

Perranuthnoe Parish Neighbourhood Plan

...a Summary of the Plan & its Policies

A Planning Framework to Meet the Needs and Priorities of Parish Communities

Development has a long-term impact on a place and the people that live there, and it is **important to get it right**. It is vital that planning decisions are based on **local knowledge** and an understanding of what is **important to people who live here**. Neighbourhood planning gives Parish communities the chance to play a real role in shaping the future of the area in which they live.



Currently, development planning decisions are based on broad county and national policies, and planning officers assessment of how they should be applied. The Neighbourhood Plan establishes a local planning framework, to help ensure that development is **fine-tuned to the special characteristics of this Parish**, and to the needs and priorities of its communities.



The Plan has evolved through a process of extensive **local consultation, research** and **professional assessment**, to establish a **Vision, Objectives** and **Policies** that together form a local planning framework.



The Vision outlines the long-term, sustainable development aspirations for this area. To achieve this, the Plan is focussed around **6 core Objectives**.

Under each **Objective** lies a suite of **Policies** that provide the specific local planning principles and guidance to help achieve patterns and levels of development which are sustainable, focussed on meeting local housing needs, whilst conserving the valued natural and heritage character of Parish landscapes and settlements.

THE VISION: Perranuthnoe Parish, a special place to live, work & visit

The Neighbourhood Plan is based on an understanding of what makes Perranuthnoe Parish such a special place in which to live, work, & visit. Through this Plan, the Parish aims to achieve well-informed development planning, based on an understanding of the area & what people value. It will enable Parish communities to get the types & levels of development needed, ensure development is resilient & sustainable, & will protect natural and heritage assets, the valued local character of settlements and hamlets, & the outstanding scenic beauty of landscapes, recognising their importance on a local, national & international scale.

The Plan Policies: A Summary

NP OBJECTIVE 1: COMMUNITY WELFARE (CW): To ensure that sustainable development in the Parish supports robust local communities, with a pride in their Parish, able to enjoy its many assets, whilst acting as custodians for future generations.

Policy CW1: Community Assets & Facilities specifies that buildings or land that provide an important community function should be conserved, unless it is clearly demonstrated that they are not needed, unviable or are/can be provided in a similarly accessible location.

Policy CW2: Safeguard Public Rights of Way underlines the importance of PRoW as a social and economic asset of core importance for health and wellbeing. It lays out local planning provisions to help ensure that development is not visually or physically intrusive on them.

Policy CW3: Local Green Space recognises areas of green space that are of special significance to Parish communities. These areas are outlined in maps, and the policy specifies that development should not alter their valued characteristics, which are described in LGS Appraisals.

Policy CW4: Principle Residency is focussed on the area of the Parish most severely impacted by the loss of housing to second homes and holiday lets. It specifies that planning permission for any new housing in this area must have a condition or planning obligation to ensure that it can only be used as a home for a local resident.

Policy CW5: Spatial Planning underlines that it is important for planning assessment to consider the capacity of an area to absorb proposed development. It aims to achieve long-term spatial planning which considers the cumulative social, physical and aesthetic impacts of development.

Policy CW5i: Access, Parking & Congestion specifies that development should not create or exacerbate issues of congestion and safe access, or put further pressure on limited parking availability, recognising that these are critical issues for Goldsithney and Perranuthnoe villages.

Policy CW6: Flooding, Erosion & Subsidence sets out a series of planning considerations to help ensure that development does not exacerbate flooding, erosion or subsidence risks.

OBJECTIVE 2: HOUSING AND TEMPORARY ACCOMMODATION (HTA): To ensure that the housing & accommodation needs of Parish communities are met and that the Parish maintains the distinct identity of villages and hamlets, avoiding further coalescence between them & maintaining the open space character of landscapes around them.

Policy HTA 1: Development Boundaries provides clarity on where infill and rounding-off will be supported for the settlements of Perranuthnoe, Goldsithney, Rosudgeon and Perran Downs. It aims to achieve patterns of development that will meet local housing needs to 2030, whilst maintaining the distinct identity of villages and hamlets.

Policy HTA 2: Replacement Buildings & Conversions establishes local criteria to help ensure that replacement buildings and conversions are well-integrated within their setting, and to avoid further visually intrusive or incongruous development within AONB and WHS landscapes.

Policy HTA3: Affordable Housing supports the provision of affordable housing to meet the needs of Parish communities. It encourages a phased approach, to meet evolving local needs, and specifies that development proposals should demonstrate best use of land. Affordable housing can be supported outside the Development Boundaries.

Policy HTA4: The Siting of Temporary Caravans specifies the situations when it may be acceptable for caravans to be used as temporary accommodation. It aims to help ensure that temporary use of caravans for accommodation does not lead to unplanned dwellings.

OBJECTIVE 3: BUILDING DESIGN AND LANDSCAPING (BDL): To ensure that the design of new & replacement buildings in the Parish, & of modifications to existing buildings, results in developments that are well integrated into their surroundings, & which contribute to the valued local character of landscapes & settlements.

Policy BDL 1: Building Design, Scale, Layout & Landscaping establishes clear local design principles through which to achieve development that contributes positively to the distinctive local character of AONB and WHS landscapes and settlements, and is sensitive to the functional needs of Parish communities.

Policy BDL 2: Design & Location of Signs & Advertisements outlines a number of provisions to help to ensure that signs and advertisements are not visually intrusive.

OBJECTIVE 4: NATURAL LANDSCAPES & BIODIVERSITY (NLB): To protect the outstanding natural beauty of landscapes & to ensure that development across all parts of the Parish supports the conservation of biodiversity & geo-diversity, enhancing ecosystem integrity & strengthening climate change resilience.

Policy NLB 1: Biodiversity Conservation, Ecosystem Resilience & Protection of Natural Landscape Beauty aims to ensure that the outstanding natural beauty of Parish landscapes is conserved, and that development planning recognises the importance of healthy ecosystems and biodiversity for community, environmental, and economic resilience and well-being.

Policy NLB 2: Coastal Change Management Area (CCMA) establishes a local planning framework to ensure that development planning in the Parish's coastal zone considers the risks associated with coastal change and erosion, and to help protect the special qualities of the coast. Permanent new residential development will not be supported in the CCMA. A South West Coast Path protection zone is established, so that the path can roll back as the coast erodes.

Policy NLB 3: Control of Light Pollution & Glare from Fenestration establishes local planning provisions to help minimise the risk of light pollution and glare from development, recognising that the Parish lies in the buffer zone to the West Penwith Dark Skies Reserve. It responds to concerns over the increasing impact of light pollution on the natural beauty of Parish landscapes.

Policy NLB 4: Green Infrastructure Hedgerows & Cornish Hedges recognises their importance as natural habitats and as features core to local AONB and WHS landscape character. It adopts the position that all hedges should be retained within developments, and encourages the use of new hedges within landscaping.

Policy NLB 5: Environmental Responsibility in Development encourages development proposals to demonstrate environmental responsibility through recognised environmental standards, so that green credentials are clearly evidenced.

OBJECTIVE 5: HERITAGE CHARACTER AND ASSETS (HCA): To safeguard heritage assets, historic landscapes and areas of traditional settlement character across the Parish for current and future generations, recognising their international, national and local significance.

Policy HCA1: Heritage Value of Landscapes, Settlements & Assets in the Mining Landscape World Heritage Site (WHS) establishes provisions to achieve development planning which works positively to conserve the local heritage character of landscapes and settlements in WHS designated areas of the Parish. It underlines the importance of historic field systems, footpaths, lanes, bridleways, mining features, Goldsithney Village Conservation Area and other historic settlement areas and buildings to local WHS character.

Policy HCA2: Non-designated Heritage Assets & Perranuthnoe Conservation Area establishes provisions to achieve development planning which considers and works positively to conserve the local heritage character of landscapes and settlements in AONB areas of the Parish. It identifies non designated heritage assets (NDHA) of special local significance, providing maps of each area, and outlines planning criteria to help ensure that development works positively to conserve their local heritage character.

A Heritage Character Assessment accompanies these two policies which describes heritage features and assets of special local value across WHS and AONB areas of the Parish.

Policy HCA3: Historic Mining Sites & Landscape Features supports the conservation of historic mining sites and landscape features, recognising their significance to the cultural heritage of Parish communities and the heritage character of local AONB and WHS landscapes.

Policy HCA4: Archaeological Sites & Assets recognises the value of local archaeological sites and assets as a limited and finite resource of value to both current and future generations.

OBJECTIVE 6: ECONOMY & BUSINESS (EB): To support sustainable businesses that contribute to thriving communities & to a pattern of economic development that works positively to sustain valued assets & landscape character across the Parish.

Policy EB 1: Sustainable Businesses provides guidance for small-scale business development in the Parish, to help ensure that it complements the social, environmental and economic sustainable development aims of the Plan.

Policy EB 2: Agricultural Land, Buildings & Sustainable Production establishes a local planning framework to help ensure that development planning works positively to support resilient farms. It recognises the value of high quality agricultural land, and the importance of farming to local livelihoods and Parish landscapes, as the main land-use and economic activity in the Parish.

Policy EB 3: Campsites establishes provisions to help ensure that development associated with the creation or expansion of campsites, or other holiday accommodation facilities, is sensitively integrated into the local character of AONB and WHS landscapes, and that planning decisions are based on clear assessment of potential social, economic and environmental impacts.

Policy EB 4: Equestrian Development provides guidance to help ensure that equestrian development is well integrated into the local character of AONB and WHS landscapes, and that it does not detract from the amenity value for walkers or other users of public rights of way. It specifies that if planning approval is granted for permanent structures, conditions or a planning obligation should be included to ensure that the building(s) remain solely for equestrian use.



For more detailed information go to:

www.ourperran.co.uk

