



St Veep Neighbourhood Development Plan

2022 -2030

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Map of St Veep Parish.



Introduction

Situated in southeast Cornwall, St Veep is a wholly rural parish, encompassing most of the village of Lerryn, the hamlets of St Veep, Penpol, Ten creek, Manely and Cliff as well as numerous agricultural settlements.

The parish is bounded on two sides by the rivers Fowey and Lerryn and the Penpol Creek. Much of the land is designated either an Area of Outstanding Natural Beauty (ANOB) or of High Landscape Value (HLV) and Lerryn village is a Conservation Area (#49)

There is a rich diversity of landscape, historic heritage and flora and fauna. The two rivers have influenced the history and past development of the parish and continue to do so today, attracting large numbers of visitors to enjoy the scenery and use the amenities.

Property prices are high and, increasingly, houses are being bought as second homes or holiday lets, making it difficult for local people to buy or rent a home in the parish.

53% of the population is aged 50 and over, with only 26% under 30.

The parish church is situated at the heart of the community in St Veep, whilst Lerryn village provides a small primary school, a shop with a Post Office counter, a public house, public toilets, a slipway for launching watercraft and a free car park, as well as two venues for activities and events – the Memorial Hall and the Red Store.

The parish has a vibrant community with numerous and varied clubs and activity groups, centred mainly in Lerryn, but involving residents from the whole area.

In response to the Government's National Planning Policy Framework (NPPF) and Cornwall Council's Local Plan in 2016, St Veep Parish Council delivered Neighbourhood Development Plan questionnaires to every property in the parish in February 2018. In 2020 the population of the parish was 336.

From the 185 questionnaires delivered, 93 completed forms were returned. These were collated and analysed by the Parish Council; the data derived being given to a Steering Committee of local volunteers to use for the creation of the Neighbourhood Development Plan.

The Covid-19 pandemic and ensuing lockdowns intervened before the Steering Group could be convened and its first meeting eventually took place in September 2021.

VISION STATEMENT

It is our vision that in 2030, St Veep will be a vibrant, resilient, working rural community with a strong sense of shared purpose. It will be responsive to local housing and employment needs and the challenges of the changing climate while preserving and enhancing its unique heritage, its built and natural land, and its river environments.

AIMS

This document aims to provide a community-led plan for the development and preservation of our parish, enabling it to evolve with the changing needs of the population and of the world in general without destroying its unique and priceless characteristics which the community treasures.

Based on the data from the 2019 questionnaire, policies have been formulated to address the issues that arose. Those policies are attached to this document.

OBJECTIVES

- OVERARCHING

To preserve the unique character of St Veep Parish and to foster an environment that attracts and supports residents of all ages and backgrounds.

- HOUSING

To support the provision of a mix of appropriate and affordable housing when a local need is identified.

- COMMUNITY INFRASTRUCTURE

To protect and enhance local community infrastructure and facilities and to ensure residents' access to technological developments.

- NATURAL ENVIRONMENT

To protect and enhance the natural environment in the parish with new development respecting ecosystem, wildlife and local landscape character.

- HISTORIC ENVIRONMENT

To protect the irreplaceable historic environment within the parish and to preserve it for future generations.

- BUILT ENVIRONMENT

To protect the built environment from inappropriate development both within and outside the conservation areas, and to encourage new development to be designed sensitively to the local character.

- CLIMATE CHANGE AND FLOOD RISK

To ensure that the community is future proofing itself in relation to climate change through support for small scale renewables and electric charging points while ensuring that any new development takes account of current and future flood risks.

- COMMERCIAL DEVELOPMENT

To support the local economy so that it enhances the community through an appropriate mix of business development and opportunity. To seek ways to accommodate and manage rapidly increasing tourism and to limit any adverse impact.

Historical background

The parish of St Veep has a rich and varied history.

Its archaeological past includes the Iron Age earthwork of the Giant's Hedge which once stretched from Lerryn to Looe and fragments of which can still be found in the parish.

Remains of medieval settlements, religious sites, mills, quarries, quays, bridges, ferry crossings and lime kilns abound throughout the area.



The first documentary evidence of the church dates to 1236, but the manors of Manely and Trevelyan were recorded in the Domesday Book in 1086.

Considerable evidence can still be found of the area's post medieval importance for water-borne commerce when sea-going ships could sail into Lerryn and the adjoining creeks with cargoes of lime and other commodities.

In 1549, the vicar of St Veep was implicated in the Prayer Book Rebellion; the personal intervention of Queen Elizabeth I secured the rebuilding of Lerryn Bridge in 1573 and the parish remained loyal to the king during the English Civil War in the 17th century.

St Veep Church boasts probably the only peal of six virgin bells in the country. These were cast in 1770.

There is a significant number of listed buildings and structures within the parish, a list of which can be found in Appendix 1.

Trevelyan

Heritage

It is the aim of this Development Plan to ensure the protection and preservation of the evidence of the Parish's diverse history for future generations.

The people, places and events of the past have made St Veep Parish the place we cherish today and will continue to value in the future.

St Veep parish has the remains of several lime kilns, once used for the calcination of limestone into quicklime for agriculture and construction.

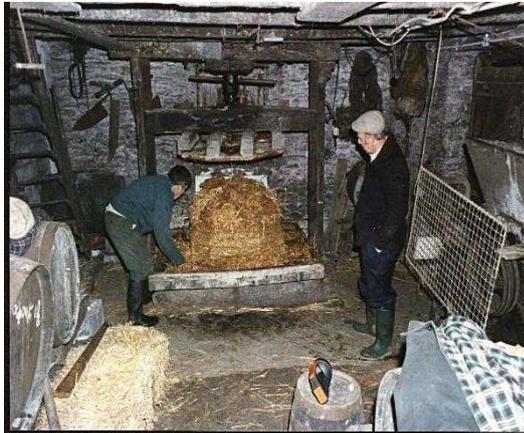
Limestone was most easily transported by water and so kilns were built near local quays. Four kilns were in Lerryn, one at Bramblecombe, one at Lower Penpol and one at Cliff.

The kilns are in a varying state of repair, ranging from virtually intact to there being no remaining trace.

There are the remains of three water mills in the parish – at Lerryn, Kingston and Lower Penpol.

All three buildings are in a relatively sound state of repair. Indeed, two have been incorporated into dwellings. The third, at Lower Penpol, could be described as “ripe for development” and may need to have planning restrictions placed on it to preserve its integrity.

The mill at Lerryn has also operated as a silver stamping mill and a sawmill in the past.



Cider has been produced within the parish since at least the thirteenth century.

Remnants can still be found of the old apple orchards which abounded in the area. Long established cider production still takes place at Haye Farm and Middle Penpol Farm. There is evidence of a cider manufactory at Lower Town, Lerryn, and many local house names suggest the existence of old orchards.

In 2015, a new cider producer started up in the parish, at Kingole Farm.



Traditional cider making

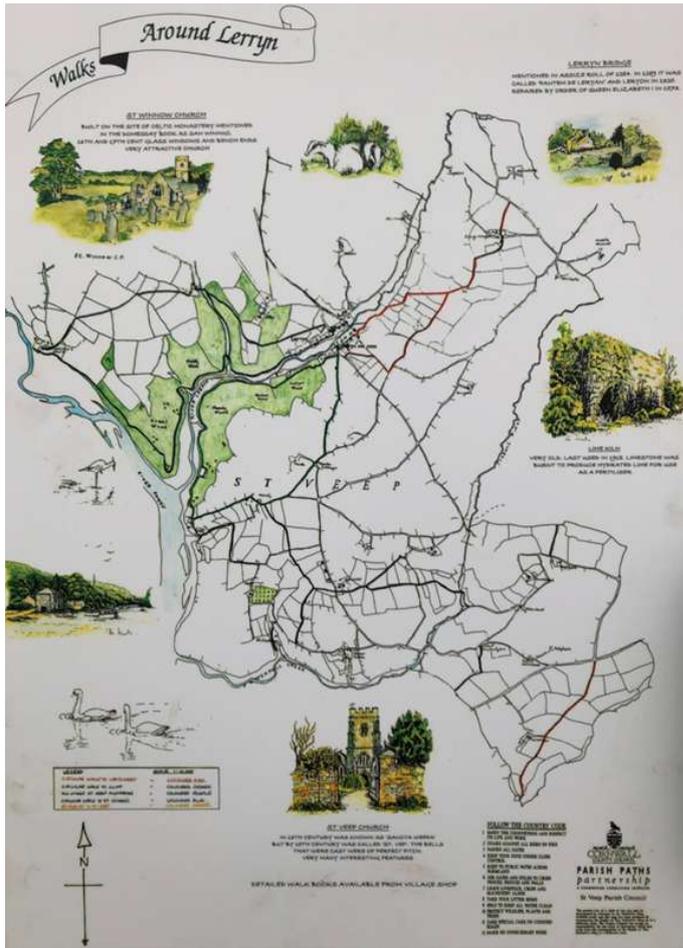
Local Green Spaces

St Veep Parish has an extensive network of footpaths and public rights of way as well as a number of local green spaces which are widely used and valued by the local community. The local green spaces include two Village Greens, one at Lerryn and one at Penpol. They both run alongside the river and allow public access to the river. There is also a number of slipways and other points of public access to the river which are of particular importance and value to this community in which the river plays a central function.

Map A shows the location and extent of these footpaths, rights of way, local green spaces and public access points to the river.



The Red Store, Lerryn



Landscape and Natural Environment

St Veep Parish, on the east side of the Fowey River estuary in southeast Cornwall, is surrounded by water.

The estuaries account for over a third of the parish boundary and another stretch of the boundary runs along the Trebant Water River.ⁱ

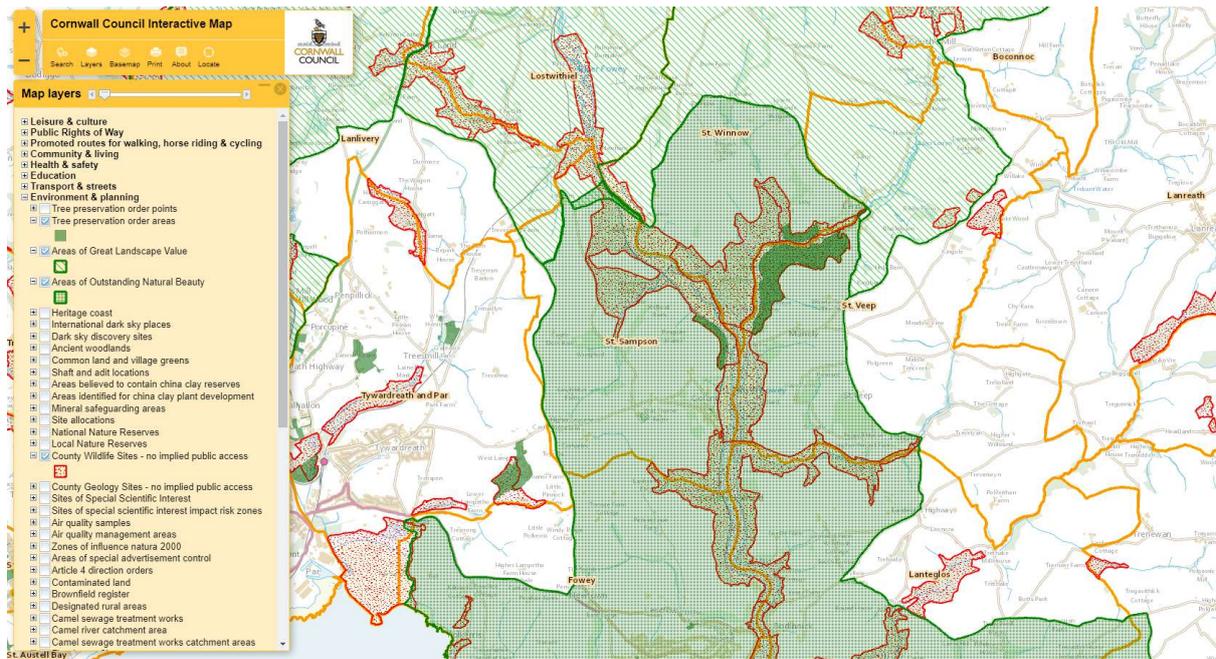
The Rivers Lerryn and Trebant Water flow into the estuary at Lerryn and Penpol Creeks respectively and link up with their two tidal habitats. The landscape of scattered rural hamlets and traditional family farms is unspoilt by development and much of the area has changed very little since doomsday records. As a result, the area is rich in wildlife and home to many protected species.ⁱⁱ

Figure 1 map of walks around Lerryn and river crossing points.

Key wildlife habitats include intertidal mudflats, riparian woodland, ancient woodland, temperate rainforest, water meadows, ancient orchards, Cornish hedgerows and grazed pasture.

The two creeks are County Wildlife Sites (CWS) and Marine Conservation Zones (MCZs). Highly valued by residents and visitors for their tranquil, unspoilt nature, the creeks are protected by the Area of Outstanding Natural Beauty.

A History of a Parish by Andrew Foot.
2 ERICCS



Cornwall Council Interactive map.

Climate change now threatens much nature from extreme weather events. Flooding and sewerage outflows are a concern for these precious ecosystems. In particular, the woodland areas are important to protect as they provide rich habitats for wildlife and flooding mitigation of the coastal villages.

The key wildlife habitats are listed in Appendix 3.



Population and demographics

In 2001 the population of the parish was 299. In 2020 it had increased by 37 to 336.

The gender split was very even, with 169 males and 167 females. The breakdown into age groups shows a majority of older residents.

Residents aged 0-9 years	30
10-19 years	35
20-29 years	23
30-39	13
40-49	29
50-59	46
60-69	73
70-79+	60

The 2021 census recorded that the population had decreased to 319.



Employment

Farming, the pub and the village shop, plus holiday letting, are the main employers in the parish of St Veep.

Cornwall, being a rural county of entrepreneurs and the self-employed, is mirrored in the parish which provides landscape gardeners, builders and decorators, stone wall builders, cider makers, kiln log producers, IT and web site design companies.

Working from home has always been the norm in rural areas supported by government grants and informative government and county council websites. It is very likely that it will remain so in the future.



Facilities and Amenities

St Veep Parish has a number of facilities and amenities which are well used and much valued by the local community. These include a Parish Church, a Village Hall, a further community venue known as the Red Store, a Village Shop and Pub, a village car park and public toilets. There is a primary school within the village which is attended by children both from within and outside the parish. There are two village greens, one in Lerryn village and one in the hamlet of Penpol.

Lerryn AONB

There are also public slipways in Lerryn and Penpol. Lerryn has a community minibus which provides much needed public transport.

Transport and Parking

There is only one local bus passing through the parish each week. The 432 bus service operates from Looe to Bodmin on a Wednesday morning, making the return journey in the afternoon. Its pick-up point is in Lerryn village. This limited service means that cars are essential to most residents. However, there is a community bus run by the Lerryn Area Minibus Association who work tirelessly to keep the bus updated and raise funds to keep it on the road. This provides weekly shopping trips to Bodmin and monthly trips to St Austell and Truro. There are some leisure trips organised during the year and a weekly collection of prescriptions from Lostwithiel Medical Practice. The bus can also be hired to not-for-profit organisations.

Public buses, National Coach and train links can be found 3 miles away in Lostwithiel. The railway station in Lostwithiel is on the main line from London Paddington to Penzance and to other parts of the country. There are also some good taxi services in the area.

A daily school bus takes students to Fowey River Academy Secondary School, and taxis bring children from outlying areas to Lerryn Primary School.

Although there is a 20mph speed limit through the village this is not always adhered to and there are some concerns about the increased volume of traffic over the last few years, mainly due to the popularity of home deliveries and tourism.

The current parking facilities for residents and visitors are on all roads within the village where safe and not causing obstructions. The car park along the river is free and used by residents and visitors. Following partial resurfacing in May 2022, the car park was relined to provide 28 spaces, as well as a designated space for the mini-bus.

The Parish Council is in discussion with a company to install and provide an electric car charger.

Parking is a problem from time to time, especially when there are events in the village. There is a case for locating additional parking facilities such as unused land or fields.

When planning is being considered on properties then parking should be addressed on the application. For example, changing a garage to accommodation should result in there being somewhere for existing and additional vehicles to park.

The Active Transport Policy is designed to accommodate walkers and cyclists and the Parish Council will be required to give due consideration to their needs in future development.

Housing

The majority of the dwellings within St. Veep are concentrated in the only village within the Parish (Lerryn to the northwest of the Parish) with a further small concentration of dwellings in the settlements of Penpol and Manely. Within the village of Lerryn, of the existing housing stock, 40 dwellings are registered social housing (according to [Social Housing Lerryn \(uksocialhousing.com\)](https://www.uksocialhousing.com))

There is a single household seeking a 2 bedroom rented affordable home who are in Band E and have a local connection through residency (as of 30.08.22)

There are no affordable dwellings proposed in the Parish (as of 30.08.22).

The NDP questionnaire returns identified very little current need for new dwellings within the Parish, although the Covid 19 pandemic and (perhaps temporary) shift in living priorities towards a 'race for space' may have increased this need in the time since the survey was conducted.

The NDP proposes to meet housing needs from population growth only where it is demonstrated that this will be to the benefit of owner-occupiers or full time-tenants as a principal residency. Account will be taken of potential households who may register for affordable rented homes during the period of this Plan.

The Parish is in the charging category of CIL Zone 1 which levies £400 per m² on new builds and certain extensions, provided that Self-build exemptions are not implemented. This levy would discourage developments, including some change of use of Agricultural buildings, from proceeding if they are not to benefit a full-time resident of the Parish.

In line with the forthcoming 'Climate Emergency Development Plan Documents' development will need to demonstrate and prioritise sustainability in terms of the changing environment (particularly regarding response to predicted sea-level rises and flood levels).

New dwellings will also be expected to respond to the natural environment and be sensitive to the Area of Outstanding Natural Beauty (which covers a large area of the Parish to the West) as well as the historic heritage and designated Conservation Area.

In addition to the above, dwellings will be expected to exhibit good quality robust and future-proof designs (in response to the changes in the way we are living, inclusivity and an ageing population) and to promote adequate levels of amenity space and parking (given the shortage of the latter during peak times and seasons).

Although the pre-20th century built form of Lerryn and surrounding areas are generally examples of vernacular Cornish development (with an emphasis on fair faced natural stone, lime render and vertical slate hanging for walls and low pitch (30 degree) natural slate roofs with clipped eaves) over the course of the 20th century there are a number of developments that have not responded to the local vernacular and have not, in lieu of this, responded to specific site or contextual qualities and constraints. The NCP would seek to see that new development is either traditional in appearance or if a more contemporary solution is deemed appropriate (for the particular site or sustainability concerns) a robust design process would need to be demonstrated using a graphic Design and Access Statement. Larger areas of glazing may be justified where the concerns over wasted energy for artificial light are considered, however ways to mitigate light pollution would need to be explored and implemented. The NDP would refer to and promote the use of the Cornwall Design Guide for decision making purposes.

Tourism

Tourism brings business opportunities and employment, working within the framework of local policy, planning and common sense, and blending in with residential amenities. There should be no reason why proportionate growth should not prosper.

The majority of tourists who wish to stay in our beautiful parish are the type who appreciate the natural environment the Neighbourhood Development Plan aims to preserve. Preservation, Protection and Restriction are the key words for future tourism.

Agriculture

St. Veep Parish covers approximately 3100 acres of mainly productive farmland. The proximity of the parish to the tidal estuary was highly beneficial in the post medieval period as sand and seaweed were very good for dressing the acid soil. This practice is still in use today however - for example, some sand comes from the Camel estuary where it is dredged to maintain access to the port of Padstow. In the 18th & 19th centuries the use of lime became popular as an alternative alkaline dressing. A number of lime kilns were built in the parish near to the water for ease of bringing the limestone from Devon plus coal and wood to fire the kilns.



During the 1700s the attention in Cornwall turned to mining and large areas of land were neglected. However, St. Veep's proximity to the ready market in the stannary town of Lostwithiel enabled goods to be easily transported via the river from the many quays along its banks maintaining a healthy agricultural activity through this period. Arable crops along with cattle and sheep flourished in the Parish. Mills became a common site in the parish in the late 1700. The production of wheat was however severely affected in Cornwall after 1874 when cheap imports from the mid-west of America flooded the market. This saw a switch to dairy farming. The fertile pastures of St. Veep are well suited to this type of farming. The small farms specialising in stock rearing, dairy and horticulture have been able to prosper and continue to this day.

Prior to the First World War the parish probably was at its highest level of employment on the land; mechanisation would see a fall in manual labour and the use of horse

over the decades that followed the end of the war. In 1914 the Parish had 26 farms registered in Kelly's Directory of Cornwall. Ancestors of those named in the directory can still be found farming in the parish today. The number of farms, however, has reduced as they have become amalgamated to improve farming efficiency. There are currently 14 main farms operating in the parish with several other family run small holdings and more than 50 people in the parish are either directly involved in agriculture or are part of a family that is farming. There are also other permanent employees who live outside of the parish.

Diversification has been a great help to farms in recent years. Skills can be used to support the community when farm work is not pressing - stonework and gardening are two examples. Labour and equipment can be shared across farms, especially combine harvesters where a farm may have insufficient acreage to warrant its own machine. The holiday trade has given the opportunity for some farms to supplement their income during the summer months and some permanent long-term rentals make use of previously unused farm dwellings. The use of redundant farm buildings for small businesses has been very beneficial to the community. Green energy has been growing in the area over the last decade with solar farms and wind turbines becoming a common sight around St. Veep and the neighbouring parishes. The production of cider has been a traditional supplement to the farming income for generation and is still thriving today.

Key Issues

Housing

Cornwall Council has not identified a current need for new housing within the parish. Questionnaire responses indicate a limited need – perhaps 6 – 10 in the next 10 years.

Where new builds are approved, they should be either self-build starter or affordable/long lease rental properties available exclusively for local people as full-time residences and with covenants limiting resale only to local people as permanent homes.

Any new development should be in Lerryn or within other settlements and should be designed in a style that will blend in with existing properties. Building materials should match the local vernacular and be locally sourced as much as possible. All new builds should include off-road parking for vehicles.

The waterside areas need to be protected from new development to preserve vistas and important natural habitat. Similarly, areas of environmental and historical importance, including designated green spaces, should be protected from development too.

Any proposed development likely to interfere with watercourses and flood plains should be banned to avoid increasing potential flooding problems along the riverbanks.

Cornish hedges should be rigorously protected.



Ancient road hedge

Infrastructure

Most roads through the parish are single track with passing places and are often in poor condition, with many potholes and a build-up of mud and grass along the middle.

The centre of Lerryn needs to be protected from over development. Excessive external “modernisation” will destroy the appearance and character of the village. Any change of use applications for the village public house, shop or other commercial properties must be supported by absolute proof of the non-viability of the business and will not be granted without public consultation.

The preservation of dark skies at night is valued by residents.

The sewage and drainage systems struggle to cope in extreme weather, and this must be considered when planning applications are made.

There is already regular flooding in waterside areas during spring tides. As global water levels rise and extreme weather events increase, consideration must be given to ways of mitigating damage to the built and natural environments.

Facilities, Amenities and Services

Amenities, such as the church, school, shop, pub, public toilets, the Memorial Hall and the Red Store are highly valued, but difficulty finding parking, especially in summer months, is an issue. However, only half of the respondents identified this as an issue.

Access to the river for recreational purposes is also highly valued, underlining the importance of maintaining and protecting quays and slipways. Signage to deter people blocking the slipways with either cars or craft would be helpful.

With the increase in the number of visitors to the parish, the need for regular emptying of litter and dog waste bins is even more important.

The very limited public transport in the parish means that residents need to have cars. The installation of electric car recharging points would support the move to more eco-friendly transport.

The Lerryn Area Minibus Association gives a valuable service to residents who do not drive and need whatever practical support is possible to continue. The regular trips give access to shops in nearby towns and a regular collection of prescriptions from the surgery is invaluable.

Not all the parish has high speed broadband and this needs to be addressed. Similarly, the lack of mobile signal is an issue of concern for many residents.

Commercial Development

Residents feel that there are already more than enough holiday letting properties and second homes, but broadly support further development for agriculture and related industries.

The need for more small workshops was identified.

Renewable Energy

Small-scale renewable energy developments were supported, but not large solar or wind farms.

Use of Community Infrastructure Levy

This is overseen by the Parish Council.

Landscape and Heritage

St Veep Parish has a wealth of historic buildings and sites, reflecting its agricultural, industrial and social heritage. These assets are a precious and irreplaceable feature of our community and must be protected for future generations to appreciate.

Any proposed development must take account of their structural integrity, the visual impact on them and the future management of these sites.

Large areas of the parish already have a certain level of protection from ANOB, HLV and Conservation Area status, but protection for other areas of environmental and historic importance needs to be investigated and set up.

There are several undesignated heritage assets with St Veep Parish. These are listed in Appendix 2, along with Map 1 showing their locations.

Tourism

For many years St Veep Parish has attracted visitors and holiday makers because of its natural beauty and waterside amenities.

Visitors, often with dogs, come to walk the footpaths alongside the rivers and through the fields.

Penpol, Cliff and Lerryn are the destinations for expeditions by trip boats from Fowey, by boat owners, kayakers and paddleboarders. The public slipways are used to launch and recover boats arriving on trailers by road.

As more properties in the parish are being purchased as second homes / holiday lets, tourism thrives all year round. In addition, the Ship Inn in Lerryn provides Bed and Breakfast accommodation. Following the Covid 19 pandemic and bans on foreign travel, plus the publicising of the area on national radio, the popularity of the parish has increased significantly.

Many local businesses benefit from this boom in tourism, particularly the pub, village stores and those providing maintenance work and other services.

There is also a negative impact on the parish in the form of increased traffic on the often single-track roads, parking issues, littering and dog fouling.

Agriculture

In such a rural parish, it is inevitable that agriculture plays a defining role. Farming shapes the landscape, provides employment and influences the very essence of the parish.

Increasingly, farmers are required to work with national agencies to meet stringent criteria for protecting the natural environment and watercourses and encouraging the stewardship of the land. Intensive farming methods are being adapted to prevent pollution and destruction of species. Farmers are having to find alternatives to chemical insecticides and fertilizers and to give nature space to thrive.

For many farmers it has been necessary to diversify in order to survive financially. Some have found this impossible and family farms have been sold as second homes or hobby farms to people with little experience of agriculture or the countryside. There is the potential for a significant impact on the landscape and the character of the parish.

The Views of the Community:

- Residents greatly valued certain aspects of their parish such as: -
 - Community spirit
 - Tranquillity
 - Landscape quality
 - Village amenities, including the church, shop, pub, school, Memorial Hall, Red Store and public toilets
 - River amenities
 - Open spaces and rights of way
- Residents greatly valued certain aspects of the landscape such as: -
 - The farming landscapes
 - Small and medium field patterns
 - Trees and woodland
 - Cornish hedges and hedgerows
 - Streams and watercourses
 - Ridges and skylines
 - Historic and cultural features
 - Dark skies
- The majority of residents did not identify any additional housing needs within their own households or families.
- Of those who did identify an additional housing need within their family, the majority wanted houses to buy rather than rent and wanted self- build plots or starter homes.
- A very slight majority of residents felt that there would be a future need for more housing within the parish in the next 10 years and the majority of those identified the need to be between 6 – 10 extra homes.

- A majority said these new homes should be reserved for local people, affordable and a sale/rental mix.
- A majority of residents felt that existing land/property owners should be able to develop properties for their family members or other families in the community.
- There was an even split between those who felt new properties should be in Lerryn and those who felt they should be in other hamlets or adjacent to existing buildings.
- A majority of residents felt it was important that the NDP should restrict any development that impacted public views and vistas.
- Residents felt that businesses should be encouraged to set up in the parish, particularly agricultural and to a lesser extent leisure and tourism businesses. A need for more workshops was identified.
- There was an even split on whether additional car parking in Lerryn was required, but difficulties with parking in the village, especially along the main access road through, was highlighted in many of the comments.
- Dealing with potholes in the roads and hedge and tree trimming were felt to be the main issues with regard to improving access.
- While just under half the respondents felt that footpaths were adequately maintained and signposted, a significant number reported poor signage, broken stiles and paths without free access.
- A majority of residents felt that the Parish Council should take on services from Cornwall Council and a mix of hired labour and volunteers should be used.
- A majority of residents supported the development of small-scale wind turbines, geothermal and hydro-electric schemes, but opposed large scale commercial wind turbines and further solar farms.
- Most residents had broadband, but only about half had superfast broadband. It was used mainly for leisure and entertainment, but there was also a significant proportion of business use.
- The main issues highlighted within the comments section were: -
 - Concerns regarding too many second homes and holiday lets, particularly within Lerryn
 - New development not in keeping with the village
 - Concerns regarding parking issues in Lerryn
 - Concerns regarding silting up of the river
 - Poor mobile phone signal

Consultation and Evidence Base

The consultation started in February 2018 with the distribution of questionnaires to every household in the Parish. The returned forms were collated and analysed by the Parish Council.

The start of the Covid-19 pandemic and three consecutive lockdowns delayed further progress until September 2021 when the volunteer Steering Group first met to begin work on the draft plan.

In August 2022 the draft Plan was submitted to Cornwall Council for preliminary scrutiny and advice. The suggested amendments and rewording were actioned.

POLICIES:

Housing:

There have been 7 new homes constructed in the parish since 2010.
There are no affordable dwellings proposed in the Parish as of 30.08.22

The number of social houses within the parish is recorded as 40, but most of these are in the adjoining parish of St Winnow (although in the village of Lerryn).
Currently, a single household is seeking a 2-bedroom affordable home to rent. They are in Band E and have a local connection through residency.

During the period covered by this Plan, account will be taken of any potential households who may register for affordable homes to rent.

Intention:

The intention of the policy is to allow local people to access housing which is achievable and affordable to them in the Parish. This policy is intended to help those people who have access to land or buildings and who cannot afford to buy or rent on the open market but who have the means and opportunity to convert existing buildings or build a new home for themselves. The policy applies to new build homes and to the conversion or re-use of existing buildings, including where appropriate the change of use of holiday units to permanent residential accommodation where the criteria below are met.

Affordable homes will be permitted to meet a local need where this need is evidenced and where the development does not have an unacceptable impact on the visual and landscape amenity of the area. This may be acceptable in the case of either new build dwellings or conversion of traditional buildings. In each case ancillary works such as access, outbuildings and curtilage boundaries should not have an unacceptable impact on the visual or landscape amenity of the area.

Changes of use of the church, the village hall, the Red Store, the shop and the public house to other non-community uses, will not be supported unless it can be demonstrated that the existing use is no longer economically viable or equivalent or better provision of the facility to be lost is made in an equally or more accessible location.

Where a development proposal contends that the existing use of one of these community, retail and commercial premises is no longer economically viable, evidence should be provided to show that the site has been actively marketed at the market rate for at least 12 months and that no sale or let has been achieved during that period.

Justification:

Cornwall Council has not identified a need for new housing within the Parish. However the local community responses did indicate that there was felt to be a limited need for affordable houses for local people. The provision of housing which is secured as affordable in rural areas can benefit not only the initial occupier(s) who may have work, family links, caring responsibilities or simply the best opportunity to provide a suitable house for themselves but it will also benefit the local community in the long term by ensuring that the dwelling is available after initial occupation to those in housing need in the future in the Parish. Such housing may provide additional benefits in terms of sustaining the local community, school, shop, and Pub or by providing opportunities for employment for those able to work from home. As the continuing affordability of dwellings will be linked to the size and the accommodation provided, the Parish Council expects Cornwall Council to normally restrict Permitted Development rights on new affordable housing.

The views of the community were that any new developments should not only be for local people and be affordable but that they should not impact on public views and vistas.

Policy H 1 New Housing Development

Development proposals that meet the requirements of Policy 3 of the Cornwall Local Plan and other policies in this Plan will be supported.

Outside of Policy 3 of the Cornwall Local Plan developments will be supported where they: -

- meet the requirements of Policy 7 of the CLP or Policy AL2 of the Climate Emergency DPD
- will deliver affordable homes (including affordable self-build homes) of a size that will meet an identified local need. These will be for local people for Affordable or Social Rent, or Intermediate Sale (Discounted Market Sale or Shared Ownership).
- are not situated in an area of flood risk.
- are well related to existing settlements, in accordance with Policy 9 of the Cornwall Local Plan.
- are no larger than the appropriate national space standards and permitted development rights to extend the property will be removed. Any application to extend an existing property will be considered on its merits.
- are replacement dwellings which will be supported where they maintain and preferably enhance habitat connectivity and flood management by maintaining trees and green corridors and using permeable surfaces.

Built environment

Intention

To ensure when new development is allowed that it fits into the existing character of the parish and is of high quality, while ensuring that it does not adversely impact on existing residents or the environment.

Justification

The local community values the unique character of St Veep parish, including its built environment, so any new developments need to fit in and enhance this.

Local residents are concerned about parking provision, so this needs to be considered with any new development.

Dark skies were valued by the community, so light pollution needs to be considered with any new development.

Flooding is a potential risk within some areas of the parish, so this need to be considered in any planning application and sustainable drainage systems need to be used.

Policy BE1: General Building Design Principles for Development within the Parish

New development should demonstrate how it meets the design principles set out in the St Veep Design Statement and comply with the requirements set out in the Cornwall Council document Cornish [Distinctiveness 3 Assessment Framework](#) and [Cornish Distinctiveness 2 / Using Distinctiveness](#).

Community Infrastructure

1. Green Energy

The Parish of St Veep is identified as an area potentially suitable for wind energy development in the Cornwall Climate Emergency DPD Policy.

The St Veep Design Statement addresses support for domestic scale renewable energy.

2. Telecommunications

Intention

To ensure that all residents have access to a good mobile phone signal and superfast broadband.

Justification

The government is aiming to phase out analogue land-line telephone connections by the end of 2025, meaning that all phone services will be delivered over the internet. (This has been suspended temporarily.)

These plans have the potential to cause significant problems within the parish. Many homes still do not have superfast digital broadband connections and would have to add their phone line to their existing, often less than satisfactory, broadband.

The digital phone line will not work during a power-cut and the many households in the parish without a mobile phone signal would be unable to contact anyone. Climate change seems to be causing more severe storms and increasing the likelihood to power-cuts.

In addition, certain essential services and devices connected to existing phone lines may not work with digital technology. These include vulnerable person care alarms, smoke and security alarms.

Policy CI 2 Telecommunications

Development proposals to install infrastructure to improve mobile and/or broadband connectivity within the Parish will be supported where no significant harm to the landscape is identified.

3. Local amenities

Intention

The policy aims to ensure that our local community assets remain open and fulfilling their current purposes and roles.

Justification

The church, village hall, Red Store, shop, public toilets and public house are greatly valued by the community and play an essential role in the active life of our vibrant parish. This was strongly highlighted in the response to the questionnaire.

Policy CI 3 Local amenities

The following amenities are recognised as being important to the local community:

The Memorial Hall

The Red Store

The village shop, Lerryn

The Ship Inn, Lerryn

St Veep Church

The public toilets, Lerryn

Proposals for changes of use will not be supported unless it can be demonstrated that the existing use is no longer economically viable (in accordance with policies 4 and 5 of the CLP) or equivalent, or better, provision of the facility to be lost is made in an equally, or more, accessible location.

Natural environment

The National Planning Policy Framework 2021 (para 98) requires that planning policies should be based on robust and up to date assessments of the need for open space, sports and recreation facilities as well as the opportunities for new provision. Whilst this assessment was made for larger settlements, including Fowey and Lostwithiel, it has not been undertaken in St Veep Parish. However, this sort of study is not appropriate for such dispersed rural communities.

1. Cornish Hedges

Intention

To preserve and maintain existing Cornish hedges and encourage the development of new ones where appropriate.

Justification

Cornish hedges are valued by the local community as an inherent part of the local landscape character of the parish as evidence in the responses to the questionnaire.

Cornish Hedges, where present, are inherent in the Environment, Biodiversity Green Spaces and Design Categories of the Neighbourhood Development Plan.

Cornish Hedges remain functional parts of our landscape, but they are now valued as much for their habitat, biodiversity and cultural importance. Appropriate management will see our hedges continue to be an important part of our landscape for generations to come.

Policy NE1 Cornish hedges

New developments should prioritise the retention and avoidance of harm to existing green infrastructure including Cornish Hedges, hedges and trees. They should also take into consideration the historic importance of this infrastructure.

Where it can be demonstrated that such harm is unavoidable, developments should, as a last resort, aim to restore or replace those elements onsite in accordance with Cornwall Council guidance, in particular with reference to [Cornish Distinctiveness 3 Assessment Framework](#) and [Cornish Distinctiveness 2 / Using Distinctiveness](#).

Developments should also avoid impacts on hedges and hedgerows that border and have a visual and ecological impact on ANOB, existing footpaths, bridleways, public green spaces, Scheduled Monuments and Sites of Archaeological Importance.



New Cornish hedge at Blackdown Farm March 2022

Cornish hedge bounding farm field

Further guidance can be found in the following documents: -

[Cornish Distinctiveness / Let's Talk Cornwall](#)

[Heritage at the Heart of an Evolving Cornwall: A Strategy for Cornwall's Historic Environment \(2022-2023\) / Let's Talk Cornwall](#)

2. Local wildlife

Intention

To ensure that, within the parish, wildlife and their habitats, both built and unbuilt, are protected and are not impacted by development.

Justification

The Parish has a rich diversity of wildlife sites and habitats. Part of the parish is an ANOB. The habitats and wildlife are of national and local importance, as well as being greatly valued by the community.

These habitats and the wildlife within them need to be protected and preserved.



Policy NE2: Protecting and Enhancing Local Wildlife Habitat

Development proposals that affect local wildlife sites and habitats identified in Appendix 3 should demonstrate how adverse impacts on biodiversity will be avoided, or if that is not possible adequately mitigated.

Major developments should deliver a 10% Biodiversity Net Gain, or any other number later prescribed by national or Cornwall Council legislation. Where net gains cannot be delivered within the site, it is the clear preference for offsite gains to be delivered close to the site and within the parish. All minor developments must deliver a 10% biodiversity net gain within the site boundary through the use of a Cornwall Council approved Biodiversity Metric from such time as it is mandated by the Environment Act 2021.

Landscaping schemes should respond to the surrounding ecology of the site, favour native species and provide a 50% mix of pollinating plants.

Development should take into consideration the need to protect existing wildlife which may be using the building(s) as habitats, such as owls, swifts and bats which are known to nest and roost locally. Buildings should incorporate bird nest boxes and roosting opportunities for bats in areas that relate well to identified feeding and foraging areas.

Lighting schemes should be designed sensitively to reduce any adverse impacts on wildlife and to protect the dark skies which are characteristic of this rural area.

3. Important Open Areas (IOA) and Local Green Spaces (LGS)

It should be noted that many Important Open Areas and Local Green Spaces are not accessible to the public as they are in private ownership.

Intention:

This policy aims to retain, preserve and enhance the green areas and open spaces that are important to the community.

Justification:

The Community's Views indicate that local open areas and green spaces were greatly valued by residents of the Parish.

Important Open Areas are shown on Maps 2 and 3 in the appendix.

The NPPF – February 2019 – allows communities to protect significant local open spaces as Local Green Space:

Para. 99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.

Para. 100. The Local Green Space designation should only be used where the green space is:

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

Para. 101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

Within Lerryn Village there are extensive areas of open land which run along the riverbanks and are an integral part of the river views and vistas. Alongside Lerryn, Penpol and Trebant Creeks the wooded banks are again important Open Areas and an integral part of the river landscape as well as important ecosystem and wildlife areas.

As an area that has a long history of cider making, the old cider apple orchards are also important Open Spaces for the community, many with very old varieties of cider apple trees.

These areas contribute to the distinctiveness of the parish and require specific consideration when development is proposed. Reference should be made to the Cornwall Council documents [Cornish Distinctiveness 3 Assessment Framework](#) and [Cornish Distinctiveness 2 / Using Distinctiveness](#).

Policy NE3: Important Open Areas and Local Green Spaces

Development within the identified Important Open Spaces will only be supported where it is associated with, or otherwise consolidates, their existing open uses.

Local Green Spaces valued by local community as an asset, for recreation, wildlife and archaeology are designated in Appendix 3 Development will not be supported in these areas, unless very special circumstances are clearly established.

The following areas are designated as local green spaces and identified on Map 2.

1. Lerryn Village Green
2. Penpol Village Green
3. Lerryn Public Slipway
4. Penpol Slipway
5. Beach and Quay at Cliff
6. Access point at St Cadix
7. Access point below Higher Penpol
8. Woods alongside river between Lerryn and Cliff
9. Woods following the Trebant upstream from Penpol Bridge
10. Orchard above Penpol Farm
11. Orchard by Penpol Bridge
12. Orchard below Penpol Sewage works

Inappropriate development will not be supported except in very special circumstances.

Historic Environment

Intention

To preserve and protect the unique historic features of St Veep Parish for future generations.

Justification

The parish has a wealth of historic assets and sites, dating from the Iron Age to the more recent past. These sites tell the story of the development of our parish and of the events that have made it what it is today. They are unique and irreplaceable.

There are many listed buildings within the parish, as well as one scheduled monument and much of the parish is protected by ANOB, HLV and Conservation Area status.

However, there several undesignated heritage assets that need careful consideration and protection. These are listed in Appendix 2.

It is essential that measures are put in place to preserve and protect these features before irreparable damage is done to them by inappropriate development.

Policy HE1 Protecting the Historic Environment

- Undesignated heritage sites and assets will be listed and considered for formal protection from inappropriate development
- A survey of the parish will be undertaken to find any other sites and assets that are not already listed
- No development will be permitted that could compromise the structure and safety of those sites.

Flood risk and Climate change

1. Flood risk_

Intention

To ensure that any new development does not increase or adversely impact on current or future flooding and flood risk.

To ensure that all planning applications for new development have regard to the surface water management policies provided for in Cornwall's local plan.

To liaise and work in conjunction with SW Water in the implementation of understanding, where feasible, and undertake drainage plans to help remove surface water.

The Cornwall and Isles of Scilly Shoreline Management Plan policies extend into St Veep Parish and should be referred to when considering planning applications to avoid any inappropriate development in vulnerable areas.

Justification

We have identified the main sources of flood risk to the settlements contained within the St Veep Neighbourhood Development Plan: -

- Over the next 100 years, sea levels are expected to rise by around one metre, making an increasing proportion of the parish vulnerable to flooding. National Planning policy requires domestic dwellings to have a life of 100 years, hence the need for us to ensure development does not take place in areas that are vulnerable to sea level rise.
- Tidal and coastal flooding is caused by higher sea levels than normal, predominantly related to storm surges and results in the sea or the River Fowey overflowing onto the roads / land. This type of flooding is influenced by high tides, storm surges caused by low atmospheric pressure and exacerbated by high winds and wave action. The areas affected are Lerryn Village, Penpol Creek and, to some extent, Cliff.
- Fluvial flooding is the greatest source of flood risk between Willsland and Penpol; the road has been resurfaced several times in the last ten years. The area above Lerryn Bridge is also subject to fluvial flooding. Fluvial flooding is associated with the exceedance of river channel capacity during higher flows.
- The process of flooding on watercourses depends on a number of characteristics associated with geographical location and variation in rainfall, steepness of the channel and surrounding floodplain and infiltration and run-off rates associated with rural catchments.
- There is little evidence to suggest that groundwater flooding is an issue in the settlements.
- Additional flood risk may present itself at bridges and culverts where blockage can lead to a local increase in water levels and add to the impacts of flooding as at Lerryn and Penpol Bridge, both of which have suffered in the 21st century. It is for this reason that no further quays and docks will be supported in the Parish.
- Between 1980 and 2022 flooding events have been reported at Lerryn, Manely, Penpol, St Veep and Willake.

Policy FRCC1: Local Flood Risk

Any new development or development of an existing building will need to demonstrate that they are not increasing any flood risks, and that the development is not adding to any surface water flooding issues.

Any development in the high risk areas shown in Map ? will not be supported.

All development proposals within the fluvial floodplain zones 3a and 3b (see Map ?) should be accompanied by a Flood Risk Assessment. Planning proposals within Flood zone 2 should also include a Flood Risk Assessment, with the exception of some minor developments.

New developments in other areas should use the opportunity to restore heritage features such as Cornish hedges, leats and ponds for better flood management.

Cornwall Local Plan: Policy 16: Health and wellbeing

To improve the health and wellbeing of Cornwall's communities, residents, workers and visitors, development should:

- Protect, and alleviate risk to, people and the environment from unsafe, unhealthy and polluted environments by avoiding or mitigating against harmful impacts and health risks such as air and noise pollution and water and land contamination and potential hazards afforded from future climate change impact.

2. Sewage

Intention

To ensure that the current sewage system is not over-burdened leading to overspill and subsequent health and environmental issues.

Justification

The sewage from the lower village buildings is pumped into a tank on the Village Green and is then pumped to the sewage works on the entrance to the Village on Hockingsball Hill. Any new build below the flood line would add extra pressures to the existing system. Gravity fed septic tanks would not be practical or feasible as they could lead to overspill and cause health and environmental issues.

Policy FRCC2: Sewage Management

In Lerryn, there should be no new development below the level of Top Road (the lane between the Ship Inn and Lerryn River Stores) due to the risks of tidal and fluvial flooding.

Any development within the parish would need to demonstrate that its sewage system (either local mains system or septic tank) was able to work effectively and safely under any current or future potential flooding risks and that the additional sewage did not overburden any existing sewage system.

3. Climate change

Intention

To use the Neighbourhood Development Plan as an opportunity to encourage solutions for tackling climate change in the community and to use planning to improve the environment and local energy provision.

Justification

The Planning System and Flood Risk Management guidelines recommend that a precautionary approach to climate change is adopted due to the level of uncertainty involved in the potential effects.

Climate change in Cornwall is expected to bring sea-level rise and an increase in the intensity of both rain and drought.

There is a need to foster more self-sufficient settlements, e.g. allotments through land made available to rent through the Parish Council or co-operatives.

Climate change needs to be addressed in the community with a range of futures to normalise and localise discussions about climate change.

Restriction of housing development in flood plains and sensitive areas along with preservation of woodlands and wildlife within the Parish will help towards combating climate change and encourage

carbon capture.

These issues are addressed in the Cornwall Council Climate Emergency DPD and in the St Veep Design Statement.

In the latest version of the Cornwall Shoreline Management Plan, St Veep parish is covered by Management Area 05 (MA05) Fowey estuary (above Mixtow) including tributaries. The SMP identifies that “the small settlement of Lerryn has a number of listed buildings and is a designated conservation area. Current flood risks exist with around 30 properties at risk in 2015. There are no existing defences at Lerryn so the intention here is to manage flood risk by increasing resilience and continuing to provide the Environment Agency tidal flood warning service. Improvement of this service to provide a community tailored service will be an important element of increasing resilience.”

“Undefended intertidal estuary – much of the undefended and unpopulated shoreline of the upper Fowey estuary and its tributaries is steep-sided with a lack of associated flood risk. There are a number of discrete and historic waterfront quays and hamlets located within the upper estuary, away from the settlements of Lostwithiel, Golant and Lerryn. The intention of the plan is to allow these sections of the estuary to continue to be managed under a policy of no active intervention.”

The SMP policy intention of No Active Intervention (NAI) is a decision not to invest in providing or maintaining defences or natural coastline.

Policy FRCC 3: Climate Change Mitigation

The Parish Council will look favourably at applications to build low carbon homes, small scale wind and solar renewable installations, installing solar heated air pumps and electric charging points, where suitable.

The use of water efficiency and water harvesting technologies to help mitigate surface water run-off, drought and carbon emissions will be encouraged.

Housing development in flood plains and sensitive areas will not be supported.

Development must be consistent with the management policies in the Cornwall Shoreline Management Plan.

Commercial development

Intention

To ensure that any commercial development is needed, proportionate and does not have any adverse impact on the local landscape and environment.

To ensure that any further tourism development is sustainable and responsible.

Justification

Residents feel there are already enough holiday lets and second homes in the parish. Agriculture and the need for small workshops were supported.

The overall desire is to safeguard the parish and to protect the environment by keeping commercial development on a small scale but supporting agriculture and small relevant workshops

Policy CD1: Sustainable and Responsible Tourism

Development proposals which would encourage and support local tourism will be supported where they: -

1. Preserve the unique and distinctive landscape setting and unspoilt views.
2. Protect the natural environment.
3. Are compatible with agriculture and livestock farming businesses.
4. Maintain and enhance historic hedgerows
5. Are small scale and proportionate to the surrounding area
6. Are not situated in areas of high flood risk and do not increase any risk of flood
7. Do not generate an unacceptable increase to the volume of traffic on the lanes
8. Support sustainable travel to the site
9. Incorporate landscaping around the site to screen buildings and parking areas and provide ponds or wetlands as part of SuDS or another flood mitigation
10. Can show that reference has been made to the Cornish Distinctiveness 3 Assessment Framework and Cornish Distinctiveness 2 Using Distinctiveness documents.

Project List

1. Initiate a survey to identify all non-listed heritage sites and assets within the parish.
2. Pursue plans to install an electric charging point in Lerryn car park.
3. Investigate possible liaison of St Veep Parish Council with neighbouring parish councils to work together to prevent tidal sewage pollution.

Appendix 1 Listed buildings and structures in St Veep Parish

Grade I	Church of St Ciricus and St Julitta, St Veep
Grade II*	Lerryn Bridge
Grade II	Shop opposite Ship Inn, Lerryn
	Barn SW of Manely Durnford Farmhouse
	Butcher's Shop and adjoining cart house, Lerryn
	Collon Farmhouse
	Guide post 0.5 miles SW of Kingole Farm
	Guide post 0.25 miles N of Kingole Farm
	Guidestone 140m S of Polglaze
	Guidestone at Wooda Cross
	Ha-ha 35m S of Collon Farmhouse
	Lime Kiln, Lerryn
	Lower Penpol Mill and 2 footbridges to E
	Lowertown Bridge, Lerryn
	Manely Berisford
	Manely Dunford, including adjoining outbuildings to N and W
	Manely Fleming and adjoining outbuildings to SE
	Penpol House

Polgreen Farmhouse
 Prinz House, Cliff
 Red Store, Lerryn
 St Cadix
 The Close, St Veep
 Trevelyan, including garage to N, garden walls and outbuildings to W
 Trevollard

Scheduled monument

The Giant's Hedge #1006681 Historic England

Appendix 2 Undesignated sites and structures in St Veep Parish

(Information provided by Historic Environment dept. County Hall)

Key to abbreviations: -

BA	Bronze Age	IA	Iron Age	RB	Romano-British
EM	Early Mediaeval	M	Mediaeval	PM	Post Mediaeval
U	Undated	Mod	Modern		

Map reference	Location	Description
10525	Cliff	M Dovecote
11211	Langunnett	M Manor House
11236	Manely	EM Settlement and Manor House
11237	Manely Coleshill	M Manor
11238	Manely Dunford	PM Country House
11239	Manely Fleming	PM Country House
11572	Trevelyan	EM Settlement
11709	Collon	PM Country House
1187	Polglaze	RB Findspot
13234	St Cadix	M Priory
13249	Abovetown	M and PM Settlement
14028	Cliff	M Settlement
14065	Collon	M Settlement
15270	Langunnett	EM and M Settlement
14781	Haye	M Settlement
14985	Highgate	PM Settlement

15014	Hole	M Settlement
15172	Kingole	M Settlement
15177	Kingston	PM Settlement
15382	Lerryn	M Settlement
15746	Mixton	EM and M Settlement
16179	Pennant	M Settlement
16199	Penpol	M Settlement
16352	Polglaze	M Settlement
16364	Polgreen	M Settlement
16431	Polveithan	M Settlement
16587	Ribby	EM and M Settlement
17266	Tregenna	EM and M Settlement
17576	Trencreek	EM and M Settlement
17746	Tretallow	EM and M Settlement
17961	Trevollard	EM and M Settlement
18357	Willake	PM Settlement
18358	Willsland	M Settlement
18389	Wooda	M Settlement
21150	Lanteglos by Fowey	M Field System
23476	Giants Hedge	EM Linear Earthwork
26455	Langunnett	EM Lann
26681	St Cadix	EM Monastery
29352	Kingston Mill	PM Corn Mill
29353	Kingston	PM Saw Mill
29355	Lerryn	PM Corn Mill
29501	Lower Penpol Mill	PM Corn Mill
3726	Trencreek	BA Barrow
40060	Trefrawl	PM Quarry
40062	Polveithan	M and EM Field Systems
40063	Trevelyan	BA Barrow
40065/40066	Polveithan	M and PM ditches, PM Quarry
40078	Highgate	U Field Boundary
40115/40116	Langunnett	M Field Boundaries
40117	Winnick	M Field System
40118	Abovetown	M Field Boundary
40433	Middle Penpol	PM Quarry
40434	Middle Penpol	M Field Boundary and PM Field System
40398/40399	Haye Farm	PM and Mod Extractive pits, M and PM Field Systems
40412	Middle Penpol	M and PM field systems

40632	Manely Dunford	U Extractive Pit
40633/40634	Wooda Farm	U Enclosures, U Field Boundary
40646/40647	Pennant	M and PM Field Boundaries, U Enclosure
40648/40649	Manely Dunford	PM Quarries
40650	Manely Fleming	M and PM Field Boundaries
40652/40653	Tregenna	U Enclosure, M and PM Field Boundaries
40654/40655	Tregenna	U Natural Feature, U Trackway, M & PM Field Systems
40673	Kingole	U Enclosure
40674	Kingbath	M and PM Boundaries
40675	Prynns	EM Leat, EM Field Boundary
40682	Mixton Farm	U Ditch
40683	Ribby Farm	PM Quarry
40684	West Trecreek	M and PM Field Boundaries
40716/40717	Langunnett	PM Quarries
40732	Kingston House	M and PM Field Systems
40733	Langunnett	EM Field Boundary
40734/40737	Collon	EM Field Boundaries
40735/40736/ 40738	Collon	PM Quarry, U Pit, U Enclosure, U Field System
41881	Cliff	M Ferry Terminal, M Ford
45004/45005/ 45021	Lerryn	PM Lime Kilns
045180	Mixton	PM Lime Kiln
46092	Trevollard	PM Cider Mill
46183	St Veep	M Cross
4745	Brockles Quay	PM Quay
4816/4817/ 4818	Lerryn	PM Quays
48342	Lerryn	PM Bridge
4850	Penpol	PM Quay
48664	Lerryn	RB Findspot
49285	Kingole	PM Signpost
49288	Tregenna	PM Signpost
52258	Lerryn	PM Non-conformist Chapel
52259	Lerryn	PM Sunday School
52811	Wooda Cross	PM Milestone
53139	Lerryn	PM School
53296	Polglaze	PM Signpost
54491	Wooda Cross	PM Signpost
55803	Mixton	Mod Signpost
55806	Tregenna	PM Signpost

55808	Wooda Cross	PM Signpost
55809/55810/ 55811	Higher Penpol	Mod Signposts
57058	Tivoli, Lerryn	20 th C Pleasure Gardens
57889/57890	Willake	20 th C Fingerposts
590	Lerryn	RB Findspot
59665	Penpol Lake, River Fowey	Mod Wreck
59666	Lerryn Quay	PM Quay
59985/59986	Cliff	M Trackway, M Hollow Way, PM Lime Kiln
59987	Prinzey	Mod Quay
59988/59989	Downs Orchard	PM Quarry, PM Trackway, PM Landing Point

59990/59991/ 59992	Haye Point	PM Wreck, PM Fish Cellar, possible PM Quay
60004/ 60007	Penpol Creek	Possible PM Quarry, possible PM Quay
60008	St Cyric's Creek	Possible PM Quay
60009	St Cadix	PM Slipway, PM Trackway
60010	Higher Penpol	PM Quay
60015/60016	Lower Penpol	Possible PM Landing Point, PM Quarry
60017/60018	Lower Penpol	PM Ford, possible PM Quarry
60019/60020	Lower Penpol	PM Bridges, PM Ford
60022	St Cadix	PM Dovecote
60061/60062	Manely Pill	PM Quay, PM Trackway, PM Holloway
60063/60064 60066	Manely Wood	PM Landing Point, PM Quarries
60065/60068	Ten Acre Wood	Possible PM Quarry, PM Quarry, PM Holloway
60067	Wooda Pill	PM Quay
60069/60070	Lerryn	PM Quay , possible PM Quay
60071/60072	Lerryn	PM Boathouse, PM Smelt Mill
60073	Lerryn	PM Boathouse, PM granary
60077	Lerryn Quay	PM Warehouse
60080	Mixton	Possible Late IA round, possible RB Settlement
64191	Lerryn	PM County Bridge Stone
64227	Higher Penpol	PM Milestone
6500	St Veep	M Church
67166	Lerryn	PM Boundary Stone
67316/17	St Veep	Probable IA/RB rounds
766	Highgate	Neolithic Findspot
9142/ 9143	Lerryn	PM Blacksmiths Workshops
9159	Lower Penpol	PM Blacksmiths Workshop



Milestone on Couch's Mill Road, Lerryn

Map 1 Undesignated Assets in St Veep Parish



Appendix 3 Local Green Spaces

The NPPF – February 2019 allows communities to protect significant local open spaces as Local Green Space.

Para 19. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of land of particular importance to them.

Para 100. The Local Green Space designation should only be used where the green space is:

- a) In reasonable proximity to the community that it serves
- b) Demonstrably special to the local community and holds a particular local significance – for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
- c) Local in character and is not an extensive tract of land.

Para 101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

Name/location of Green Space	Ownership	Proximity to local community	Reason why special	Area character
Lerryn Village Green	Fowey Harbour Commissioners , leased to St Veep PC	Within Lerryn Village	Used as a community space. Used for numerous outdoor events. Offers beautiful views of the river and the woods. Allows public access to the river.	Settlement area
Penpol Village Green	Unregistered land	Close to Penpol settlement	Used as community space. Allows public access to the river. Can be used by local Penpol community to keep boats.	Parish area
Lerryn Public Slipway		Within Lerryn Village	Allows access to the river and to launch and recover boats.	Settlement area
Penpol Slipway		Within Penpol Hamlet	Allows access to the river and to launch and recover boats.	Settlement area
Beach and quay at Cliff		Within Cliff Hamlet	Allows access to the river	Settlement area
Access point at St Cadix		Within Parish	Allows access to the river	Parish area
Access point below Higher Penpol		Within Parish	Allows access to the river. Historic significance as a ford or crossing place.	Parish area
Woods alongside river between Lerryn and Cliff		Within Parish	Has historic significance as it is site of Tivoli Gardens. Has significance due to its rich wildlife. Offers beautiful views of the river and of the woods from the river	Parish area
Woods alongside river between Penpol and Cliff		Within Parish	Significant due to rich wildlife including a heronry and visiting ospreys. Gives beautiful views of woodland from river	Parish area
Woods following the		Within Parish	Significant due to rich wildlife	Parish area

Trebant upstream from Penpol Bridge				
Orchard at St Cadix	Private landowner	Within Parish	Working orchard	Settlement area
Orchard by Penpol Bridge	Private landowner	Within Penpol Hamlet	Working orchard	Settlement area



Penpol

Appendix 4. Key Wildlife sites in St Veep Parish

Woodland	Area	Habitat
Ten Acre Wood (Lerryn)	10 acres	Ancient Semi Natural Woodland. CWS and TPO
Manely Wood (Lerryn)		Ancient Semi Natural Woodland. CWS and TPO.
Brighton Wood (Cliff/Manely)		Ancient Semi Natural Woodland.
Priddy Woods (Lerryn)		Ancient Semi Natural Woodland. CWS.
Willake Woods		Ancient Semi Natural Woodland. CWS.
Trebant Water Valley	10-15 acres along the river valley	Temperate rainforest. Extremely rare habitat.
Trebant Water Valley	2-3 acres.	Ancient Semi Natural Woodland.
Plants for a Future	28 acres	New plantation of mixed deciduous.
Penpol Creek	2-3 acres	Rewilded woodland areas.
Cliff to St Cadix Woods		Ancient Semi Natural Woodland.
Ancient and veteran Trees		
The Giant's Hedge	15 km in length to defend the area between the Rivers Fowey to Looe. 2.8km is protected. Remaining sections are 3.5m wide, 2 m high with a 3 m wide ditch at 0.8m depth. ⁱⁱⁱ	Scheduled monument. Ancient hedgerow. Earthworks can date back to the Middle Bronze Age.
Lerryn Valley	Multiple veteran oaks	Hedgerows of Ethy, road to Couches Mill and
Trebant Valley	Ancient Ash. Multiple veteran oak and beech.	Hedgerows and roadside.
Orchards (Privately owned)	The owners have permitted their orchards to be listed	
Nethercombe (Penpol)	1 acre	Ancient orchard
St Cadix	1-2 acres	Ancient orchard
Estuary		
Penpol Creek		CWS and MCZ.
Lerryn Creek		CWS and MCZ.
Fowey Estuary		CWS and MCZ
Rivers		
Lerryn River	11.665 km long Water from an area around 24.3 km ² in size and is part of the Fowey catchment area.	
Trebant Water	9.414 km long ^{iv} Water from an area around	

	13.96 km2 in size and is part of the Fowey catchment area.	
Wildlife meadows (In private ownership)		
Lerryn River Valley	10 – 15 acres of wildflower meadows and ancient woodland along the river valley	100 bird species and 200 plant species. Butterflies and moths.
Trebant Water Valley	10 – 15 acres of wildflower meadows and ancient woodland along the river valley	Rare lichens and fungi. 13 species of bats. Damselflies, butterflies and moths.
Buildings (Privately owned)		
Penpol Mill	Large disused mill. Grade 2 listed.	Bats, swallows, house martins and owls.



Penpol Mill

Bibliography

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|--|------------------------------|------|
| ⁱⁱⁱ Fowey Estuary Historic Audit | Cornwall Archaeological Unit | 2000 |
| | ISBN 1 898166 83 8 | |
| History of St Veep Parish | Andrew Foot | |
| Cornwall Local Plan | | |
| Cornwall Council Housing SDP – adopted February 2020 | | |
| Climate Emergency Development Plan Document (DPD) – Cornwall Council | | |
| Cornwall Local Flood Risk Management Strategy | | |
| Cornwall Shoreline Management Plan | | |
| Cornwall Maritime Strategy 2019 – 2023 | | |
| Cornwall and the Isles of Scilly Environmental Growth Strategy | | |

<https://www.landscapebritain.co.uk/british-rivers/cornwall/trebant-water/>

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Members of the Steering Group

David Hamilton	Chairperson
Tony Rumbelow	Vice Chairperson
Jane Bulmer	Secretary
Jean Piper	Parish Councillor
Flynn Pearce	Parish Councillor
Rita Worswick	Treasurer
Rachel Fedden	
Alison Fogg	
John Venning	

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