

St Mellion Parish: Neighbourhood Priority Statement (NPS)

Introduction

St Mellion Parish Council has spent many years trying to produce a Neighbourhood Development Plan (NDP) based on consultation carried out with the community between 2014 and 2023, and a lot of things have changed since then. We have heard the community's wish to influence development and planning in the local area by identifying key priorities and preferences for their neighbourhood. We therefore decided that, due to the rising complexity of the NDP process, we will develop this NPS, which is a quicker 'lighter touch' way, for smaller parishes to express their views. The NPS will be used to inform Cornwall Council's new Local Plan, ensuring that community needs and aspirations are considered when new development is proposed. . This NPS is a culmination of all the work undertaken over the last five+ years. it sets out what a community thinks are the most important issues for its area and how they should be addressed. This will then inform the Parish Council's work plan and how it spends its resources. It will also guide how it responds to consultations by other organisations and will help those organisations understand what St Mellion residents and businesses need and take that into account when providing services and facilities.

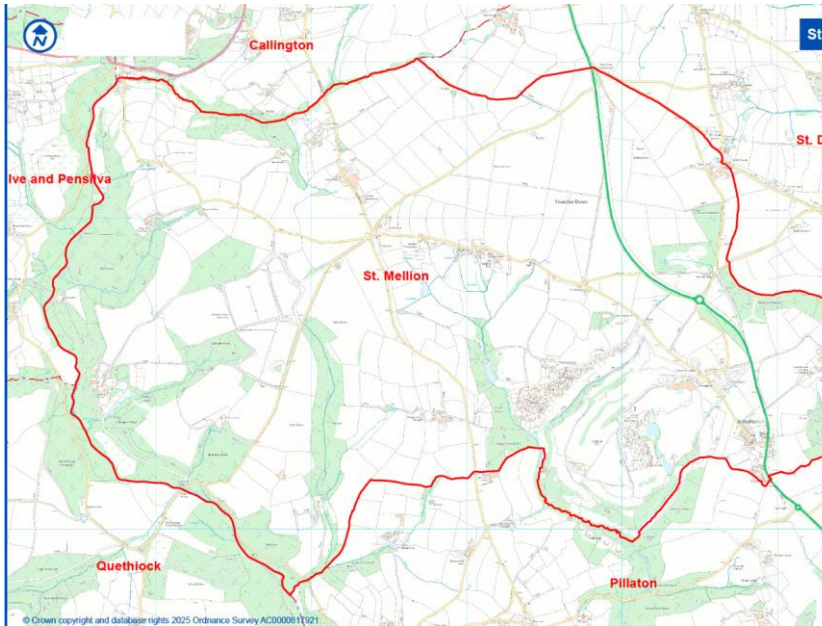
The process of creating the St Mellion NPS has been overseen by St Mellion Parish Council (StMPC) and undertaken via a steering group, which consisted of members of the community (including two Parish Councillors). The Localism Act of 2011 introduced neighbourhood planning, giving local people the opportunity to have more say about what happens in the area in which they live; the Levelling Up and Regeneration Act (LURA) (2023) then established the role and purpose of a NPS (see Schedule 7, Part 15k of the Act). A housing needs assessment was undertaken in 2017/18, which identified the need for rented or affordable housing to buy. Following a public meeting at which there was widespread support for a NDP to be created, a working party was established and a NDP survey (see Appendix 1) distributed to every dwelling in the parish in 2022. The introduction of the NPS process facilitated the change from NDP to NPS development with a further survey, hosted by Cornwall Council, issued in 2025.

The steering group members were: Bridie Kent, Hilary Gill, and Adam Sturtridge (Parish Councillors), Angela Perrett (Community volunteer, then Parish Councillor) and Bryan Hammond (Community volunteer).

Keith Abbott (Chair of St Mellion Park Residents Association) is acknowledged for his contributions in drafting the first iteration of the NDP which has helped to inform this NPS.

St Mellion Parish Today

Map of St Mellion Parish Boundary



The rural parish of St Mellion comprises the village of St Mellion, several hamlets, including Woollaton, Bealbury, Amytree, Axford, Newton Ferres, as well as part of Callington NewBridge, and a number of farms that vary in size (see Parish map). Its population is 402, with almost half living in a small development located adjacent to the golf course, known as St Mellion Park. Just over 40% of the population are aged over 65 years. The parish area is 2,985 acres in area (12.09 km²) and part of it falls within the Tamar Valley Area of Outstanding Natural Beauty. Most of the land within the parish is farmland and woodland.

The village of St Mellion is dissected by the A388; a busy road that is speed restricted through the village (see Appendix 1, road usage data). There is no traffic-controlled crossing to facilitate access to residential properties on both sides of the A388, as well as a small number of business premises and bus stops along this extremely busy road. The bus stops are served by a limited

hourly bus service. The Parish Council paid for bus shelters to be erected, with the final one being completed in 2023.

St Mellion parish has a 14th century church, a methodist chapel, a primary school and an associated church hall. The church and hall are located in the centre of St Mellion village, bounded by residential housing; the access road to these is restricted to local traffic and there is limited public parking. The Grade II listed village pub (Coryton Arms) has recently re-opened and provides a pub and restaurant. There is no village shop/post office, since these closed about 20 years ago, however there are small farm shops in the local area and a community shop at St Dominick, which is approximately 2 miles from St Mellion village by road.

At Crocadon, on the A388, there is a 120 acre organic farm operating as Good Earth Growers. St Mellion Estate is an established successful business located just outside St Mellion village. It has a hotel, restaurants, two golf courses, a swimming pool, spa, fitness centre, conference facilities, tennis courts and other sports facilities. The business opened in 1975 and it has been the venue for European tour and leading amateur competitions. Within the Estate, there are approximately 40 small, detached holiday self-catering accommodation units that have recently been refurbished, with planning permission for a further 140 units, plus a wedding venue. There are notable listed buildings within the parish, including the church, old vicarage, pub and houses eg.: Horsepool Farmhouse (Grade II listed) dates back to C17/C18 (Grid Ref: SX3855865965). The parish contains the 16th century Clapper Bridge (Grid Ref: SX3518165252), which is Grade II listed and a multi-span bridge over the River Lynher, which is thought to incorporate the earlier medieval Clapper Bridge and was partly rebuilt possibly in the C19. A Clapper Bridge was first recorded at this location in 1480, and it was called the Clayper Bridge by Norden in 1584; by this time the bridge had probably been rebuilt from its simple clapper stone construction.

St Mellion is a parish with a predominantly older population; this has implications for the school and other facilities within the parish. We have several young families residing in the parish now and we are keen to encourage growth. There are limited areas where new housing can be built, due to the agricultural nature of the surrounding land and lack of services eg shops, public space and health facilities. There are housing developments within a five miles radius of the parish. The community is mindful of balancing the need for affordable housing with maintenance of green field sites and agricultural businesses. We have, therefore, set out the views of the community within this NPS.

Key Data

The population of the parish of St Mellion has been relatively static for over 10 years with very few new houses built as can be seen from the overview below. The majority of homes are detached and have 3 or more bedrooms; the largest area of housing is located on St Mellion Park consisting of 80 homes. The population has a majority of working age people with a relatively small number of those under 18.

Parish Overview	
Number of homes	193
Number of settlements of >100 homes	0
New homes built since 2010	5
How many of those homes were affordable? (%)	0
Commitments (homes with consent not yet built)	4
Households on Homechoice with Local Connection	10
Population	402
Over 65s	162
Working Age (18-65)	196
Under 18	44
Is there an existing Neighbourhood Plan?	No

The Vision

Over the next 25 years, we want to build on the developments that took place in the 1980s and 1990s, when the golf club was opened and St Mellion Park constructed; these created employment and expanded the local population. We want to live in a community where the farms and local businesses are successful, and the rural landscape remains beautiful. There have been more recent improvements, including the provision of road safety cameras and bus shelters, but our vision is that the parish community benefits from appropriate developments that would further the growth of population and businesses within St Mellion parish. Our vision for the parish is that:-

By 2050, St Mellion Parish, with its village and surrounding hamlets, will be thriving within a vibrant and viable local economy, whilst preserving the character and benefits of a beautiful rural community.

To achieve this, our priorities over the medium are: :

- To improve road safety, particularly along the A388 for pedestrians, equestrians and cyclists (ongoing over the 25-year period).
- To maintain and extend the network of public rights of way

- Championing and promoting an increase in services provisions in St Mellion and the surrounding area by working with local businesses (e.g. a shop, a pub, full fibre broadband) (ongoing over 25-year period)
- Supporting, where appropriate, the development of a small number of houses (minor development) with a focus on affordable and sustainable homes for local people (ongoing over 25-year period)
- Deliver homes that are suitable and accessible for older residents so that local residents have more choice to remain in the local area as they grow older.

Commented [CO1]: At the start of the vision, you seem to want housing growth to support population growth but here, the priority seems to want to minimise growth - you should decide whether you do want meaningful growth (enough to have an impact on service provision) or whether the priority is minimise the number of new homes.

Objectives

To achieve the vision stated above, we will focus on the following objectives:

1. Growth and locations for new homes

We will actively support following:

- Minor housing development, with numbers less than 10, in keeping with the existing eclectic mix of styles in the village and surrounding countryside, located within St Mellion village; any new housing must include parking spaces due to limited parking currently
- New homes that are suitable and accessible for older residents so that local residents have more choice to remain in the local area as they grow older
- Developments proposed by reputable social housing providers are preferred.
- Development to foster climate change mitigation, and biodiversity and environmental improvements for the enjoyment of residents and visitors.

Commented [CO2]: You note that 40% of the population is over 65, you could consider a priority delivering homes that are more accessible for an ageing population? I've made a suggestion in the priorities above

Currently housing is clustered in St Mellion village, St Mellion Park, Woolaton, Amytree, Bealbury, and Callington Newbridge. Like many small Cornish villages, St Mellion parish has evolved through a process of uncoordinated planning and development by private individuals and businesses. Consequently, there is a mix of homes, farms, hotel/leisure facilities and other relatively small-scale businesses. There are substantial new estates within a three to seven mile radius, at Carkeel, Callington and St Anne's Chapel. Within the community, data revealed little support for additional short-term holiday accommodation (St Mellion Estate has planning permission for 142 holiday lodges). There is no support for the use of these to be converted to full time residential status.

The NDP survey (2022) and housing needs survey (2017) show that developments exceeding 10 houses would not have the support of residents however Cornwall Council has stated there are at least eight people who want sustainable 'affordable' housing. The 2025 'LetsTalk' survey attracted responses from 15 residents and revealed more recent data that supports much of the 2022 survey. Those who responded in the 2025 survey were intending to stay for more than 10 years and if they did move it would be to either downsize or to live independently, both within Cornwall. Most agree

there is a housing crisis currently but that the open countryside around St Mellion should not be used for housing developments. The houses that are desired are smaller properties that are affordable. No more holiday accommodation is wanted. There is a desire to have homes built in places close to jobs, with good access to public transport thereby reducing the need for a car. Any largescale developments should be close to existing towns so that facilities and services can be easily accessed. Respondents commented that services such as GPs and local shops need to be provided before any further development occurs.

We have carefully reviewed options within the Parish boundary where new developments might be feasible and the only locations are the land at the Glebe in St Mellion village, which is owned by the Truro Diocese, and is currently rented for grazing, and the 'Hillside' area owned by St Mellion Estate. There is no other land available for development. It must be noted that these are privately owned locations and no discussions have been entered into regarding further development in the form of residential housing.

We will support development that is located within easy walking distance of St Mellion village to facilitate public transport utilisation, and help to ensure this remains a viable and sustainable community in the future.

2. Housing

We acknowledge that local data indicate a small need for affordable homes, that could be self-build, social rent or shared ownership (possibly 10 people on the Cornwall County Council list for the wider area). The community indicates support for additional housing that is in developments of less than 10 in size, that is in keeping with the local area in the form of 1, 2 or 3 bed homes. For the foreseeable future, there is sufficient stock of larger homes within the Parish (predominately St Mellion Park), with plentiful other developments within a 10 mile radius. St Mellion Park is serviced by one private sewage treatment facility, which is now running at capacity, with no scope for expansion, therefore this will not accommodate further housing growth in this development.

In light of climate change, the following criteria will be strongly supported for all new homes, and those being refurbished within the Parish:

- High sustainability, energy efficiency design standards,
- Incorporate measures to mitigate climate change, eg solar panels, air/ground source heat pumps, and grey water re-use.
- Appropriate provision for parking for all new homes and EV charging (if appropriate).
- The need to have Radon gas protection where applicable.

In terms of design, there is a variety of housing designs within the Parish of St Mellion and any new houses should reflect this. Roofing type should ideally be made of slate. The exterior walls should be of materials in keeping with houses located within the Parish boundary. The largest development is St Mellion Park and the houses in this area are largely stone walled with slate roofs.

3. Jobs and Economy

The community strongly supports economic growth within South-east Cornwall and locally, we want our businesses to have a safe future as they are vital to village life and provide significant employment to the local area. Currently the main local businesses include:

St Mellion Estate; Crocadon Farm; St Mellion Primary School; St Mellion Flowers, Associated Lettings, AmyTree Caravan storage and Caravan site; local farms; and small-scale enterprises.

We support further diversification of agricultural businesses, where appropriate and well managed. A local example of this is the establishment of the Wild Thyngs Forest School.

We will advocate for improvements in public transport to enable workers to travel to their employment in sustainable ways, enhance tourism and improve the connection with local towns.

It must be noted that there are minimal locations where significant industrial development could occur, within the Parish.

4. Getting Around

Over the next 25 years, it is unlikely that there will be changes to the way the vast majority of travel is undertaken, which is via motorised transport using largely single lane roads. There is only one A-road; the A388. There are no cycling routes, very few public footpaths or bridlepaths and no footpaths to encourage walkers. We strongly advocate for the development of a safe means of non-motorised travel between Callington and Saltash but do note that these have been explored via the 'Safe Passageway Scheme'; this was deemed not viable due to cost and complexity. We will continue to explore funding opportunities and champion any such initiatives.

Public transport is limited to an hourly bus service Monday to Friday along the A388. The nearest railway station is Saltash is approx. 7miles but this has accessibility issues. Any improvements in public transport services will be strongly championed.

Maintenance of existing limited public rights of way, as well as increasing the establishment of rights of way to safely connect Callington with St Mellion, through to Carkeel and beyond for pedestrians, equestrians and cyclists remains a key commitment. Various permissive paths allow traffic free

walking along the A388 just south of St Mellion village and we continue to advocate for more of these since most of the A388 is without pavements or safe passage routes.

5. Heritage, Character and Design

Protection of heritage listed buildings that reflect the character of the parish is very important to the Parish. These buildings include Woolaton hamlet, St Mellion Church, Clapper Bridge, the public house (Coryton Arms), Horsepool Farmhouse, Bealbury Chapel, and the Old Vicarage.

The hamlet of Woolaton and St Mellion village include heritage properties, some dating back to c1200 and the character of these should be protected.

Where possible, we support permitted sustainable designs even on listed buildings (with appropriate design controls) to facilitate climate control measures.

6. Green spaces, environment and nature

We will work with St Mellion Estate to ensure that its hotel and golf course remains an asset to the region.

There is no public open space within the Parish boundary. The surrounding areas in the parish consist of agricultural land in open countryside; we want will work to protect this in line with the Cornwall Local plan

The agricultural land that abuts St Mellion village is largely owned by Pentille Estate and is land that should be protected from housing development. We will strongly oppose development on green spaces, including Amy Down, on historical, environmental or natural grounds.

The upkeep of land next to roads should, where appropriate, take nature fully into account.

Protecting our Cornish Hedges is a priority

As included above, maintenance of existing limited public rights of way, as well as increasing the establishment of rights of way to safely connect Callington with St Mellion, through to Carkeel and beyond for pedestrians, equestrians and cyclists remains a key commitment. Various permissive paths allow traffic free walking along the A388 just south of St Mellion village and we continue to advocate for more of these since most of the A388 is without pavements or safe passage routes.

7. Community facilities and sustainability

There are few community facilities within St Mellion Parish but we will strive to expand these where possible. All existing venues are privately owned; electric charging points are available at St Mellion

Estate for general use at a cost. The development of a shop, for example within the Coryton Arms, would be welcomed by all.

8. Infrastructure

We have highlighted that the parish is poorly served by public transport and we would like to see this infrastructure improved. We would also promote the development of cycle routes connecting neighbouring towns, servicing villages and schools along the A388.

Excessive speed and risks to the safety of pedestrians, cyclists and horse riders are major issues in the village of St Mellion (A388) and surrounding lanes. We remain concerned about the potential increase in pollution arising from higher density of heavy lorries on the A388. As local and regional populations increase and housing developments to meet the Cornwall Council allocation of the national new housing target materialise (4500 more houses as of 2025), we have seen a corresponding rise in vehicle usage within the Parish especially along the A388. Current traffic data provided by Cornwall Council Highways department report over 12500 (September 2025) pass through St Mellion village on a daily basis and this is set to rise due to new housing developments in Callington and Launceston. As a Parish Council, we have been concerned about this for many years and receive traffic data from Highways.

A proposal for a bypass for St Mellion was developed in the 2010s but was declined following a feasibility assessment in 2017. The demand for a bypass on safety and health grounds remains high among the residents of St Mellion and there are data to support in the survey. We therefore will be continuing to lobby for the resurrection of the proposals at the earliest opportunity.

We remain committed to ensuring that traffic using Church Lane in St Mellion village is monitored and all possible safety measures installed along this 20mph road. A traffic survey (2024) highlighted the increasing number, and speed, of vehicles travelling along this road, disregarding the access restrictions (details are presented in appendix 3).

In most parts of the Parish, mobile phone reception is poor and we will continue to champion improvements in this infrastructure, taking due regard the need to avoid negative impact on the wider landscape. This also applies to broadband provision.

We continue to advocate for a move to renewable energy whilst also paying due regard to maintaining the agricultural heritage of the Parish.

Community Engagement

The following table summarises the community engagement activities undertaken to ensure that this NPS has support within the parish community. We have also produced a consultation statement (see appendix).

Event	Dates	Comments
Resident surveys	2017 2022, 2025	Housing Needs survey (CC) NDP survey (see appendix) - 200 responses were received and the feedback has been summarised in the consultation statement. 52% of respondents supported direction of NPS. Cornwall Council Lets Talk Local resident survey (2025); the parish encouraged residents to complete this survey and Cornwall Council provided all of the comments from residents who identified St Mellion as their home. 15 residents responded.
Formal consultation	TBA	Formal consultation on draft NPS, publicised via parish website, newsletter, local posters and social media.
Public consultation including at parish council meetings	2021 Monthly item on agenda 11 August 2025	St Mellion Hotel (25th October 2021) NDP is a planned item on the PC agenda and members of the public are encourage to attend and make comments. Coryton Arms NPS drop in session

Appendices

- Appendix 1: Consultation Statement – All NPS will need to include this statement, detailing the community consultation that has taken place and summarising the responses received. We suggest using our neighbourhood planning consultation statement template for this <https://www.cornwall.gov.uk/media/y3sdnzyv/consultation-statement-template.docx>
- Appendix 2: Data and analysis: Household Survey summary and Let's Talk results. To be included if required

- Appendix 3: traffic data for St Mellion A388 and Church Lane

Summary table from original report.						
	All Observations		Weekdays		Weekends	
Speed Limit	South eastbound	North westbound	South eastbound	North westbound	South eastbound	North westbound
Number of Observations:	129	498	100	414	29	84
Mean Speed (mph):	19.5	17.0	19.6	17.0	19.3	16.5
85%ile Speed (mph):	23	20	23	20	23	21
Standard Deviation:	3.7	3.3	3.7	3.2	3.8	3.8
% ≤  :	58.9%	86.5%	57.0%	87.0%	65.5%	84.5%

Additional analysis						
	All Observations		Weekdays		Weekends	
	South eastbound	North westbound	South eastbound	North westbound	South eastbound	North westbound
Number of Observations %:	20.6	79.4	19.4	80.5	25.7	74.3
Total observations in both directions.	627		514		113	
Total observation expressed as percentage.	100		82		18	
Total trial time expressed as percentage.	100		75		25	
Deviation from expected distribution.	0		+7%		-7%	
Conclusion: more cars have used the road on weekdays, but that is to be expected as there were six days weekdays sampled compared to two weekend days. Adjusting for this time imbalance, weekdays are still 14% busier than weekend days. Some of this could be accounted for by residents of Church Lane going to and from work, but given that they are likely to use their cars on weekends too it is unlikely to account for all of it. Note: there are approximately 30 cars on Church Lane which can use the road legitimately. Assuming each car makes one journey per day this implies that roughly 65% (maximum) of all journeys down the lane are illegal.						

Recorded Speeds from VAS607 (St Mellion, Southbound) 01/01/23 to 09/08/23

Speed Limit: 30 mph	All Observations	Weekdays	Weekends
Number of Observations	110614	80560	30054
Mean Speed (mph):	38.43	38.4	38.5
85%ile Speed (mph):	42	42	42
Standard Deviation	3.41	3.38	30.5
% 35 to 40 mph	80.94	81.16	80.36
% 41 to 50 mph	18.23	18.05	18.71
% > 50 mph	0.83	0.79	0.93



Note: This sign only records data above the sign threshold of 35mph. Any vehicles travelling below 35mph are not included in the sign data.

