

PERRANUTHNOE PARISH NEIGHBOURHOOD PLAN
LOCAL GREEN SPACE ASSESSMENT & AREA APPRAISALS



PERRANUTHNOE PARISH NEIGHBOURHOOD PLAN LOCAL GREEN SPACE (LGS) ASSESSMENT

The contribution of Local Green Space to Sustainable Development in Perranuthnoe Parish

The Neighbourhood Plan consultation process highlighted the great value which local communities place on 'green spaces' across the Parish. Green spaces are valued for a variety of reasons including recreation, social interaction and sport, health and wellbeing, their natural beauty and wildlife, the opportunities they provide for environmental education, and the inspiration they provide for local artists, artisans and photographers. It was clear from the results of public consultation that green spaces are core to the social, economic and environmental fabric of the Parish.

The public consultation process also highlighted strong local concern over the increasing loss of Parish green spaces to building development. There is concern that currently decision-making on planning applications is being made without an understanding of the green spaces of significant value to local communities, and that it is important to identify these areas, and put mechanisms in place to help ensure that they are conserved for the benefit of current and future generations.

There is currently nothing that identifies or delineates the green areas of high value to local communities, or the qualities of these areas that makes them special. The Neighbourhood Planning process was seen as an opportunity to fill this vacuum in knowledge, in order to achieve more informed and considered development planning in the Parish.

Designation of areas of Local Green Space (LGS) within Neighbourhood Plans provides the opportunity to achieve official recognition of areas of particularly high value to local communities, and can help to reduce development threats to them. However, in order to designate areas as LGS, it is important to undertake detailed and consultative assessment to identify areas of high community value, and the qualities that make them special.

The National Planning Policy Framework (NPPF) specifies that '*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*'. In order to be considered as potential candidates for designation as LGS, areas of green space must meet the criteria set out in paragraph 100. This states that "*Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a 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; and*
- c) local in character and is not an extensive tract of land*

The NPPF does not define what qualifies as 'close proximity' or 'extensive tract of land'. However, Cornwall Council recommend using Natural England's Accessible Greenspace Standards which state that 'close proximity' can be defined as within 1.25 miles and an 'extensive tract of land' can be defined as over 20 hectares (50 acres).

Areas of 'green space' form part of the overall 'green infrastructure' of the Parish. Green Infrastructure is a term used to describe the networks of green spaces (including natural and semi-natural areas); connections between 'green spaces' are important for environmental sustainability and are core to the rural and green character of landscapes. The green infrastructure of a Parish delivers a wide range of quality of life and environmental benefits

including for public health and wellbeing, building resilience to the effects of climate change, for food security and providing opportunities to protect and increase biodiversity.

It was clear from public consultation that a wide range of areas and natural landscapes are valued across the Parish, however not all were necessarily candidates for designation as LGS. In order to identify the green areas of particularly high value to local communities, the Steering Group used a consultative audit process, based on NPPF Local Green Space (LGS) criteria, and the information provided in national and county LGS guidelines.

The LGS auditing process drew on the results of public consultations, the assessments undertaken through the Local Landscape Character Assessment (LLCA), local research and assessment, and site visits. It supported the identification of a number of green areas of particularly high local value, for potential designation as 'Local Green Space' (LGS).

Process and Methodology used by Perranuthnoe Parish for identification of Local Green Space Areas

The approach used by the Parish for the identification of Local Green Space areas is based on the NPPF policy provisions and criteria, national guidelines, Cornwall Council Guidelines on Local Green Space and Green Infrastructure, alignment with Cornwall Local Plan policies, and the Community Greenspace Planning Toolkit. It involved the following key steps

Step 1: Consult with local communities and stakeholders on their needs and concerns in relation to green space and green infrastructure across the Parish. Assess whether there is any need to consider opportunities to enhance green infrastructure or afford better protection to areas of green space of significant community value.

Step 2: Given the clear community response from Step 1 on the need to strengthen protection of green spaces of value, and to improve green infrastructure across the Parish: Assess whether there are green areas that are 'demonstrably special' and are of long-term value to Parish communities. Include assessment of factors such as:

- Recreational value and healthy lifestyles (eg walking, cycle routes, horse riding, parks and playing fields, beach, outdoor educational areas, community gardens, churchyards, quiet space, access for elderly, young or disabled)
- Sustainable livelihoods (eg food growing, sustainable tourism, outdoor space for artists and photographers)
- Ecosystems, Wildlife and Climate Change Resilience (eg: wildlife corridors and key habitats, coastal and cliff, areas that play a key role in limiting risk of flooding, erosion and impact of climate change such as drainage areas, enhancing sustainable drainage, woodland; areas of importance for ecosystem resilience)
- Aesthetic value, local character and distinctiveness (Beauty, tranquillity, heritage or local historical significance)

Step 3: Analyse each green area of significance that is identified through the consultation process against the NPPF criteria and complete a Local Greenspace Audit Form for each site.

Each space is analysed to assess its appropriateness for delineation as an LGS. Key elements assessed include:

- Location of site and grid reference
- Surface Area
- Proximity to communities and public access routes
- Description of Site (including location, key physical characteristics such as landform, steepness, aspect and direction, drainage, soil, vegetation, key landscape features)

- Description of current land use / uses, (including commercial use, agricultural land / underused agricultural land, public use, mixed use)
- Ownership, (including, neighbouring land if relevant to the local greenspace designation)
- Relevant Statutory Designations
- Social and Recreational Significance / Values (including relevance for health and wellbeing)
- Environmental and Ecological Significance / Values (including green corridors)
- Heritage / Historic Significance / Values
- Aesthetic and Landscape Significance / Values

Step 4: Green Infrastructure Assessment.

Assess the overall balance of greenspace areas across the Parish as part of the Green Infrastructure of the Parish and in relation to neighbouring parishes (recognising Parish boundaries cut across green infrastructure important to neighbouring parishes) and determine how the overall Neighbourhood Plan policy framework and approach can work positively to conserve and enhance the Parish's green infrastructure, complementing that of neighbouring Parishes.

The overall approach adopted by the Neighbourhood Plan recognises that overall benefits for a Parish are best achieved if the spaces are considered within the context of the overall 'green infrastructure' of an area, ensuring that where possible local green spaces can be seen and managed as a network of spaces rather than isolated pockets of green. The Local Landscape Character Assessment (LLCA) also provides important information for the assessment of green infrastructure and its contribution to local landscape character.

Step 5: Neighbourhood Plan Strategic Environmental Assessment (SEA) screening.

Consider the feedback received from statutory consultees during the SEA screening process, and determine whether there are any implications for local green space designation and the Parish's green infrastructure.

Step 6: Undertake further consultation with Parish stakeholders on the Local Green Space candidate areas identified

Consult on the LGS proposals following SEA screening through publishing on the designated 'Ourperran' website and Parish Council website, and by holding an LGS consultation event with displays showing each area, and the criteria for selection, inviting comments and recommendations. The consultation process and events were publicised through posters community social media, village websites, public noticeboards, and word of mouth.

Step 7: Reg 14 consultation

A significant level of feedback on Local Green Spaces was received from the Regulation 14 consultation process. Local Green Space was mentioned in 54% of representations of which 84% were supportive of the proposals, and 12% not supportive. The Steering Group and the Parish Council considered all representations received and assessed them against LGS criteria to determine whether changes needed to be made to any of the LGS areas. As all representations received opposing LGS areas were from landowners and / or development consultancy companies, the decision was made to undertake a further direct consultation process with LGS landowners.

Step 8: Follow up directly with all LGS landowners to ensure that they are aware of the Parish proposals to include their land for designation as LGS, and have had the opportunity to make representations if they wish to do so.

The Parish Council undertook a final consultation directly with all landowners of proposed LGS areas, in order to ensure that all LGS landowners had the opportunity to comment on the final

proposals, prior to formal submission of the Neighbourhood Plan. The Steering Group supported this consultation process, using a combination of local knowledge and land registry searches to gather up to date contact details for each landowner. Letters were sent by the Parish Council to each landowner. A number of representations were received both in support and opposition to the LGS proposals, with some landowners requesting clarifications. The Parish Council responded directly to each representation received, providing further information and detail on the reasons for selection of the LGS and the LGS process. Where concerns were raised, the Parish Council offered landowners the opportunity for a direct meeting with Council members to discuss concerns and try to find an acceptable solution/compromise. A number of the landowners took up the offer of a meeting, while others refused the opportunity to engage in discussion. Although the Parish made every effort to identify all landowners, it should be noted that in some areas of multiple land ownership, it is possible that some landowners may have not been identified, and a small number of letters were returned undelivered. For this reason, the Parish Council was very flexible to allow for land owner responses beyond the stated date.

Step 9: Consider all representations made and the balance of evidence in order to determine Local Green Space (LGS) areas for proposed inclusion within the draft Neighbourhood Plan. Review and approval of all areas to be included in the Neighbourhood Plan by the Parish Council.

After assessment it was decided that a portion of land should be removed from LGS Area F, and that Area L should be deleted. This was due to recent planning decisions. Area L had been granted permission for housing development and community access to this green space would therefore no longer be possible. All other LGS areas remain the same as those put out for consultation in the Regulation 14 draft Neighbourhood Plan.

Step 10: Finalise the Neighbourhood Plan for formal submission to Cornwall Council.

Step 11: Reg 16 consultation. The result of Regulation 16 consultation can be viewed via the following link: <https://www.cornwall.gov.uk/planning-and-building-control/neighbourhood-planning/neighbourhood-planning-in-cornwall>

There was strong overall support for the Neighbourhood Plan with 31 individuals supporting it and 3 objections.

Step 12: Examination

The Examiner determined that the following proposed LGS areas were not suitable for designation as LGS and should be removed from the Neighbourhood Plan:

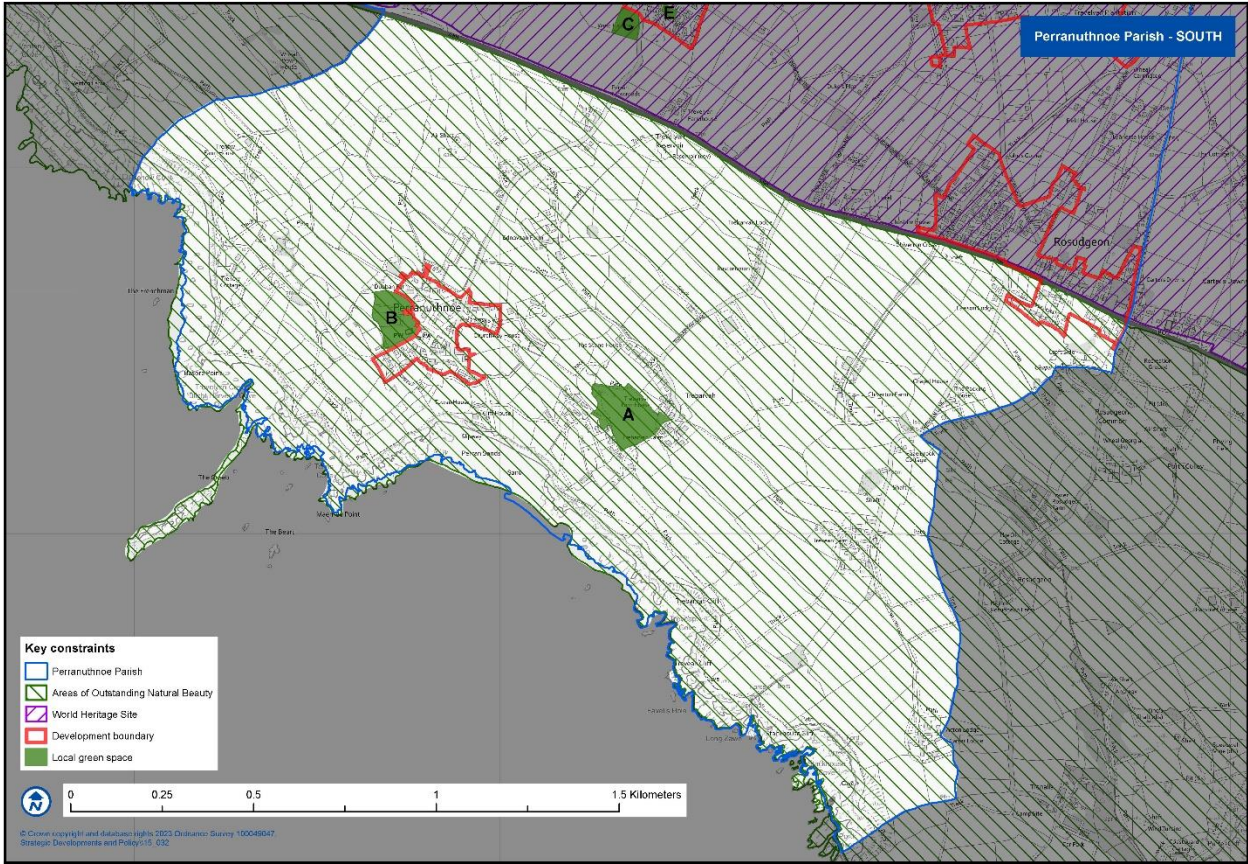
North of the Parish: The Meadow Red Lane Rosudgeon, Green space adjacent to Gears Lane and Owen Vean Common towards former Tregurtha mine; Green space adjoining Nanturras / Perran Downs paths and fields; Nanturras Fields between Poor House Lane and Nanturras Parc; Nanturras and adjacent to Daffodil Fields, Fore Street.

South of the Parish: Perran village Parking & Recreation area'; 'Green space adjoining SW Coast Path.

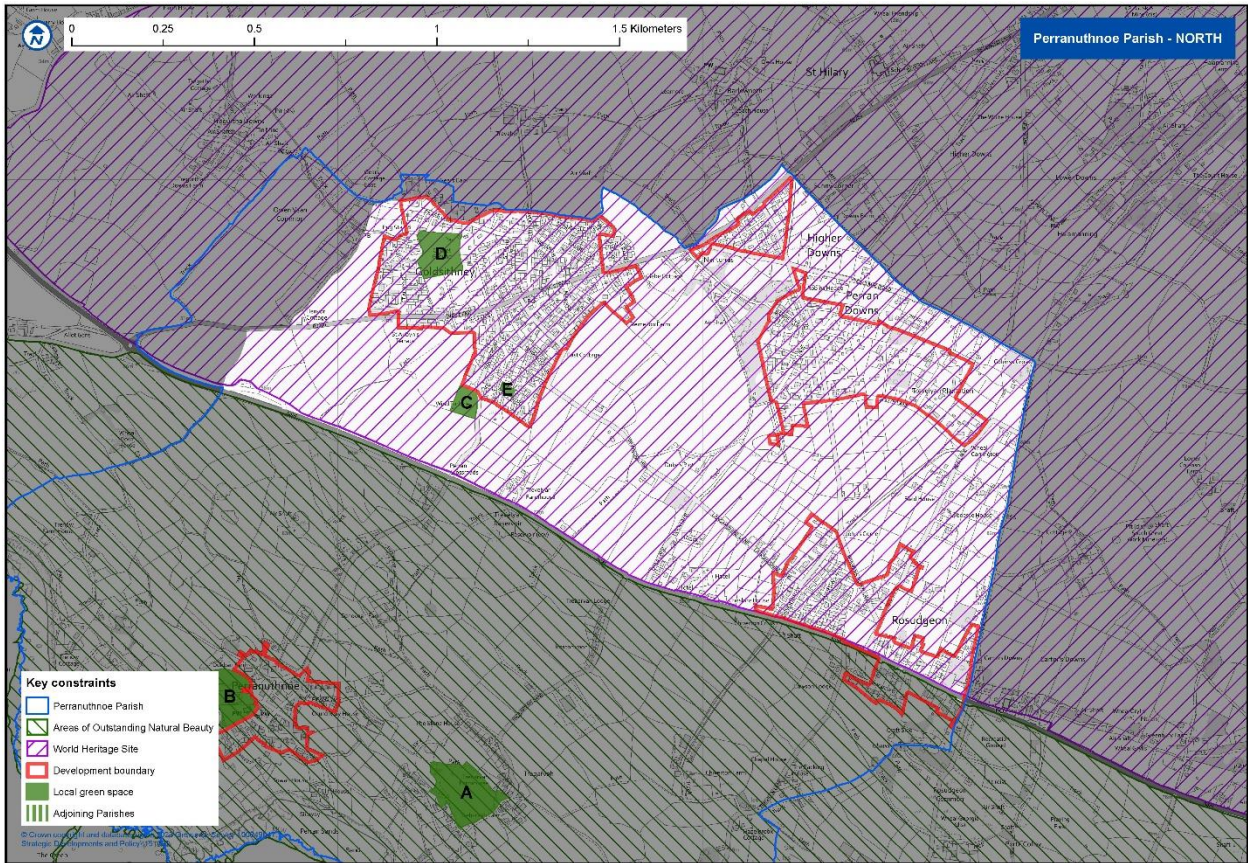
She assessed that: *'Whilst I accept that these areas contribute significantly to the landscape setting of the parish, (this has been well documented in the landscape assessments submitted with the plan) I do not consider they meet the tests to be designated as LGSs. I understand that the community may be disappointed by my decision however it should be noted that all the areas I have excluded from designation do benefit from considerable policy protection provided either from being located within the AONB or WHS'*

LOCAL GREEN SPACE AREAS

Designated 'Local Green Space' areas in the south of the Parish



Designated 'Local Green Space' areas in the north of the Parish



LOCAL GREEN SPACE SITE ASSESSMENT FORMS

Summary of the Public Amenity Value of each LGS area. The individual LGS Assessment Forms provide the specific assessment results for each area.

Site	Name	Demonstrably Special to the local community					
		Beauty	Recreation / Social Value	Historic / Heritage Significance	Wildlife / Nature Significance	Aesthetic / PAV*	Tranquillity
A	Churchway and Wheal Trebarvah Green space	✓	✓	✓	✓	✓	✓
B	St Michael & St Piran Church Graveyard Green space	✓	✓	✓	✓	✓	✓
C	St Piran's Field, South Road		✓			✓	
D	Goldsithney Cricket Field		✓			✓	
E	Green, Collygree Parc, Goldsithney		✓			✓	

* PAV = Public Amenity Value

LOCAL GREEN SPACE ASSESSMENT FORM for LGS Area A

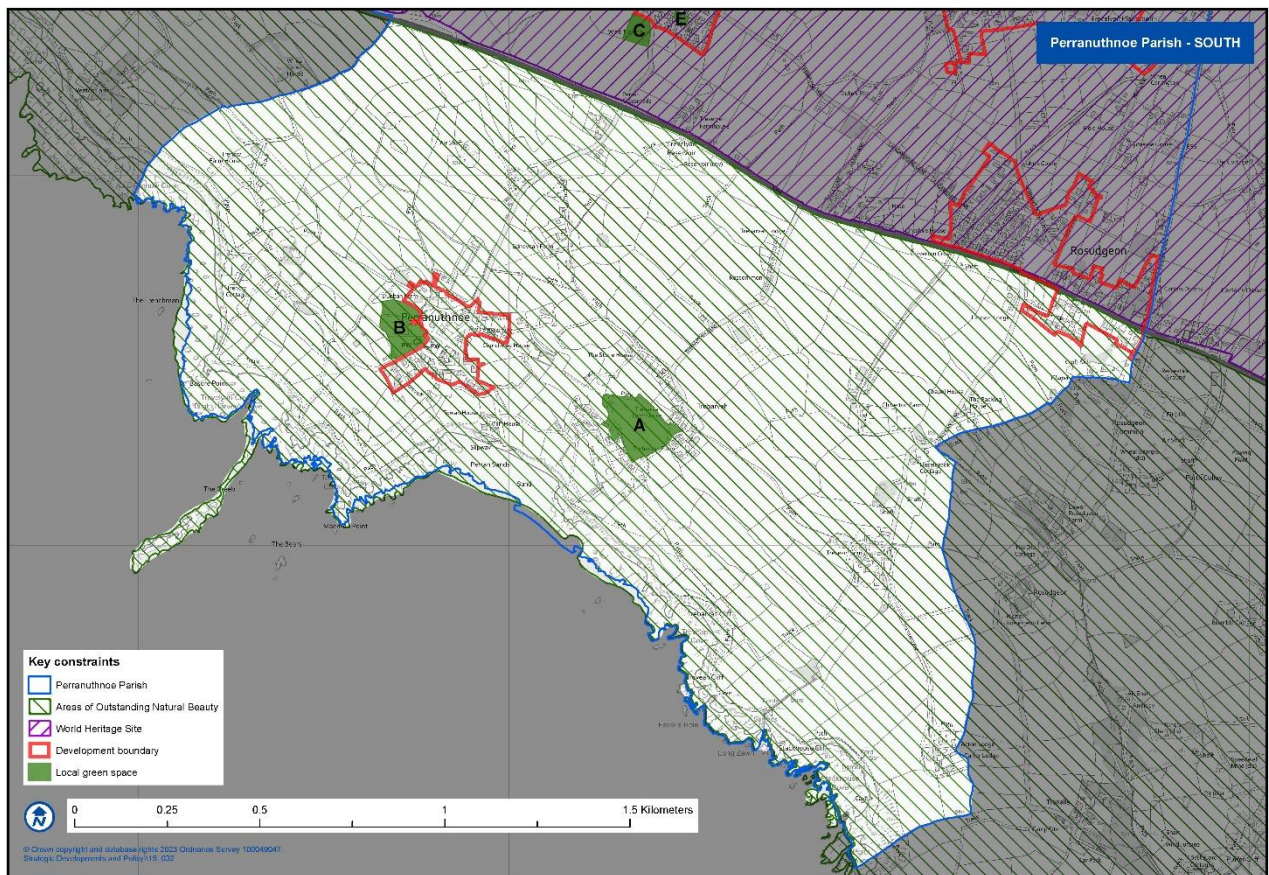
Site Information	
Site Location or Name	Church Way Field and Wheal Trebarvah
Grid References of features of interest	<p>Wheal Trebarvah SW54254 29322</p> <p>Old Mining Spoil Heap SW5431529390</p> <p>Medieval settlement site SW544429309</p> <p>Church Way (section of) SW444629317 to SW5426229408</p> <p>Field central point SW5430429382</p> <p>Footpath (section of network) SW5431129275 to SW5426329401</p> <p>Track (section of network) SW5443329314 to SW54336 29220</p>
Approximate Surface Area (hectares)	1.8 hectares
NDP Policy reference	Policy CW3: Local Green Space
Description of the Site	<p>The area encompasses Church Way field, the historic mining workings of Wheal Trebarvah, and has public footpaths on all sides, with the ancient heritage trail 'Church Way' traversing through it. The site is named in the 1841 tithe maps as 'Church Way field and gardens'.</p> <p>The land slopes steeply away to the coast and views to the west from these paths are iconic, looking down over St Michael's Mount, Mounts Bay and Perranuthnoe village Conservation Area. The footpaths are used extensively by the local community and the site is a popular public viewpoint, with the field also used by local artists who have painted numerous iconic pictures of the changing seascapes in Mounts' Bay.</p> <p>Historic mining activity at Wheal Trebarvah is evident in the landscape as mining spoil heaps forming mounds and small hills now overgrown and an important natural habitat. To the south west is where the engine house and chimney were sited, although no visible remains can be seen and the area is overgrown scrubland. The public footpaths pass through the old mine workings which are valued both as heritage landscape features and natural habitats.</p> <p>To the east of the site lie the historic farmsteads of Trebarvah. Although not within the proposed LGS area itself, the vernacular farm buildings are clearly visible from Church Way, and adjoining footpaths around the area, and provide a locally distinctive heritage character to the proposed LGS area in views to the east.</p> <p>The historic farm buildings and the mine works which surround the site provide a strong visual connection to Parish communities' farming and mining cultural heritage. They are valued heritage assets within the landscape and core to the local sense of place which characterises this area.</p> <p>Often left as a wildflower meadow, the site is bounded by Cornish Hedges on its north-eastern and southern sides, and an area of scrubland along the bridleway, which is an important natural habitat.</p>

Ownership	Mixed
Relevant Statutory Designations	The site is within the AONB Gold Status public footpaths The mining sites are local Heritage Assets listed on the Historic Environment Record (HER)
Reasons for Inclusion	
Recreational / Social Value	<p>Public footpaths run along all sides of the site, including the 'gold status' heritage trail 'Church Way'. They are used daily by the community and are also popular with visitors to the area, renowned as having one of the most spectacular views in the Parish.</p> <p>Sited on high ground, this area has a number of public view-points with outstanding coastal views over the fields and old mine workings towards St Michael's Mount and Mounts Bay, and inland over agricultural landscapes, and the village of Perranuthnoe. To the east views are of the historic farmsteads at Trebarvah, important heritage assets within the local landscape. The field is popular with local artists who have painted numerous iconic pictures of the changing seascapes in Mounts' Bay.</p> <p>A public bridleway runs along the eastern edge of the site in a south-east / north-west axis, regularly used by horse riders, cyclists and pedestrians.</p>
Heritage / Historic Significance	<p>The site of Wheal Trebarvah is on the south west side of the field, it comprises the now overgrown remains of the mine workings, mine shaft and mine spoil heaps which are HER registered historic assets (HER Ref: MCO60731). The historic mining site and spoil heaps are important heritage features in the local landscape and a site of historic interest and significance. At the western and southern perimeter of the proposed LGS area, the footpaths pass directly through the mining spoil heaps.</p> <p>The Local Landscape Character Assessment (LLCA) highlights the importance of the historic mining sites in this area as core to the landscape character of the area, and as now providing unique natural habitats. AONB Management Plan policy SCW8.11 specifically encourages 'the conservation and positive management of mining features that are outside of the World Heritage Site south of the A394 around Perranuthnoe, Rosudgeon...'</p> <p>Church Way is the historic footpath which connects outlying hamlets in the Parish to St Prian and St Michal church in Perranuthnoe village. Perranuthnoe Church is first mentioned in 1348, though its first rector is named in 1277 and this heritage trail would have dated from that time. It is a key part of the heritage of Parish communities, and Church Way field is an important part of it. It is a popular footpath used daily by many members of the community.</p> <p>Church Way field forms part of the distinctive local agricultural landscape characteristic, comprised of small field systems bounded by Cornish Hedges. The Hedges themselves are locally valued as important heritage features.</p> <p>To the east of the area, the vernacular character of the granite walled and slate rooved farm buildings at Trebarvah provide a</p>

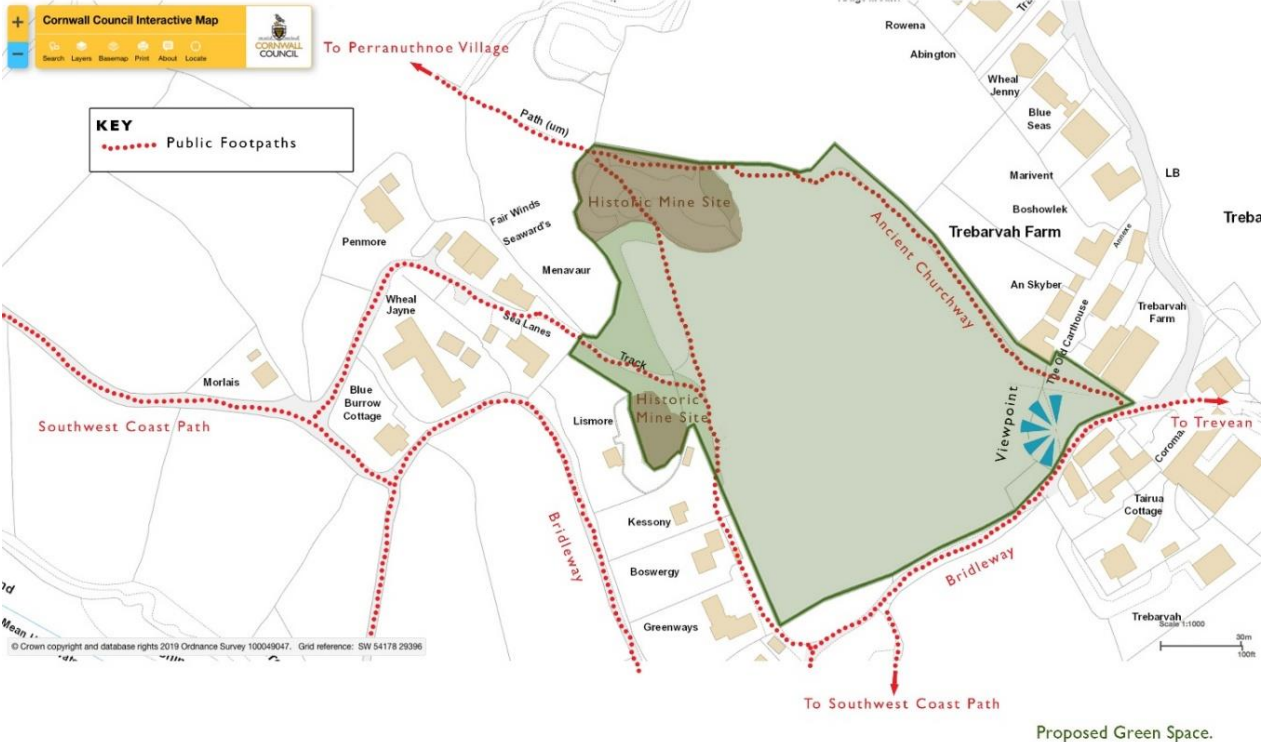
	<p>locally distinctive heritage character to the site. The historic farm buildings are valued heritage assets within the landscape and add to the local distinctiveness and cultural importance of this proposed LGS. Church Way directly through historic farmsteads at Trebarvah after Church Way field.</p>
Wildlife and Nature Significance	<p>The mining sites and spoil heaps are now overgrown and provide unique ecosystems known to support rare species of bryophyte.</p> <p>The Cornish Hedges and areas of scrub bush are important green corridors providing ecosystem connectivity between fields in this area.</p> <p>The field itself is often left as a wildflower meadow. The field and perimeter scrubland provide important habitats and biodiversity. The scrubland also provides a nesting and feeding ground for numerous bird species. Badgers are regularly seen in the area.</p>
Aesthetic Significance and Public Amenity Value (PAV)	<p>The site is an important recreational area and embodies many of the distinctive local features that are most valued in the Parish. This includes the:</p> <ul style="list-style-type: none"> - Outstanding views over St Michael's Mount, Mounts Bay, Perranuthnoe Village Conservation Area and historic mining landscapes when viewed from the public footpaths which pass through and around the perimeter of the site. The Parish Landscape Character Assessment (LLCA) describes this as an area with: 'Expansive dramatic views of the Mounts Bay coast,' and 'exceptional scenic expansive views of the coast of Mounts Bay from the network of public rights of way'. - Cultural heritage sites including Wheal Trebarvah and the historic farmsteads at Trebarvah, all of which are of local interest and significance.
Tranquillity	<p>The site is a very tranquil area of the Parish where members of the local community and visitors come to enjoy the quiet beauty of surrounding natural, agricultural and heritage landscapes. The LLCA describes the area as a 'very peaceful and quiet landscape, where the sensory experience is dramatically affected by the seasonal weather conditions.'</p>
How far is the green space from the nearest community	<p>Approximately 5 meters.</p>
Why does this site in the AONB require additional LGS protection?	<p>This site was recommended for Local Green Space designation because:</p> <ul style="list-style-type: none"> - This is an area which is 'demonstrably special' to the local community' with exceptional public value due to its social, recreational, cultural, heritage, aesthetic and environmental qualities. It clearly meets all the LGS criteria. - Recognition of this area as Local Green Space supports multiple LGS functions: it would lead to official recognition of the socio-cultural, recreational, heritage, and environmental value of the area to the local community, whilst also supporting its continued use. Recognition as an LGS would it is hoped bring advantages for landowners, as the Parish is prioritising all LGS areas for support to conserve and enhance the characteristics that led to their selection.

	<ul style="list-style-type: none"> - Although located within the AONB, there is public concern that the significant value of this area to the Parish community is not currently adequately recognised or assured within planning policy; it is important that it is recognised as a local green space of special significance and value to the Parish for the reasons identified in this audit
Other Supporting Evidence	<p>Consultation for the NP pointed to the need for land-use in this area to be well managed to reduce the risk and impact of flooding for houses lying to the south. Recognition as an LGS will support its management as a wildflower meadow and area of public amenity value which in turn reduces risk of flooding to low lying properties.</p> <p>Recognition of this site as local green space actively supports a number of AONB Policies and will help ensure that these are effectively implemented in the Parish.</p>

Location of LGS Area A in the south of Perranuthnoe Parish



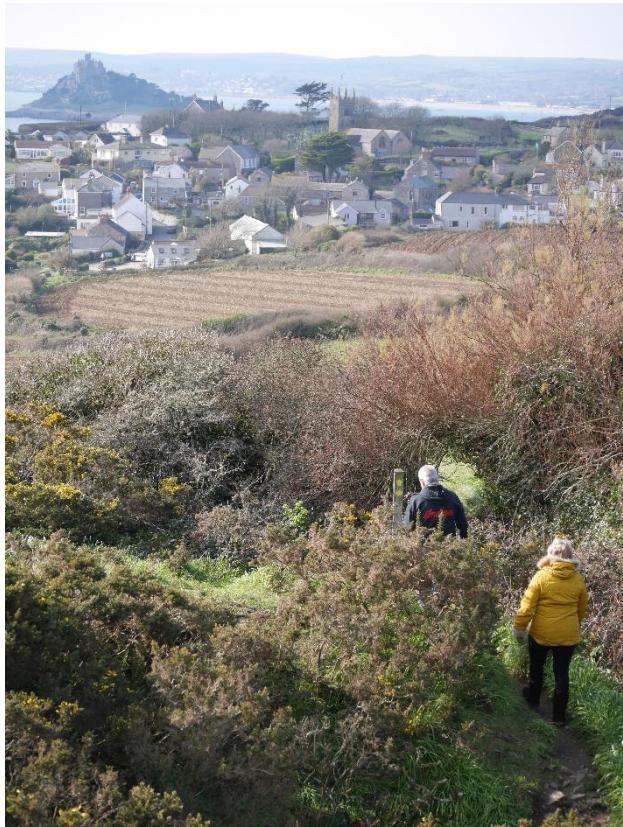
Local Green Space Area Map



Iconic views over St Michael's Mount



The area is a popular for walking and recreation. Footpaths pass through the historic Wheal Trebarvah mining spoil heaps, now overgrown



Looking south-east up to the historic farm buildings at Trebarvah



The Site is an important Natural Habitat with Wildflowers, Cornish Hedges and Scrubland



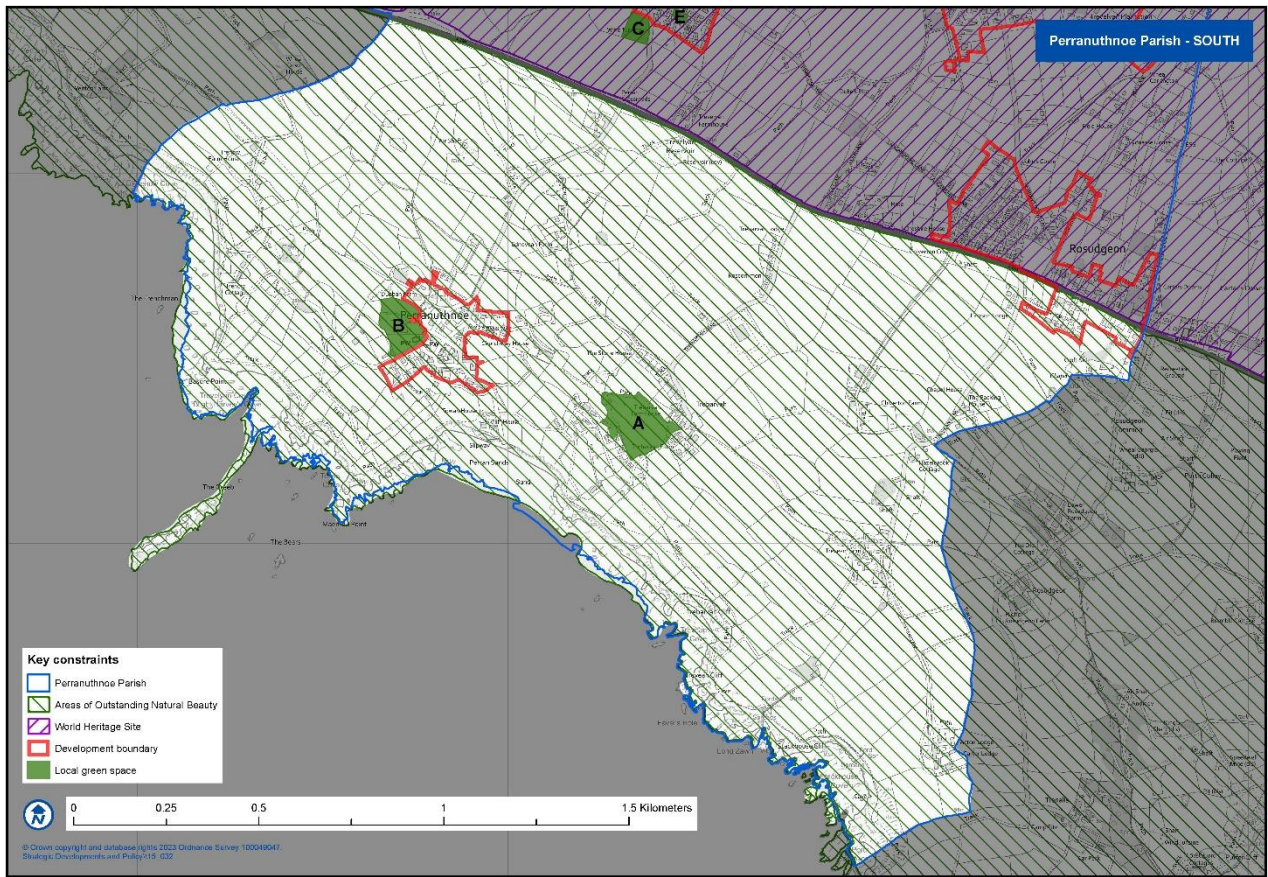


LOCAL GREEN SPACE ASSESSMENT FORM for LGS Area B

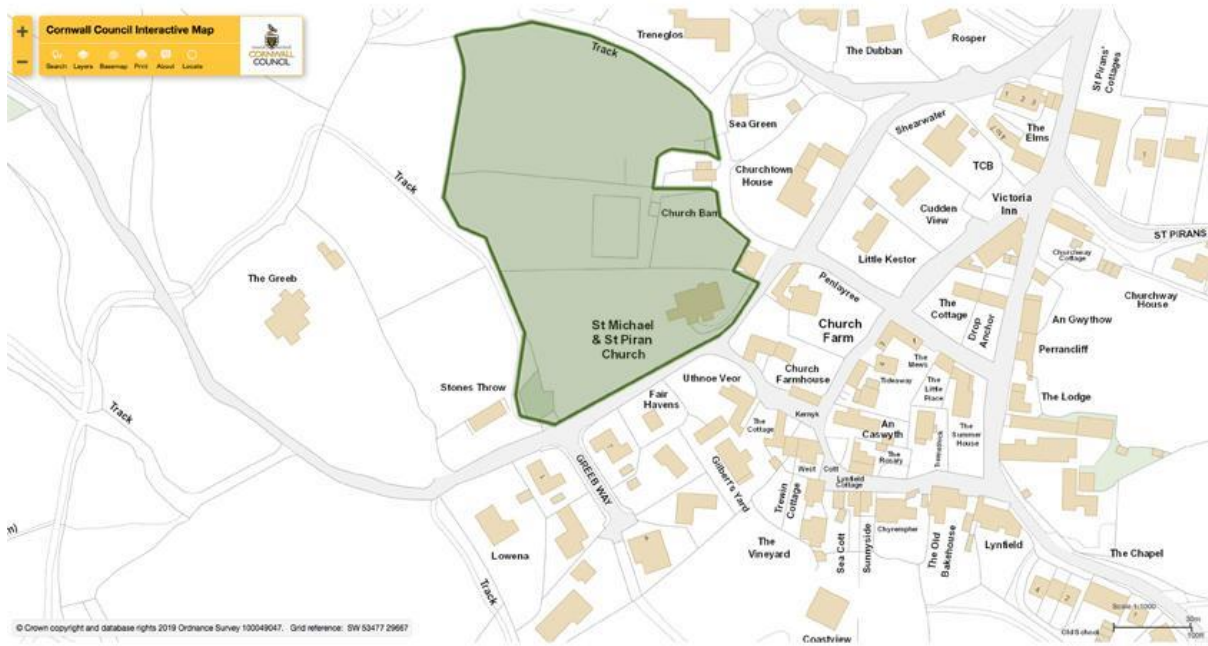
Site Information	
Site Location or Name	St Piran and St Michael Church Graveyard Green Space
Grid Reference (approximate co-ordinates of area)	Approximate co-ordinates of area SW 53661 29656 to SW 53755 29627 to SW 53688 29505
Approximate Surface Area (hectares)	1 hectare
Ownership	Church and Parish
NDP Policy reference	Policy CW3: Local Green Space
Description of the Site	The site includes the churchyard, graveyard and fields around St Piran and St Michael Church
Relevant Statutory Designations	Within the AONB
Reasons for Inclusion	
Recreational / Social Value	<p>Tranquil area for quiet contemplation next to an important place of worship, the churchyard is a place where people go to both remember loved ones and find peace.</p> <p>It is important to protect the additional fields alongside the existing graveyard as these constitute an important green space which will enable the burial ground and garden of remembrance to be expanded to meet future community needs.</p>
Heritage / Historic Significance	Perranuthnoe Church is first mentioned in 1348, though its first rector is named in 1277. The Church is a Grade II listed building. The church yard also has strong heritage significance for the local community with many historic grave stones.
Environmental Significance	The church yard contains many wildflowers as well as trees and bushes and is an important nesting and feeding area for many bird species as well as for bees and insects. The churchyard is one of the rare places in Perranuthnoe village where you can find clumps of trees as it is in a relatively sheltered location.
Aesthetic Significance and Public Amenity Value (PAV)	<p>The historic and quiet natural setting of the churchyard, garden of remembrance, within the historic area of Perranuthnoe village, the trees, wildflowers and Cornish Hedges surrounding the area are core to its public amenity value.</p> <p>So too are the views from this area, in particular the heritage character of buildings adjacent to the church, views of historic farmsteads at Trebarvah to the east and the quiet rural landscapes seen from the churchyard.</p> <p>The combination of quiet green space and historic character create an important local sense of place and contemplation.</p>

Tranquillity	Extremely tranquil area important for peaceful contemplation
How far is the green space from the nearest community	It lies on the western edge of Perranuthnoe village.
Why does this site in the AONB require additional LGS protection?	<p>The site lies within the AONB and the churchyard itself lies within Perranuthnoe Conservation Area. However, there has been development close to the churchyard which is out of keeping with the historic character of the area. There is widespread concern amongst local communities over the increasing impact of insensitive development on green spaces of significant local value in AONB areas of the Parish. The NP research and consultation process demonstrated a clear need for stronger protection of green areas of high significance to local communities.</p> <p>This area was recommended for Local Green Space designation because:</p> <ul style="list-style-type: none"> - As outlined above this is an area which has strong public significance, and is 'demonstrably special' to the local community; it clearly meets all LGS criteria. - Designation of this area as Local Green Space supports multiple LGS functions, recognising the social value of this area as a tranquil place for quiet contemplation next to an important place of worship; the heritage value of the church and churchyard; the environmental significance of the area, and the need to protect green space around the existing graveyard to enable it, and the garden of remembrance to expand to meet future community needs. Recognition as an LGS would it is hoped bring advantages for landowners, as the Parish is prioritising all LGS areas for support to conserve and enhance the characteristics that led to their selection. - There is public concern that the significant value of this area to the Parish community is not currently adequately recognised and that it is important that it is recognised as a local green space of special significance and value to the Parish for the reasons identified in this audit.

Location of LGS Area B in the south of Perranuthnoe Parish



Local Green Space B Area Map



Proposed Green Space.

Churchyard of St Piran and St Michael Church Perranuthnoe

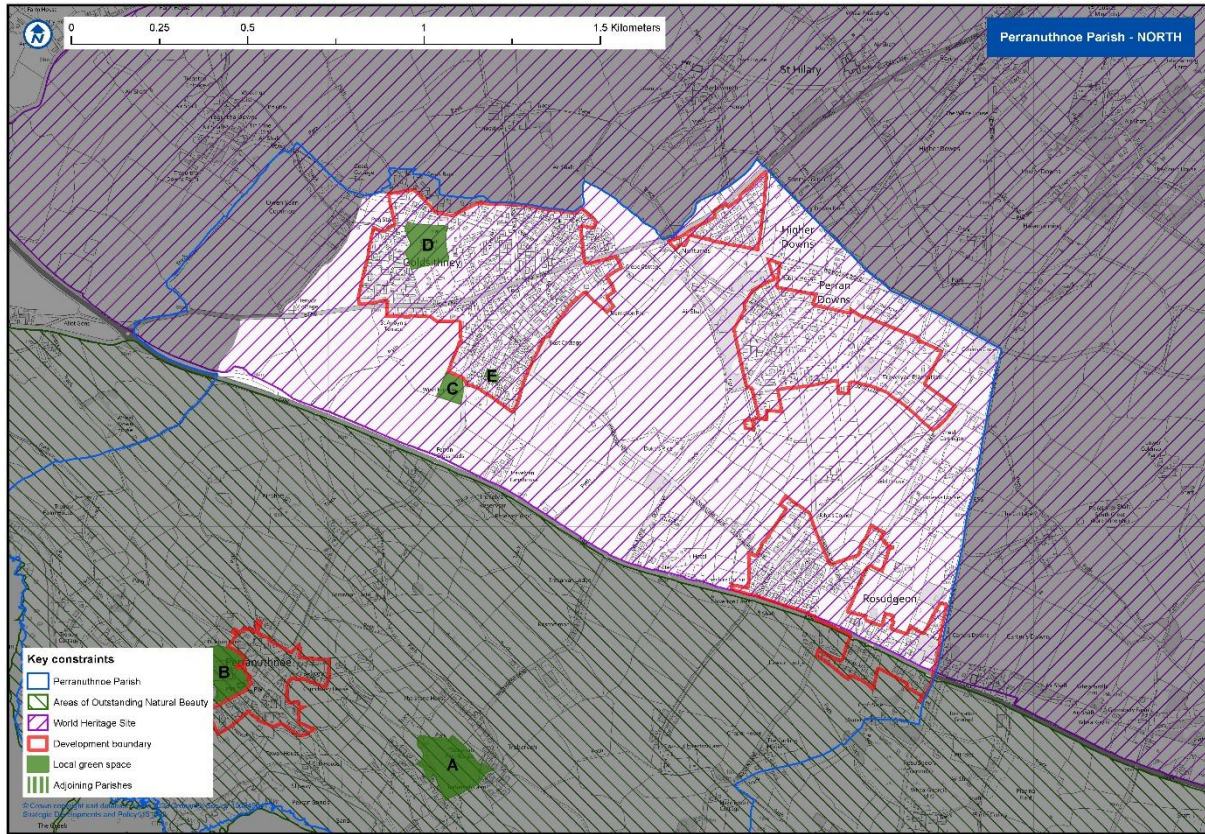




LOCAL GREEN SPACE ASSESSMENT FORM for LGS Area C

Site Information	
Site Location or Name	St Piran's Hall Field, South Road, Goldsithney TR20 9LF
Grid Reference	SW 54304 30368 SW 54324 30432 SW 54368 30350 SW 54368 30440
Approximate Surface Area (hectares)	3 acres approximately
Ownership	Perranuthnoe (St Piran's Hall) Village Hall
NDP Policy reference	Policy CW3: Protect Key Areas of Significance to Parish Communities as 'Local Green Space'
Description of the Site	A field adjacent to the village hall which includes a wind turbine in the corner of the field. The field is used for the annual charter fair and other community activities
Relevant Statutory Designations	Within WHS
Reasons for Inclusion	
Recreational Value	Well used field used by community adjacent to the village hall
Heritage / Historic Significance	
Wildlife and Nature Significance	
Aesthetic Significance and Public Amenity Value (PUV)	Edge of settlement field adjacent to open rising farmland. Open views to the SW. In regular community use.
Tranquillity	
How far is the green space from the nearest community	10 metres

Location of LGS area C in the north of Perranuthnoe Parish



St Piran's Field during the Charter Fair



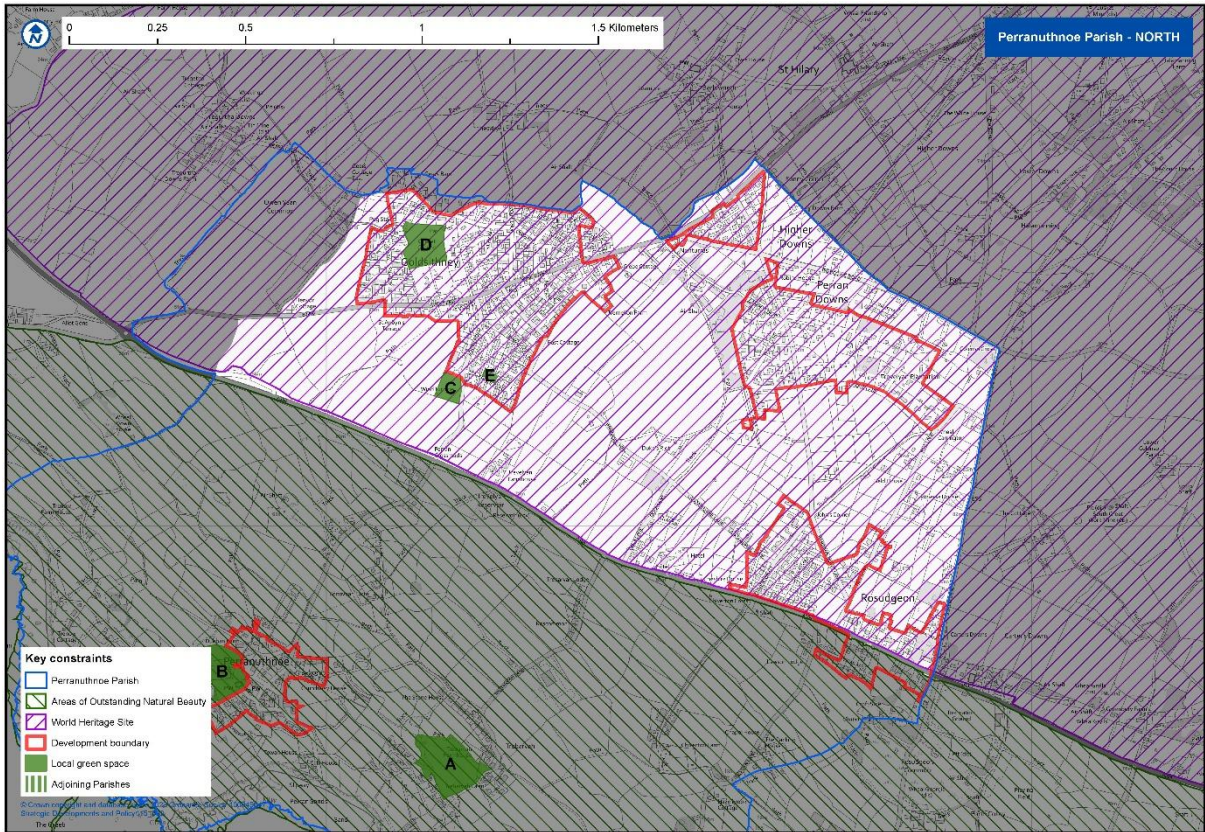
Sports and Playing area within St Pirans Hall Field



LOCAL GREEN SPACE ASSESSMENT FORM for LGS Area D

Site Information	
Site Location or Name	Goldsithney Cricket Field off St Aubyns/Tregurtha View, Goldsithney
Grid Reference	Land to the NW of B3280. SW 54282 30824
Approximate Surface Area (hectares)	Approx. 3 acres
Ownership	Private
NDP Policy reference	Policy CW3: Protect Key Areas of Significance to Parish Communities as 'Local Green Space'
Description of the Site	A large sports ground set within the centre of Goldsithney edged primarily by Cornish hedges with a small number of trees surrounded on 4 sides by family housing
Relevant Statutory Designations	Within the WHS
Reasons for Inclusion	
Recreational Value	A highly valued green space formally used as a cricket field for the village team but valued as an open space by local children for recreation on the north side of the village of Goldsithney
Heritage / Historic Significance	Goldsithney has a proud cricketing heritage
Wildlife and Nature Significance	A local breathing space with a densely-developed part of Goldsithney accessed through a housing estate
Aesthetic Significance and Public Amenity Value (PAV)	Attractive open green space which adds to attractiveness of the surrounding housing and provides a large breathing space inside the built-up area of the village
Tranquillity	
How far is the green space from the nearest community	5 metres

Location of LGS area D in the north of Perranuthnoe Parish



LGS area D looking south



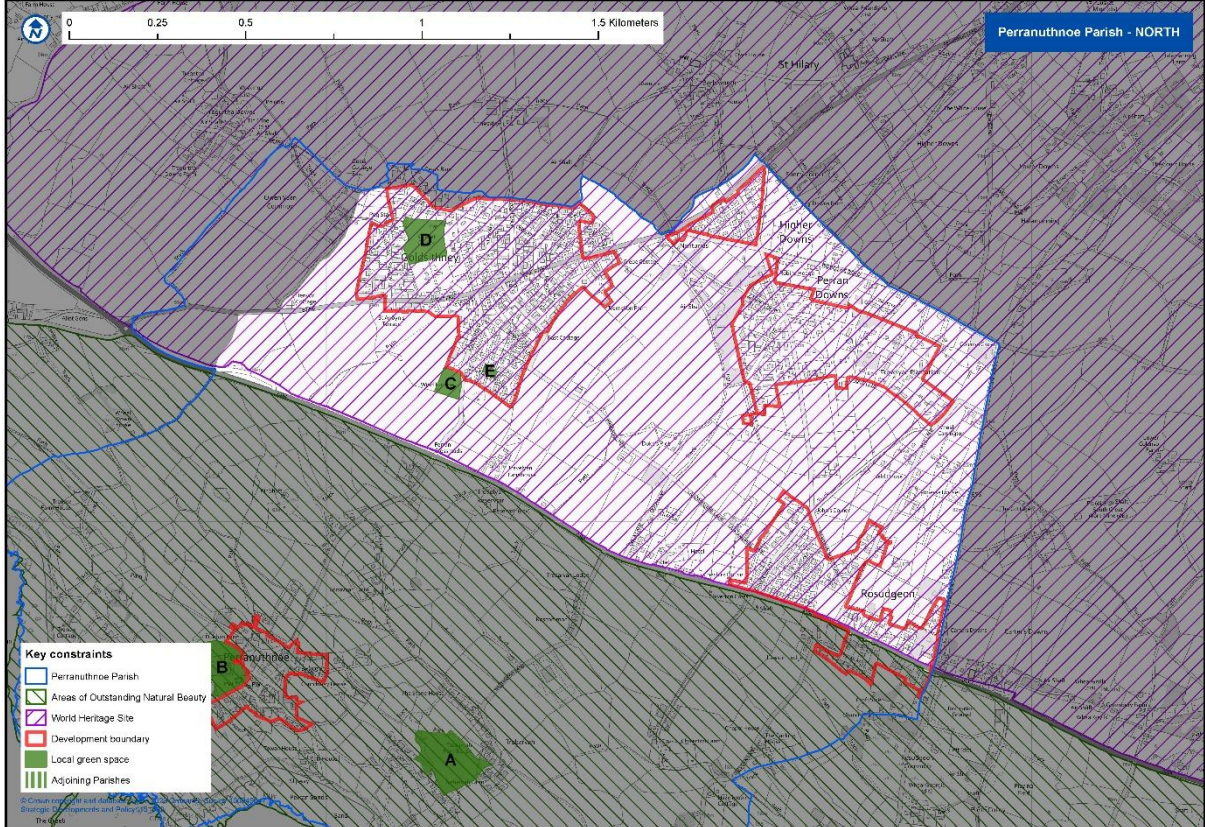
LGS area D looking east



LOCAL GREEN SPACE ASSESSMENT FORM for LGS Area E

Site Information	
Site Location or Name	Green at Collygree Parc, off South Road, Goldsithney
Grid Reference	Land to the SW of B3280. Off South Road, Goldsithney SW 54466 30427
Approximate Surface Area (hectares)	Approx.0.25 acres
Ownership	Private
NDP Policy reference	Policy CW3: Protect Key Areas of Significance to Parish Communities as 'Local Green Space'
Description of the Site	A small undeveloped amenity area set within the centre of a housing estate within surrounded on 3 sides by family housing and on one side by an estate road
Relevant Statutory Designations	Within the WHS
Reasons for Inclusion	
Recreational Value	A valued green space within a dense housing estate used informally by residents and valued as an open space by local people for recreation on the south-western edge s of the village of Goldsithney
Heritage / Historic Significance	
Wildlife and Nature Significance	A green space with a densely-developed part of Goldsithney
Aesthetic Significance and Public Amenity Value (PAV)	An open green space which adds to attractiveness of the surrounding housing and provides a large breathing space inside the built-up area of the village
Tranquillity	
How far is the green space from the nearest community	5 metres

Location of LGS area E in the north of Perranuthnoe Parish



LGS area E Collygree Parc looking South East



LGS area E Collygree Parc looking North East



REGULATION 14 PUBLIC CONSULTATION RESPONSES RELATING TO LOCAL GREEN SPACE AREAS

A significant level of feedback on Local Green Spaces was received from the Regulation 14 consultation process. Local Green Space was mentioned in 54% of representations of which 84% were supportive of the proposals, and 12% not supportive. The Steering Group and the Parish Council considered all representations received and assessed them against LGS criteria to determine whether changes needed to be made to any of the LGS areas. The following table provides the public representations received on Local Green Spaces through the regulation 14 pre-submission consultation process, and outlines any changes made to the Neighbourhood Plan in relation to the representations received.

Public Representations on proposed Local Green Space (LGS) Areas in Regulation 14 consultation			
Parish Resident	Paragraph or Policy	Comment	Parish Response
Yes	<p>CW3 in particular LGS Areas F,I,J and H</p> <p>CW5</p> <p>HTA1</p> <p>NLB1</p> <p>NLB4</p> <p>HCA 1</p> <p>HCA3</p>	<p>Much effort has gone into our Parish Plan, many weeks of hard work, engaging with residents about their wishes and worries for the future shape of our community.</p> <p>I feel that the plan is a massive success, not only protecting areas where protection is required but also earmarking areas for development to support housing needs.</p> <p>I would like to formerly state my support for the current Plan and fear without it in place our neighbourhoods would be at risk of being permanently disfigured by greedy developers developing green spaces forever, destroying the very spaces that give our Parish its charming character and rural feel.</p> <p>In particular, I feel that the distinctive small hamlets surrounding Goldsithney are at particular risk of being merged into Goldsithney and losing their unique identity forever.</p> <p>The areas which I feel are most risk:</p> <p>Nanturras - This area between Goldsithney and Perran Downs offers a very special corridor of Greenery between these two distinct settlements, with a wide variety of wildlife and mature trees and small meadows.</p> <p>Daffodil Field to St Hilary - Having been recently developed the remaining field East of the new houses and the entire valley offer an important buffer between Goldsithney and St Hilary. This green space should be preserved to ensure the settlements retain their own identity and continue to provide vital habitat for wildlife and offering views across the fields</p> <p>Goldsithney - Plain - an - Gwarry, Tregurtha: With recent aggressive development of land at Gears Lane, this area is already losing its rural charm and "Lane" identity, fast becoming a busy road and the historical look of Gears</p>	<p><u>To Note</u></p> <p>Strong overall support for the Plan</p> <p>Concern over ongoing development creep / sprawl and importance of settlement boundaries</p> <p>Importance of distinctiveness of small hamlets</p> <p>Importance of green infrastructure</p> <p>Strong support for LGS areas F,I,J,H</p>

		<p>Lane which has attracted many families over many years fast being eroded at the same time continued building along the lane takes away green spaces that attracted our ancestors to the area in the first place. The approach to the historic mining area around Tregurtha via Gears Lane has changed more in the last 5 years that at any time before, the views of open countryside and small meadows are a major part of this World Heritage Site. Every green space lost is lost for future generations to enjoy.</p> <p>Unless our Parish Plan is adhered to future generations face an urban sprawl all the way from St Hilary to Plain an Gwarry and Goldsithney to Rosudgeon with no green belt between each area, once green space is developed there is no going back so it's protection is key to preserve our community for future generations and importantly to retain habitat for local wildlife which live around us.</p>	
Yes x 2	<p>Strong Support for overall Plan</p> <p>Highlights importance of:</p> <p>CW3 DM1</p>	<p>My husband and I are very impressed with the whole format, detail and depth of this Plan. It takes into account residents' concerns in many areas with which we agree.</p> <p>We are very pleased to see that there are many references to safeguarding the natural and historic environment whilst working to enable residents and visitors to enjoy local amenities.</p> <p>We think it is essential that the Green Areas are protected in order to maintain the individual hamlets and we support those on the Plan.</p> <p>We feel it is very important that Council officers are pro-active in their duties and areas of expertise when facilitating this Plan.</p>	<p><u>To Note</u>: Strong support for:</p> <p>Depth of Analysis & Level of Detail in the Plan</p> <p>The Focus of Policies on safeguarding the natural & historic environment and Green Space.</p>
Yes x 2	<p>CW3 NLB1 NLB4 HCA1 HCA2 HCA3</p>	<p>We wish to strongly express our support for the green spaces as detailed in the PC draft development plan. They not only provide areas with open outlooks across the countryside, but also provide vital habitats for a wide list of creatures, seen and unseen. Any development on these areas represents threatens those habitats.</p> <p>As a further point two of the areas are of historical significance.</p>	<p><u>To Note</u></p> <p>Strong support for all LGS areas.</p> <p>Historical significance of LGS areas (LGS Areas A and F were identified as having particular historical significance in the LGS Audits)</p>

<p>Yes</p>	<p>CW3 in particular LGS Area F HTA1 NLB3 NLB4 HCA 1 HCA 3</p>	<p>It is rare now to find a rural area unspoiled by modern development. Many people have childhood memories of playing in the fields near their home and in most cases those fields have now been built on.</p> <p>We are fortunate to have the land between Tregurtha and Goldsithney, including the lane linking the two with very little modern development. At the Tregurtha end there are historic buildings linked to mining heritage. At the Goldsithney end there are miner's cottages mentioned in "Twenty years at St Hilary" by the vicar of St Hilary. Bernard Walk mentions visiting those cottages in the 1918 Flu Epidemic where miner's families were ill with the flu.</p> <p>It is a historic mining landscape and part of the World Heritage Site and as a keen walker this is one of my favourite and regular walks because not only can you see the Mine chimneys but in the distance, you can see over the hills for miles. It is really special to go for a walk and be surrounded by nature and the traditional rural and agricultural scenes without noisy traffic. The things that come to mind are horses coming up and down the lane, tractors in the fields, daffodil pickers and, of course, the horses in the fields.</p> <p>The hedges in the lane and in the field, have blackberries, sloe berries and elderflowers for making elderflower cordial.</p> <p>In conclusion I would say that it is a really special area for horse riders, walkers and families with children. In the 15 years I have been in the area I have used the lane regularly and really appreciate its tranquillity and natural beauty. I strongly support the proposal to give the area additional protection.</p>	<p><u>To Note</u></p> <p>Concern over impact of development on rural area and access to green space.</p> <p>Strong support for LGS area F</p> <p>Importance of historic buildings, mining heritage and historic landscape</p>
<p>Yes</p>	<p>Support for Overall Plan Highlights importance of: CW3 HTA1 NL5</p>	<p>I am writing in support of the draft neighbourhood plan and in particular the following policies</p> <p>CW3: I strongly support the policy to give special protection to local green spaces which either have an official amenity or are areas of open space or landscape that residents particularly value. This is particularly important on the edges of settlements such as Goldsithney and Perran Downs where there is real danger of coalescence with threats from developments.</p>	<p><u>To Note:</u></p> <p>Strong support for:</p> <p>- Local Green Space Policy and in particular areas used for amenity, or with open space or landscape character that residents particularly value.</p>

	EB1	<p>HTA1: I strongly support the establishment of development boundaries around the 4 main settlements to protect open countryside and in recognition that for the period of the plan (up to 2030) the Parish has more than met its market housing requirement and there is no need or value to the parish in further development of any significance.</p> <p>I am aware of the proposals made by developers to include areas within the development boundaries and believe these should be resisted as the housing is not needed and would involve development in open countryside and encourage coalescence.</p> <p>NL5: I strongly support more protection for Cornish Hedges which are haven for wildlife as well as playing a large part in supporting the character of the landscape. I also believe that Cornish Hedges should be the default boundary treatment in the Parish where new development occurs and close boarded fencing should be resisted as it does not encourage wildlife and is visually unattractive, harming the character of the area covered by the AONB and WHS.</p> <p>EB1: I support the policy as it stands but believe that if at all possible small workshop provision should be encouraged where it can be sustainably developed or extended. The current workshops at Nanturras, small in scale, employ local people, are low impact on the neighbourhood are good examples of what can be encouraged without generating significant traffic.</p>	<p>- Development Boundaries proposed around the four main settlements.</p> <p>And opposition to the specific requests made by developers / landowners as part of this Reg 14 consultation to include their land within development boundaries. (ref Reg 14 landowners consultation response table)</p> <p>- Importance of supporting sustainable small-scale businesses, including workshops at Nanturras.</p> <p>- Support for better protection for Cornish Hedges (Policy NL5. <u>Changes</u>: the need to look at whether additional guidance should be provided in the NDP on fencing, where it would harm the character of the AONB or WHS.</p>
Yes	<p>CW3 in particular LGS areas F, I and J NLB4 HTA1</p>	<p>I am writing to support the proposals set out for Goldsithney in the neighbourhood plan. Personally, I think it is a shame that a village of this size does not have more green space. If we lose any of the green space the village will lose its character and unique qualities.</p> <p>I think it is extremely important that the village is separated from its neighbouring villages and so consider spaces F, I and J very important in this regard. I frequently go walking down Gears Lane and enjoy the sense of space and openness as you pass the new houses at the bottom of Gears Lane and then can look across the paddock (space F) and open fields to the trees on the horizon and take in the scenery as you pass the engine house. It's a tranquil walk with horses and rabbits in the fields and birds in the trees singing. This is all part of what makes this village such a beautiful place to live and any changes</p>	<p><u>To Note</u></p> <p>Importance of local green space surrounding village of Goldsithney in particular strong support for LGS areas F, I and J</p> <p>Importance of / support for Settlement Boundary to Goldsithney</p>

		to the local green areas would in my opinion detract from its current unique character and beauty	
Yes	<p>CW2</p> <p>CW3 in particular LGS areas F, G, K, L, M, J</p> <p>NLB4</p> <p>HTA3</p>	<p>I'm writing in response to the Perranuthnoe Parish neighbourhood plan in regard to the importance of green spaces in Goldsithney.</p> <p>Since moving to Gears Lane in November 2017 I have really enjoyed the range of lovely walks on our doorstep and I know I'm not alone in finding solace in the feeling of being able to be immerse myself in the natural environment right on our doorstep.</p> <p>Throughout Lockdown I've noticed that so many local people really make use of these undeveloped areas walking their dogs, enjoying time with their families and being able to keep their minds and bodies healthy during difficult times. Even before Covid I would say that the local green spaces were extremely well used and loved. One of the attractions of Goldsithney is that it is a real village set within proper countryside.</p> <p>Since I moved here, with my husband and our dog, we have seen several new houses going up nearby. I certainly appreciate the importance of new homes in Cornwall especially affordable houses but if too many houses are being built then the very thing that makes this such a special place will be destroyed forever. I hope very much that the approval of this Plan will help to control inappropriate development. We have something unique here and it needs to be cherished.</p>	<p><u>To Note</u></p> <p>Strong support for LGS in / surrounding Goldsithney and of green infrastructure and public rights of way surrounding the village (LGS Areas F, G, K, L, M, J)</p>
Yes	<p>Strong Support for overall Plan</p> <p>Highlights importance of:</p> <p>CW3 in particular LGS Area A</p> <p>HTA2</p> <p>BDL1</p>	<p>I have strong support for the entirety of the draft Perranuthnoe Parish Neighbourhood development plan 2020 - 2030 and all of the policies within it.</p> <p>In addition to my support for the entirety of the policy guidance in the plan I would also like to make comments on some of the policies (detailed below) below which I feel require even more special attention.</p> <p>Policy CW3 Local Green Space (page 51)</p> <p>I very strongly support the policy guidance provided under Policy CW3 on Local Green Space, and the need to ensure that all of the areas of 'local green space' identified for the AONB area of Perranuthnoe in Figure 21.</p>	<p><u>To Note:</u> Strong support for the Plan and in particular:</p> <p>CW3: Local Green Space Policy in particular Area A.</p> <p>BDL1 and HTA2: The importance of clear local planning guidance to ensure Building Design does not have a negative impact on AONB designated areas, is in keeping</p>

		<p>Perranuthnoe parish is rural community and as such the Local Green Spaces are integral to the character of the community. The erosion of these green spaces would erase the character of the parish and so need to be protected.</p> <p>Of particular importance to me is Area A.</p> <p>Policy HTA2 Replacement Buildings and Conversions (page 71)</p> <p>I very strongly support the entirety of this policy guidance.</p> <p>The parish has suffered over the last decade with inappropriate building conversions and replacement buildings that have detracted from the distinctive character of the parish and its related AONB areas and there is an urgent need to ensure that future developments do not erode this distinctive character further, and where possible to reverse the harm that has been done in the past.</p> <p>Policy BD1 Building Design, Scale and Plot Layout and Landscaping (page 83)</p> <p>I very strongly support the entirety of this policy guidance.</p> <p>Policy HTA1 'Development Boundaries' (page 65)</p> <p>I very strongly support the entirety of this policy guidance</p>	<p>with valued local character / is not visually intrusive.</p> <p>HTA 1: Strong support for proposed Development Boundaries</p>
Yes	<p>CW1</p> <p>CW3 in particular</p> <p>LGS Areas F,G,J and K</p> <p>NLB3</p> <p>NLB4</p>	<p>I think the plan is a good proposal to protect the green space within the Goldsithney Community.</p> <p>The proposal is protecting green space in or on the edges of the community of Goldsithney. In particular, the proposed greenspace F is bordering the ancient part of Gears Lane within the boundaries of the world heritage site that leads to the old mining facility. It is full of wildlife including rabbits and birds, including birds of prey for which there is an abundant source of food. This is also an area that is in constant use by children on their bikes, walkers and horse riders from the large stables that the lane leads too. This also borders greenspace from the neighbouring Marazion council and is a central part of community life within the village and is part of what gives the village a sense of community. Similarly, the area depicted as J allows for a break and natural greenspace bordering the St Hilary council greenspace.</p>	<p>To note</p> <p>Strong support for LGS areas F,G,J and K</p>

		<p>The areas designated K & G allow for the recreational element for the village. In particular, they allow for recreational activities for young and old within the village.</p> <p>I wholeheartedly support the plan in helping to enable a continued sense of community and protecting wildlife, the history and heritage of the village as well as maintaining the distinct boundaries between local parishes.</p>	
Yes x 4	CW3 CW5 NLB1 NLB4	<p>I want to add mine and my families full support behind this statement to enshrined the green spaces of our shared community for future generations. We must recognise that the green fertility lands that separates homestead boundaries is actually the thing that unites us by providing glimpses of our nature. We are all too much surviving outside the rhythms of a natural world. Our need, opportunities and desire to interact with the rest of nature have dramatically decreased. This has left us and our children with 'nature deficit disorder' which refers the effect it has on our physical and emotional health. These areas the parish deems to protect seem small in the grand scheme or the Cornish landscape but stand large for its community wellbeing and allows our communities to continue by delivering unbeknownst to it and many of us the resources of wellness. By losing such natural spaces, we lose our relationship with nature which desensitise us to a point where that connection would have little value. 'What is the extinction of the condor to a child who's never known a wren.</p> <p>The wanted destruction of such precious nature should be held in perpetual abatement and instead held in a sacred and legal bond for our future communities. We must remember that we do not inherit the earth from our ancestors, we borrow it from our children.</p>	<p><u>To Note</u></p> <p>Strong support for all LGS areas and importance of green infrastructure and natural environment.</p>
Yes	CW3	<p>As a family of several generations that has grown up in Goldsithney, we support the plan to keep green areas and stop the surrounding areas from being spoiled.</p>	<p><u>To Note</u></p> <p>Concern over development impact on green areas surrounding Goldsithney</p> <p>Support for all LGS areas</p>
Yes	CW3	<p>I have lived at the Gears Lane end of Tregurtha View for over 17 years.</p>	<p><u>To Note</u></p>

	<p>NLB1 NLB4</p>	<p>I wish to express my support for any action which would result in the preservation of the land in question. I fully understand that there is a need for housing in West Cornwall but not at the sacrifice of the environment we all treasure and certainly not when elitist developments serve mainly to increase the wealth of the individual owning the land. As a life-long naturalist / birdwatcher I have paid particular interest in the wildlife of the surrounding district and noted with dismay the annual decreases in populations as habitats disappear. I have recorded over 80 species of birds from my garden and mammals such as Hedgehog, Fox and Pipistrelle Bats but these are only the last few survivors and it is well known that many birds and insects once widespread have now gone. When I first moved into my house Great Green Bush Crickets and Cockchafers were numerous in the summer but have now been absent for some years. Close to the field in question there are breeding Green Woodpeckers, Tawny and Barn Owls but a further expansion of Goldsithney would surely herald their disappearance</p> <p>In summary, I welcome the Perranuthnoe Parish Neighbourhood Plan and hope that sanity will prevail.</p>	<p>Importance of green infrastructure and green spaces for the environment / wildlife.</p> <p>Overall support for the Neighbourhood Plan</p>
<p>Yes</p>	<p>CW3 in particular areas G and K HTA 1 NLB1</p>	<p>With regard to the Perranuthnoe Parish Neighbourhood Plan I would like to express my support for the draft plan, especially concerning the protection of green spaces.</p> <p>This is important for a variety of reasons; supporting wildlife, vegetation and bio diversity; protecting the rural quality of the village and providing leisure facilities for residents, locals and holidaymakers.</p> <p>The proposed village boundaries would allow for adequate development whilst protecting the countryside and atmosphere of the village. Designated green spaces within the village, such as St Piran's Hall playing field and Goldsithney Cricket pitch would guarantee leisure facilities for future generations.</p> <p>I hope your proposals regarding green spaces are retained within the final Neighbourhood Plan.</p>	<p><u>To Note</u></p> <p>Support for overall Neighbourhood Plan</p> <p>Support for protection of local green spaces and particular importance of LGS areas G and K to village of Goldsithney</p> <p>Importance of / support for Settlement Boundaries</p>

<p>Yes</p>	<p>CW3 in particular LGS areas F and K HTA 1 NLB1 NLB3</p>	<p>As a permanent resident of Goldsithney I would like to record my general approval of the Perranuthnoe Neighbourhood Plan.</p> <p>In addition to general approval of the intention to ensure considered and appropriate future development in the area I would like to specifically commend the suggestion to designate Local Green Space (LGS) within the parish. Despite being set within the largely rural county of Cornwall I feel it is of great importance to recognise those green spaces within the parish that serve such a vital role in preserving the green environment for their value in delivering ecosystem services to residents and visitors alike. I feel that it is vital to recognise and protect the value of these spaces before they fall victim to infill development, or urban sprawl, and are lost to us for ever.</p> <p>As a Biologist, Environmentalist and keen dog walker I particularly value the green spaces near my home in Gears Lane. So, in addition the designation of the Cricket ground LGS at the heart of the village I particularly value the proposed designation of the area adjacent to Gears Lane, designated LGS F, which ensures the rural nature adjacent to this ancient trackway and well used footpath can continue to be enjoyed by the many pedestrians, horse riders & dog walkers that use and value it for its natural beauty.</p> <p>I hope the Neighbourhood Development Plan continues to receive the acceptance that it deserves and is adopted by the County Council for use in determining future development decisions.</p>	<p><u>To Note</u></p> <p>Overall support for the Neighbourhood Plan</p> <p>Support for designation of all propose Local Green Spaces (LGS) in the Parish and in particular strong support for LGS areas F and K.</p>
<p>No (but moving to the Parish December 2021)</p>	<p>CW3 in particular areas F and J CW5 HCA1 HCA3</p>	<p>Our daughter and son in law live in Goldsithney. We are moving to Rosudgeon in December to spend our retirement in the local area. We have visited many times over the years.</p> <p>We would like to support the proposal for green spaces contained in the neighbourhood plan. We particularly support the green spaces F&J for a number of reasons. Firstly, they have an important role in separating the boundaries between parishes in the area. If these were not here there would be creep into a larger conurbation which would spoil the essence of the local communities. In addition, both areas border important walking areas that support a whole host of wildlife in the fields, trees and hedges. The area that is most important to us to protect if the green space F which is an area that we</p>	<p><u>To Note</u></p> <p>Support for all proposed LGS areas, and in particular areas F and J.</p> <p>Historical significance of area F and of World Heritage Site</p>

		<p>frequently walk and for us has historical significance in protecting the area down to the engine house and tin mining history of the local area and community.</p> <p>This is the start of the world heritage site and should be protected for future generations to be used as it is now safely by walkers, bird watchers and horse riders.</p>	
Yes	<p>CW3 in particular LGS Area A CW4 HTA3</p>	<p>Policy: CW3. Local Green Space.</p> <p>Local Green Space Area A: SW5430429382. (Churchway Field) and SW544429309 (Trebarvah 'Townplace' farmyard)</p> <p>I absolutely agree that this field and the old 'townplace' farmyard of Trebarvah should remain un-developed in perpetuity for the benefit of the many people who benefit from the use of the PROWs through this area.</p> <p>My husband and I have direct experience of 2 episodes of severe flooding within last 10 years from the field SW5430429382 when it was mismanaged. It is a very steep hill and any development would make this more likely (as rainfall would not be so easily absorbed into the soil) given that global warming appears to be causing increased and heavy rainfall. Our house is 100 years old, mostly wooden and has no foundations. Heavy downpours are a constant worry to us already.</p> <p>Policy: CW4. Principle Residency. I strongly feel that the village is in imminent danger of becoming a playground for people with expensive holiday homes. It seems that as older residents pass away, their houses are being knocked down/developed and snapped up by people with deep pockets from out of county and the whole dynamic of the community is being changed, sometimes without reference to how the established community may feel. I would like to point out that there are also new residents who have made their homes here who have integrated into parish life and have had a much lighter and more sensitive touch, and have become valued members of the community.</p> <p>Policy: HTA3: Affordable Housing. Many of our young families struggle to afford somewhere to live in the parish. The increase of holiday homes and people buying up several properties for themselves is compounding this problem. I feel that there should be a more robust system that balances the needs of local residents who live and work here all year round and those who own properties which they use as a business or holiday home for themselves.</p>	<p><u>To Note:</u></p> <p>Support for the way in which the NDP is presented and level of information / research presented in it.</p> <p>Support for all areas identified in Local Green Space Policy CW3, in particular Area A.</p> <p>Support for Principle Residency policy CW4 and importance of maintaining vibrant local communities.</p> <p>Links between CW4 and HTA3 in terms of the impact which holiday-let /second home property is having on house prices and consequently the ability of young people to buy housing.</p> <p>NLB1: Importance of conserving Biodiversity and the potential for the Parish to actively support owners of LGS land to achieve this. For example, through funding for relevant initiatives /projects.</p>

		<p>Policy: NLB1 Biodiversity, Ecosystem Resilience and HCA 1 Ancient Mining sites:</p> <p>In reference to the above mentioned field and the mine dumps which are on it, my husband and I are keen wildlife watchers. We are particularly aware of the various insects that use these areas to feed and breed. This year for example, the farmer kindly left all the nettles and thistles to grow and we have had a fantastic resurgence in tortoiseshell and red admiral butterflies. We regularly notice swallows feeding on insects, and we have regular visits from peregrine, buzzard, kestrel and sparrowhawk which is an indicator that smaller mammal and bird populations can support these top predators. Any development of this field could prove a disaster for the local wildlife and I would go as far as to suggest that the field should be, if at all possible, kept as a protected wildlife corridor along with the neighbouring small field that the Church way path goes through towards Perranuthnoe.</p> <p>Is there a way that the owners of the field can be compensated for this? There needs to be a balance between the needs of the individual and that of the community and the wildlife as a whole.</p> <p>The Neighbourhood Plan has been well thought out, researched and presented and I am very keen for it to become the first referral point for the parish as a whole moving forward.</p>	<p>Importance of LGS Area A in terms of biodiversity.</p>
<p>No x 2</p>	<p>CW3 in particular areas F and J NLB1 NLB3 HCA1 HCA3</p>	<p>We have been holidaying in and around Goldsithney and Perranuthnoe for many years now and love the walks and beaches in and around the area. We noticed this year that you are consulting on a neighbourhood plan and hope we are allowed to respond even though we are not local.</p> <p>We would like to support the proposal for green spaces F & J. We regularly walk our dogs through and past both of these spaces. Gears Lane has changed over the years but what hasn't changed is the open countryside with its beautiful views across paddocks with horses and fields of crops. In both of these areas we regularly pass many dog walkers and horse riders. The area designated F in your proposal is particularly important to us as we walk down the old historic track to the engine house and horse stables that form part of the world heritage site. Walking down gears lane from the edge of the village you are immediately welcomed by the green fields, rabbits and birds in the fields and hedgerows. We often stop here and watch the wildlife and horses in the field with the views up</p>	<p><u>To Note</u></p> <p>Importance of walks and beaches to attraction of Goldsithney and Perranuthnoe</p> <p>Strong support for LGS areas F and J</p> <p>Importance of Historic landscape surrounding Area F</p>

		<p>across the farmers fields. This for us is a retreat from hectic life. This for us is part of what makes the area so special, the feeling of openness and light, without traffic, and the feeling of what it must have been like all those years ago as horses and families walked the same path with the same or similar views. It would be a shame to lose the historical significance of this route in particular. We hope to be able to continue to walk these routes for years to come</p>	
Yes	<p>CW3 HTA1 NLB1</p>	<p>I should like to say that I am in full support of the Perranuthnoe Parish Neighbourhood Plan, as I feel that it is of paramount importance to protect our green spaces in Goldsithney. In particular, our natural wildlife should be preserved, as well as the village feel of Goldsithney. I believe that our future generations should be afforded the pleasures of the open countryside.</p>	<p><u>To Note</u></p> <p>Strong support for Neighbourhood Plan</p> <p>Strong support for protection of all LGS.</p> <p>Importance of village character of Goldsithney</p>
Yes	<p>CW3 HTA1 NLB1 NLB4</p>	<p>I fully support the Perranuthnoe Parish Neighbourhood Plan especially with respect to the need to ensure that our local green space is enjoyed and protected for current and future generations and protection for our wildlife.</p> <p>For example, in order to retain the distinctive local open green space of Gears Lane that is enjoyed by so many people, I feel that it is necessary to ensure that the continued expansion of property developments does not destroy the remaining valued characteristics of the landscape.</p> <p>With the recent increase of property developments along Gears Lane, I also feel it is vitally important to sensibly protect the open fields, hedgerows and open views amongst the Cornish hedges, native vegetation, and the wildlife they support. This should also help to ensure that sufficient green spaces between various buildings are retained and protected to maintain easy access and views to the tranquil countryside. Open green spaces, hedgerows, trees and especially the views and canopy of overhanging branches between Owen Vean and Tregurtha are enjoyed by an increasing number of people.</p> <p>I also strongly support the proposal for a protected local green space at the eastern edge of the Parish around Fore Street and Nanturras towards The</p>	<p><u>To Note</u></p> <p>Full support for Neighbourhood Plan overall</p> <p>Importance of / support for protection of all LGS and of green infrastructure of the Parish</p> <p>In particular importance of LGS areas F,I, J (eastern edge of the Parish around Fore Street and Nanturras towards The Avenue)</p> <p>Importance of Settlement boundaries and in particular Goldsithney</p> <p>Importance of protecting hedgerows</p>

		<p>Avenue. The views over the open fields surrounded by Cornish hedges and mature trees needs to be preserved. It is an attractive approach to the village where the bank of mature trees open out onto open fields and more distant views.</p> <p>I fully support the proposed Neighbourhood Plan in order to protect the open green space and heritage of the village for our future generations.</p>	
Yes	<p>CW3 in particular areas F, K and G</p> <p>NLB3</p> <p>HCA1</p> <p>HCA2</p>	<p>I think the plan is important to protect the green space within the Goldsithney Community and ensure it continues to thrive as a community. The proposed greenspace F is particularly important as it is a very small and old lane on the world heritage site which keeps the village history and heritage as a reminder of the origins of the village as it leads to the old engine house. This lane is busy with horse riders and walkers, children on bikes and full of wildlife. I also support the areas designated K & G allow for the recreational element for the village. In particular, they allow for recreational activities for young and old within the village.</p> <p>I am in full support of the plan in helping to enable a continued sense of community, history, heritage and protecting wildlife.</p>	<p><u>To Note</u></p> <p>Importance of LGS proposed around Goldsithney and strong support for LGS areas F, K and G</p>
Yes	<p>CW3 in particular LGS area F</p> <p>CW5</p> <p>NLB3</p> <p>HTA1</p> <p>HTA3</p> <p>HCA1</p> <p>HCA2</p> <p>HCA3</p>	<p>I have lived in Goldsithney for 47 years, the last twenty-eight years in Gears Lane. I have seen many changes in the village in this time, many of them for the good, and I feel that it is very important that we do not lose more of what makes Goldsithney, Goldsithney. I appreciate the need for housing, particularly affordable and social housing, but think this must be counter-balanced with ensuring that the character of our Parish and surroundings is maintained. In Gears Lane, because it is partly impassable for vehicles, people use it safely without fear of too much traffic. However, since the pandemic, it has become increasingly busy due to home delivery vehicles. Also over the last twenty-eight years there has been a great deal of development in the lane resulting in more traffic. Gears Lane is very well used by walkers, dog walkers, ramblers, and runners as well as children, horse riders and cyclists. During the lockdown, the lane was a useful amenity for those wishing to exercise thus helping to aid the health of the community. The green space between the end of the metalled road and Plain an Gwarry is a great asset to our neighbourhood, with far reaching views and unpolluted air, and of course it offers a wonderful habitat for</p>	<p><u>To Note</u></p> <p>Full support for Neighbourhood Plan overall</p> <p>Importance of good spatial planning in particular around Gears Lane</p> <p>Support for affordable and social housing.</p> <p>Strong support for LGS Area F</p> <p>Importance of Cornish Heritage to the Parish</p>

		<p>our native flora and fauna. It also offers a great space for the children in the community to have experience of traffic free adventures. We must not forget the Gears Lane leads to the world heritage site of Tregurtha as well as being a historic border between our three local Parishes, Marazion, Perranuthnoe and St Hilary.</p> <p>I fully support the Neighbourhood Plan for the whole of our Parish but in my remarks, have mainly focused on Gears Lane, as that is the area best known to me. We, as residents of the Parish of Perranuthnoe, have a responsibility to protect our Cornish Heritage and the surrounding area including our World Heritage Sites as well as our heritage as a strong farming community. We are responsible for leaving our Parish in a good state for those who follow us. Thank you for the work that has been done so far.</p>	
Yes	<p>CW3 and in particular LGS areas F, I and J</p> <p>CW5</p> <p>HTA 1</p> <p>NLB4</p>	<p>I would like to confirm my support for the Perranuthnoe Parish Neighbourhood Plan. I feel it is incumbent upon us to preserve green spaces and the resultant wildlife environment not just for the present but equally importantly for the future. Given recent building development along Gears Lane. The need to retain and protect the surrounding countryside together with the diverse range of hedgerows, trees and vegetation is strongly highlighted. Distancing between buildings should reflect the importance of open green spaces and access to the wider countryside. In particular, the natural 'countryside' feel to Gears Lane leading to Tregurtha is attracting an increasing number of walkers. I also support the proposal for a protected green space adjacent to Fore street and Nanturras towards the Avenue. The mix of trees, hedgerows and open fields makes this an especially attractive feature when approaching the village. Finally, I reiterate my support for the Neighbour Plan which will help protect and sustain the natural openness and village character well into the future.</p>	<p><u>To Note</u></p> <p>Support for the Neighbourhood Plan overall</p> <p>Importance of provisions in NP for protection of green spaces and green infrastructure in the Parish. Particularly strong support for LGS Areas F, I and J</p> <p>Importance of spatial planning in order to reflect the importance of green infrastructure.</p> <p>Importance of provisions in the plan to protect village character</p>
Yes	<p>Overall Support for Plan</p> <p>Highlights importance of:</p> <p>CW3</p> <p>CW5</p>	<p>I fully support the entire Neighbourhood Plan in particular:</p> <p>CW3 'Local Green Space': so important for the wellbeing of the community</p> <p>CW5 'Spatial Planning and Cumulative Impact': Essential that the infrastructure of the village is taken into account when studying planning applications</p>	<p><u>To Note:</u></p> <p>Full support for the entire Neighbourhood Plan, with strong support emphasised for:</p> <p>Protection of Local Green Space</p>

	HTA1 HTA2 BDL 1 NLB2 NLB5 HCA2	<p>HTA 1 ‘Development Boundaries’: Especially important to accommodate starter homes and retirement homes</p> <p>HTA2 ‘Replacement Buildings and Conversion’: Renovation NOT replacement of traditional buildings</p> <p>BDL 1 ‘Building Design, Scale and plot Layout and Landscaping’: Decision makers should listen to local concerns. Recent mistakes have been made, thus giving leverage to other unsuitable designs</p> <p>NLB2: ‘Coastal Change Management Area’: Coastal erosion is a serious problem. It is so very important that cliff areas are protected and plants ie tamarisk should not be cut or removed.</p> <p>NLB5 ‘Cornish Hedges and Hedgerows’: Cornish Hedges should be preserved NOT replaced with a cemented stone wall</p> <p>HCA2 ‘Heritage Attributes of the AONB’: It is so important to preserve our unique ancient distinctiveness for future generations</p>	<p>Conserving Historic & Heritage Character across the Parish</p> <p>The importance of assessing the Cumulative Impact of development in determining planning applications.</p> <p>The Coastal Change Management Area and need to plan for coastal erosion</p>
Yes	<p>Strong Support for overall Plan</p> <p>Highlights importance of:</p> <p>CW3</p>	<p>What an excellent NDP. I fully support it. Just a couple of typos: P146 “Acton Castle” and check spelling of Stackhouse Cove.</p> <p>You have covered all the areas of concern that people have mentioned to me during my time as a Parish Councillor. I like the commitment to a review in 2025.</p> <p>I am very pleased that you have emphasised the importance of our Parish green spaces (Policy CW3 Local Green Space)</p>	<p><u>To Note:</u></p> <p>Confirmation that the Plan reflects the key issues of concern to people in the Parish</p> <p>Typos Corrected</p>
Yes x 2	<p>Highlights importance of:</p> <p>CW3 in particular LGS Area L</p>	<p>The protection of the ‘Green’ in the St Petry housing estate is hugely important to all the residents.</p> <p>The protection of the open space, free from houses being built on means that children can freely and safely play, the residents can enjoy the view, and nature can enjoy the space too. It does not need to be built on any more than it already has been.</p>	<p><u>To Note:</u> Importance of Local Green Space Area L, The Green’ in the St Petry housing estate.</p>

		Especially during these difficult times, we must come together and enjoy and appreciate what we have. Thank you.	
Yes	CW3 CW 5 HTA 1 Objective 5 HCA 1 & 2	<p>I have studied the Neighbourhood Development Plan and congratulate those who have put it together for the benefit of us all.</p> <p>I agree that the boundaries put forward are acceptable and hope that they will be approved.</p> <p>We are lucky to have green spaces and heritage sites and I feel it is important to preserve these for ourselves and for the future.</p> <p>I chatted with people running the meeting on Saturday 31st and we talked about the traffic problems in Goldsithney. I understand that this is something being discussed and I look forward to the result. I can't see a solution but I hope someone can see a way to ease the pressure.</p>	<p><u>To Note:</u></p> <p>Support for overall Plan and in particular</p> <ul style="list-style-type: none"> - Development Boundaries identified in HTA 1 - Local Green Space areas identified in CW3 - Concern over traffic problems in Goldsithney and the need to address these and ensure that development does not exacerbate traffic pressure.
Yes	<p>Strong Support for overall Plan</p> <p>Highlights importance of:</p> <p>CW3 in particular LGS areas A and D</p> <p>HTA1 HTA2 CW4 BDL1 EB2</p>	<p>I <u>strongly support</u> the Neighbourhood Plan.</p> <p>The policies focus on key development planning issues in this Parish and provide an important local framework for decision-making. Maybe, at last, we will get planning decisions that are based on some knowledge of this area, and can benefit people and place.</p> <p>I very much hope that this Plan will change Cornwall Council Planning Department's current way of operating in this Parish and will help to achieve development that is based on knowledge and appreciation of the area, rather than the personal design tastes and whims of individual planning officers who may have never even been here.</p> <p>General comments</p> <p>The depth of information and analysis in this Plan is really useful. So often planning decisions seem to be based solely on rather vague policy wording in the Cornwall Local Plan or national framework, and decisions seem to depend on Planning Department officers' interpretation of that generic wording. Decisions very often ignore supplementary planning documents, especially those related to</p>	<p><u>To Note:</u></p> <p>Confirmation that the NDP focusses on the key planning issues for this Parish. In particular the importance of:</p> <ul style="list-style-type: none"> - having a local planning framework adapted to people and place - having a detailed & in-depth Plan to enable interpretation of broad county / national policies at local level. - the summary info provided in the 'Justification' sections under each Policy in making national / county planning information accessible.

		<p>the AONB and WHS. It seems as though decision-makers and developers aren't aware of SPDs or perhaps they just feel they don't need to consider them? Hopefully this NDP will make sure that they do. It is very well structured and provides clear policy guidance that is actually adapted to an understand of the local area. It is what we need here.</p> <p>It is also really useful to have national and county planning information summarised under each policy in the Justification sections of the Neighbourhood Plan. It means that people can easily access a summary of relevant information in a very practical way. This is the only document that I have ever seen which consolidates relevant policy information against development planning issues in this way. It is excellent. Hopefully it will help to ensure that developers and decision-makers will be a bit better informed, and will actually consider the issues and policies they are supposed to.</p> <p>I have the following comments and some recommendations on specific policies:</p> <p>Policy CW3 Local Green Space The protection of areas of green space that are of special value to local communities is very important. I live within the AONB area of the Parish and in particular I strongly support the designation of Areas A and D as Local Green Space. These are of particular value to this community.</p> <p>Policy HTA1 Development Boundaries The Development Boundaries established for Perranuthnoe village are appropriate and will help maintain the social and physical cohesiveness of this village. I agree that a big concern is ribbon development and this policy will help to limit the risk of this, and the associated erosion of village character and community. The boundaries proposed in this draft plan appear to be similar to those put out for consultation in 2018, which I also supported.</p> <p>Policy HTA2 Replacement Buildings and Conversions Policy HTA 2 provides much needed policy guidance for replacement buildings and conversions. It is these buildings that in recent years have had the greatest negative impact on landscape and settlement character within the AONB area of the Parish.</p>	<ul style="list-style-type: none"> - Policy CW3 in identifying important Local Green Space areas, in particular areas A and D. - Development Boundaries (HTA 1) - Policies BDL1 and HTA2 in providing clear and strong local planning guidance to ensure that building design, scale etc takes account of the local AONB / WHS setting, so that development does not continue to erode AONB / WHS character. - Policy DM1: Importance of this policy in providing a requirement for / monitoring of effective NDP implementation. <p><u>Changes:</u></p> <p>HCA 2: Add reference to the need to consider designation of priority heritage areas as Conservation Areas.</p> <p>EB2: Add further guidance in relation to agricultural occupancy conditions.</p> <p>EB3: Add policy guidance on Freedom Campsites and glamping pods</p>
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		<p>Currently Cornwall Planning Department appear to give very little consideration to whether replacement buildings and conversions respect / contribute positively to the local character of the AONB, they seem to allow buildings that are twice or three times as big as the existing structure and which are totally out of keeping with the surrounding area. This has had a significant negative impact on the local area. Perranuthnoe is even highlighted in the AONB management plan as one of the areas worst affected by poor Planning Dept decision-making resulting in a negative impact on the AONB. This is very sad for the people who live here and have to live with the impact of Planning Officers decisions every day. Presumably the Planning Dept are unaware of what valued local character is here, and clearly don't seem to place any weight on respecting it? This NDP policy provides clear guidance to address this.</p> <p>Policy CW4 Principle Residency This is an important policy due to the escalating rate at which the community of Perranuthnoe village and surrounding areas is being taken over by second home owners and for holiday lets. Like the fate of many coastal communities in Cornwall, Perranuthnoe risks becoming yet another dead ghost village, made up of holiday-homes. It would be a tragedy if this vibrant and precious community continues to be eroded. Although this principle residency policy is unlikely to solve the issue as it only relates to new buildings, it is at least a start.</p> <p>Policy BDL1 Building Design This policy provides much needed guidance to help define what valued and 'distinctive local character' is in this Parish, and how building design can work positively to maintain and enhance that valued local Cornish character. This Parish is covered by AONB and WHS designations and this policy aligns closely with the policy guidance provided in those SPDs and indeed within Cornwall Local Plan. Consideration of the impact of building design on AONB / WHS landscape and settlement character should be a priority consideration. Currently in Planning Dept decision-making it is barely considered at all, and many decisions run directly counter to the AONB / WHS SPDs.</p> <p>There is an ongoing stream of visually invasive and garish new development within the AONB and WHS areas of the Parish, which is detracting hugely from the valued local Cornish character of this area. As outlined for HTA2, it is sad that Perranuthnoe is cited in the AONB Management Plan as an area where the</p>	
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		<p>recent imposition of large and visually intrusive buildings is detracting from what should be a protected landscape. The situation continues to get worse, with each large, garish new building being use as a 'precedent' grounds for the next.</p> <p>Planning Dept decision-making on whether building design contributes to or erodes valued local character seems to be a very grey area. Who decides whether a new or replacement building is 'innovative' or 'enhancing' and on what grounds?</p> <p>Planning applications almost never provide information on the setting for the proposed development or assessment of impact on it. Within the AONB areas of this Parish the guidance provided in the AONB Management Plan policies is largely ignored by Planning Dept officers and even Cornwall Council Plan policies are largely ignored. Currently it seems that decision-making on building design is solely based on the judgement of an individual Delegated Planning Officer, whether that individual likes the design or not. Decisions are based on their own personal architectural tastes rather than on any knowledge or understanding of the area, or assessment of impact on it. This is wrong and not how planning should work. It needs to change. Each poor planning decision cannot continue to be used as a precedent for the next. We need to press reset to start to get planning decision that actually align with AONB policies. Individual Delegated Planning Officer's decisions affect people and places for generations</p> <p>There is a need for clear and detailed local criteria to guide decision-makers in understanding what the valued and distinctive local character is here, and how building design can contribute to it. There needs to be some clear guidance to clarify the grounds on which individual planning officers make their judgements. This Neighbourhood Plan policy provides that clear and appropriate guidance. It reflects what is valued here and I fully support it.</p> <p>Policy HTA4 Caravans in Fields</p> <p>It is really important to have some Parish level guidance on the planning situation with caravans left in fields for extended periods of time (sometimes years) as this is an increasing problem, especially in the AONB. I wonder if there needs to also be something about use of sheds and huts for extended periods for camping or whether that is a separate policy issue?</p>	
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		<p>Objective 5, Policies HCA 1 and 2: Heritage Character and Assets This is a key policy area for both the AONB and WHS areas of the Parish. Currently the Planning Dept seem to give very little to no consideration of development impact on historic assets or heritage character. We need some clear local policy guidance to ensure that these impacts are considered effectively, and to identify priority heritage areas and assets. NDP policies HCA 1 and 2 do that. However, I wonder if protection needs to be stronger, and whether the Parish needs to go a step further for some priority heritage areas and designate them as Conservation Areas. Currently Perranuthnoe and Goldsithney village centres are officially recognised as Conservation Areas. However, other really important and highly valued areas are not. I would suggest that the hamlets of Trenow, Trebarvah and Trevean should be considered by Cornwall Council for designation as Conservation Areas and I suggest that this NDP needs to initiate that process.</p> <p>Policy EB2 Agriculture It is good to see that the Neighbourhood Plan gives recognition to the importance of farming and agriculture as the main land-use in the Parish. It is also good that Perranuthnoe Neighbourhood Plan Policy EB2 highlights the importance of sustainable agricultural production.</p> <p>Much of the focus of Policy EB2 is currently on ensuring that housing or other development does not have a negative impact on farming or agricultural land. This is important however I would suggest that this policy also needs to provide clearer local guidance in relation to agricultural occupancy conditions.</p> <p>Policy EB3: Campsites and Holiday Accommodation I suggest there is a need to include Parish level guidance on 'freedom campsites' as these are an increasing planning issue nationally. In particular in the AONB to provide clear guidance on how big these sites can get and to provide the grounds for decision making on where they can be located. There is also a need for better guidance on glamping pods.</p> <p>Policy DM1: Implementation and Monitoring This policy is important. The Plan will only be effective if it is used effectively. Currently there seems to be no monitoring of whether planning decisions are made according to county /national policies and planning regs, or not. It seems</p>	
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		<p>to be a bit of a free for all, and it is worrying how often planning decisions do not align with planning policies, especially in the AONB. The lack of monitoring is a real weakness and leads to questions over transparency of decisions. National level analysis in 2019 highlighted a number of concerns relating to the impact of 'revolving door' scenarios, overlap between development business and decision-making roles by officers, and that planning decision-making is often left far too open to influence by developers. It is important to have systems in place to monitor decision-making in order to ensure that there is transparency and independence and that decisions are made according to planning policy / regs. The decisions individual planning officers make affect people and places for generations. Hopefully this NDP if implemented effectively will help to make planning decision-making much more transparent here.</p>	
Yes x 2	<p>Support for Overall Plan</p> <p>Highlights importance of:</p> <p>CW3 in particular</p> <p>LGS Area F</p> <p>HTA1</p>	<p>As new residents of the parish we are entirely new to this Plan and its production. It has taken a little while to assimilate and has been a learning process; we therefore appreciate the extension to the consultation period.</p> <p>In general, we are very impressed and pleased with the plan and commend those who have clearly taken great pains in its production. We hope it will be a useful touchstone to facilitate responsible and sustainable development that preserves that unique sense of place in this beautiful part of Cornwall.</p> <p>More specifically we are particularly pleased to see the designation of Green Spaces and in particular that listed "F". (Policy CW3).</p> <p>We are pleased to see designated Development Boundaries. We just hope that they can be enforced. We note the recent development outside the boundary in Daffodil Fields as an exception. (Policy HTA1)</p> <p>We are however surprised that there is no mention of the possibility of Neighbourhood Development Orders or Community Right to Build Orders. Perhaps these have been considered during the consultation discussions and omitted for good reason.</p> <p>So, in summary, thank you for the Plan and the opportunity to comment on it. We approve.</p>	<p><u>To Note:</u> Support for overall Plan and in particular:</p> <ul style="list-style-type: none"> - protection of Local Green Space Policy / areas in particular Area F. - Development Boundaries identified in HTA 1. <p>Concern over whether planning decisions will in practice abide by identified Development Boundaries.</p> <p><u>Answer:</u> It is hoped that policy DM1 will help to ensure that the NDP is actually used / adhered to.</p> <p><u>To Check:</u> Whether specific guidance should be provided on Neighbourhood Development Orders or Community Right to Build Orders within NDP policies?</p> <p><u>Answer:</u> This was discussed. It was felt that there is not a need for specific Parish level policy</p>

			guidance on Neighbourhood Development Orders or Community Right to Build Orders because the existing policies in the NDP will support effective implementation of national level guidance at the local level.
Yes	Strong Support for overall Plan Particularly Policies: CW2,CW3 CW4,CW5, HTA1, HTA2, HTA3, HTA4, BDL1, NLB1, NLB2, NLB4, NLB5, NLB6, HCA2, EB1, EB2, EB3, EB4	I think this is an excellent plan that cover all the important aspects about what make the Parish so special and how it should be managed going forward I am in particular agreement with policies CW2, CW3, CW4, CW5, HTA 1, HTA 2, HTA 3, HTA 4, BDL1 , NLB1. NLB2, NLB4, NLB5, NLB6, HCA2, EB1, EB2, EB3,EB4 I am in strong support of this plan.	<u>To Note:</u> Strong support for the Plan and confirmation that it reflects the key issues of importance to the Parish.
Yes x2	CW3 CW5	Support Policy CW3: Local Green Spaces. We feel the present development density should be maintained in Perran Downs as this gives it its character. Infill development in the large gardens should not be allowed.	<u>To Note:</u> Support for protection of identified local green spaces. Need to maintain current building density in Perran Downs. <u>Changes:</u> Add further clarity in Policy CW5 & BDL 1 on the need to avoid 'overcrowding' / dense infill, in particular where it affects the character of a settlement.
Yes	Support for overall Plan	Policy CW2 Safeguard Public Rights of Way and CW3 Local Green Space	<u>To Note:</u> Support for overall NDP. The need for protection of Local

	<p>Highlights importance of:</p> <p>CW2</p> <p>CW3 in particular LGS Area A</p> <p>CW4</p> <p>HTA2</p>	<p>Proposed Local Green Space grid reference: SW5430429382 and SW544429309</p> <p>Important to keep these areas free from development. This field in particular is subject to extreme flooding problems. It is also a superb source for insect life and important for small mammals.</p> <p>Policy CW4 Principle Residency and HTA2 Replacement Buildings and Conversions</p> <p>I bring these two together as there are local applications at this time which clearly do not follow these requirements</p> <p>Essentially, I agree with the entire draft Neighbourhood Plan</p>	<p>Green Space in particular Area A, and for the importance of Local Green Space designation where PROW pass through or near these areas.</p>
Yes	<p>Highlights importance of:</p> <p>CW3</p> <p>CW5</p> <p>HTA1</p> <p>HTA2</p> <p>HTA3</p> <p>BDL1</p> <p>NLB5</p> <p>DM1</p>	<p>CW3 I feel it is very important to identify and protect green spaces within the parish, they are well used by locals-adults and children and need protecting from building which would have an adverse effect on the locale.</p> <p>CW5 There is a need to keep development sites on a small scale to maintain the village aesthetic. Traffic congestion and parking problems already exist in Goldsithney and Perranuthnoe.</p> <p>HTA1 There is a definite need for development boundaries as recent housing has already encroached upon green spaces (eg fields in Rosudgeon) and open countryside (eg housing development creeping along Gears Lane).</p> <p>HTA2 Size of buildings and use of materials in keeping with local character are an important consideration, along with maintaining Cornish hedges which are a big feature of the parish.</p> <p>HTA3 This is an important issue, much needed to provide housing for young local people.</p> <p>BDL1 As with HTA2 there is a need to maintain the local character of the area by setting standards for building and landscaping.</p> <p>NBL5 Cornish hedges and hedgerows are integral to the area giving a natural beauty, a haven for wildlife and helping to reduce flooding and erosion.</p> <p>DM1 This is important as it will ensure that clear and transparent decision making will occur in the best interests of the development of the parish</p>	<p><u>To Note:</u></p> <p>Highlights the importance of:</p> <ul style="list-style-type: none"> - protecting Local Green Space, all areas in CW3 - assessing spatial planning and cumulative impact (policy CW5) in planning decision-making to prevent over-crowding and to ensure that current problems of traffic congestion aren't exacerbated. - support for Development Boundaries that have been identified - ensuring building design and scale is in keeping with local character (HTA 2 and BDL 1) - housing provision for young people within HTA 2 - protection of Cornish Hedges

			<p>- effective implementation of the NDP / transparency in decision-making.</p> <p><u>Changes:</u></p> <p>Add further clarity in Policy CW5 & BDL 1 on the need to avoid congestion.</p>
Yes	CW3	<p>The Neighbourhood Plan covers the planning issues which I feel are most important here.</p> <p>The issues and policy that I feel is most important is the one on Green Spaces</p>	<p><u>To Note:</u> Confirmation that the Plan covers the priority issues for the Parish and provides appropriate policy guidance.</p> <p>Importance of Green Spaces policy and support for areas identified.</p>
Yes x 2	<p>CW3</p> <p>CW4</p> <p>CW5</p> <p>NLB3</p> <p>NLB4</p> <p>DM1</p>	<p>The Neighbourhood Plan is excellent and very professionally presented, addressing the key problems facing the Parish. It is good to see policies addressing key issues such as overbearing properties, light pollution, lack of parking and increasing number of holiday lets (NLB4, CW5,CW4)</p> <p>Policy CW3: Local Green Spaces</p> <p>Agree with Green Spaces designated in Figure 20. Why hasn't the Habitat Action Plan Woodland in Peran Downs Figures 3 and 31 been included as a Green Space. It is one of the last woodland areas providing biodiversity and carbon capture. If developed and therefore more trees felled the tree canopy is reduced. The remaining trees will not have developed root systems to survive the extra exposure to strong winds. Thus more trees are lost, as is already happening.</p> <p>Policy NLB 3 Areas of Biodiversity Significance</p> <p>Can find no definition of Habitat Action Plan woodland (Figure 31). Consequently what is the Action Plan?</p> <p>Will this NDP avoid Parish Council planning decisions being overridden by Cornwall County Council?</p>	<p><u>To Note:</u></p> <p>Confirmation that the Plan covers the priority issues for the Parish and provides appropriate policy guidance.</p> <p>Support for structure and content of Plan</p> <p>Highlights key issues of importance as:</p> <ul style="list-style-type: none"> - overbearing properties, light pollution, lack of parking and increasing number of holiday lets (NLB4, CW5,CW4) - Protection of Local Green Space (CW3)

			<p>- Conservation of biodiversity (NLB3)</p> <p>- The need to ensure CC Planning Dept actually abide by NDP policies (DM1)</p> <p><u>Answers to queries raised:</u></p> <p>'The reason why the Trevelyan Plantation (Habitat Acton Plan Woodland) hasn't been included as Local Green Space is because it is already covered by designations as a Tree Protection zone and as a Habitat Action Plan area.</p> <p>The Parish fully recognises its importance as one of the last woodland areas in the Parish and that it is extremely important to protect biodiversity in this area and to prevent further tree felling. The existing TPO and Habitat Action Plan designations should provide this protection, and it is important that planning and enforcement decisions and actions abide by the regs associated with those designations.</p> <p>A Habitat Action Plan woodland is an area that has been identified as a priority conservation area within the UK's biodiversity action plan (BAP), in recognition of the biodiversity significance of it. BAP</p>
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			<p>is an internationally recognized program linked to the CBD & Aichi Targets.</p> <p>Cornwall Council has a duty to conserve UK BAP priority habitats and species under Section 74 of the CRoW Act (2000). This specifies that adverse impacts on BAP habitats and species must be avoided wherever possible. If adverse impacts are not avoidable, they must be conserved and protected through mitigation, compensation and enhancement measures.'</p>
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Landowner and Public Representations opposing proposed Local Green Space (LGS) areas in Regulation 14 consultation			
Parish Resident	Paragraph or Policy	Comment	Parish Response
Land Owner	HTA 1 CW3	<p>Two objection letters relating to this individual / land area were submitted:</p> <p>i) by the landowner and</p> <p>ii) a formal objection letter by a Development Consultancy Company on behalf of their client</p> <p>Representation from landowner Our email concerns the proposed development boundary of the land adjoining Rose Cottage policy HTA 1: Development Boundaries.</p> <p>Our question is why is the boundary to be where the council have proposed? Why can't the boundary go in line with Mr Rescorlas said boundary which would go across our land to the gateway. OR the proposed boundary could start at the end of our land why has our land been subject to this boundary?</p> <p>I fully understand that boundaries have to be put in place but the 'red development' line on the proposed boundary isn't even in the right place as Mr Rescorlas plot has been omitted so it's actually not shown to be true.</p> <p>This 'red line' also includes a field in Grove Lane? And recently numerous builds have gone up outside of the 'red line' please explain.</p> <p>I found about this said boundary proposal approximately a week ago when I was having an informal 'social distanced' chat with Mr Rescorla and apparently the preparation for this</p>	<p>Parish Response: The concerns raised by the landowner refer to development opportunities on a specific piece of land. Information on the planning history of this site and the reasons provided by the Parish Council, Cornwall Council and an independent Appeal examiner for declining the landowners previous applications to develop this site are provided below.</p> <p>It should also be noted that the role of the Parish Council in the planning system is merely advisory, as a consultee, and their advice relates to the longterm interests / concerns of the Parish as a whole. It is the Planning Department who make the decisions based on the validity of each planning application and they often override the advice of the Parish Council.</p> <p>The Neighbourhood Plan (including the Development Boundaries) has been developed through a consultative process over the last 5 years, publicised in a variety of ways, through events, posters, leaflets, meetings, Facebook and other social media sites, as well as on the Parish Council and dedicated NDP websites. It has not a process that been rushed, and it is unfortunate that this individual has not engaged in the process.</p>

proposal has been in place for over 2 years but now appears to being 'rushed' through to be in place asap.

Why as the land owners were we not informed of this proposal by letter or email at any point over the last two and a half years? Putting something up on a website is just not good enough. We do not randomly look at a parish council website.

We have lived in Perran Downs for 23 years and in this time have seen large houses being built around our property with no objection and allowing people to go about their day to day business. Please see attached archive photo.

However, it's very sad that people can't do the same for us. I could list numerous times of reports to the council through one thing or another, but my email is about the proposed boundary.

We have tried for planning on a section of our land and have been meet with negativity and now your proposed boundary just adds to it. Could this be the reason why this boundary must be put in place to stop new development outside of the boundary lines.

Why does it seem to us that our land appears to be such a problem to the parish council, but others seem to have no problems.

It certainly appears there is one rule for one and another rule for some others?

Are there boundaries going up all around Perran Downs or just around our land? It would be of interest to know how other houses can be built. As we write this email in Red Lane there are 2 new builds underway. And a very large house in a field at the end of Perran Downs lane seem to have no

<p>Development Company for Client land owner</p>	<p>problems being built. Maybe these slipped under those 'boundary radars'.</p> <p>We have had a meeting with the MP Derek Thomas and aired our views which he took onboard. As I said to him it appears 'who you know in these situations, not who you are' We would like the development boundaries redrawn, and an alternative policy for a settlement boundary.</p> <p>An additional letter was submitted by a Development Company on behalf of their Client</p> <p>Representations to the DRAFT for 'Pre-submission Consultation' under Regulation 14 of the NDP Regulations 2012 – Perranuthnoe Parish Neighbourhood Development Plan 2020-30.</p> <p>Land East of Rose Cottage at Grove Lane, Perran Downs, Golsithney, TR20 9HN</p> <p>1.0 Introduction</p> <p>We write on behalf of our client Mr E Grey, with regard to the parcel of land Eastern of Rose Cottage of the settlement of Golsithney as highlighted below, having regard to the emerging policies in the DRAFT for 'Pre-submission Consultation' under Regulation 14 of the NDP Regulations 2012 – Perranuthnoe Parish Neighbourhood Development Plan 2020-30 (the NDP).</p>	<p>Parish Response:</p> <p>The representations made by the Development Company on behalf of their client relate to an area of agricultural land and open countryside located within the World Heritage Site (WHS) between the settlements of Perran Downs and Rosudgeon.</p> <p>They seek to have the Perran Downs Development Boundary extended to include their area of land, which is bounded by Well Lane and Perran Downs Lane. This area of land has been subject to a series of planning applications for residential development over recent years.</p> <p>These applications have not been supported by Perranuthnoe Parish Council on the grounds that the land in question is not infill, it is an unacceptable extension of building into undeveloped countryside, well removed from the existing build up area and unmistakable rural thereby harming its intrinsic character and beauty. This would conflict with policies 1, 3 and 7 of the Cornwall Local Plan and with the aims and intentions of paragraphs 7 and 17 of the National Planning Policy Framework.</p> <p>Cornwall Council also declined the previous application made by the applicant for development of this area on the grounds that the site is located outside of the settlement of Perran Downs. They concluded that: the proposed development does not represent infill or rounding off in</p>
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2.0 Submissions

Over the following pages we wish to make our submission in response to specific sections in the NDP. For ease of reference we have copied the relevant text from the NDP, with the relevant paragraph numbers, as highlighted in bold and italics below, and thereafter provided our submission in response.

3.13. Settlement / Development Boundaries have been a staple feature of local development plan documents in Cornwall over recent years whereby the ‘development’ or ‘settlement’ boundary is used as a housing policy marker. Inside the boundary is where market-led housing is focussed; development outside the boundaries is only permitted for ‘exception sites’. The Parish has decided to use the term ‘Development Boundary’ rather than ‘Settlement Boundary’ due to the fact that there was concern locally that the term

accordance with Policy 3 of the Cornwall Local Plan Strategic policies 2010 to 2030. The development represents an undesirable extension and intrusion of the settlement into the adjoining countryside which, without any special justification, would, as a consequence of the prominent site location be harmful to the rural character and appearance of the countryside. The proposal thereby gives rise to a fundamental conflict with planning policy, which does not permit new residential development outside of defined, well serviced settlements. The development thus conflicts with policies 1, 2, 3, 7 and 23 of the Cornwall Local Plan (Strategic Policies) 2010-2030 and with the aims and intentions of paragraphs 7, 14, 17, 55 and 61 of the National Planning Policy Framework 2012.

The decision by Cornwall Council to refuse the application was backed by a planning appeal decision on 17/9/2018 (APP/D0840/W/18/3198406 17/9/2018). The planning inspector decision letter specifically commented that: *‘When approaching along Perran Downs Road from the south, and around the crossroads, the appeal site is partially visible through the boundary screening and gateways. It contributes, with surrounding fields, to the rural character of the area. The existing dwellings at Perran Downs are largely set within or screened by trees and there is a clear character distinction between the open fields and the built-up areas. The appeal site, although close to the adjoining built development, is largely screened from it and visually appears to form part of the countryside in this location.*

Due to this visual separation by the established boundary screening from the properties in Well Lane and the adjoining buildings in the wider area of Perran Downs, the appeal site has a greater affinity and visual connection with the adjoining open fields. Even if I was to be persuaded by the appellants’ argument that the site falls within a single

and implications of the defined boundary lines. The delineation of 'boundaries' is not intended to map the outline of existing settlements, but rather to provide clear policy guidance as to where new building development should be located; the 'development boundary lines' then outline the area within which it will be appropriate to locate new infill development, as outlined in NDP Policy HTA 1.

3.14. The identification of 'development boundaries' in the Parish has been achieved through a consultative process, informed by the assessment of relevant data, plans and policies. The Cornwall Local Plan and associated documents provide important policy guidance. The Shoreline Management Plan and associated NCERM data provided key information and guidance relating to erosion rates along the coastline, which subsequently informed delineation of the coastal edge of development boundaries for the settlement of Perranuthnoe village.

3.15. An initial assessment of the Parish's minimum housing requirements was undertaken, to enable the Parish to understand its requirements, and so that we would be able to ensure that adequate land is allocated within the development boundaries to meet CLP obligations. The assessment found that due to the fact that Parish lands are either designated as part of Cornwall's Area of Outstanding Natural Beauty (AONB) or within the World Heritage Site (WHS), the Parish is exempt from any specific requirement to build new housing. Housing data for this Parish demonstrates however that despite the AONB and WHS protection, a significant number of houses have been built and committed to over the last 10 years, indeed the Parish has the third highest development level for the West Penwith Community Network Area, on a par with the largest Parish in Cornwall.

dispersed settlement, the appeal site has the character, together with the remainder of the adjoining field, of open countryside.

Consequently, development in this location would constitute incremental growth and visually extend buildings into land that has the character and appearance of open countryside. The presence of the two new dwellings, the associated driveways and parking spaces, the formation of residential amenity areas and the related domestic paraphernalia, would add a significant built form to the site and create a more suburban appearance. This would cause visual harm eroding the rural character and appearance of the site and would be contrary to the approach set out in Policy 3 and the supporting text which seek to prevent encroachment of development into the countryside.'

The reasoning previously provided by the Parish Council, Cornwall Council and Appeal Inspector will hopefully help to respond to the landowner and Development Company's queries and to explain why this land does not represent 'rounding off'.

The proposal to include this area within the Perran Downs Development boundary was not supported during the public consultation process. A number of residents indicated specifically they valued the open countryside between Perran Downs and Rosudgeon which they wished to remain undeveloped. There has been strong support for the Development Boundaries proposed in the NDP.

The Parish has significant new housing already approved or developed within the plan period and there is no evidence of the need for the inclusion of additional land within the Perran Downs Development Boundary Furthermore it is noted that whilst the area of land is small, any additional homes contributed would not outweigh the damage caused

3.16. *The settlement boundary assessment started with mapping exercise to chart the built up area of the main settlements. This excluded sporadic development and large gardens, particularly those that protrude into open countryside, and included assessment of the edge of settlement character changes. It showed four core settlement areas in Perranuthnoe Parish: Goldsithney, Rosudgeon, Perran Downs and Perranuthnoe village. The Parish Steering Committee subsequently undertook a series of consultations on the results of the assessment, including a number of mapping exercises, to delineate development boundaries which will meet local housing needs, whilst also working to conserve the valued character of designated AONB and WHS landscapes, maintain the identity of the communities living in settlements and hamlets, and conserve and enhance valued community assets and facilities. The results of this consultative and factual research process have informed design of our NDP Policy HTA1.*

Firstly, as a starting point, we completely disagree that the boundaries have been arrived through a consultative process. We as landowners have not been notified in this regard, otherwise we would have made earlier representations. The subsequent text appears to suggest that this consultative process, was in fact a desktop review, we have no idea what the 'series of consultations' to which paragraph 3.16 refers too actually involved, we were certainly not aware.

Nonetheless, it is pretty clear from the text above that the approach to defining these boundaries has been led by a negative mindset to prevent development from taking place. The starting point appears to have been to look at what are referred to as 'requirements' for housing numbers. It has to be stressed that the housing number for the parish, is not a 'requirement' but a 'minimum target' as per policies 2 and 3 of the Cornwall Local Plan 2010- 2030 (the CLP), is should

to the local landscape environment. If further homes were indeed required it is felt that other less damaging sites would be preferable.

Conclusion: No evidence has been provided of the benefits of including this land area within the Development Boundary. Indeed, there is clear planning case history, (in the decisions made by the Parish Council, Planning Department and subsequent Appeal Judge in 2018), that this land is not suitable for development, and that development on this site would have an unjustifiable negative impact on landscape character.

The reference made by the Development Company here to the Appeal decision APP/D0840/W/16/3162355 at Land North of Mountlea Drive, Par PL24 2EL, where a development of approximately 103 dwellings was permitted on the edge of a settlement is not relevant to this site. Of direct relevance is the Appeal Inspector's assessment and decision for this specific site (under APP/D0840/W/18/3198406). He concluded that development on this site would not be appropriate, does not align with planning policy and does not represent 'rounding off'. It 'would cause visual harm eroding the rural character and appearance of the site and would be contrary to the approach set out in Policy 3 and the supporting text which seek to prevent encroachment of development into the countryside.'

Perranuthnoe Housing Statement – Parish response

Use of the wording 'requirement' in the title, follows the template on provided by Cornwall Council Planning Department in their Housing Statement Guidance Part 1 (refer: <https://www.cornwall.gov.uk/media/o0jildaf/housing-statement-guidance-part-1-ndps-housing-target.pdf>)

therefore not be treated as a ceiling figure, as appears to be the case here, but as base figure. Thereafter the text simply refers to various ways of constraining potential growth, that being the housing growth that is in so much demand in this parish, Cornwall and across the country.

The approach to defining the settlement boundaries is therefore in conflict with the presumption in favour of sustainable development, (as it is a presumption against), contained within the CLP and the National Planning Policy Framework (the NPPF).

4.5. Although there is not any requirement for Perranuthnoe Parish to allocate further land for housing, the NDP seeks to facilitate the delivery of appropriate housing, where there is a proven local need by Parish communities, and where this does not impact on the outstanding natural beauty and heritage character of designated AONB and WHS areas of the Parish. The NDP policies in this document provide the guidance to achieve this.

Its not a requirement, it is a minimum figure, there is no conflict with the CLP and the NPPF with development exceeding the minimum figure. By placing a restriction that any development that exceeds the minimum figure should only be required to meet local needs, is entirely inconsistent with the CLP and the NPPF. Further we would stress that the recent Government announcements, and the standardised housing figure approach, is likely to increase the housing figures in Cornwall approximately twofold. The NDP, if it maintains the approach highlighted, will be out of date with national policy before it is even adopted.

*Figure 20 and Policy CW3: Local Green Space (LGS)
The areas outlined in Figures 20 and 21 below have been designated for protection as 'Local Green Space' (LGS), in recognition of their significant value to Parish communities.*

In their critique of the Plan, the Development Company makes much of the use in the Housing Statement of the word 'requirement'. This is not terminology / an 'approach' which the Parish has established; it is purely following the guidance provided by Cornwall Council who give the template for under the heading ' Delivering the Parish Housing *Requirement*' (refer page 4 of the above Housing Statement link)

The text in this section explains in some detail that although the Parish has not been allocated a minimum housing target, it has provided one of the highest levels of housing development in the CNA. Quite the opposite of what is being implied here by the Development Company; the NDP starts from the position that the Parish has provided extensive housing over the last 10 years, and intends to meet local housing needs.

The NDP Housing Statement does not state, as implied by the Development Company's comments, that the Parish is 'placing a restriction that any development that exceeds the minimum figure should only be required to meet local needs'. This Parish does not have a 'minimum housing requirement / target' due to the fact that almost all of the land within it, is located within either the AONB or WHS. If the Parish was aiming to restrict development to the CNA minimum figure, as the Development Company are implying, there would be no housing built in this Parish at all! Quite the opposite has happened in that this Parish has contributed the third highest % of housing in the West Penwith CNA.

The Parish is very aware that '0' is not a housing 'figure' or 'target' and there is no text in the NDP which in any way implies that it is.

The concern arising from local consultation for the NDP is that housing development over recent years has not been well planned, has resulted in ad hoc ribbon development

These areas should be conserved as green space, with a strong priority placed on preserving the attributes that make them special³⁶; Development should not be permitted within Local Green Space areas, unless it can be clearly proven that there are very special circumstances.

In cases where planning applications are submitted for areas adjacent to LGS, substantial weight should be given to consideration of the potential impact of the proposed development on the LGS, and on peoples' enjoyment of it. Any development or land-use change that is proposed adjacent to a designated LGS area should not compromise its current or future use, and should be of a scale and character that will complement the valued qualities of the LGS. A more detailed description of the designated LGS areas is provided in the LGS audit forms in Annex 4 and should be referred to for information on their special attributes.

The LGS meet a range of community needs and form a core part of the overall green infrastructure of the Parish. An ecosystem services approach³⁸ should be taken to support sustainable development planning in this Parish, in which decision-making on planning applications that may affect LGS, or areas connecting into LGS, takes account of the importance of interconnectivity between LGS and other green areas in the Parish.

Where the reasons for designation of the LGS include the views from it, and the character of the landscapes surrounding it, protection of these valued qualities, and of the public visual amenity value associated with the site, should be a priority consideration in decision-making on planning applications that may affect the site. Where a proposed development may impact on the public visual amenity value of an LGS, the Parish encourages the use of Landscape and Visual Impact Assessment (LVIA) at an early stage in the

and the loss of lands and landscapes that are valued. Currently development is not working effectively to meet housing needs, or to respect protected landscapes.

The NDP Parish Housing Statement is merely presenting the results of the consultative process over the last 5 years. This indicated that a strong priority over the life of the Plan, should be placed on providing housing to meet local needs, including affordable housing.

While the Parish understands that a stronger focus on meeting housing needs may be to the disadvantage of commercial development companies and their clients, the NDP has to focus on achieving development that has a long term beneficial impact for the Parish as a whole and is developed through a broad consultative process, so represents the results of that process.

Local Green Space - Parish response

It is important to clarify here that the land in question in this letter, is not designated as Local Green Space. The statement that the company makes 'It appears our land is proposed to be designated as a Local Green Space (LGS)' is not correct. We would ask that they refer to the LGS maps associated with Policy CW3.

The consultative assessment and auditing process used by the Parish for identification of areas to be designated as Local Green Space is outlined in the Neighbourhood Plan document Section 3, with further detail provided in the LGS Annex appended to the Plan. This includes audit forms for each site. The Justification and Evidence base for Policy CW3 explains the alignment with national and county guidelines and NPPF selection criteria.

The Parish is disappointed by the somewhat unpleasant and aggressive wording used in some parts of the development company's correspondence. In particular where the development company refers to the consultative

development conceptualisation process. The LVIA should then be submitted with the planning application as it will provide important information for decision-makers and will help to demonstrate how the proposed development complements the Parish landscape in which it is located, and respects the valued qualities of the LGS.

POLICY CW3 Local Green Space

Intent: This policy aims to provide clear guidance to support development planning that recognises and protects the qualities of green areas that are of special significance to local communities. These areas are designated as Local Green Space (LGS). The reasons for designation and the community functions that the LGS provide are varied, with areas identified through a consultative assessment and audit process. LGS are integral to the overall green infrastructure of this Parish and are important to long-term community health and wellbeing. This policy does not attempt to identify every green area of importance to local communities; it should be used alongside other policies in the NDP to ensure that sustainable development planning adopts an ecosystem services approach that recognises the importance of green infrastructure to long-term community welfare

Justification and Further Information: Why we need this Policy and how it aligns with higher level Plans and Frameworks Public consultation highlighted the importance of a range of green spaces for community health and wellbeing, as part of the green infrastructure of this Parish. The significance of these areas, and the reasons they are valued varies, and includes for recreation, sport, social interaction, growing food (allotment areas), their heritage significance, educational value, natural beauty and 'sense of place', importance for wildlife, visual amenity, tranquillity and open space characteristics, and as inspiration for art and photography. Many areas are valued for a combination of these elements. A consultative assessment and audit

process and assessment as 'high level waffle'. We would hope that moving forward it is possible to ensure that any correspondence is made in a more considered manner. The Parish remains open to consult further on any issues of concern to their client, it is hoped that the company will reconsider its stance and be open to further discussion and consultation.

Development Boundaries – Parish response

As outlined in the NDP, the identification of Development Boundaries was achieved through a consultative process, based on a professional assessment undertaken by Cornwall Council Planning Department. Cornwall Council and the Parish have used clear, nationally recognised criteria and approach to guide this process. The Regulation 14 consultation process is a continuation of this overall consultative approach.

Consultation to consolidate appropriate 'development boundaries' was undertaken in 2018 & 2019 and this current pre-submission consultation is a continuation of that process. It is unfortunate that the Development Company's client did not engage in this process at an earlier date, and it is a surprise that he was not aware of the process as it was widely advertised. The NDP consultation process was widely publicised and there was extensive engagement by community members across the Parish. The Parish Council did not contact every land-owner and resident individually, as this would have been an extremely time consuming and costly process and it does not have the resources to do so; it is also not standard practice for neighbourhood planning.

We would strongly contest the rather aggressive comment made by this Development Company that that the process 'has been led by a negative mindset to prevent development from taking place.' On the contrary, we would stress that the process has been led by a positive, consultative process and mindset, based on professional

process was used to identify priority areas for designation as Local Green Space, and their valued attributes. Annex 4 provides further detail on the LGS assessment process and the results of that assessment.

The results of public consultation pointed to significant local concern over the current impact of development, and potential future impact of development, on valued areas of local green space, and on people's use and enjoyment of these areas. There is currently nothing that identifies or delineates green areas of core importance to local communities, or the qualities of these areas that makes them special. There was concern that currently decision making on planning applications is being made without the local information and knowledge necessary to achieve positive, long-term planning that will work to conserve green areas of key importance to Parish communities for current and future generations. The NDP was seen as an opportunity to fill this vacuum, in order to provide clear local policy guidance that identifies, delineates and protects green areas of core community significance.

The results of public consultation pointed to the need for a Local Green Space policy that will help to ensure that decision-making on development proposals works to both conserve key areas, and protect the valued qualities of these LGS areas. Where areas are valued for their natural beauty and 'sense of place', open space characteristics and the iconic views of AONB or WHS landscapes from them, there was a strong feeling that decision making on planning applications should include assessment of the potential impact of development on the valued character of landscapes visible from the LGS. This was emphasised as important so as to make sure that development in the broader area does not damage the valued characteristics of the landscapes viewed from the LGS i.e. the 'public visual amenity value' of the site'. Although these should receive a

assessment, and has received broad support and positive feedback from the Parish. The focus of the NDP and of the Development Boundaries is on achieving a positive long term pattern of development and growth for the Parish, providing housing to meet local needs and respecting protected AONB & WHS landscapes and assets.

The 'NPPF presumption in favour of sustainable development', is well recognised and respected, but it is unfortunate that it is sometimes interpreted as a universal licence to build anything anywhere by some Development Companies. In development planning, it is important that the broader NPPF and CLP policy framework is understood and applied. Of particular relevance to this Parish are policies relating to AONB and WHS which guide how and where development is appropriate, and how to ensure it is sustainable. The Parish NDP provides maps and information on which areas are designated as AONB and WHS landscapes.

level of protection through their designation under AONB and WHS, there was a strong public feeling that currently the level of consideration given to protection of AONB and WHS landscape character in planning processes appears to be fairly limited, with numerous examples of recent development that has had a negative impact on AONB and WHS landscape character and on areas of core importance to local communities. The interconnection of LGS areas within the overall green infrastructure of the Parish also came out as an issue of importance, and the need for a planning approach that recognises this. This is included in the above policy but dealt with more specifically under NDP Objective 4.

All of the areas designated for protection as Local Green Space in Figures 20 and 21 meet the criteria outlined in paragraph 100 of the National Planning Policy Framework (NPPF) and the associated guidance provided by Cornwall Council: All proposed LGS areas are:

- in close proximity to communities*
- demonstrably special to the local community and hold particular local significance*
- local in character and all sites are significantly smaller in size than the 20 hectares*

Cornwall Council / Natural England recommend as a maximum for local green space areas.

It appears our land is proposed to be designated as a Local Green Space (LGS). Whilst there is a lot of text above, and reference to consultation, we have not been notified about this proposal despite being the land owners. It is worrying that the pre-ambles and the policy provides a lot of high level reasoning, without providing any justification for the specific allocations of each site, why does our site meet the tests referred to in paragraph 100 of the NPPF? In what way can our site be described as 'demonstrably special to the local

community and hold particular local significance'? You can just allocate land without providing the detailed evidence base to justify it. The policy is completely flawed, and its justifications are hidden behind a lot of high level waffle that is absolutely meaningless to the actual tests in paragraph 100 of the NPPF.

POLICY HTA 1: Development Boundaries

Policy Intent: By establishing clear development boundaries, the Parish aims to maintain cohesive, geographically bounded settlement areas, and to prevent further 'development sprawl' out from existing settlements and hamlets. The establishment of development boundaries within this policy provides clear guidance as to where housing development should be focussed. It will help to ensure that the Parish is able to meet local housing needs whilst safeguarding the distinct identity of villages, hamlets and their communities, and protecting against further ribbon development or coalescence between villages and hamlets, and the negative impact this has on the cohesiveness and identity of local communities and the landscape character of the Parish.

Policy HTA 1: Development Boundaries

The Development Boundaries outlined in Figures 23 to 26 show the areas of the Parish within which new building development will be permitted. Within these Development Boundaries, infill development of one or two houses will be supported, where it conforms with other policies in this NDP, contributes positively to the local character of settlements and to the welfare of the communities that live there.

As we have already highlighted, the approach to the development boundaries has been led in a manner to restrict/ prevent development and has been approached in a negative mindset, rather than the permissive approach in the CLP and the NPPF.

From reading the extensive text in support of this policy, there is continued reference to various constraints, but absolutely minimal reference to actual approach to which the settlement boundary should be appropriately defined, that being as referred to in policy 3 of the CLP and its supporting text. The boundaries should be informed by the approach to housing distribution in the CLP, which includes 'infill'; 'rounding off'; and 'previously developed land', where is the assessment of these definitions in the approach to the settlement boundaries? Again, the approach to defining these boundaries is flawed in the context of the CLP and the NPPF for which the NDP is required to align with. For note, Paragraph 1.68 of the CLP explains that 'Neighbourhood Plans can provide detailed definition on which settlements are appropriate for infill and boundaries to which the policy will operate.'

Having regard to our site, we submit that the site clearly falls within the definition of a 'rounding off' site as supported by the CLP and the accompanying Chief Planning Officers Advice Note on Infill/ Rounding Off (the Advice Note), for which the NDP does not appear to reference. The latter of which explains as follows:

Rounding off

After considering the policy stipulation about scale, a key consideration is rounding off. Rounding off provides a symmetry or completion to a settlement boundary, it is not intended to facilitate continued incremental growth. When making a judgement on rounding off, the decision maker needs to review the settlement and the surrounding area by visiting the site as well as reviewing maps and photographs to understand where the physical and logical boundaries of the existing settlement are. Rounding off development should not visually extend development into the open countryside and should be predominantly enclosed by edging features.

The boundaries of some settlements can be irregular and edges can include lower density development, large gardens that are important to the character and setting of the settlement and previously developed land. A judgement will be required on a case by case basis whether a site has the appearance of being within the physical boundaries of that settlement.

The presence of definite boundaries, landscape features, the history and nature of the land, whether it is despoiled, degraded, derelict or contaminated, existing development and topography will be important considerations in this respect.

Proposals must be adjacent to existing development and be contained within long standing and enclosing boundary features, for example, a road, Cornish hedge or stream. Suitable sites are likely to be surrounded on at least two sides by existing built development.

Development resulting in the creation of a further site for rounding off is unlikely to be rounding off in itself.

In contrast, Policy 9 (Rural exceptions sites) is not restricted to this enclosed site characteristics.

In accordance with the above, our site is enclosed by edging features on all sides, including built development on two of these. The site is adjacent to the settlement of Goldsithney, and due to the presence of existing building form in the immediate context, it quite clearly will not extend development into the open countryside. It does not represent a rural exception site, as it has enclosed characteristics.

As confirmed in the Appeal decision APP/D0840/W/16/3162355 at Land North of Mountlea Drive, Par PL24 2EL, a development of approximately 103 dwellings, on the edge of a settlement was in accordance with the approach in the CLP to 'rounding off' development.

We also flag up this appeal on the basis that the approach in the above policy to limit development to one or two dwellings only, is entirely inconsistent with the CLP, not in having regard to the scale, services and facilities of Goldsthney.

With regard to his approach in reaching this view, the following sections of the appeal decision are highlighted for reference. As is our submissions, which are with regard to a much smaller site, we consider the points pertinent to our case that our site is a 'rounding off' site, and should therefore be included in the settlement boundary:

13. LP paragraph 1.68 gives us a definition of rounding off: This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the open countryside.

14. The appeal site is predominantly pasture but is bounded to the north and east by existing housing and to the west by the existing Kingdom Hall. To the south, the site fronts on to Mountlea Drive, behind substantial hedge banks, interrupted by the built form of the Trenovissick Farm complex. On that basis, the site, while currently undeveloped, is substantially enclosed, and its southern edge is clearly defined by Mountlea Drive.

15. LP paragraph 2.33 defines open countryside as the area outside of the physical boundaries of existing settlements (where they have a clear form and shape). From what I saw, because of the presence of development on three sides, the substantial physical presence of Trenovissick Farm, and the nature of Mountlea Drive and the boundary treatment the appeal site presents to it, the appeal site has the appearance of being within the physical boundaries of the existing settlement. It is not open countryside in the way the LP

		<p><i>defines it, therefore. On that basis, development of the appeal site would not visually extend building into the open countryside.</i></p> <p><i>16. Turning back to LP Policy 3, while the proposal is relatively significant in terms of house numbers, and the size of the site, it lies adjacent to a substantial settlement, and there is nothing convincing before me to suggest that the proposal is not appropriate to the size and role of that settlement.</i></p> <p><i>17. On that overall basis, it is my conclusion that the proposal comes under the ambit of rounding off and, as a consequence, complies with LP Policy 3</i></p> <p>5.0 Conclusion We strongly object to the proposal to designate our site as a LGS and we submit that the site should be included within a defined settlement boundary.</p> <p>We await your response to our submissions, and will further review the NDP as it evolves.</p>	
<p>Development Company for Client Landowner</p>	<p>Policy CW3 And HTA 1</p>	<p>Representation Submitted by Development Company on behalf of their Client regarding proposed Local Green Space Area J adjacent to Goldsithney</p> <p>(Note: The letter submitted by the Development Company for this client is identical in wording to that which the Agency submitted for their other client (above), except for the section of the letter relating their client's land on the north-eastern edge of the settlement of Goldsithney, between Goldsithney and the hamlet of Nanturras, and objection to its proposed inclusion within LGS Area J.</p> <p>The following is the text of the representation regarding this piece of land.</p>	<p>Given that the letter submitted by the Development Company for this client is identical to that submitted for their other client, we would ask that you refer to the Parish response above.</p> <p>The Parish provides the following response in relation to the representation made against the proposal to include the client's land on the north-eastern edge of the settlement of Goldsithney within Local Green Space Area J.</p> <p>The area of land in questions is a stretch of agricultural land forming a green open space between the village of Goldsithney, the hamlet of Nanturras and the nearby village of St Hilary. It comprises small fields, Cornish Hedges and woodland, with footpaths passing through it. The field is part</p>

Representations to the DRAFT for 'Pre-submission Consultation' under Regulation 14 of the NDP Regulations 2012 – Perranuthnoe Parish Neighbourhood Development Plan 2020-30.

1.0 Introduction

We write on behalf of our client Bampfylde Bryant, with regard to the parcel of land on the north-eastern edge of the settlement of Goldsithney as highlighted below, having regard to the emerging policies in the DRAFT for 'Pre-submission Consultation' under Regulation 14 of the NDP Regulations 2012 – Perranuthnoe Parish Neighbourhood Development Plan 2020-30 (the NDP).



'We strongly object to the proposal to designate our site as a LGS and we submit that the site should be included within a defined settlement boundary.'

of Local Green Space Area J, an area identified by local communities as being of particular value to them as open green space. The Audit Form for Area J can be referenced within the Annex and outlines why the area is considered to be of special community value. It also outlines the consultative auditing process used to identify LGS. This area of land also performs an important role as a green corridor between surrounding built-up areas, maintaining interconnectivity between natural habitats, and important to the green infrastructure of the Parish. It previously formed part of the Penwith Protected Land Area (please refer to the Local Landscape Character Assessment for Perranuthnoe Parish Maps 2 and 10.).

The NDP Development Boundaries have been developed through professional assessment and extensive consultation. The request by the Development Company and Landowner to include this land within Goldsithney Development Boundaries would result in coalescence between the village of Goldsithney, hamlet of Nanturras and settlement of Perran Downs. This would run directly counter to the objective of NDP Policy HTA 1 and NDP Policy CW3, and would conflict with the findings of both the settlement boundary assessment and the results of public consultation.

No clear evidence or justification has been provided by the development company to support the inclusion of this land within the Goldsithney Development Boundary. The site does not meet the definition of a 'rounding off' site or 'infill'. The comparison made with an Appeal decision made for a development of approximately 103 dwellings on the edge of Par settlement, near St Austell is not appropriate to this context.

REPRESENTATIONS RECEIVED FROM LANDOWNERS OF PROPOSED LOCAL GREEN SPACE (LGS) AREAS, THROUGH DIRECT CONSULTATION

To ensure that all LGS landowners had the opportunity to comment on the final proposals, prior to formal submission of the Neighbourhood Plan, the Parish undertook a final consultation directly with all landowners of proposed LGS areas. The Steering Group used a combination of local knowledge and land registry searches to gather up to date contact details for each landowner. Letters were sent by the Parish Council to each individual. A number of representations were received both in support and opposition to the LGS proposals, with some landowners requesting clarifications. The representations, Parish response and details of changes made to the NP are provided in the table below. The Parish Council responded directly to each representation received, providing further information and detail on the reasons for selection of the LGS, the LGS process, and where concerns were raised to offer an opportunity for a direct meeting with Parish Council members to discuss those concerns and find an acceptable solution/compromise. A number of the landowners took up the offer of a meeting, while others refused the opportunity to engage in discussion. In certain instances, particularly in relation to land registry information a small number of letters were returned undelivered. Although the Parish made every effort to identify all landowners, it should be noted that in some areas of multiple land ownership, it is possible that some landowners may have not been identified. For this reason, the Steering Group was very flexible to allow for land owner responses beyond the stated date.

Results of Direct consultation with LGS Landowners: Representations received and Parish Response including any changes made to the NP

Parish Resident	Paragraph or Policy	Comment	Parish Response
Yes	<p>CW3</p> <p>LGS Area I</p>	<p>Email received from landowner</p> <p>Thank you for your letter dated 1st June 2021 regarding Perranuthnoe Neighbourhood Development Plan – Green Spaces.</p> <p>I already held an initial discussion with Parish and Cornwall County Councilor Sue Nicholas about the possibility of allowing public access to my field on the edge of Goldsithney.</p> <p>It was proposed to me to consider a community orchard or village pond.</p> <p>I had also thought about a community non-commercial, not for profit “farm” that would maintain the greenspace that could provide an educational and therapeutic community benefit for children and adults alike. Growing arable crops, vegetables or fruits on a small scale or even the possibility of small animals such as chickens, one or two sheep or even bees.</p> <p>As such I would be very interested to learn more the Neighbourhood plan process and the timescales for inclusion.</p>	<p>The Parish responded as follows:</p> <p>Many thanks for your reply to our letter regarding the Perranuthnoe Neighbourhood Development Plan proposed Local Green Spaces. It is great to hear about your plans to use your field on the edge of Goldsithney for community benefit, so as to maintain the green space and at the same time establish a use that could achieve an educational and therapeutic community benefit for children and adults. All of the ideas which you have shared sound really interesting.</p> <p>The following website is probably the best source of information on the Neighbourhood Plan and the process. http://www.ourperran.co.uk</p> <p>The full NDP document, landscape character assessment and summary documents can all be downloaded from the ‘downloads’ link on the website. The Parish is currently at the stage of finalising the draft Plan, prior to formal submission. It will then undergo external examination, and subsequently local referendum. If both are successful, the Parish hope that it will be adopted before the end of the year. We welcome all thoughts and ideas on the Plan and for its implementation, it’s a team effort involving all local communities and stakeholders.</p> <p>Thank you for your updated address. Sue Nicholas retired after 12 years in post as our County Councillor in May (at the last election) she is not contactable on the email you used. Sue is now the Chairman of Perranuthnoe Parish Council and available on susan.nicholas@perranuthnoe-pc.gov.uk.</p> <p>The new County Councillor for the new electoral division of Marazion, Long Rock & St Erth which includes the Parish of Perranuthnoe within it is Tara Sherfield-Wong available at Cllr.tara.sherfield-wong@cornwall.gov.uk</p> <p>Many thanks again for your email and we look forward to working with you on these community initiatives,</p>

			Yours Sincerely Gail Angove Perranuthnoe Parish Clerk
Yes	CW3 LGS Area C	Email received from landowner Apologies for the delayed e-mail, but just to confirm I have received and understand your letter dated the 25th May outlining the 'Local Green Spaces'. I have also spoken to Cllr Collins about the initiative.	The Parish responded as follows: Thanks for your email reply on behalf of yourself and your Grandmother to our letter regarding the Perranuthnoe Neighbourhood Development Plan proposed Local Green Spaces. It's good to hear that Cllr Collins is keeping you informed if you require any further information on the Perranuthnoe Neighbourhood Plan the best source is http://www.ourperran.co.uk The full NDP document, landscape character assessment and summary documents can all be downloaded from the 'downloads' link on the website. The Parish is currently at the stage of finalising the draft Plan, prior to formal submission. It will then undergo external examination, and subsequently local referendum. If both are successful, the Parish hope that it will be adopted before the end of the year. We welcome all thoughts and ideas on the Plan, it's a team effort involving all local communities and stakeholders. Many thanks again for your email. Yours Sincerely Gail Angove Perranuthnoe Parish Clerk
Yes	CW3 LGS Area J	Email received from landowner Hi Gail We recently received your letter regarding our home and it being designed a Local Green Space. Our family have recently moved into the property (we are from Falmouth) and have been Proposed working at looking after the land	Thank you for your positive reply to our letter on Open Green Space in our Neighbourhood Development Plan (NDP). I have passed it on to the NDP Steering Group and Parish Councillors. A discussion on ideas and future planning is very welcome and I will be in touch to arrange this.

		<p>better and was very interested in the contents and overall context of the information your outlined.</p> <p>We are community minded and are looking to make the field more productive for family, neighbours and ultimately the community. I would like to talk to you more about our ideas and how we can be part of your vision and if you can help guide us with ours.</p>	<p>Yours Sincerely Gail Angove Perranuthnoe Parish Clerk</p>
Yes	CW3 LGS Area F	<p>Email received from landowner</p> <p>With reference to your letter of the above date, I do not know anything about the plan you refer and I do not get involved with village politics, gossip or spite that is rife nowadays!</p> <p>I can advise you that the unmade track directly in front of my property, starting at my fence and ending at the point just passed my Children's annexe called The Hollow, is Private, not public, there are no public rights of way, it is not a byway or a bridal path, clearly shown on the definitive map, though this is a very common misconception by many who use and abuse it! This week for example a large pile of dog mess was left in the middle of our driveway, which my youngest trod in, they do not understand that they shouldn't or what it is, so it is that sort of ignorant behaviour we want no part of thank you!</p> <p>For your records, the first half of the lane from my stone wall into the middle of the lane is owned by my property and the other half by St Aubyn Estate. Between us we have marked out where these areas are and my Solicitor is dealing with this legally at the present time.</p> <p>Though I would like to also advise that I have solely maintained the entire lane for over 15 years, with the new build properties at the top more recently adding tarmac to a small section, which is not in keeping and without prior approval. The Estate are very strict that this remains a rural, agricultural lane and we have agreed on the type of hardcore I use for the potholes. These potholes are purely from the over use of the horses, dog walkers, vehicles etc using the lane but in fact trespassing on Private land, which will be dealt with in due course.</p>	<p>The Parish responded as follows:</p> <p>Thank you for your email. I can fully confirm that recognition in the Neighbourhood Plan of your land as part of an area of important 'green space' has absolutely no implications in terms of your ownership of it, and it does not mean that the public would be granted access to it.</p> <p>Local green spaces can be recognised for a whole range of reasons, this can be because their green and open character is considered to be particularly important to the character and beauty of local landscapes, or because of their tranquillity or importance for wildlife; delineation as green space does not mean that the public would be granted access to private land.</p> <p>A number of areas of land across the Parish have been selected as being of particular local significance, using a local green space auditing process, and the special characteristics of each area vary.</p> <p>This particular area is considered to be particularly valuable because it is located in an important area of countryside between the hamlet of Tregurtha and Goldsithney. Local people indicated both during consultation on the Perranuthnoe Neighbourhood Plan and in relation to recent planning applications on adjoining land that that part of Gears Lane and the land either side of it including Owen Vean Moor are particularly important to residents due to its historic value, its wildlife and its use by walkers and horse-riders for recreation and amenity.</p> <p>The concerns which you raise in regard to current public use of your land is unfortunately not something which the Parish Council have any power to address. Cornwall Council Countryside Access Team may be able to provide advice,</p>

		<p>The area you have highlighted on my Land Registry Title Plan is obviously legally in my sole ownership and strictly for the use of my 2 disabled children and myself, obviously any visitors also, though they are rare as we live a quiet, peaceful life and I am naturally protective of my children and like to be left alone to bring them up the best I can, which is extremely challenging and stressful so I do not need anything else adding to it.</p> <p>Perhaps you could clarify in brief terms exactly why you have written to me about my land as this is definitely NOT for ANY public use, only PRIVATE.</p> <p>I look forward to your response</p> <p>Yours Faithfully Amanda Jelbert</p>	<p>although it sounds as though you have access to professional legal advice and are dealing with the issue directly. I can confirm that we have noted the concerns which you raise.</p> <p>Yours Sincerely Gail Angove Perranuthnoe Parish Clerk</p>
<p>Development Agency on behalf of Client</p>	<p>CW3 LGS Area L</p>	<p>Letter of representation to your letter dated 1st June 2021 RE: Inclusion of land as a 'Local Green Space' in the emerging Perranuthnoe Neighbourhood Development Plan (land marked 'L') at The Green St Petry Goldsithney Cornwall Representations</p> <p>1.1. We write to formally object to the contents of your letter dated 1st June 2021 with reference to our client's (Mr A Ferrell) land, which you have indicated is marked 'L' and is suggested for designation as 'Local Green Space' (LGS).</p> <p>1.2. As a starting point we would flag that the letter is clearly a template that has been sent to all parties in the Parish whereby their land has arbitrarily been delineated as a LGS by members of the Parish Council/ Neighbourhood Plan Steering Group.</p> <p>1.3. The suggested designation of the land as a LGS links to the emerging policy CW3 of the Perranuthnoe Neighbourhood Development Plan (NDP).</p> <p>1.4. As you may be aware we have recently submitted a planning appeal for housing development on this land on behalf of our client.</p> <p>1.5. We have outlined in our statement of case for the planning appeal that the National Planning Practice</p>	<p>Area L has been removed as a proposed Local Green Space as a result of the decision of HM Inspector to approve a planning application PA21/01696</p>

Guidance (NPPG) explains that 'the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan' (Ref Paragraph: 019 Reference ID: 37-019-20140306 Revision date: 06 03 2014).

1.6. We assume that this standard letter is your 'contact' on this matter.

1.7. However, the letter does not explain at all the rationale you have taken to suggest this land should be an LGS. The standardised nature of the letter clearly indicates it was not written in a site-specific manner.

1.8. As we assume you are aware, paragraph 100 of the National Planning Policy Framework (NPPF) explains that:

'The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a 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; and
- c) local in character and is not an extensive tract of land.'

1.9. You have provided no specific information as to how you consider the land in question meets the above criteria, other than some standardised statement that you consider it be of 'particular significance.'

1.10. As we have highlighted in our appeal statement of case, a clear site specific justification and reasoning behind the suggested LGS designation is required on behalf of those drafting the plan, such as in accordance with the guidance provided by Locality on 'Making local green space designations in your neighbourhood plan.'

1.11. Without an explanation as to how you consider the land meets the criteria under paragraph 100, we do not have

		<p>the opportunity to provide representations on behalf of our client, as we would have to make a number of assumptions as to your reasoning. Nonetheless, we would highlight that the land is in private ownership, with no obligation for it to be kept open or for use by the public. Our client is perfectly entitled to fence the land to prevent public access and use.</p> <p>1.12. We are fundamentally of the view that the land fails the criteria, ie: how is the land 'demonstrably special to a 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'?</p> <p>1.13. We therefore suggest that you contact our client again with a more robust letter explaining your position, rather than issuing a standard letter without any substance. Our client also does not want to meet with members of the Parish Councillors to discuss this matter. As you will appreciate, we want all correspondence on this matter to be made in writing so the process is clear and transparent, and this can be presented to both Cornwall Council and the Independent Examiner in their considerations as to whether the NDP should proceed to examination or thereafter to a referendum.</p> <p>Yours Faithfully Mr C Menear</p>	
Development Agency on behalf of Client	CW3 LGS Areas H and J	<p>Letter of representation to your letter dated 1st June 2021 RE: Inclusion of land as a 'Local Green Space' in the emerging Perranuthnoe Neighbourhood Development Plan (land marked 'H' and 'J')</p> <p>Representations</p> <p>1.1. We write to formally object to the contents of your letter dated 1st June 2021 with reference to our client's (Mr C Bampfylde-Bryant) land, which you have indicated is marked 'H' and 'J' and is suggested for designation as 'Local Green Space' (LGS).</p>	<p>A reply was sent by the Parish Council to further explain the reasons for proposed designation of the LGS, with a copy of the LGS Audit Form for area H and J attached.</p> <p>And invitation was issued for the company and their client to meet with Parish Council representatives to discuss concerns further.</p> <p>The Parish responded as follows:</p> <p>Dear Mr Menear,</p> <p>Thank you for your letter of representation on the 17th June, on behalf of your client Mr Bampfylde-Bryant regarding Local</p>

	<p>1.2. As you will no doubt not be surprised, this letter provides a similar content to our earlier letter sent to you (3rd June 2021) concerning a separate client and a separate parcel of land at the Green, St Petry, Goldsithney. The points we are making in this letter are the same.</p> <p>1.3. Your letter does not explain at all the rationale you have taken to suggest this land should be a LGS. The standardised nature of the letter clearly indicates it was not written in a site specific manner.</p> <p>1.4. As we assume you are aware, paragraph 100 of the National Planning Policy Framework (NPPF) explains that: 'The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a 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; and c) local in character and is not an extensive tract of land.'</p> <p>1.5. You have provided no specific information as to how you consider the land in question meets the above criteria, other than some standardised statement that you consider it be of 'particular significance.'</p> <p>1.6. As we have highlighted in our earlier letter to you on the separate site, a clear site specific justification and reasoning behind the suggested LGS designation is required on behalf of those drafting the plan, such as in accordance with the guidance provided by Locality on 'Making local green space designations in your neighbourhood plan.'</p> <p>1.7. Without an explanation as to how you consider the land meets the criteria under paragraph 100, we do not have the opportunity to provide representations on behalf of our client, as we would have to make a number of assumptions as to your reasoning.</p>	<p>Green Spaces Areas H and J which have been proposed for inclusion under the Perranuthnoe Parish Neighbourhood Development Plan (NDP), Policy 'Community Welfare 3: Local Green Space'.</p> <p>We note that this letter has been sent by you in addition to the representation which you provided for Mr Bampfylde-Bryant on 13th August 2020 in response to the Regulation 14 pre-submission consultation on the draft NDP.</p> <p>The NDP Steering Group have discussed the points which you raise and would like to provide the following clarifications. I hope these are helpful, if Mr Bampfylde Bryant would like to discuss any issues or to has further concerns, the Parish will be very happy to provide further clarification.</p> <p>As you say, much of your letter of 17th June for Mr Bampfylde-Bryant is identical to that which you sent for your other client in your letter of 3rd June 2021 regarding a separate parcel of land at the Green, St Petry, Goldsithney. As the Parish is essentially replying to the same letter, our response is very similar to that provided for your other client.</p> <p>As outlined in the draft NDP, the Parish has followed a structured and consultative audit process in selecting areas for designation as Local Green Space, in order to ensure that these areas meet the requirements of the NPPF. The process used follows the guidance in multiple planning practice guidelines, including those developed by Locality, Cornwall Council, and as provided by the Ministry of Housing, Communities and Local Government and in the NPPG.</p> <p>The draft NDP provides an analysis of how the Local Green Space Policy meets the requirements of the NPPF, and other relevant national and County policies and regulations. In relation to the criteria within paragraph 100 of the NPPF, I am sure that you will agree that proposed LGS Areas H and J lie in close proximity to the community they serve, and are not an extensive tract of land (as required by NPPF paragraph 100 points a and c). However, you make a very fair and reasonable point in paragraphs 1.3. and 1.5 to 1.8 of your letter that we should have attached the Audit Forms for LGS Areas H and J to the letter we sent to Mr Bampfylde Bryant,</p>
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		<p>1.8. We are fundamentally of the view that the land fails the criteria, ie: how is the land 'demonstrably special to a 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'?</p> <p>1.9. We therefore suggest that you contact our client again with a more robust letter explaining your position.</p> <p>1.10. As you will appreciate, we want all correspondence on this matter to be made in writing so the process is clear and transparent, and this can be presented to both Cornwall Council and the Independent Examiner in their considerations as to whether the NDP should proceed to examination or thereafter to a referendum.</p> <p>1.11. To conclude, our client firmly objects to the inclusion of this land as a LGS and will maintain objections throughout the evolution of the NDP if the land continues to be included as such. We request that this letter is also including in your consultation statement, which forms part of the supporting documentation for your NDP.</p> <p>Yours Faithfully Mr C Menear</p>	<p>as these Forms outline why the Parish considers these areas to be of 'particular significance' and why the Parish considers them to be 'demonstrably special to the local community' (NPPF paragraph 100 point b). Please find enclosed the Audit Forms for LGS Area H and J.</p> <p>If Mr Bampfylde-Bryant feels that the Audit Form does not address his concerns and wishes to discuss the proposed LGS designation with Parish Council members then please let me know and I can arrange for a meeting to be held. The Parish remains open to making amendments to the Plan should sufficient evidence be provided to demonstrate the need for change.</p> <p>I trust that this letter provides the information which you request, and a clear response to the points you make, however should you wish for any further information please don't hesitate to let me know.</p> <p>Yours Sincerely Gail Angove Perranuthnoe Parish Clerk</p> <p>No subsequent response was received from the Development Agency who had already indicated in their initial letter that they did not wish to meet to consult on any issues.</p>
		<p>Letter of representation to your letter dated 1st June 2021 RE: Inclusion of land as a 'Local Green Space' in the emerging Perranuthnoe Neighbourhood Development Plan (land marked J)</p> <p>Representations</p> <p>1.12. We write to formally object to the contents of your letter dated 1st June 2021 with reference to our client's (Mr W Bolitho) land, which you have indicated is marked 'H' and 'J' and is suggested for designation as 'Local Green Space' (LGS).</p> <p>1.13. As you will no doubt not be surprised, this letter provides a similar content to our earlier letter sent to</p>	<p>A reply was sent by the Parish Council to further explain the reasons for proposed designation of the LGS, with a copy of the LGS Audit Form for area L attached.</p> <p>And invitation was issued for the development company and their client to meet with Parish Council representatives to discuss concerns further.</p> <p>The reply sent by the Parish was as follows:</p> <p>Dear Mr Menear,</p> <p>Thank you for your letter of representation on the 23rd July, on behalf of your client Mr Bolitho regarding Local Green Space</p>

		<p>you (3rd June 2021) concerning a separate client and a separate parcel of land at the Green, St Petry, Goldsithney. The points we are making in this letter are the same.</p> <p>1.14. Your letter does not explain at all the rationale you have taken to suggest this land should be a LGS. The standardised nature of the letter clearly indicates it was not written in a site specific manner.</p> <p>1.15. As we assume you are aware, paragraph 100 of the National Planning Policy Framework (NPPF) explains that: 'The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a 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; and c) local in character and is not an extensive tract of land.'</p> <p>1.16. You have provided no specific information as to how you consider the land in question meets the above criteria, other than some standardised statement that you consider it be of 'particular significance.'</p> <p>1.17. As we have highlighted in our earlier letter to you on the separate site, a clear site specific justification and reasoning behind the suggested LGS designation is required on behalf of those drafting the plan, such as in accordance with the guidance provided by Locality on 'Making local green space designations in your neighbourhood plan.'</p> <p>1.18. Without an explanation as to how you consider the land meets the criteria under paragraph 100, we do not have the opportunity to provide representations on behalf of our client, as we would have to make a number of assumptions as to your reasoning.</p> <p>1.19. We are fundamentally of the view that the land fails the criteria, ie: how is the land 'demonstrably special to a local community and holds a particular local</p>	<p>Area J which has been proposed for inclusion under the Perranuthnoe Parish Neighbourhood Development Plan (NDP), Policy 'Community Welfare 3: Local Green Space'.</p> <p>The NDP Steering Group have discussed the points which you raise and would like to provide the following clarifications. I hope these are helpful, if Mr Bolitho would like to discuss any issues or to has further concerns, the Parish will be very happy to provide further clarification.</p> <p>As you say, much of your letter of 23rd July for Mr Bolitho is identical to that which you sent for your other clients in your letters of 3rd June and 17th June. As the Parish is essentially replying to the same letter, our response is very similar to that provided for your other clients.</p> <p>As outlined in the draft NDP, the Parish has followed a structured and consultative audit process in selecting areas for designation as Local Green Space, in order to ensure that these areas meet the requirements of the NPPF. The process used follows the guidance in multiple planning practice guidelines, including those developed by Locality, Cornwall Council, and as provided by the Ministry of Housing, Communities and Local Government and in the NPPG.</p> <p>The draft NDP provides an analysis of how the Local Green Space Policy meets the requirements of the NPPF, and other relevant national and County policies and regulations. In relation to the criteria within paragraph 100 of the NPPF, I am sure that you will agree that proposed LGS Area J lies in close proximity to the community it serves, and is not an extensive tract of land (as required by NPPF paragraph 100 points a and c). However, you make a very fair and reasonable point in paragraphs 1.3. and 1.5 to 1.8 of your letter that we should have attached the Audit Form for LGS Area J to the letter we sent to Mr Bolitho, as this Form outlines why the Parish considers this area to be of 'particular significance' and why the Parish considers it to be 'demonstrably special to the local community' (NPPF paragraph 100 point b). Please find enclosed the Audit Form for LGS Area J.</p>
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		<p>significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife’?</p> <p>1.20. We therefore suggest that you contact our client again with a more robust letter explaining your position.</p> <p>1.21. As you will appreciate, we want all correspondence on this matter to be made in writing so the process is clear and transparent, and this can be presented to both Cornwall Council and the Independent Examiner in their considerations as to whether the NDP should proceed to examination or thereafter to a referendum.</p> <p>1.22. To conclude, our client firmly objects to the inclusion of this land as a LGS and will maintain objections throughout the evolution of the NDP if the land continues to be included as such. We request that this letter is also including in your consultation statement, which forms part of the supporting documentation for your NDP.</p> <p>Yours Faithfully Mr C Menear</p>	<p>If Mr Bolitho feels that the Audit Form does not address his concerns and wishes to discuss the proposed LGS designation with Parish Council members then please let me know and I can arrange for a meeting to be held. The Parish remains open to making amendments to the Plan should sufficient evidence be provided to demonstrate the need for change.</p> <p>I trust that this letter provides the information which you request, and a clear response to the points you make, however should you wish for any further information please don't hesitate to let me know.</p> <p>Yours Sincerely Gail Angove Perranuthnoe Parish Clerk</p> <p>No subsequent response was received from the Development Agency who had already indicated in their initial letter that they did not wish to meet to consult on any issues</p>
Yes	CW3 LGS area F	<p>PERRANUTHNOE NEIGHBOURHOOD DEVELOPMENT PLAN – LOCAL GREEN SPACES</p> <p>LAND OFF GEARS LANE, GOLDSITHNEY</p> <p>Dear Gail,</p> <p>I write on behalf of our client Mr and Mrs Somers in relation to the above matter.</p> <p>My client was contacted by the Parish on 25th May 2021 regarding the proposed allocation of a parcel of land off Gears Lane in Goldsithney as ‘Local Green Space’ (LGS). The land in question, which is identified within the Draft Neighbourhood Development Plan as site reference LGS ‘F’, is entirely within our clients’ ownership and they strongly object to the proposed allocation for the reasons set out below.</p>	<p>A reply was sent by the Parish Council to further explain the reasons for proposed designation of the LGS, with a copy of the LGS Audit Form for area F attached.</p> <p>And invitation was issued for the company and their client to meet with Parish Council representatives to discuss concerns further.</p> <p style="text-align: right;">subsequent written letter after PC meeting Dec 2021</p> <p style="text-align: right;">Parish Office, St Piran’s Hall</p> <p style="text-align: right;">Goldsithney TR20 9LF</p> <p style="text-align: right;">3rd August 2021</p>

Firstly, regarding the site's suitability as an area of LGS, the site does not appear to accord with the following description of LGS, as provided within your letter, an extract of which is cited below: 'land which has been identified as being of particular significance to Parish communities. This can be for a range of reasons, including for its natural beauty and local character, for recreation or because it provides a particularly valued setting for public footpaths, its significance for wildlife, for growing food, historic importance, educational value, for sport, or because of the way in which it contributes to community life and to the local community of the Parish.'

The site is used as an agricultural field and its character is in keeping with surrounding agricultural land. Whilst the site is green and contributes positively to the visual amenities of this part of the village, it is not considered to be of any notable special, natural beauty. The site is devoid of both local and national ecological or landscape designations, and as such is no more significant for wildlife than other undesignated sites throughout the parish. Further, through being farm land, this in itself has the potential to cause disturbance to locally occurring wildlife and to allocate it as LGS could result in problems for the site's current farming operations, through potentially adding a barrier to any future farming related development. The relevant LGS policy would introduce a new layer of planning policy and restrictions that could ultimately undermine the site's current function as agricultural land, and the economic benefits this stands to generate.

Although the site is within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS), it does not contain any historical features which contribute to the WHS's character, and therefore is of no more historical significance than the remainder of land throughout the parish.

Finally, as previously mentioned, the site is in single, private ownership, and due to its boundaries and intervening features, is not visible from the nearest Public Right of Way, ref: 109/1/1. Through not having public access, the site cannot be used for recreation or educational purposes nor

Your reference 21307

Dear Ms Brumwell

Thank you for your letter dated 6th July on behalf of Mr and Mrs Somers in relation to the area of land off Gears Lane, Goldsithney.

We are sorry to hear that you client doesn't wish to support protection of green space in this area of the Parish. The attached LGS Audit form outlines why the Parish feels this area is appropriate for designation as an LGS. The proposals within the NDP aim to support continued use of this land as agricultural land and it is hard to see how designation as LGS would affect continued agricultural use, it would we feel support it. We do however acknowledge that what LGS designation will do is restrain future housing development on this site, but note that your clients recognise this following the Appeal decision of 29th September 2020,

In our opinion this has been supported by the Inspector in the appeal decision in respect of your client's land who stated his opinion that the 'narrow unmade nature of the lane as it nears and passes the site, and given the presence of hedgerows, scatter of buildings, wooded areas and agricultural land, the site and its immediate surroundings has an intrinsically rural feel'.

His views were echoed by a different Inspector who very recently refused the appeal at the nearby land at Gears Cottage East who stated,

	<p>can it contribute to local community life. Whilst the site is currently green and therefore contributes positively to the local visual amenities of this part of Goldsithney, this is mainly due to the site's strong hedge and tree lined boundaries.</p> <p>As such, the site's proposed designation as a LGS is fundamentally flawed, given it is not open to the public, is devoid of any notable ecological features, is not known for its special landscape or historical importance (in the context of the Parish boundary), and is not notable for its natural beauty or character.</p> <p>Not only would the designation be in vain, it would also have implications upon the future development of the site for other, non-farming related uses. Although within your letter it is expressed that 'Delineation of this land as Local Green Space will not have any impact on the way which you currently use this land, or on your ownership of it.', we would respectfully disagree; the designation would have the effect of limiting the future development potential of the land in the short to medium term, and correspondingly, its value.</p> <p>You will be aware that an outline application for the construction of three self-build dwellings for family members at the northern end of the site was refused on 8th April 2020, with a subsequent appeal dismissed on 29th September 2020, indicating the site is not suitable for residential development under Policy 3 of the Cornwall Local Plan (CLP). The planning decision does not however confirm that the site is unsuitable for any other type of development, and therefore the designation would prohibit any future development of the land, regardless of the development type.</p> <p>In conclusion, although we recognize the role LGS designations play in protecting the rural character of settlements such as Goldsithney throughout the Parish, we consider the site's proposed designation as a LGS is unreasonable, given that the designation would not be achievable, practicable and would unfairly prohibit any future development of the site.</p>	<p>the site has a distinctly rural character which is derived from the narrow width of the unmade access lane which is bound by trees and hedgerows and the absence of footpaths along much of its length, as well as fields to the east, north, south-west and beyond the applicants property to the west.</p> <p>In terms of heritage there is little doubt that the 'white road' that is Gears Lane contributes to the areas mining heritage being part of the approach to historic buildings at Tregurtha and the Lane itself. You may be aware that specifically, in relation to your client's recent application the WHS made it clear that development would cause harm to the heritage of the area by having a</p> <p>'very urbanising impact in land that was historically in use as a series of smaller fields, possibly smallholdings, although the internal field boundaries are now no longer there. Notwithstanding the loss of those field boundaries the site retains its rural and more open aspect devoid of planned development. The rural character defines this section of the WHS where the wider mine workings at Tregurtha Downs transitioned to the Owen Vean common land and then to the settlement which was much further to the east than it is now having expanded west over time.'</p> <p>They concluded that</p> <p>'the proposed development will further encroach into the rural landscape beyond the current confines of the settlement and will have a harmful impact upon that character and rural aspect. This will be harmful to the character of the WHS landscape and as such the WHS objects to this further</p>
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	<p>I look forward to confirmation of receipt of this response. Should it be necessary to do so, we would be happy to meet with the Parish Council to discuss further.</p> <p>Yours Sincerely Isabel Brumwell</p> <p>Hi Gail,</p> <p>My client and I have now received the NDP Steering Groups response, and we still strongly disagree with the reasoning for the NDP Steering Groups designation of the site as a LGS. We have provided comments within the attached which highlight why we consider the designation to be unjust.</p> <p>In response to your letter of the 3rd of August, we consider that the fact the NDP's designation support for the ongoing agricultural use of the land holds no merit - the sites ongoing use for agricultural purposes would be permitted regardless of whether there was support from the NDP or not. This designation is seen by our client as a strategic, intended to prevent residential development of the site, which has been the subject of a recent planning appeal that was dismissed. We note the purpose of LGS designation is to protect areas of the Parish's environment that are valued by local communities, rather than to prevent development of sites which the NDP Steering Group deem to be undesirable locations for new development.</p> <p>We note the proposed designation has placed a great deal of weight on the appeal designation, and has not taken into consideration the fact that this appeal demonstrates the inspector found the site to be unsuitable for development for solely open market dwellings only. We consider it short sighted of the NDP Steering Group to not acknowledge that the decision does not demonstrate that the site is unsuitable for an affordable led scheme, and that the designation would prevent proposals for such scheme, for which there is an ever growing need within the Parish which is being exacerbated by current housing market conditions. Further,</p>	<p>encroachment on the basis that it does not conserve or enhance the WHS.'</p> <p>Finally, we are surprised that your clients as local residents, do not recognise the recreational amenity and landscape character value placed on that part of Gears Lane by local residents. The Lane that adjoins your clients land is very heavily used by walkers, horse riders, runners and cyclists all of whom pass by and would have a clear view of this area of your client's land. This aspect was recognised by the Inspector who considered your clients appeal when he stated,</p> <p>'The appeal site comprises a relatively level area of undeveloped land which, given its location adjacent to Gears Lane, would be highly visible to those travelling along the unmade section of trackway. Furthermore, whilst I acknowledge that the site is not highly visible from within the wider surrounding area, the land to the south of the site rises gently uphill towards the B3280 highway and, consequently, there are some limited views of the site from that direction.'</p> <p>In your letter you mention that LGS designation 'would also have implications upon the future development of the site for other, non-farming related uses' and that it would 'have the effect of limiting the future development potential of the land in the short to medium term'. We acknowledge that LGS designation would place restrictions on building development on this site, although exceptions can be made within LGS in special circumstances. As you acknowledge, your clients' recent planning application and subsequent Appeal (APP/D0840/W/20/3251657) for residential development was refused by both the Planning Department and the Appeal Inspector. The reasons for this being because of the harmful impact that development would have on the character of the WHS landscape, and the public's enjoyment of it. We are not</p>
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it should also be acknowledged that the appeal site included less than 50% of the my clients whole site, and that the appeal did not consider the development of the whole site, further discrediting the appeals relevance. Notwithstanding this matter, an appeal decision does by no means justify a sites designation as a LGS, and in fact is contrary to the reasons for designation set out within the draft NDP.

Following our submission of these further comments, we ask that a meeting between ourselves and the NDP Steering Group please be arranged as the earliest convenience in the interest of reaching a mutually agreeable outcome.

Kind regards

**Isabel Brumwell MRTPI
Associate Planner**

Hi Gail,

Following on from our meeting with members of the NDP steering group, we wish to submit the attached representation. The Plan referred to in this representation will be submitted tomorrow afternoon.

Kind regards

**Isabel Brumwell MRTPI
Associate Planner**

sure what your client intends to propose in terms of 'future development of the site for other, non-farming related uses', but we feel that the Appeal decision and the attached Audit Form provide strong evidence of the importance of this area to the Parish and the local community, and that substantial built development for 'non-farming related uses' whether residential or otherwise, would have a detrimental impact on that character and on the public's enjoyment of this important and much valued area.'

If your clients feel that the Audit Form does not address their concerns and wishes to discuss the proposed LGS designation with Parish Council members then please let me know and I can arrange for a meeting to be held. The Parish remains open to making amendments to the Plan should sufficient evidence be provided to demonstrate the need for change.

I trust that this letter provides the information which you request, and a clear response to the points you make, however should you wish for any further information please don't hesitate to let me know.

Yours Sincerely

Gail Angove
Parish Clerk

**Perranuthnoe NDP-Local Green Spaces meeting 22nd
September 21 at 11am at St Piran's Hall**

In attendance

Perranuthnoe NDP steering group

Cllr Sue Nicholas (SN)

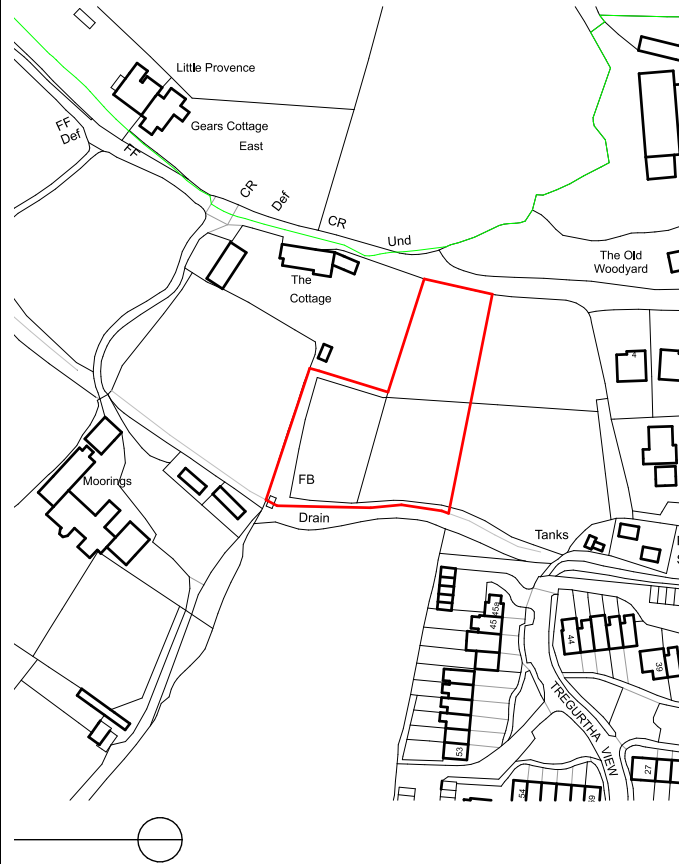
Andy Moore AM

Jim Scobie JS

Isabel Brumwell (IB)- Laurence Associates (LA)

Harry Somers HS -Client

Molly Somers MS- Client



Add any subsequent communication from Isabel Brumwell / The Somers

Cllr Nicholas opened the meeting introduced representatives of the Steering Committee and explained that the meeting was arranged at LA's request to listen to further representations from LA and their client in relation to the area identified as Local Green Space (LGS) F off Gears Lane, Goldsithney in the draft Perranuthnoe NDP. Cllr Nicholas emphasised that the meeting was not to discuss development but Local Green spaces.

IB indicated that she and her clients did not agree with the designation of their land as LGS as they felt it would precluded any development of the land when the appeal decision (which has confirmed the decision of CC to refuse 3 open market homes) on the site had only adjudicated in relation to open market housing on the frontage of the site. They wished to know whether the designation could be changed.

SN explained that the designations across the Parish had been put forward following the various public consultations held over the last 5 years where the public had make it clear what they valued. About the different areas across the Parish In respect of Gears Lane, the area either side of the lane was valued for its amenity, including its regular use by walkers, horse-riders etc who appreciated its mainly unspoilt and undeveloped nature, its trees and various views, as well as its importance as an approach to heritage buildings towards Tregurtha which all contributed to the areas status as a World Heritage site. The area incorporated land and fields in various ownership on either side of the lane towards Tregurtha and crossed the Parish Boundary. St Hilary Parish Council were looking to protect the parts in their parish through their own NDP.A similar cross boundary LGS was proposed in the east part (Nanturras) area of the Parish

JS indicated that the parishes proposals for LGS were not unreasonable and were seeking to maintain the landscape that local people valued.

HS and MS both advised that they had lived in the area all their lives and used the lane regularly but did not feel that their

			<p>land, which was not accessible to the public merited designation. There was development either built or planned on nearby land and their field would round off the village. There was no adventure play or foraging on their land. (it was indicated that the annex provided covered the whole area which had been identified by the two parishes) They hoped that the Parish would support the building of housing to meet their needs.</p> <p>SN indicated that 5 homes including 2 affordable homes had been built by their family in recent years and wondered why these had not been utilised to meet their families' need. AM explained that the work undertaken in respect of the NDP had indicated that there were more than 50 undeveloped open market plots in the Parish alongside significant recent and current development and for that reason no significant additional areas had been earmarked for open market housing. The development boundaries for the parish settlements had been previously agreed following consultation and the land in question was clearly outside the Goldsithney boundary. The draft NDP and the view of the Parish Council was encouraging towards exception sites outside the settlement boundary. He indicated that recently 18 homes for rent and shared ownership had been completed and another site was under discussion in Rosudgeon which was, in the Parish's view likely to meet the Parish's need. Indeed, the Parish were concerned that the need figures required confirmation through an updated housing need survey as some recent local needs homes in the locality had not gone to people from the Parish.</p> <p>HS asked if the Parish would be receptive to a proposal for affordable housing on the site or part of it retaining the remainder as a LGS. MS asked if the other land the Parish were looking at for affordable housing could be swapped for their land on Gears Lane and designated a LGS.</p> <p>In response to a question from IB AM advised that it was open to them to make further representations and if they wished they could indicate different proposals. The Steering Group of the NDP and the Parish Council would be considering all of</p>
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			<p>the representations made across all the proposed LGS areas before finalising the plan for submission.</p> <p>IB asked how much time was available for the representations. AM indicated and IB accepted that two weeks was reasonable. The meeting closed.</p> <p>The Steering Group and the Parish Council considered the representations from Laurence Associates and their alternative proposal of October 2021. Whilst recognising that some of the proposed area F was being accepted as a Local Green Space by their clients their proposal for development on the remainder of this sensitive area would irrevocably harm the proposed LGS causing loss of amenity, wildlife and damage to the approach to heritage assets at Tregurtha far outweighing the benefit of any development. They also noted that it would take development beyond the agreed development boundary of the Parish. The Steering Group and the Parish Council noted that they have had significant representations from the public supporting LGS's in general and area F in particular.</p>
No	CW3 LGS area F	<p>Dear Clerk to the Parish Council,</p> <p>With reference to the proposed revisions to the Perranuthnoe Parish Council Neighbourhood Development Plan, I note that the Council has proposed the designation of a "Local Green Space" on my property in Gears lane, the former Woodyard.</p> <p>This raises two important points and I would be grateful of some explanation from the Parish Council on them;</p> <p>1. As the owner of this land, why have I not been contacted by the Parish Council and informed of this proposal? I have received no letter, email or telephone call about it. Surely, with such a major proposal as this, I should have been contacted, not only as a matter of courtesy, but so that the Council could explain its reasons for this proposal to me.</p>	<p>Dear Mr Berryman</p> <p>Acknowledging your email dated 02/09/21 reference Local Green Space within Perranuthnoe Neighbourhood Development Plan. I will forward your email to the Neighbourhood Development Plan steering group.</p> <p>In the first instance, it would help if you could provide confirmation from Cornwall Council that the planning consent for two affordable homes and one open market home (PA16/11500) which would have expired earlier this year has been accepted as having a commencement.</p> <p>Yours Sincerely Gail Angove</p> <p>As a result of the decision of Cornwall Council planners to issue a certificate of lawfulness in respect of PA21/08425 the</p>

	<p>2. As the Parish Council know, this site has an extant planning consent on it for an open market dwelling (PA16/11500), therefore, why does it think that it is a good idea to designate the plot as a Local Green Space?</p> <p>I put it to the Council that this proposal to designate an existing building plot as an L.G.S. is unprecedented and is either an oversight or a gross misuse of power within the local community. The site will, in the near future, be somebody's house and garden - your proposal means that their property will be designated as a "...site of special significance to the local community....particularly important to the Parish due to their recreational value, natural scenic tranquillity, local 'sense of place', cultural significance or open space characteristics" (to quote your Policy CW3). I would be very interested to hear the reasons why the Parish Council thinks that this building plot, which at present is far from being any of the above, warrants this designation...</p> <p>I would like it put on record with the Council that I, as the owner of this building plot, object in the strongest terms to the Parish Council's proposal to designate it as a Local Green Space on the grounds that it is unwarranted, ill-considered and totally at odds with the true ethic of a Local Green Space. The Planning Permission on this site has had a legitimate commencement made, conditions have been discharged and the house will be built, so I respectfully request that this designation is removed before the Local Neighbourhood Plan progresses to its next stage.</p> <p>Yours faithfully, Nick Berryman. Dear Mrs. Angove,</p> <p>Thank you for your reply. The Certificate of Lawfulness for the commencement of this development can be viewed on the County Council's Planning Register (PA21/08425).</p> <p>I would appreciate answers to my original questions on this matter as soon as possible and before the Neighbourhood Development Plan progresses any further.</p>	<p>Steering Group and Perranuthnoe Parish Council agreed that the small section of the proposed LGS area F which lies to the north of Gears Lane adjacent to the property known as 'The Old Woodyard' would be removed from the proposed designation</p>
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		<p>Yours faithfully,</p> <p>Nick Berryman.</p>	
Yes	<p>CW3 LGS Area H</p>	<p>The Parish received an email requesting further information about the implications of LGS designation for the landowners property and the reasons for designation.</p> <p>A subsequent meeting was held with the landowners Mr and Mrs Wyatt</p>	<p>In attendance Cllr S Nicholas and Mr A Moore representing Perranuthnoe NDP Steering Group and Mr and Mrs Wyatt landowners of part of LGS area H</p> <p>Cllr Nicholas explained the background to the NDP and the proposals and rationale for LGS spaces and area H in particular. Mr and Mrs Wyatt explained that they had sought to tidy the land in question and that there was no public access to the area. They questioned why a nearby area was not also included as part of the LGS. Cllr Nicholas explained the importance of the fields either side of the public right of way that eventually joined Poor House Lane and the fact that some areas supported more wildlife than others. She also noted that the Parish Council were working with a landowner in the area to encourage re-wilding. Mr and Mrs Wyatt confirmed that they had a better understanding of the reasons for the proposed designation, were reassured that the designation would not change the status of the land and whilst they would have preferred the land in question was not designated, they were grateful for the meeting.</p>

Summary of Parish Decisions on changes to proposed LGS areas following landowner responses

LGS Identification	Response from Land owners	Action	Change to proposals Y/N
A. Church Way and Wheal Trebarvah Green space	No representations		N
B. Perran village Parking & Recreation area	Written representation acknowledging receipt of communication, subsequent discussions with Parish councillor, and interest in NP. No objection received.	Considered by Steering Group and PC.	N
C. Green space adjoining SW Coast Path and eastern entrance to Perranuthnoe village	Written representation acknowledging receipt of communication, subsequent discussions with Parish councillor, and interest in NP. No objection received.	Considered by Steering Group and PC.	N
D. Fields around St Michael & St Piran Church Graveyard Green space	No representations		N
E. The Meadow, Red Lane, Perran Downs	No representations		N
F. Green space adjacent to Gears Lane and Owen Vean Common towards former Tregurtha mine	Written representation from three landowners.2 opposed to designation, one of whom met with representatives of the Steering group with their agents and proposed an amendment to the area. In respect of the second CC Planning confirmed that they had accepted a 'start' had been made on what was considered to be a lapsed application. Remaining landowner sought clarification of rationale for, and impact of designation.	Considered by Steering Group and PC.	Y in part -Removal of area formerly part of the Woodyard due to acceptance from CC that a certificate of lawfulness f had been granted on what was formerly understood to be a lapsed application (PA21/08425). No change to the remainder of the proposals. The amendment to the area

			proposed by Laurence Associates was not accepted as it would remove a large part of the area designated and undermine the rationale for the designation
G. St Piran's Field, South Road, Goldsithney	No representations		N
H: Green space adjoining Nanturras / Perran Downs paths and fields	Representations from one land owner who met with representatives of the Steering group to better understand the reasons behind the proposed designation	Considered by Steering Group and PC.	N
I: Nanturras Fields, between Poor House Lane and Nanturras Parc, Goldsithney/Nanturras	No representations		N
J: Nanturras and adjacent to Daffodil Fields, Fore Street, Goldsithney to the Avenues Hilary	Written representations from 2 landowners via agents	Considered by Steering Group/PC	N
K: Cricket Field, Goldsithney	No representations		N
L: The Green St Petry's, Goldsithney	Written Representations from Land owner via agents. Did not wish to meet with Steering Group	Considered by the Steering group/PC along with result of planning application/appeal	Y As a result of a planning appeal the land in question has been granted outline planning approval for residential development (PA21/01696) and as a result the Steering group/PC has agreed to remove the proposed designation.
M. Green, Collygree Parc, Goldsithney	No representations		N

LGS Area F

It should be noted that prior to submission of the Neighbourhood Plan a planning application was submitted on land within proposed LGS Area F. The application is for 'Outline Planning Permission with some matters reserved (appearance, landscaping, layout and scale) for construction of 3 open market dwellings and 5 affordable dwellings with associated amenity space. | Land At Gears Lane Goldsithney Cornwall TR20 9LB' (PA21/12769).

76 public comments were submitted on this development proposal or which 59 were objections and 13 supporting

Perranuthnoe Parish Council provided the following comment:

Perranuthnoe Parish Council strongly objects to this application for the following reasons

1. Housing Development previously proposed on the site has been refused by the Planning Authority (PA19/11162) and subsequently turned down on appeal to the planning inspector (APP/D0840/W/20/3251657) who concluded the site was not in the settlement of Goldsithney, was not infill, that development of the site would lead to encroachment into open countryside, and would be at odds with the dispersed pattern of development in that part of the open countryside, causing substantial harm to the rural character of the area the WHS. Nothing has changed since this determination except that the proposal has got larger and potentially more damaging.

2. The application site field, Gears Lane itself and adjoining land have been specifically identified and supported as a Local Green Space by the community in the draft Perranuthnoe NDP, (and given strong support during the recent Reg 14 consultations) for their value as recreational, heritage, and natural assets. This part of Gears Lane has significant amenity value and is used by many walkers and horse-riders - reflected in the strong objection to this application lodged by the Ramblers.

3. The Parish has significant highways concerns about the increase in traffic that would be generated in the centre of the village, and the additional pressure on the unsatisfactory junctions with Fore Street, North Road and St Petry's and believes the unadopted and narrow nature of Gears Lane is not suitable for the size of development proposed.

4. No special or exceptional reasons have been advanced for this development, it is not compliant with CLP Policy 9 or its SPD. The Parish has already a significant number of open market plots not yet developed and the Parish Council are advancing plans on a more suitable exceptions site for housing for rent with a Housing Association.

The World Heritage Site (WHS) Planning Advice provided the following comment:

'Thank you for consulting the Cornish Mining World Heritage Site Office. We have reviewed the submitted information. It is noted that this application proposes a larger scale of development to that proposed under previously refused application PA19/11162 that was subsequently dismissed under appeal APP/D0840/W/20/3251657.

The WHS Office objected to the previous application and notes that the Inspector in dismissing the appeal stated the following;

"the appeal site forms part of a larger agricultural field and, while the division of that field that would result from the appeal development may

lead to an enclosure which is more reflective of the historical local field pattern as noted within the main parties submissions, it would do so only at the loss of a similar sized plot of land which itself retains the characteristics and appearance of a mineworkers' smallholding. Furthermore, there would still be an increase in the amount of built form within this area which would be at odds with the dispersed pattern of development within this part of the WHS outside of a settlement.

Additionally, the appeal proposal would result in the coalescence of the built form of Goldsithney with the outlying dwelling known as the Cottage and, consequently, would be at odds with the dispersed pattern of development within this area, and would be detrimental to the positive contribution that that undeveloped site provides to both the setting of Goldsithney and the WHS. Consequently, there would be harm to the setting and significance of the WHS, and therefore the proposal would conflict with Policy C7 of the WHSMP, and would be contrary to Policy 24 of the Local Plan.' (Paragraphs 21 & 22, APP/D0840/W/20/3251657).

The WHS Office has also commented on development relating to the site to the east of this current application site under application PA16/06008. The WHS Office noted at that time that;

'development together with other recent developments in the area could result in the unplanned change of Gears Lane by default from a rural landscape into a suburban street, triggering the potential for further westward development into the countryside which in turn could impact on surviving heritage assets in the locale.

As with the previous development that was dismissed at appeal, this current application will result in a very urbanising impact in land that was historically in use as a series of smaller fields, possibly smallholdings, although the internal field boundaries are now no longer there. We would refer the LPA to our previous comments made under PA19/11162 and the conclusions of the Inspector in dismissing the aforementioned appeal.

Whilst the application site and number of units have been adjusted to try and overcome the reasons for dismissal this overlooks the fundamental issue of further development encroaching westwards into the rural landscape and the harm as outlined by the Inspector in dismissing the appeal. Whilst the public benefits may have increased by the provision of 5 affordable dwellings, these of themselves are limited to the direct and attendant benefits that will arise from the provision of affordable housing, some of which, such as those arising from the construction phase are temporary in nature and not considered to outweigh the harm caused.

Any level of harm must be justified under the terms set out within CLP Policy 24, which requires it to be offset by substantial public benefits. The proposals do not provide substantial public benefits and as such the proposal does not meet the terms of Policy 24. Equally the WHS Office is of the view that the proposed development does not accord with policy C9 of the adopted WHS Management Plan. CLP Policy 24 requires all development within the WHS and its setting must accord with the WHS Management Plan. The proposals therefore conflict with both requirements set out under CLP Policy 24 and the WHS Office objects to this proposed development.

While no further comment is deemed necessary in this instance, it should be noted that World Heritage Sites are designated by the United Nations, Educational, Scientific and Cultural Organization (UNESCO) as places of significance to the whole of humanity. This puts the Cornish Mining World Heritage Site on a par with international treasures such as the Taj Mahal, the Pyramids, Stonehenge, and the Great Wall of

China. Harm to any attributes of Outstanding Universal Value (international significance) within the World Heritage Site risks the loss of this status for the entire designated property across Cornwall and west Devon.'

Cornwall Council Affordable Housing team have also clearly stated that 'as currently submitted the Affordable Housing Team CANNOT support the proposal. The application site would be assessed under policy 9 of the CLP as would not represent rounding off or infill of a settlement and is not an allocated site.'

All of the development proposal documents and consultees comments can be viewed on Cornwall Council Planning Portal:
<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R4KRC7FGLG700>

At the time of submission there has been no decision by the LPA on this planning application