the NDP.

### 7.1 Review and relevance

The content of this Plan has been largely based upon the desires expressed by the resident community through a comprehensive survey<sup>[8]</sup> and extensive consultations (see Annex 2). In the spirit of localism, the survey provides the evidence of how this Plan will reflect their wishes.

Unlike most Cornish locations, Mevagissey has seen little change to its resident population over the last two centuries. Although the number of people living in the Parish did not grow, the number of buildings in the Parish greatly increased in the second half of the twentieth century, largely to cater for holiday homes, which now constitute 26% of all residential building.

Employment opportunities in the Parish rose to satisfy tourism, but being seasonal in nature, did not compensate for the loss of fishery and processing jobs.

As a result, new large residential developments would be unlikely to come as a consequence of productive work and would result in even higher second home ownership. Annex 8 presents evidence for the disruptive social effect this would have.

Nonetheless, interest in new building within the development area is high and potential for 50 new homes every five years is estimated in this Plan (see Annex 10). Some of the sites proposed would support multiple units and as such should contribute to affordable housing need. Despite this prospect there are considered to be three factors which will militate against satisfactory provision. All these factors are unfortunately outside the scope of this Plan.

1. So-called affordable house prices and rents are based upon market values which are so far above the means of local people that the resultant discounts offer limited benefit.
2. Because of high affordable price levels, the required deposit for many local people (even allowing for government schemes to encourage home ownership) is out of reach.
3. This leads to the need for a greater proportion of rented accommodation being provided. But this provision is at the largesse of housing associations, whose rented assets have recently become subject to subsidised occupier purchase.

Since these factors are practical limitations on the take-up of affordable housing, this Plan encourages the Parish Council to continue its good work in stimulating affordable housing. The Parish Council is known to be exploring Community Land Trusts and self-build schemes to lower costs and provide rentable options.

It is also thought expedient to consider inter-site cross subsidies where multi-unit development sites qualify for affordable home contributions.

Should developments within the development area fail to generate adequate cross-subsidies, sites may be considered outside the development area but only to satisfy affordability criteria.

The Parish of Mevagissey is set wholly within the AONB. Developments within the AONB are only expected to be sanctioned where affordable housing need can only be satisfied this way.

The villages of Mevagissey and Portmellon include various areas of special character (see Annex 7) as well as a Conservation Area. These and the open spaces (see Annex 9) which are interwoven within the built environment provide much of the character of the Parish. It is considered important to maintain this mix and to improve the quality (both specification and appearance) of new building. Residents' opinions strongly support this emphasis and the Residents' Survey exhibits the strength of feeling here.

## 7.2 References

Please note, the numbers which begin these references are internal to the Mevagissey NDP project and have no significance outside that context.

1. [NP20](#) Population in 1901 - 2088 persons - Population in 2011 - 2015 persons
2. [NP113](#) Population and Population Projections Housing Evidence Base Briefing Note  
3 Cornwall Council Local Plan evidence base
3. [NP112](#) Demographic Evidence Base 2011 Community Intelligence, Chief Executives Dept, Cornwall Council
4. [NP115](#) St Austell, St Blazey and China Clay Area Regeneration Plan, Area Statistics 2011
5. [NP116](#) Cornwall Affordable Housing Supplementary Planning Document (SPD) 2014
6. [NP83](#) 2012-based Household Projections: England, 2012-2037 DCLC
7. [NP74](#) ACRE Rural Place Profile - Mevagissey
8. [NP55](#) Mevagissey Residents' Survey - see associated documents
9. Cornish Guardian [article](#) 13 July 2012
10. Mevagissey Museum [website](#). See also associated document, Historical Review.

11. [NPXX](#) Farming Survey - see associated documents
12. [NP85](#) Cornwall Visitor Survey 2012
13. [NP61](#) Definition and scope of the Built Environment, Wendy R. McClure, Tom J. Bartuska, Pub Wiley
14. [NP95](#) Cornwall Council Design Guide
15. [NP64](#) Housing in Cornwall CPRE 2015
16. [NP118](#) Cornwall Local Plan Feb 2015
17. [NP55](#) Housing Needs Survey, Section 2 of the associated document, Mevagissey Residents' Survey (reference 8, NP55)
18. [NP99](#) Mevagissey Landscape Assessment - see associated documents
19. [NP22](#) National Planning Policy Framework
20. NP88 Application of the Bund model - flood risk in Mevagissey, Durham University dissertation
21. [NP87](#) A Description of the Marine Planning System for England, DEFRA
22. [NP94](#) Cornwall Landscape Sensitivity 2013
23. NP18 Internal document - eMail for NDP area registration
24. NP72 Internal document - NDP area approval 14 April 2014
25. NP30 Internal document - NDP steering group terms of reference
26. NP32 Internal document - NDP budget
26. NP42 Internal document - statement of Parish assets
28. NP50 Internal document - NDP Project Plan
29. NP86 Internal document - review of previous local research
30. NP16 Internal document - relief road proposal
31. [NP31](#) Listed Buildings record - 135 buildings listed
32. [NP75](#) Zero carbon homes
33. [NP81](#) Affordable Housing Supplementary Planning Document, Cornwall Council
34. NP05 Internal document - Architecture exemplars
35. [NP65](#) Cornwall Renewable Energy Supplementary Planning Document



NP34 Proportion of holiday properties and second homes in Mevagissey - 24.6%, (ONS Neighbourhood Statistics 2011), Data notes:

Cornwall Council Tax Dwellings, including second homes and vacant dwellings, Source Cornwall Council, Revenues and Benefits service Source link November 2012 and Growth Factors St Austell Network Area

5. NPPF

6. Cornwall Local Plan

NP52 Survey mailout (5.3)

NP53 Survey reminder (5.3)

NP68 Residents Survey - cover letter (5.3)

NP44 Mevagissey Housing Commitments 2010-2014 (Home Choice Register) (conflict of content!)

NP01 Mevagissey NDP Plan Assumptions (5.1)

NP02 Report on Mevagissey (5.1)

NP38 NDP Presentation notes Cornwall Council, 8th march 2013 (5.3)

NP20 Historic Population and housing numbers - Mevagissey (1)

NP17 EC Convergence Funding Programme (New section)

NP26 Affordability differences by area for working households buying their homes, England - 2003 update (4.4.8 - ?)

NP 27 Notes from Gov't Planning Portal - Localism Act & NDP (5.?)

NP09 Community Right to Build Order (new section) NP32 Restormal Housing Report 2007 (5.1)

*NP34 2011 Census: Number of People with Second Addresses in Local Authorities in England and Wales, March 2011, ONS*

NP36 House Price to Income 2003 (repeat of NP26)

NP36 Cornwall Housing Growth 2011 (?)

NP37 Cornwall Employment Land Review November 2010

NP81 Cornwall Affordable Housing, Supplementary Planning Document January - March 2014 (4.4.8)

NP82 NDP Frontrunners - Lessons Learned (5.1)

NP83 Household Projections 2012-2037 (1)NP89 UK House Price to income ratio and affordability Tejvan Pettinger January 21, 2014 (figs for 2012)

NP90 House Prices & Affordability Housing Evidence Base Briefing Note 14

NP91 The WS Atkins Cheesewarne Valley development report

NP92 UK-CHM - <http://uk.chm-cbd.net/pdf/ETMC001.pdf>