

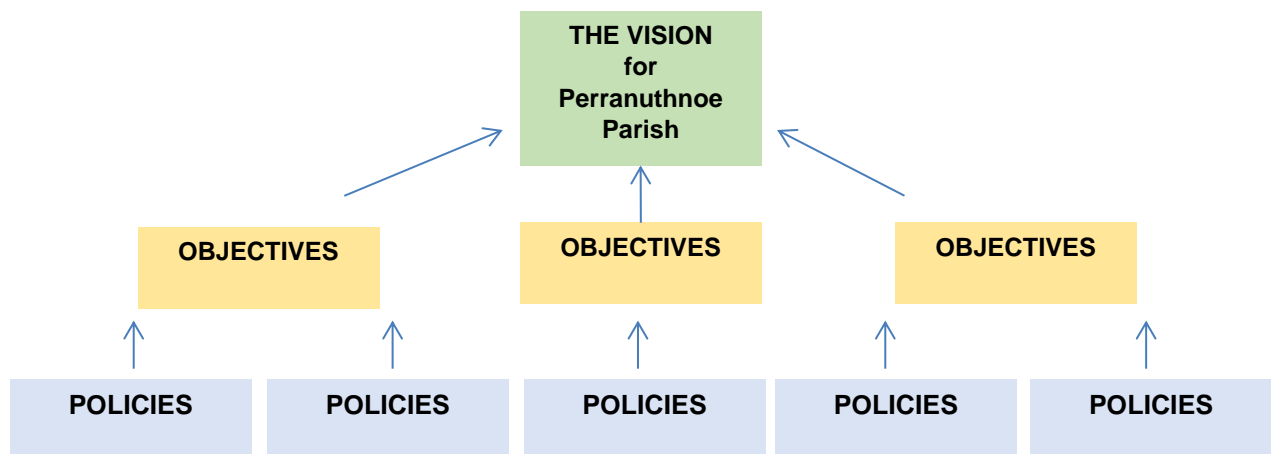
PERRANUTHNOE PARISH  
NEIGHBOURHOOD PLAN 2019-30



VISION, OBJECTIVES & POLICIES

## PERRANUTHNOE PARISH NEIGHBOURHOOD PLAN VISION, OBJECTIVES AND POLICIES: ESTABLISHING A LOCAL FRAMEWORK FOR SUSTAINABLE DEVELOPMENT

The Perranuthnoe Parish Neighbourhood Plan Vision, Objectives and the policies to be used in decision-making on the development and use of land in the Parish are set out below. The Vision outlines in a few words the overall long term sustainable development aspiration for the Parish. To achieve this Vision, the Neighbourhood Plan has a series of core Objectives. A suite of policies then lies under each Objective, and together these provide the local planning policy framework needed to achieve each Objective. The way in which the Policies work together to achieve the Objectives, which in turn work together to achieve the long-term sustainable development Vision is illustrated below.



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## The Vision and Objectives for Perranuthnoe Parish Neighbourhood Development Plan

### **Vision: Perranuthnoe Parish-a special place to live, work and visit**

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

### **Perranuthnoe Parish Neighbourhood Plan Objectives**

**Objective 1** Community Welfare: To ensure that sustainable development in the Parish supports robust local communities, with a pride in their Parish, able to enjoy its many assets, whilst acting as custodians for future generations.

**Objective 2** Housing and Temporary Accommodation: To ensure that the housing and accommodation needs of Parish communities are met and that the Parish maintains the distinct identity of villages and hamlets, avoiding further coalescence between them and maintaining the open space character of landscapes around them.

**Objective 3** Building Design and Landscaping: To ensure that the design of new and replacement buildings in the Parish, and of modifications to existing buildings, results in developments that are well integrated into their surroundings, and which contribute to the valued local character of landscapes and settlements.

**Objective 4** Natural Landscapes and Biodiversity: To protect the outstanding natural beauty of landscapes and to ensure that development across all parts of the Parish supports the conservation of biodiversity and geo-diversity, enhancing ecosystem integrity and strengthening climate change resilience.

**Objective 5** Heritage Character and Assets: To safeguard heritage assets, historic landscapes and areas of traditional settlement character across the Parish for current and future generations, recognising their international, national and local significance.

**Objective 6** Economy and Business: To support sustainable businesses that contribute to thriving communities and to a pattern of economic development that works positively to sustain valued assets and landscape character across the Parish.

## Perranuthnoe Parish Neighbourhood Plan Policy Framework

The Neighbourhood Plan (NP) provides the policy framework to support locally-informed and well thought-through planning, to help achieve patterns of development that are sustainable. It will help to ensure that development works positively for local communities and local businesses, is environmentally sensitive, and that it recognises and conserves the special, valued characteristics of Parish landscapes, settlements and natural and heritage assets.

The vision, objectives and policies in the Plan have been designed through an extensive research and consultation process over the last six years, to address the development planning needs and priorities identified by Parish communities, with advice and input from public-sector agencies, professional organisations and other stakeholder groups.

The policies work together to achieve the Objectives, they are mutually supportive and should be used alongside each other as part of an integrated approach to sustainable development planning in the Parish. Effective implementation of the NP policies will help to ensure that development is tailored to fit the local context, and that it reflects the special characteristics and qualities of this Parish, for the benefit of current and future generations.

The NP adopts a presumption in favour of sustainable development. The definition of 'sustainable development' referred to throughout the NP is that agreed internationally by the United Nations General Assembly<sup>1</sup>; it is development which aims to 'meet the needs of the present without compromising the ability of future generations to meet their own needs.'<sup>2</sup> The NP follows the UK planning system's sustainable development framework<sup>3</sup>, which has three overarching sustainability objectives: social, economic and environmental. Consideration of sustainability cuts across all policies in the NP, supporting an integrated development planning approach that can build long-term community, economic and ecosystem resilience. The NP provides the local planning framework to secure net gains across each of these elements of sustainability.

A rural coastal parish, located within Cornwall's Area of Outstanding Natural Beauty (AONB) and World Heritage Site (WHS), the social, environmental and economic value of the Parish's natural and heritage resource base has emerged as a key planning issue. The results of public consultation and baseline assessments highlight significant concerns over the negative impact which types and patterns of development are having on natural and heritage assets across the Parish. National and county policies and regulations should afford strong protection to the AONB and WHS, however there is concern that, in practice, development planning decisions are not currently giving due weight or consideration to conserving these valued areas, and are not based on a clear understanding and appreciation of areas, assets and features of special local value and significance. Consequently, landscapes and assets of significant value to the Parish, and to the AONB and WHS, are increasingly being lost or damaged through insensitive or ill-informed development.

In NP consultations, Parish communities repeatedly stressed that development has a long-term impact, and that it is vital that decision-making on development proposals is based on a clear understanding of the local context, and on assessment of development impacts on people and places. There is concern that currently generic county policies are not being applied appropriately to the local context, leading to ad-hoc and sometimes intrusive development patterns and styles, with associated detrimental impacts for communities, valued assets and landscapes.

The policies in this Plan have been developed to 'reflect and respond to the unique characteristics and planning context' of the Parish, in line with national Planning Practice Guidance. They add detail, clarity and specificity to generic county and national policies, so that these can be applied effectively to the local Parish context, and so that decision-making is based on knowledge and understanding of the area, communities' needs, and of sites and assets of significant local value.

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<sup>1</sup> enshrined in the 17 international Sustainable Development Goals (SDGs) to be achieved by 2030

<sup>2</sup> Report of the World Commission on Environment and Development: Our Common Future, (the Brundtland Report)

<sup>3</sup> as specified in the NPPF (paragraphs 7 & 8) and reflected in the CLP Vision and Objectives, page 11

The NP policy framework includes a mix of criteria based, site specific and principle-based policies. These have been designed to provide adequate detail to enable clear and well-informed planning, without being prescriptive. This follows the guidance in the NPPF which states that plans should ‘contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals’<sup>4</sup>. The NP policies will help to reduce ambiguity in the use and application of national and county planning policies at the local level.

Within the main Neighbourhood Plan document, the ‘Justification and Evidence Base’ for each NP policy is presented alongside it. This highlights how the policy aligns with and supports implementation of higher-level national and county policies and regulations; responds to the results of public consultation and baseline studies; and why the policy is needed. Each NP policy supports the implementation of a wide range of county and national planning policies, including: the Cornwall Local Plan and associated supplementary planning documents; the AONB Management Plan; Mining WHS Management Plan; the Cornwall and Isles of Scilly Shoreline Management Plan; the National Planning Policy Framework and associated national planning rules, regulations and guidelines. The level of analysis which has been undertaken to ensure alignment with this broad and sometimes complex national and county policy framework has resulted in a lengthy Plan.

The following document extracts solely the Plan’s Vision, Objectives and Policies. It aims to provide a more easily navigable document for day-to-day decision-making on development planning in the Parish.

As outlined in the NPPF, ‘once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently’<sup>5</sup>.

It is hoped that use of the local policy framework outlined in this Neighbourhood Plan for development planning in this Parish, will contribute to the achievement of a key aspiration of the Cornwall Local Plan which is to ‘protect what we know is special while taking responsibility to shape future development positively, for all our residents and visitors’<sup>6</sup>.

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<sup>4</sup> NPPF paragraph 16(d)

<sup>5</sup> NPPF paragraph 30

<sup>6</sup> Cornwall Plan page 11 paragraph 1.15

## PERRANUTHNOE PARISH NEIGHBOURHOOD PLAN POLICIES

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

### **POLICY CW 1: Community Assets and Facilities**

**Intent:** To ensure that development planning considers the social value of buildings or land which provide an important community support function. In line with Cornwall Local Plan policy 4, loss of provision will only be acceptable where it is demonstrated that the facility is not needed, is unviable or is/can be re-provided in a similarly accessible location.

#### **Policy CW1: Community Assets and Facilities**

Development proposals for the change of use of buildings and / or land that currently provide an important community support function will only be supported where they are in accordance with Cornwall Local Plan policy 4.

### **POLICY CW 2: Public Rights of Way**

**Intent:** This policy recognises the core importance of Public Rights of Way (PRoW) for community health and wellbeing. It aims to ensure that due consideration is given to the potential impact of development on both access to and enjoyment of them.

#### **Policy CW2: Public Rights of Way**

- 1: Development and land-use change should not have an adverse impact on public access to use or enjoyment of Public Rights of Way (PRoW)
- 2: Within the AONB and WHS development proposals are encouraged to consider impacts on the public visual amenity value of PROW, and to ensure that development works positively to conserve the natural and local heritage character of the setting of PROW. Non designated heritage assets on PROWs, such as granite styles, waymarks or granite gate posts will be protected in accordance with national policy
- 3: To protect the character and setting of public rights of way (PRoW), buildings should be set-back on the plot and not include any visually intrusive features, such as extensive lighting or glass frontage facing the PROW. Fencing and plot boundary features should give due consideration to the local character of the setting
- 4: A strong priority is placed on continuance of the south-west coast path along the coastline; development and land-use change proposals should align with the provisions of Policy NLB2 and should ensure that sufficient land area is allocated to allow space for the coast path to roll-back as the coast erodes
- 5: Opportunities to create new footpaths and cycle-ways, which can connect into the existing network will be supported, recognising the importance of the PROW network for long-term community health and well-being, and carbon efficient travel

## Policy Map CW2: Footpaths and bridleways in Perranuthnoe Parish<sup>7</sup>



### **POLICY CW 3 Local Green Space**

**Intent:** To achieve development planning which recognises and conserves areas of green space that are of special significance to local communities.

#### **Policy CW3: Local Green Space**

Policy Maps CW3i and CW3ii outline the areas designated for protection as 'Local Green Space' (LGS), in recognition of their significance as areas that are demonstrably special to Parish communities. The designated LGS areas are as follows:

Area A: Churchway and Wheal Trebarvah Green space

Area B: St Michael & St Piran Church Graveyard Green space

Area C: St Piran's Field, South Road

Area D: Goldsithney Cricket Field

Area E: Green, Collygree Parc, Goldsithney

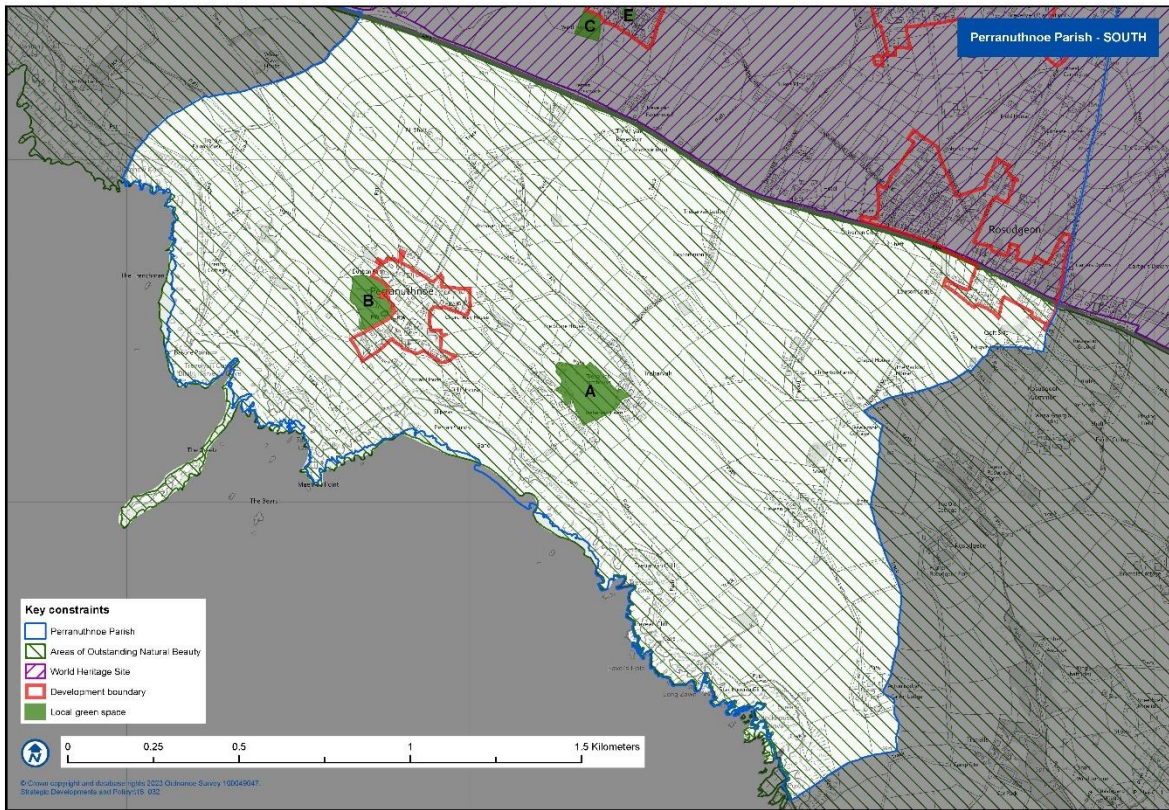
Inappropriate development<sup>8</sup> will not be supported except in very special circumstances.

<sup>7</sup> This map has been taken from Cornwall Council's online mapping service. Public rights of way are also indicated on Ordnance Survey Map Land Ranger 102: Land's End

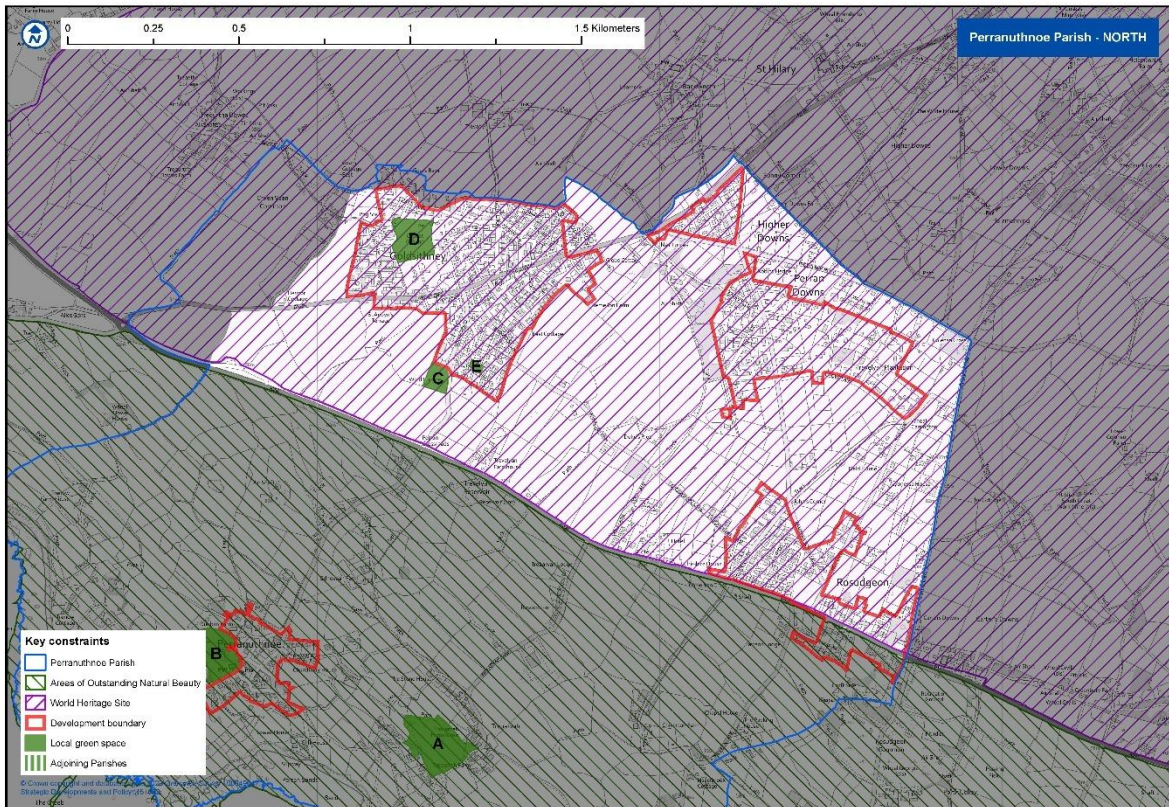
<sup>8</sup> Refer paragraphs 103 and 147 of the NPPF 2021



Policy Map CW3i: Designated 'Local Green Space' areas in the south of the Parish



Policy Map CW3ii: Designated 'Local Green Space' areas in the north of the Parish



## POLICY CW 4: Principal Residency

**Intent:** To support sustainable and robust communities by ensuring that any new buildings provide homes for local residents. This policy applies to the area of the Parish most severely impacted by the loss of housing to second homes and holiday lets.

### Policy CW4: Principal Residency

Due to the current and latent impact upon the local housing market of the uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) in the area shown on Policy Map CW4, new open market housing, excluding replacement dwellings, will only be supported where: there is a restriction to ensure its occupancy as a principal residence. Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement.

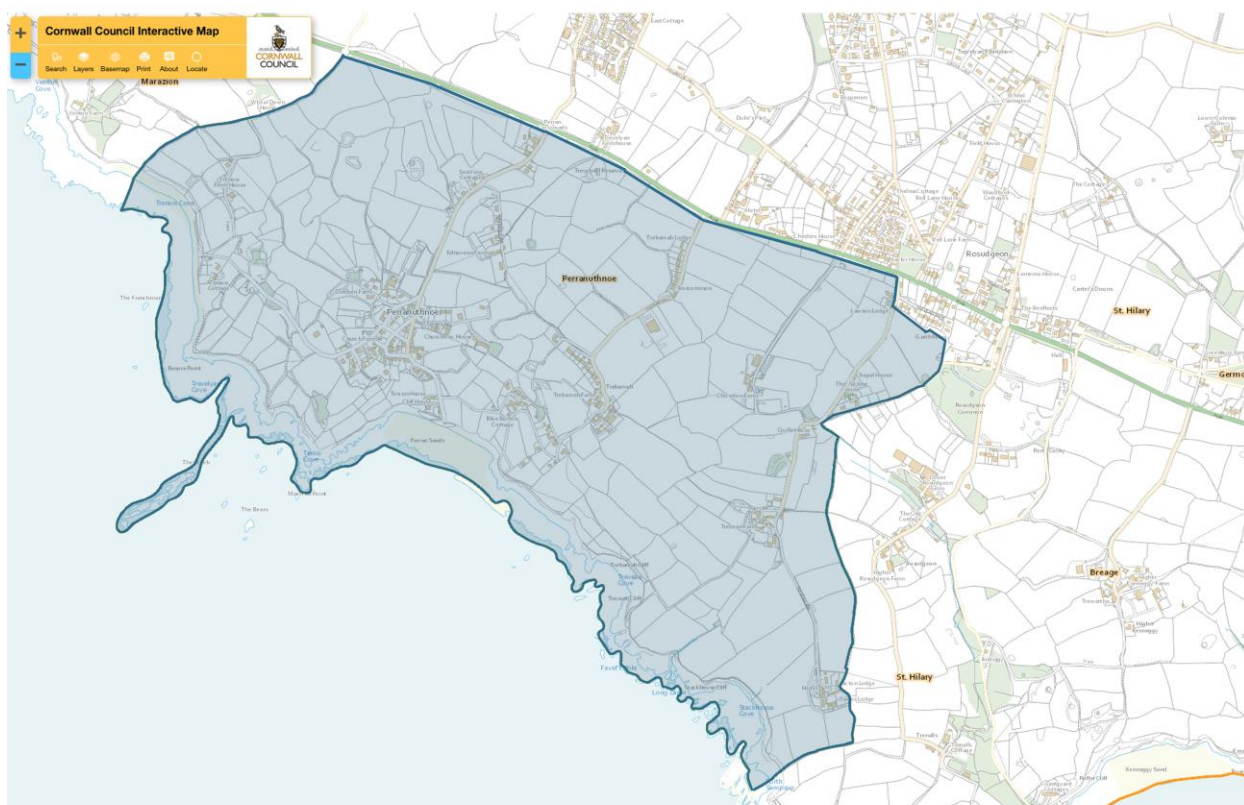
New unrestricted second homes will not be supported at any time.

Principal residences are defined as those occupied as the resident's sole or main residence, where the residents spend the majority of their time when not working away from home. The condition or obligation on new open market homes will require that they are occupied only as the primary residence of those persons entitled to occupy them. Occupiers of homes with a principal residence condition will be required to keep proof that they are meeting the obligation or condition and be obliged to provide this proof if/when Cornwall Council requests this information. Proof of principal residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc.).

Where planning permission is required, this policy will apply to building conversions where the conversion is of a building not previously used as a dwelling house.

Proposals for the removal of a Principal Residency condition will not be supported.

Policy Map CW4: Area to which the Principal Residency policy will be applied



Area where Principal Residency Clause will be applied.

## **POLICY CW 5: Spatial Planning**

**Intent:** To achieve spatial planning which considers the long-term, cumulative, social, physical and aesthetic impacts of development. This policy aims to help ensure that patterns, types and levels of development are sensitively integrated into local settlements and landscapes, and do not result overcrowding, or other negative social welfare impacts.

### **Policy CW5: Spatial Planning**

To protect the special character and appearance of the Parish, development proposals should demonstrate a social, physical and aesthetic understanding of their location and a sensitivity to the capacity of the area to absorb the development or land-use change proposed. Applicants are encouraged to assess the cumulative impact of development on the surrounding area.

Development will be supported where the proposals will:

- i. maintain or enhance ease of access by individuals, service and emergency vehicles to homes, businesses and public facilities; and
- ii. support social cohesion and not result in over-crowding or create conditions for anti-social behaviour, crime or disorder; and
- iii. conserve and enhance the natural beauty of the AONB and protect the designated WHS landscapes and assets in accordance with national and local policy, referencing the findings of the Perranuthnoe Parish Local Landscape Character Assessment (LLCA); and
- iv. maintain or enhance the Parish's green infrastructure

## **POLICY CW 5i: Access, Parking and Congestion**

**Intent:** To ensure that development does not create or exacerbate problems of congestion and safe access, or put further pressure on limited parking availability, recognising that these are critical issues for Goldsithney and Perranuthnoe villages.

### **Policy CW5i: Access, Parking and Congestion**

1: Development should not impact on the ease of access by service and emergency vehicles, people to their homes, the delivery of goods, or the safe use of access routes by pedestrians, cyclists and vehicles. Core considerations are:

- a) Proposals should demonstrate that they have provided for sufficient off-street parking capacity<sup>9</sup> for the expected levels of use of the building or land<sup>10</sup>; and
- b) Landscaping of the site should not involve the creation of new access points onto lanes or village streets where this may increase the risk of congestion, or affect safe access<sup>11</sup>;

2) The maintenance of safe public access is a critical planning consideration in the villages of Goldsithney and Perranuthnoe due to existing pressures;<sup>12</sup> developments proposed in these villages should clearly demonstrate that they will not create or exacerbate issues of congestion and safe access, or put further pressure on limited parking availability.

3: Development proposals for buildings or extensions alongside the A394, on sites where no public pavement currently exists, should include provisions for a public pavement of standard width and construction along the roadside boundary of the property. Wherever possible, this should join with any adjacent areas of pavement.

<sup>9</sup> following Highways guidance and Cornwall Council Parking Standards

<sup>10</sup> including for new buildings, conversions, renovations or for change of use or where proposed change in land-use is likely to result in increased car parking needs

<sup>11</sup> for example on tight corners, narrow sections of lanes/streets, or where street side parking restricts traffic flow.

<sup>12</sup> limited parking availability and narrow lanes which have resulted in restricted access for emergency service vehicles.

## **POLICY CW 6: Flooding, Erosion and Subsidence**

**Intent:** To ensure that development does not exacerbate flooding, erosion and subsidence risks, and that impacts on 'downstream' properties are fully considered.

### **CW6: Flooding, Erosion and Subsidence**

1: Development should not lead to increased flooding, erosion or subsidence risks to residential property, business assets (including farmland), public assets (including footpaths and local green space), water supplies, or sites of heritage and environmental significance. Proposals should demonstrate that risks to surrounding areas have been assessed and where relevant satisfactorily addressed.

2: Where appropriate, applications should be supported by a site-specific flood-risk assessment.

3: Proposals should incorporate Sustainable Drainage Systems (SuDS) unless there is clear evidence that this would be inappropriate, and developers are encouraged to consider the siting and layout of SuDS at concept stage. SuDS should minimise risk of flooding both on and off site, and development proposals should demonstrate that surface water drainage is designed and will be managed so as to have no adverse effects on surrounding properties or areas of public importance, including bathing water quality, protected habitats or the Mounts Bay Marine Conservation Zone. If it is agreed with the LPA that SuDS are not required, the developer should specify what type of drainage system will be installed and provide evidence of its effectiveness in preventing flood or erosion risks on the site, and to any affected areas, through professional, independent assessment.

4: Wherever possible (SuDS) should be open green systems. The use of green infrastructure including planting of trees in appropriate sites is strongly encouraged as a valuable natural way of slowing down surface water run-off and reducing erosion risks.

5: Non-permeable hard landscaping will not be supported in the Parish, unless there are exceptional circumstances, and it is clearly demonstrated that all other reasonable options for meeting the identified exceptional need have been fully examined.

### **OBJECTIVE 2: Housing and Temporary Accommodation (HTA)**

To ensure that the housing and accommodation needs of Parish communities are met and that the Parish maintains the distinct identity of villages and hamlets, avoiding further coalescence between them and maintaining the open space character of landscapes around them.

## **POLICY HTA 1: Development Boundaries**

**Intent:** To achieve patterns and levels of development that will meet housing needs to 2030, whilst maintaining the distinct identity of villages and hamlets within AONB and WHS landscapes and sustaining cohesive communities.

### **Policy HTA 1: Development Boundaries**

1: The Development Boundaries defined in the Policy Maps below show the areas within which new development will be supported, provided that it complements the function and character of the settlement and aligns with policy provisions for designated AONB / WHS areas.

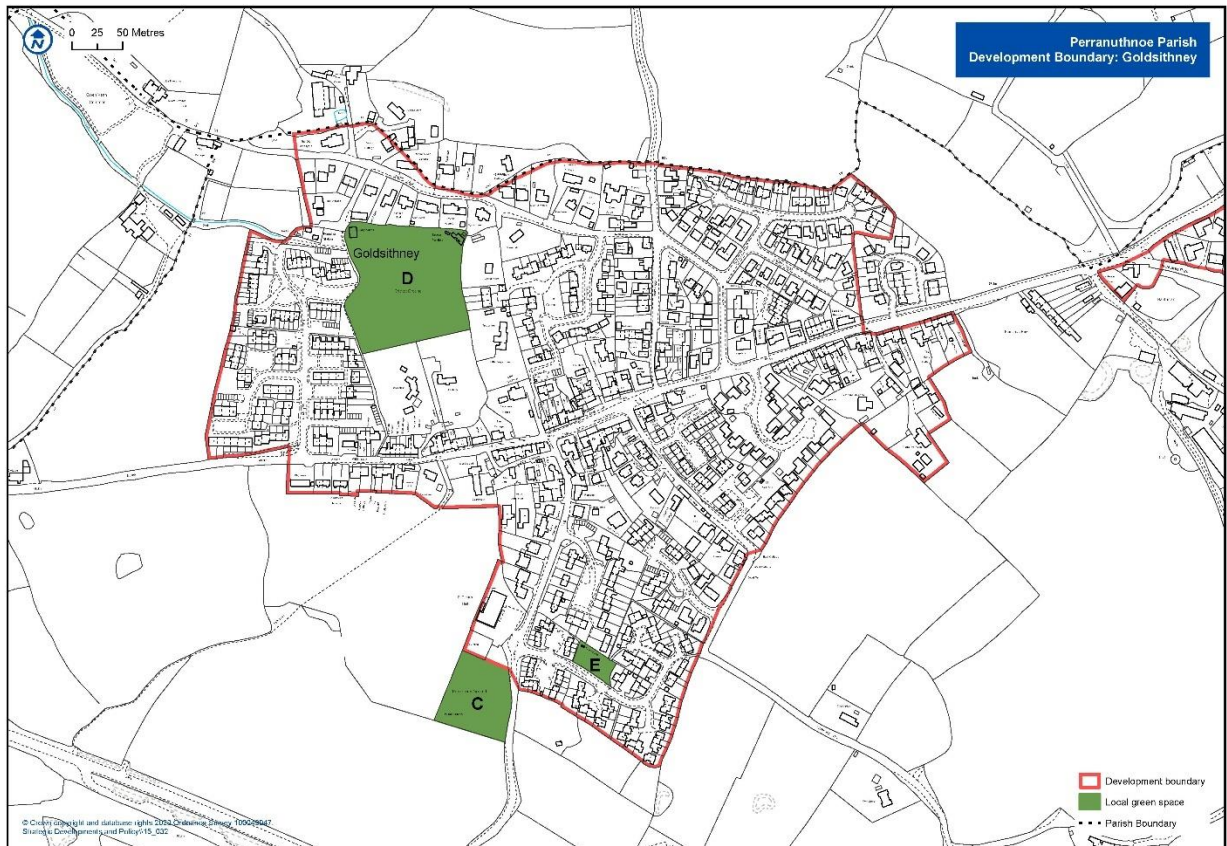
2: The density of development should be appropriate for and in keeping with its setting. The size, layout and location of development should not result in overcrowding, or unacceptably compromise the amenity value of neighbouring properties, public assets or designated AONB / WHS areas.

3: Development proposals will only be permitted outside the defined Development Boundaries where they are:

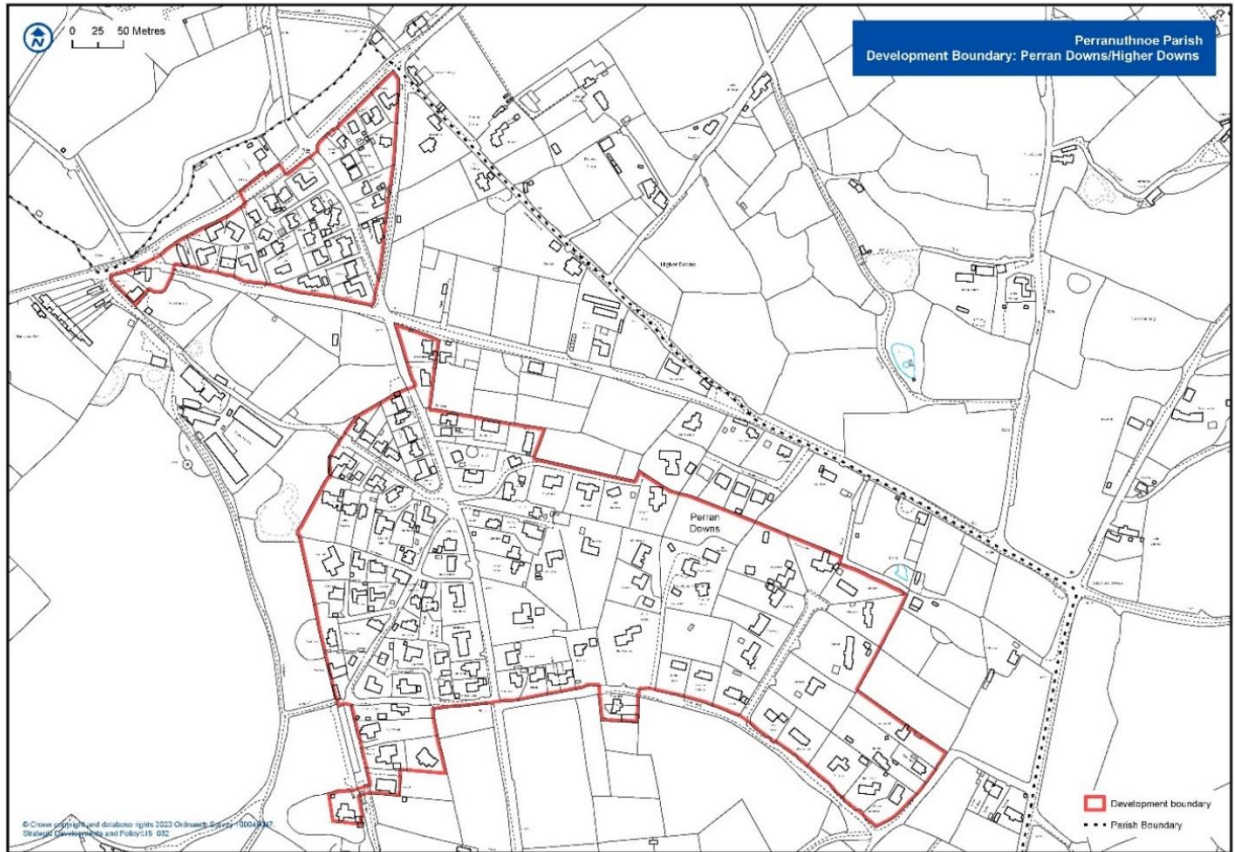
a. clearly in accordance with national and county policies and regulations for Rural Exception Sites and in accordance with associated policies in this Neighbourhood Plan;

b. for an appropriate reuse or redevelopment of an existing building, in accordance with Policy HTA2;

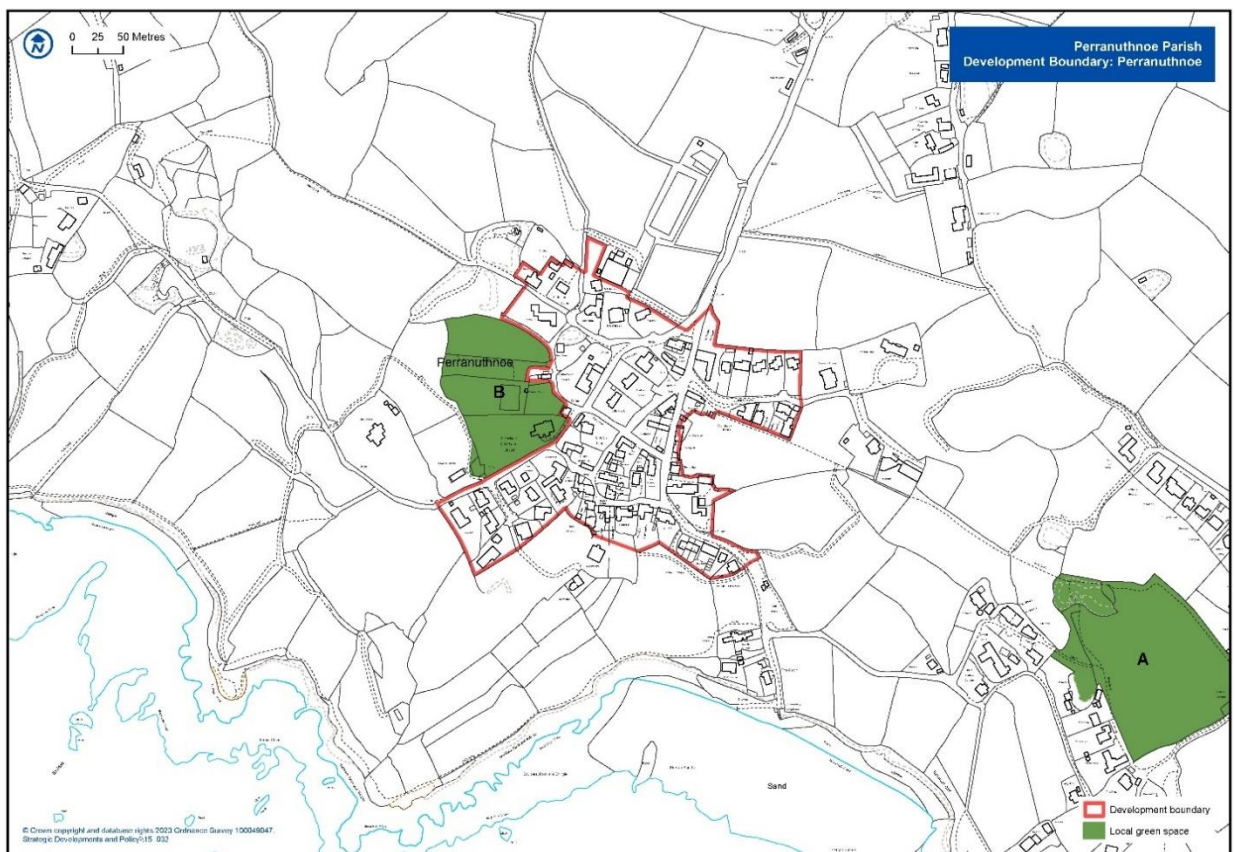
### Policy Map HTA1i: Development Boundary Goldsithney



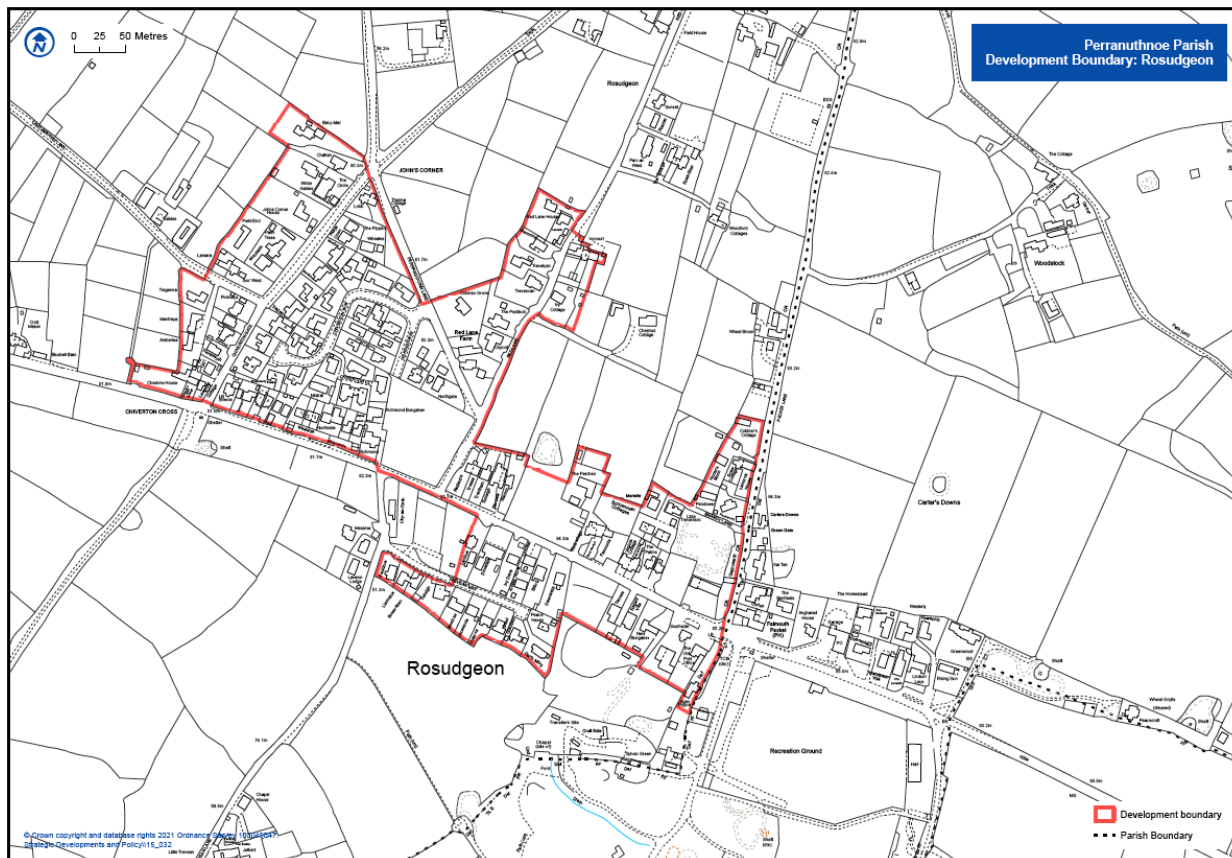
### Policy Map HTA1ii: Development Boundary Perran Downs



### Policy Map HTA1iii: Development Boundary Perranuthnoe



## Policy Map HTA1iv: Development Boundary Rosudgeon



### POLICY HTA 2: Replacement Buildings and Conversions

**Intent:** To establish local policy criteria through which to help ensure that replacement buildings and conversions are well-integrated within their setting, so that they do not lead to further visually intrusive or incongruous development within AONB and WHS landscapes.

#### HTA2i: Building Conversions

Where permission is required, proposals for the conversion of existing buildings to dwellings or businesses will be supported where:

- i) The building is a historic structure, and the proposal demonstrates that the conversion will conserve the local heritage character of the building; or
- ii) it is a permanent structure, is structurally suitable for conversion and the size, scale and footprint of the building will not be significantly increased; and
- iii) Modifications to the appearance of the building, or for landscaping of the site, conserve and enhance distinctive local landscape character of the AONB, and adhere to the policy requirements for WHS designation, and with relevant policies in this Neighbourhood Plan. Preference is for the conversion of buildings that clearly incorporate distinctive local features, such as granite walls and slate roofs; and
- iv) The building is accessible from an existing road or lane and is situated near to services such as electricity and mains water.

The conversion of buildings for residential use which require the creation of new access routes for vehicles through land within designated AONB or WHS landscapes will not be supported.

### **HTA2ii: Replacement Buildings**

Development proposals for replacement buildings will be supported where:

- i) The existing structure is not a building of heritage character integral to the distinctive local character of the surrounding AONB or WHS landscape or settlement, other than in exceptional circumstances; and
- ii) The design of the replacement building, layout and landscaping of the site will work positively to conserve local landscape / settlement character and be well integrated within the surrounding landscape and / or settlement context; and
- iii) The replacement building will be sited in the same or a less prominent position to the original building, broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location. Preference is for buildings that exemplify distinctive vernacular features; and
- iv) Habitat connectivity and green space should be maintained on the site, and preferably enhanced, and the proposal should demonstrate good surface water management through use of a sustainable drainage systems and permeable surfaces.

### **POLICY HTA 3: Affordable Housing**

**Intent:** To support the provision of affordable housing to meet the needs of Parish communities, encouraging a phased approach to meet evolving local needs, and effective and efficient use of land for affordable housing.

#### **Policy HTA3: Affordable Housing**

Proposals for affordable housing will be supported where there is evidence of local need, for those who have a strong local connection with the Parish in accordance with the requirements of Cornwall Local Plan Policy 9 and where:

- i. The type, tenure, size and number of dwellings proposed, meets the local housing need identified for the Parish on Cornwall Council's Affordable Housing Needs Register. Current need is primarily for social and affordable rented dwellings. The Parish encourages a phased approach to development, in order to meet evolving local needs.
- ii. Given the small size of Parish settlements, in order to be proportionate, exception sites are not expected to exceed 10 dwellings unless there is appropriate evidence of a higher level of local need.
- iii. Best use of land should be demonstrated for all affordable housing sites, this includes in relation to plot size, site design and placement of housing.

### **POLICY HTA 4: The Siting of Temporary Caravans**

**Intent:** To clarify the grounds on which it may be acceptable for caravans to be used as temporary accommodation<sup>13</sup>, in order to help ensure that temporary use of caravans for accommodation does not lead to the establishment of unplanned dwellings.

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<sup>13</sup> Planning guidance for commercial campsites is provided under NP Policy EB3



#### **Policy HTA4: The Siting of Temporary Caravans**

Proposals for the temporary siting of a caravan for residential occupation will be supported:

- i) on agricultural holdings, where the use is to accommodate people directly employed in farming work, provided the work is seasonal and is not an activity that occurs at regular intervals throughout the year. The caravan(s) should be removed from the land at the end of the season.
- ii) Where planning permission has been granted for building work to house workers, but not workers families. It should be removed immediately once the building work is finished.

#### **OBJECTIVE 3: Building Design and Landscaping (BDL)**

To ensure that the design of new and replacement buildings in the Parish, and of modifications to existing buildings, results in developments that are well integrated into their surroundings, and which contribute to the valued local character of landscapes and settlements.

#### **POLICY BDL 1: Building Design, Scale, Layout and Landscaping**

**Intent:** To establish clear local design principles through which to achieve built development that contributes positively to the distinctive local character of AONB and WHS landscapes and settlements<sup>14</sup> and is sensitive to the functional needs of communities.

#### **Policy BDL1: Building Design, Scale, Layout and Landscaping**

1: Development proposals should demonstrate how building design, scale, layout and landscaping will be integrated into, and will work positively to conserve and enhance the AONB and conform with national policy requirements for the WHS and the requirements of current AONB or WHS Management Plans. Proposals will be supported where they:

- i. complement their setting and comply with relevant policies; and
- ii. through careful design, appropriate scale, layout, form and materials used avoid suburbanisation of the countryside and work positively to maintain local sense of place. The Parish strongly encourages the use of local natural materials such as granite for walls and slate for roofs, so that development is sympathetic to the area's cultural and natural heritage. The use of extensive areas of glazing, glass walls, polished metal or other highly reflective materials is strongly discouraged; and
- iii. avoid overbearing, overshadowing, and overlooking impacts on neighbours, and unreasonable loss of privacy; and
- iv where appropriate, provide useable garden space, the footprint of which should be greater than that of the building(s) on the site; and
- v. avoid overdevelopment and the impact of atypical building density, forms and massing on local settlements or landscapes; and
- vi. present appropriate 'innovative' design which complements local landscape and settlement character; and
- vii. respect existing roofscapes and where the plot allows, are located below the skyline. If this cannot be achieved, then building placement, scale and design should minimise visual impacts on the ridgeline, recognising the amplification of visual impacts against a skyline;

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<sup>14</sup> In line with the CLP Policy 12 requirement that: 'development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character'.

viii. they should not detract from the public visual amenity value of views of the coast, heritage assets, and open countryside. The Parish encourages the use of Landscape and Visual Appraisal in sensitive or prominent areas; and

ix. Landscaping and layout of the site is well integrated into its setting. The use of native plant species, and of traditional Cornish Hedges and hedgerows for property boundaries is encouraged. Suburban fencing styles and boundaries are strongly discouraged. Where planning permission is required changes to boundary structures should not significantly alter the local character of rural lanes, village streets or areas of local heritage value; and

x. Plot layout and landscaping should minimise the impact of vehicles on public rights of way, public places and surrounding properties, this includes consideration of parking needs and the suitability of proposed access to and from the property: adequate parking space should be provided within the property boundary to meet the intended use of the property and be in accordance with Cornwall Council parking standards; access should not block or cause safety issues for surrounding areas.

## **POLICY BDL 2: Design and Location of Signs and Advertisements**

**Intent:** To help ensure that signs and advertisements are not visually intrusive and that signage contributes positively to the character of the local area.

### **Policy BDL 2: Design and Location of Signs and Advertisements**

1: The placement and distribution of signs and advertisements should not result in any risks to public safety in particular in roadside locations. Their design and scale should be in keeping with the local character of the surrounding AONB / WHS setting, and should not be visually intrusive. Best practice should be observed in line with the NPPF and The Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Development proposals which include illuminated advertisements or signs will not be supported. Excessive clustering of signs and advertisements, or their placement in areas that affect or obscure views is strongly discouraged.

## **OBJECTIVE 4: Natural Landscapes and Biodiversity (NLB)**

To protect the outstanding natural beauty of landscapes and to ensure that development across all parts of the Parish supports the conservation of biodiversity and geo-diversity, enhancing ecosystem integrity and strengthening climate change resilience.

## **POLICY NLB 1: Biodiversity Conservation, Ecosystem Resilience, and Protection of Natural Landscape Beauty**

**Intent:** To ensure that the outstanding natural beauty of Parish landscapes is conserved, and that development planning clearly recognises the importance of biodiversity and healthy ecosystems for environmental, social and economic resilience.

### **NLB 1a: Biodiversity Conservation and Ecosystem Resilience**

Proposals should achieve biodiversity net gain, as a minimum in accordance with national policy, maintaining or enhancing ecosystem integrity. The information provided with applications should be proportionate to the complexity of the proposed development and the sensitivity of its setting and should:

i) outline the pre-development biodiversity baseline, including natural habitats and wildlife on the site, and on land surrounding the site, recognising that a development site is part of, and will have an impact on, broader ecosystems; and

ii) outline the provisions that will be made to preserve, conserve and /or enhance habitats and support wildlife conservation. This will be particularly important in any sites located near to areas

of recognised biodiversity significance. Development proposals for 5 or more dwellings are encouraged to include a balance sheet setting out quantitatively any habitats to be lost or gained; and

iii) assess whether the site contains natural or semi-natural habitats important as wildlife corridors connecting habitats within the development site with those off- site. If so, the development proposal should demonstrate how site layout and landscaping will work to maintain or enhance these corridors; and

iv) describe natural features on and surrounding the site including landforms, topography, drainage and natural landscape character, and assess the potential impact of the proposed development on natural landscape character and environmental processes; and

v) assess whether any trees will be affected by the proposed development and if so, include a tree survey. The inclusion of provisions for the statutory protection of trees, such as Tree Protection Orders and/or planning conditions within grants of planning permission is strongly encouraged. The planting of trees is also encouraged in appropriate areas, with due consideration to be given to conserving landscape character and ecosystem integrity, and strong preference given to the planting of native trees; and

vi) assess whether there are any risks of environmental pollution or disturbance associated with the proposed development. This should include the risk of introduction or re-mobilisation of soil contaminants, waste or invasive species; the transfer of pollutants such as organic materials, nutrients, chemicals or sediment to watercourses or surrounding land through run-off, or disturbance to wildlife. If risks are identified, measures should be included within the development proposal to manage and monitor them and consideration should be given to the inclusion of conditions within any grant of planning permission to guarantee effective management and monitoring. This includes for any risks associated with the generation, storage and disposal of waste.

### **NLB 1b: Protecting Valued Landscapes**

1: A strong priority is placed on conserving the natural beauty of landscapes across the Parish. Development proposals which may impact on areas of natural beauty should demonstrate that they will not detract from the scenic beauty of those landscapes, with reference made to the findings of the Parish landscape character assessment (LLCA); and

2: Strong consideration should be given to conserving the public visual amenity value of views of natural landscapes in any locations in the Parish that are visible from public vantage points, proposals should demonstrate that the development will not visually dominate or appear out of keeping with the natural beauty of its landscape setting; and

3: Proposals must conserve and enhance the special qualities of the AONB, and development proposals should:

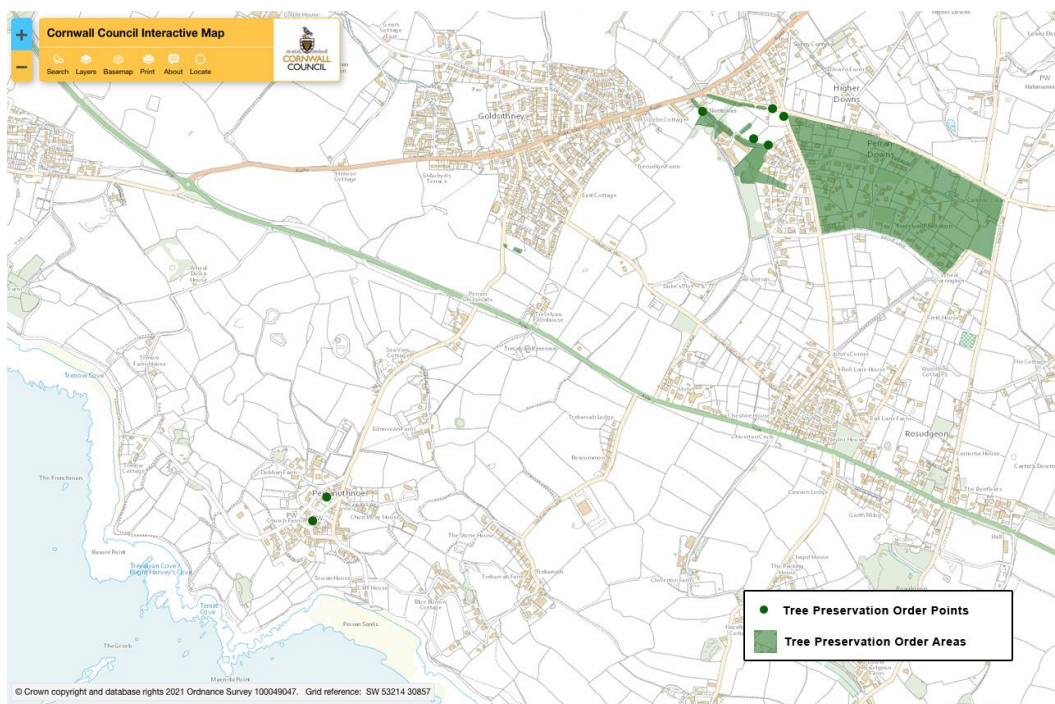
i. include an assessment of the visual impact of the development appropriate to the scale and size of the development in line with national Landscape Institute guidelines;'

ii. align with AONB Management Plan policies and achieve the good practice principles in the Planning for Biodiversity Guide SPD.

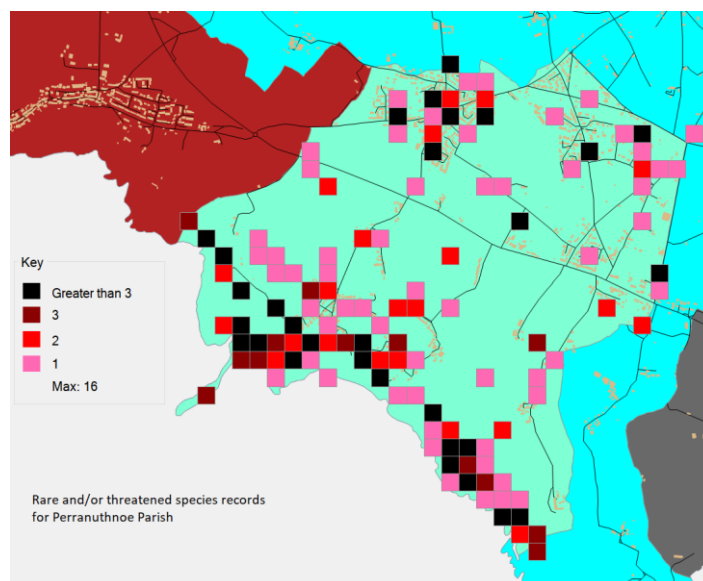
### NLB 1c: Safeguard Environmentally Sensitive Areas and Protected or Threatened Species

Development or land-use change should not pose risks to designated habitats sites, environmentally sensitive areas, county wildlife sites, special areas of conservation or to rare or threatened species.<sup>15</sup> Development proposals must specify if the site is located within 50 metres of any of the areas of environmental significance outlined in the Perranuthnoe Parish Landscape Character Assessment, or if it may impact on designated habitats sites or sites of importance for protected species. In such cases development proposals should include maps showing the location of the site in relation to affected areas, and clearly outline how the area and / or species will be protected from development impact.<sup>16</sup>

#### Tree Preservation Order Areas and Points in Perranuthnoe Parish



Rare and / or threatened species records for Perranuthnoe Parish as identified by the Cornish Biodiversity Network (CBN) on the ERICA database <sup>17</sup>



<sup>15</sup> Refer also Wildlife and Countryside Act (1981) or Conservation of Habitats and Species Regulations (2017).

<sup>16</sup> professional Environmental Impact Assessment (EIA) may be required for developments with a high risk of impact, in line with the provisions in the Town and Country Planning Environmental Impact Assessment Regulations 2017.

<sup>17</sup> Information provided by Dr Colin French BSc PhD West Cornwall Recorder for the Botanical Society for Britain and Ireland

## **POLICY NLB 2: Coastal Change Management Area**

**Intent:** To ensure that development planning in the Parish's coastal zone considers the risks associated with coastal change and erosion, and protects the special qualities of the Parish coastline. The Coastal Change Management Area has been determined based on National Coastal Erosion Risk Mapping data.

### **Policy NLB 2: Coastal Change Management Area**

1: The coastal zone of the Parish is designated as a Coastal Change Management Area (CCMA) and falls within the Coastal Vulnerability Zone. The landward edge of the Coastal Vulnerability Zone will roll-back as the shoreline erodes, and as predicted erosion rates are re-assessed. (Refer Policy Maps NLB2i, ii and iii). Land-use and development proposals in this zone require a Coastal Vulnerability Assessment and should be assessed in relation to the latest NCERM (National Coastal Erosion Risk Mapping) prediction, assuming Shoreline Management Plan policies are followed with a 5% probability and an additional 10m buffer as a safety factor and in accordance with relevant policies in the Development Plan.

2. Development in a Coastal Change Management Area will be appropriate only where it is demonstrated that:

i. it will be safe over its planned lifetime and not have an unacceptable impact on coastal change; and

ii. the character of the coast including designations is not compromised; and

iii. the development provides wider sustainability benefits; and

iv. the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast. An additional 2-meter buffer is added to the Coastal Vulnerability Zone along the entire length of the CCMA, to accommodate the need for the south west coast path (SWCP) to roll back as the coast erodes. This is termed the SWCP Protection Zone.

3. Permanent new residential development will not be appropriate within a CCMA.

4. Applications will be supported where they are classified as exempt and supported by a Coastal Vulnerability Assessment.

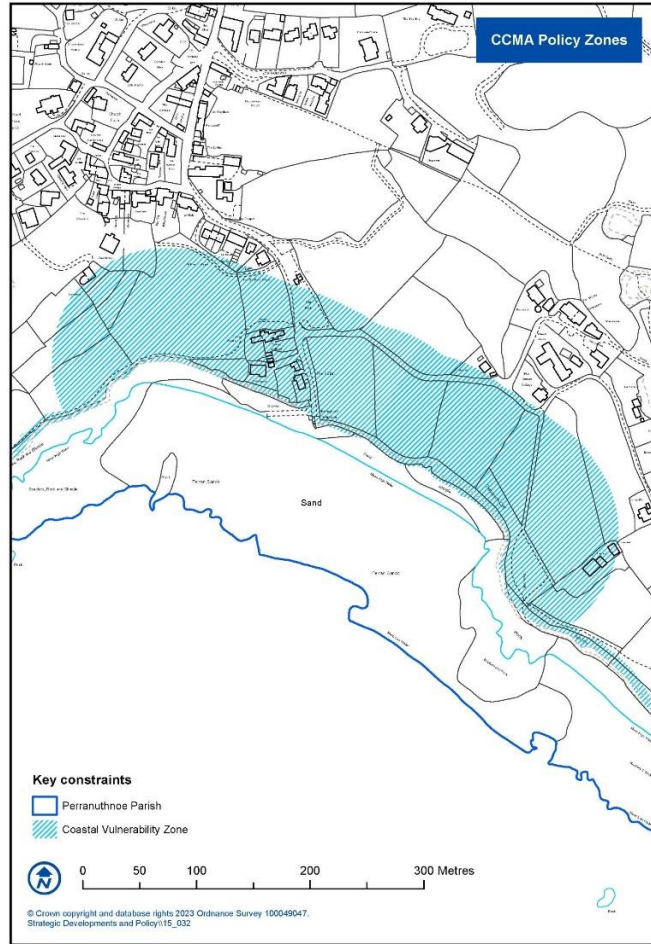
5. The Parish adopts the 'No Active Intervention' (NAI) approach outlined in the Cornwall and Isles of Scilly Shoreline Management Plan (SMP), to allow for natural evolution of the coastline. Proposals to undertake works to improve sea defences or to strengthen or stabilise cliff faces will only be supported where required for health and safety or intended to conserve heritage at risk and it can be demonstrated through a Coastal Vulnerability Assessment or Environmental Impact Assessment (EIA) if required that there will be no adverse effect on marine and coastal habitats or wildlife, or on the ability of coastal and marine ecosystems to adapt to climate change.

### **NLB2a Protecting the Special Qualities of the Coastal Zone**

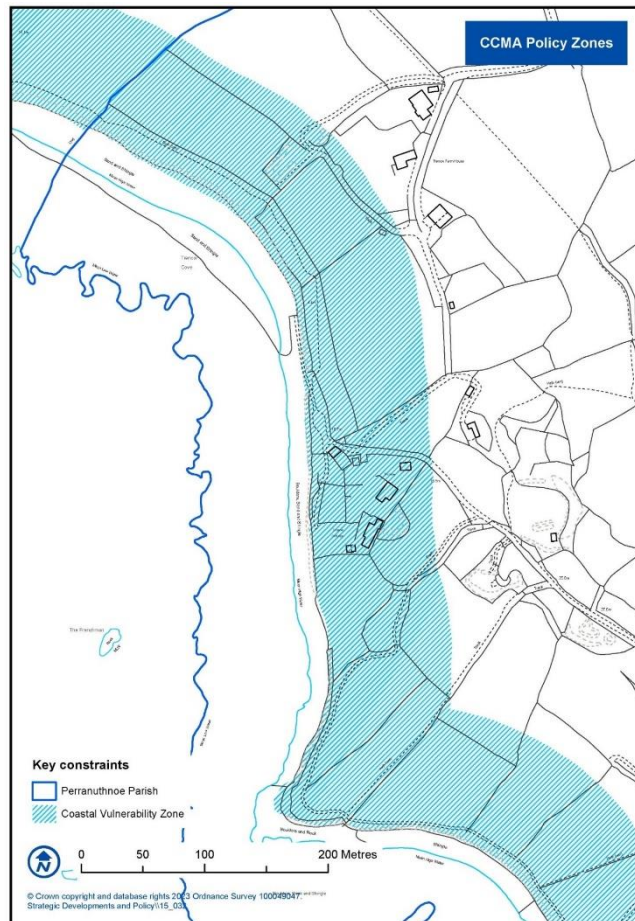
1. Proposals should demonstrate how the quiet, natural, scenic beauty of coastal landscapes, the public visual amenity value of views along the coast, and public access to the shoreline will be protected and will not increase the risk of pollution, cause disturbance to coastal or marine habitats and wildlife;

2. Potential impacts on the Mounts Bay Marine Conservation Zone should be considered in all applications, to ensure that patterns of land-use support the conservation and enhancement of coastal and nearshore marine ecosystems

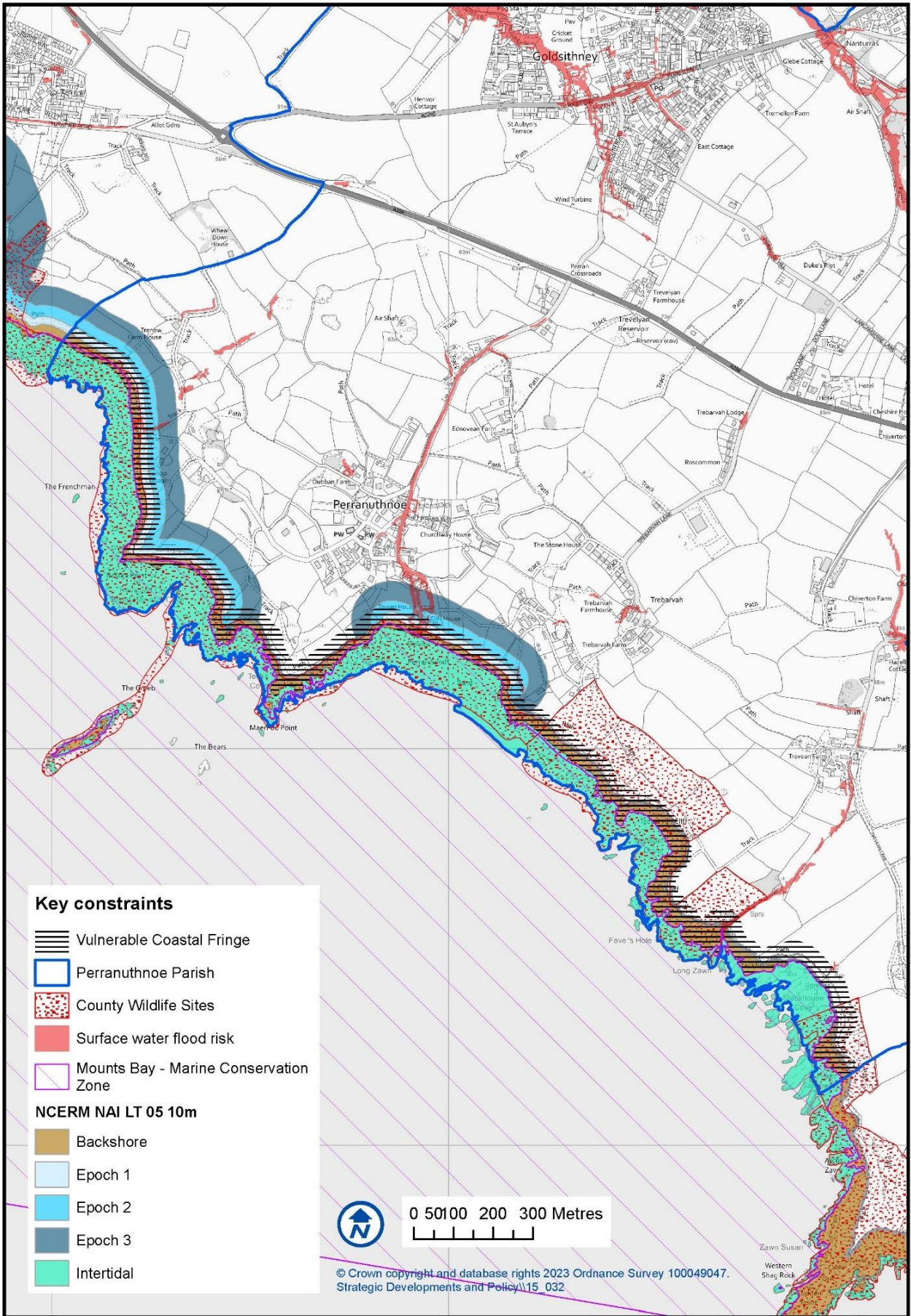
## Policy Map NLB2i: CCMA Zones Perranuthnoe village



## Policy Map NLB2ii: CCMA Zones Trenow



Policy Map NLB2iii: Perranuthnoe Parish Coastal Zone



### **POLICY NLB 3: Control of Light Pollution and Glare from Fenestration**

**Intent:** To establish local planning provisions to help minimise the risk of light pollution and glare from buildings, recognising that the Parish lies in the buffer zone to the West Penwith Dark Skies Reserve. This policy responds to public concerns over increasing levels of light pollution and glare from fenestration, and the detrimental impact which this is having on the natural beauty of Parish landscapes.

#### **Policy NLB 3: Control of Light Pollution and Glare from Fenestration**

Proposals for development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky from light pollution through:

- (i) The number, design, specification and position of lamps;
- (ii) Full shielding (at the horizontal and above) of any lighting fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls; and
- (iii) Limiting the correlated colour temperature of lamps to 3000 Kelvins or less.

Proposals for development will be supported where they can demonstrate that they will reduce light spill by:

- (iv) avoiding or recessing large areas of vertical fenestration;
- (v) avoiding glazing which is facing upwards (whether horizontal or angled) including conservatory roofs; and
- (vi) within a site, locating and orientating development as sensitively as possible.

In buildings on elevated ground or in prominent locations, the use of large areas of fenestration or similar reflective building material is strongly discouraged where it would impact on areas of wildlife sensitivity, open countryside or on views of natural landscapes from public vantage points. Development should not detract from the public visual amenity value of local AONB or WHS landscapes, and the positioning and surface-area covered by reflective materials, should be minimised on the side of buildings facing public vantage points.

2: Development proposals should provide adequate information to enable assessors to evaluate the risk of light pollution and glare. In the AONB, areas of importance for wildlife, and on sites where development may impact on views of AONB or WHS landscapes from public vantage points, development proposals are strongly encouraged to include an outline Lighting Scheme and Specification Diagram (LSSD) providing details of all proposed external lighting.



## **POLICY NLB 4: Green Infrastructure, Hedgerows and Cornish Hedges**

**Policy Intent:** To ensure that a strong priority is placed on conserving hedgerows and Cornish hedges in the Parish, and that their value as natural habitats and features core to the local character of AONB and WHS landscapes is clearly recognised within development planning.

### **Policy NLB 4: Green Infrastructure, Hedgerows and Cornish Hedges**

1: A strong priority is placed on the conservation or enhancement of hedgerows and Cornish Hedges within development, recognising their importance in providing connectivity within the Parish's green infrastructure, and as features core to the distinctive character of local WHS<sup>18</sup> and AONB landscapes. The Parish adopts the position outlined in Cornwall's Planning for Biodiversity Guide that: 'there is a strong presumption in favour of the retaining of all hedges within developments. It is essential that hedges are assessed as both a landscape and biodiversity feature, as part of any development proposal'<sup>19</sup>

2: Development proposals are encouraged to consider opportunities to achieve overall net gain in hedgerow or Hedge length. Any newly created Cornish Hedges within developments should follow the local vernacular, so that they supply suitable niches for the establishment of vegetation. The use of native plant species within planting up schemes is strongly encouraged; this is particularly important where planting is being done to mitigate or compensate for a loss of existing native species. An undeveloped buffer strip should be left alongside all Cornish Hedges and hedgerows, a minimum of 2m wide for residential development and a minimum of 5m for commercial development<sup>20</sup>.

3: If the development proposal involves the removal or alteration of a stretch of Cornish Hedge or hedgerow, the planning proposal should demonstrate suitable mitigation measures which address landscape and biodiversity impacts. These should:

- i) ensure that ecosystem connectivity is maintained and ecological function<sup>21</sup> is conserved or enhanced, following the guidance on ways to achieve this provided in Cornwall's Planning for Biodiversity Guide Appendix D. Where hedgerows or Cornish Hedges are retained but 'sandwiched' between gardens or other development, this should be counted as 50% loss of hedge and be compensated for through the provision of additional hedging;<sup>22</sup> and
- ii) demonstrate that any changes proposed to hedgerows or Cornish Hedges will not have an adverse impact on AONB or WHS landscape or settlement character.

4: Where a proposed development site includes hedgerows or Cornish Hedges, development proposals should:

- a) highlight on the Plans the location of all existing Cornish Hedges and hedgerows on and surrounding the proposed development site; the location of any new Hedges or hedgerows proposed for inclusion within the development; and any stretch of Hedge or hedgerow proposed for removal; and
- b) clearly describe any proposed changes to hedgerows and Cornish Hedges.

<sup>18</sup> Part of the (Outstanding Universal Value) OUV of World Heritage Site (WHS) landscapes lies in the 'small field systems' and 'the patchwork of small holdings associated with the great mining estates'. The Cornish Hedges bordering the fields are the defining features which create this patchwork landscape.

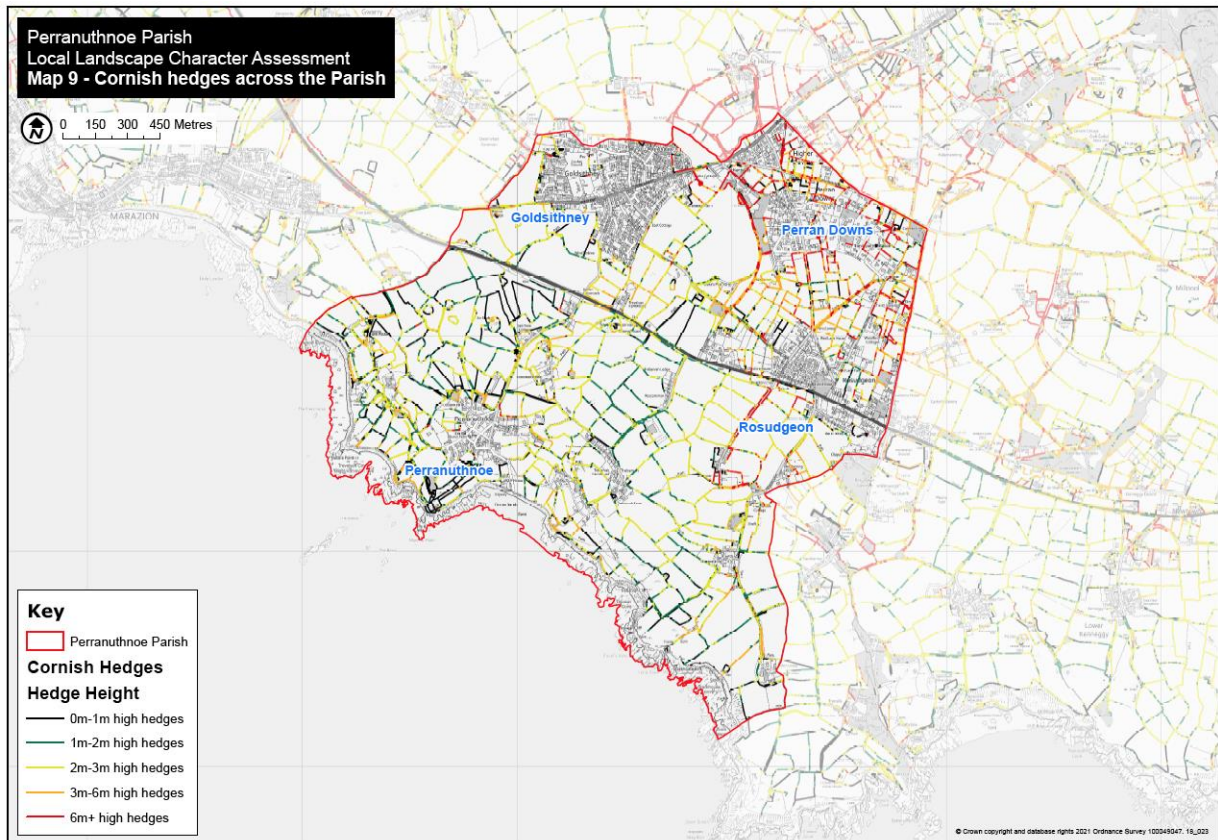
<sup>19</sup> Refer Cornwall Planning for Biodiversity Guide Supplementary Planning Document (SPD), page 47, paragraph 10.7.

<sup>20</sup> Refer guidance in Cornwall's Planning for Biodiversity Guide Appendix D 'Cornish Hedges and Development' which provides information on 'Assessing Hedges for Development' and 'The Treatment of Hedges in Development'. It specifies that 'due to the high biodiversity value of hedges, and the key role they play in our landscape and sense of place in Cornwall, there is a strong presumption in favour of the retaining of all hedges within developments. It is essential that hedges are assessed as both a landscape and biodiversity feature, as part of any development proposal'

<sup>21</sup> Cornish Hedges and hedgerows provide important ecological corridors linking habitats.

<sup>22</sup> In line with the guidance in Cornwall Planning for Biodiversity Guide

Policy Map: NLB4i: Location of Cornish Hedges across the Parish (refer LLCA Map 9)



**POLICY NLB 5: Environmental Responsibility and Carbon Efficiency in Development**

**Intent:** To encourage development proposals to demonstrate environmental responsibility through recognised environmental standards, so that 'green' credentials are clearly evidenced.

**Policy NLB5: Environmental Responsibility and Carbon Efficiency in Development**

1. To achieve climate-change resilient communities and ecosystems, proposals, whether for new buildings, renovations, conversions, or changes in land-use are encouraged to demonstrate environmental responsibility through alignment with recognised environmental standards such as the Building Research Establishment Environmental Assessment Method (BREEAM) where relevant and by assessing carbon efficiency.
2. Development proposals should assess environmental impacts beyond the immediate development site including: the risk of transfer of pollutants such as organic materials, nutrients, or chemicals through run-off; potential for exacerbation of flooding or erosion risk; the introduction or transfer of invasive species; and any risks associated with the generation, storage and disposal of waste.
- 3: The installation of commercial solar farms is unlikely to be considered appropriate within AONB or WHS Parish landscapes, due to impact on valued local landscape character. Domestic, renewable energy systems for individual properties may be appropriate where they are incorporated in a way that complements surrounding natural landscape and/or settlement character, and do not detract from the visual amenity value of AONB or WHS landscapes or endanger wildlife.

## OBJECTIVE 5: Heritage Character and Assets (HCA)

To safeguard heritage assets, historic landscapes and areas of traditional settlement character across the Parish for current and future generations, recognising their international, national and local significance.

### POLICY HCA 1: Heritage Value of Landscapes, Settlements and Assets in the Mining Landscape World Heritage Site

**Intent:** To achieve development planning which recognises and works positively to conserve the distinctive local heritage character of areas of the Parish which lie within the WHS. This policy is accompanied by the Parish Heritage Character Assessment, which describes the heritage attributes of landscapes and settlement areas across in the Parish.

#### Policy HCA1: Heritage Value of Landscapes, Settlements and Assets in the Mining Landscape World Heritage Site (WHS)

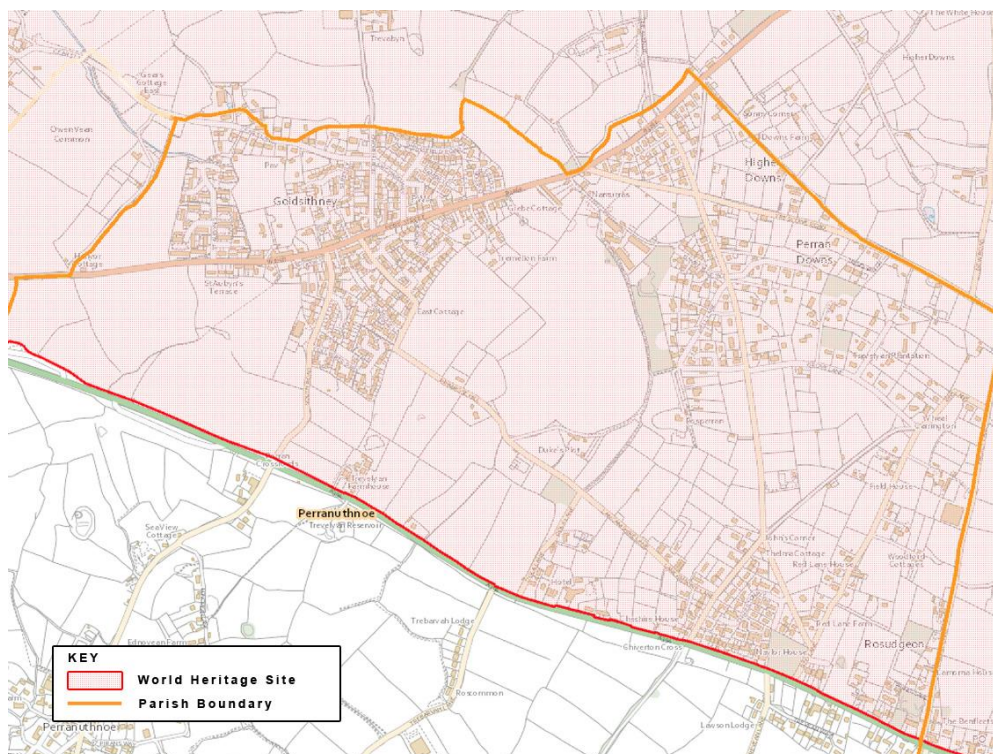
1: Proposals which demonstrate a positive contribution to the heritage character of WHS landscapes and/or settlements will be supported.

2: Proposals affecting the heritage attributes of settlements or landscapes in the WHS should demonstrate how they meet the requirements of national policy and the Development Plan policies for WHS, including the policies in Cornwall and West Devon Mining Landscape World Heritage Site Management Plan.

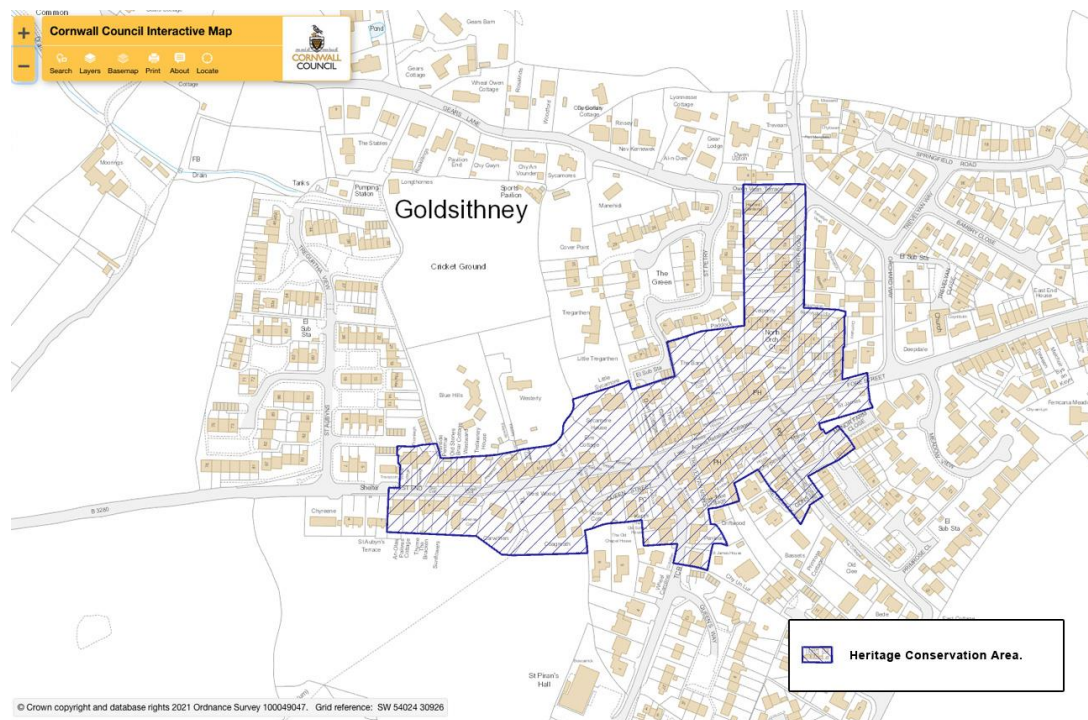
3: Proposed alterations to historic buildings should work positively to conserve the historic form and materials of the building, and its association with other historic buildings or features. Landscaping should be integrated into the historic fabric and character of the area;

4: Development should not visually or physically encroach on the public visual amenity value of views of WHS mining heritage landscapes from footpaths and public viewpoints, and should conserve the historic character of lanes, bridleways and footpaths which pass through or adjacent to them.

Policy Map HCA1i: Area of the Parish lying within the WHS



## Policy Map HCA1ii: Goldsithney village Conservation Area



### **POLICY HCA 2: Non-Designated Heritage Assets and Perranuthnoe Conservation Area**

**Intent:** To achieve development planning which recognises, and works positively to conserve, assets of special local heritage significance in AONB areas of the Parish. This policy is accompanied by the Parish Heritage Character Assessment, which describes the heritage attributes of AONB landscapes, and includes detailed appraisal of the non-designated heritage assets which have been identified as being of special local value.

#### **Policy HCA2: Non-Designated Heritage Assets and Perranuthnoe Conservation Area**

Non-Designated Heritage Assets have been identified in the following character areas:

NDHA 1 encompasses the site of the medieval settlement of Chiverton (HER: MCO13960), Post Medieval Mill stone (HER: MCO53958) and Post Medieval mine shaft (HER: MCO 60293). Refer Policy Map HCA2i

NDHA 2 encompasses the Trebarvah post-medieval Farm Buildings (HER: MCO66674) and the site of the early medieval settlement of Treberveth (HER: MCO17070). Refer Policy Map HCA2ii

NDHA 3 encompasses the Trevean post-medieval farm buildings (HER: MCO66675), site of the early medieval settlement of Trevighan (HER: MCO 17848) and the Trevean post medieval mine (HER: MCO 12694). Refer Policy Map HCA 2iii.

NDHA 4 encompasses the HER listed post-medieval field system (HER: MCO 35683); post medieval immersion bath (MCO 55804), post medieval outdoor swimming pool (MCO 60627) and post medieval trackway (MCO 60626). Refer Policy Map HCA 2iv.

NDHA 5: includes all heritage features that contribute to the heritage interest and significance of the Medieval Churchway footpath (HER: MCO 66673), and the heritage character of its agricultural and mining landscape setting, with iconic views over St Michaels Mount. Refer Policy Map HCA2v.

1: A strong priority is placed on conserving the heritage character of historic settlement areas, buildings and landscape features associated with the Parish's farming, mining and fishing history, recognising their significance to the local distinctiveness.

2 Proposals affecting these assets must comply with national policy having regard for the special historic interest and heritage character of the asset and its setting, as detailed in the heritage appraisals for each area and will be supported where:

- i. The design of buildings and structures reflects a palette of locally distinctive vernacular building materials and architecture, including granite walls, slate or thatched roofs, and external features of vernacular design and appearance; and
- ii. Form, scale and layout follows local historic precedent and respects historic building-to-plot ratios; and
- iii. Landscaping works positively to integrate proposed development into its setting, incorporating boundary structures of locally distinctive vernacular form and materials. Strong preference is given to incorporation of Cornish Hedges; and
- iv. The public visual amenity value of views of heritage assets from PROW or public viewpoints is conserved. Particular consideration should be given to maintaining the role of heritage buildings in framing, punctuating or terminating views from PROW; and
- v. The distinctive local character of historic lanes, bridleways or footpaths which pass through or adjacent to an asset is not compromised; and
- vi. The group character of an asset is conserved, including the association between buildings and features within it, and the contribution of open space to its heritage character; and
- vii. Contemporary structures such as satellite dishes or solar panels have been positioned where they will not impact on the heritage character of the NDHA;

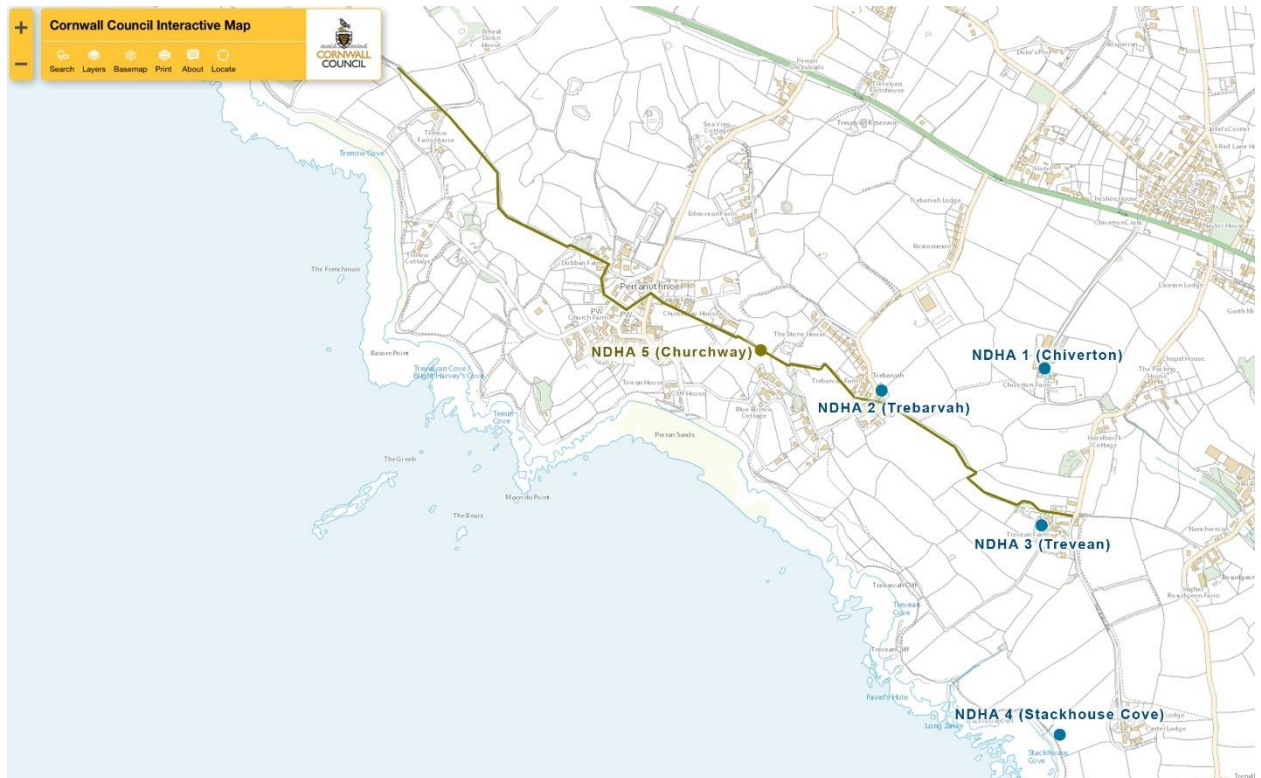
The level of detail provided in development proposals should be proportionate to the complexity of the development being proposed and the significance of the asset;

3: Proposals affecting the Perranuthnoe Conservation Area must comply with national policy and the Development plan to conserve all aspects of character or appearance, including landscape and public spaces, that define the area's special interest.

4: Proposals to restore or preserve the historic character of buildings or landscape features are encouraged. Proposals to demolish or significantly modify buildings of heritage character will be strongly resisted;

Where the historic fabric of has been compromised through the introduction of non-authentic materials, design or details incongruous to the heritage character of the area, proposals to reintroduce historic character and detail will be supported.

## Policy Map HCA2: Location of Non-Designated Heritage Assets (NDHA) 1 to 5



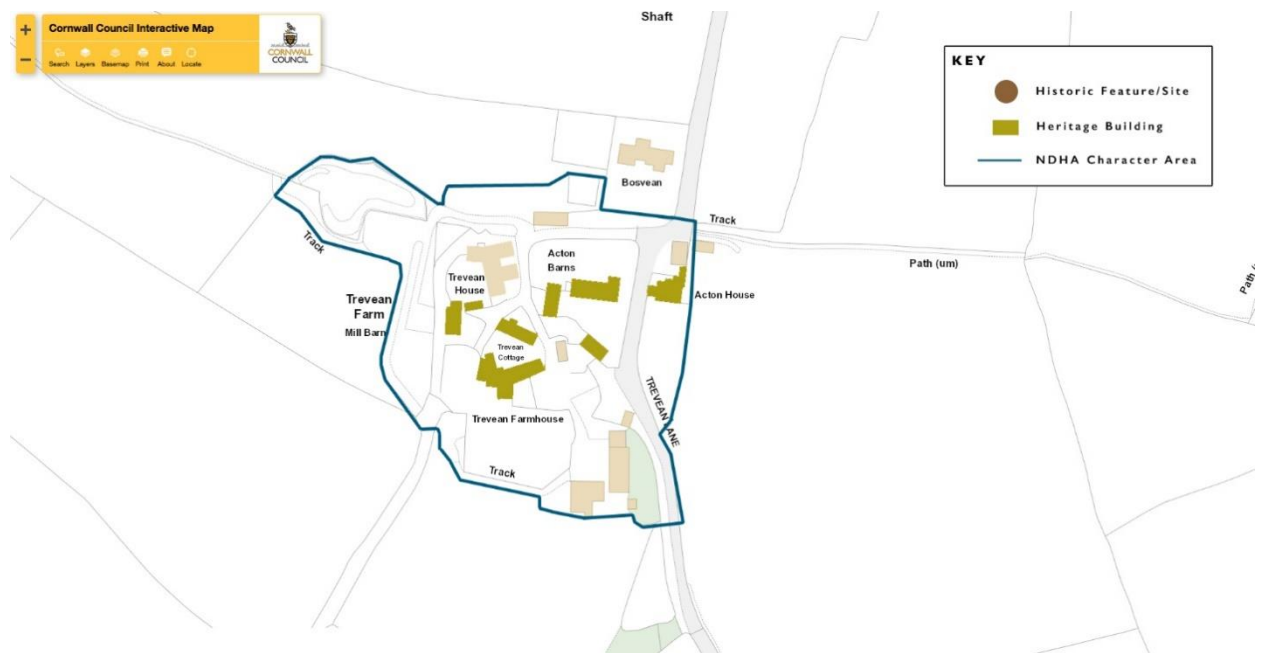
## NDHA 1 Policy Map HCA2i: Chiverton Historic Farmstead



## NDHA 2 Policy Map HCA2ii: Trebarvah Historic Farmsteads



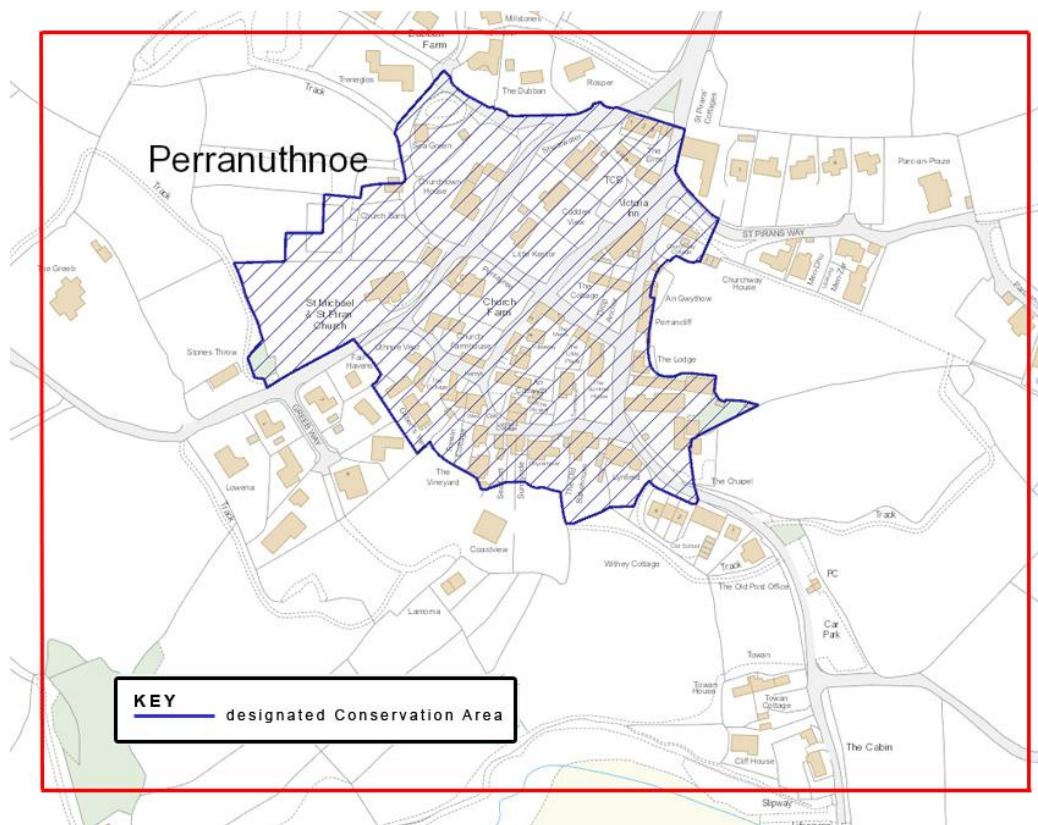
## NDHA 3 Policy Map HCA2iii: Trevean Historic Farmstead







## Designated Conservation Area: Perranuthnoe village (Cornwall Council Map ref DCO76)



### **POLICY HCA 3: Historic Mining Sites and Landscape Features**

**Intent:** To ensure that development planning recognises, and works positively to conserve, historic mining sites and landscape features, recognising their significance to the heritage character of AONB and WHS landscapes, and to the cultural heritage of Parish communities.

#### **Policy HCA3: Historic Mining Sites and Landscape Features**

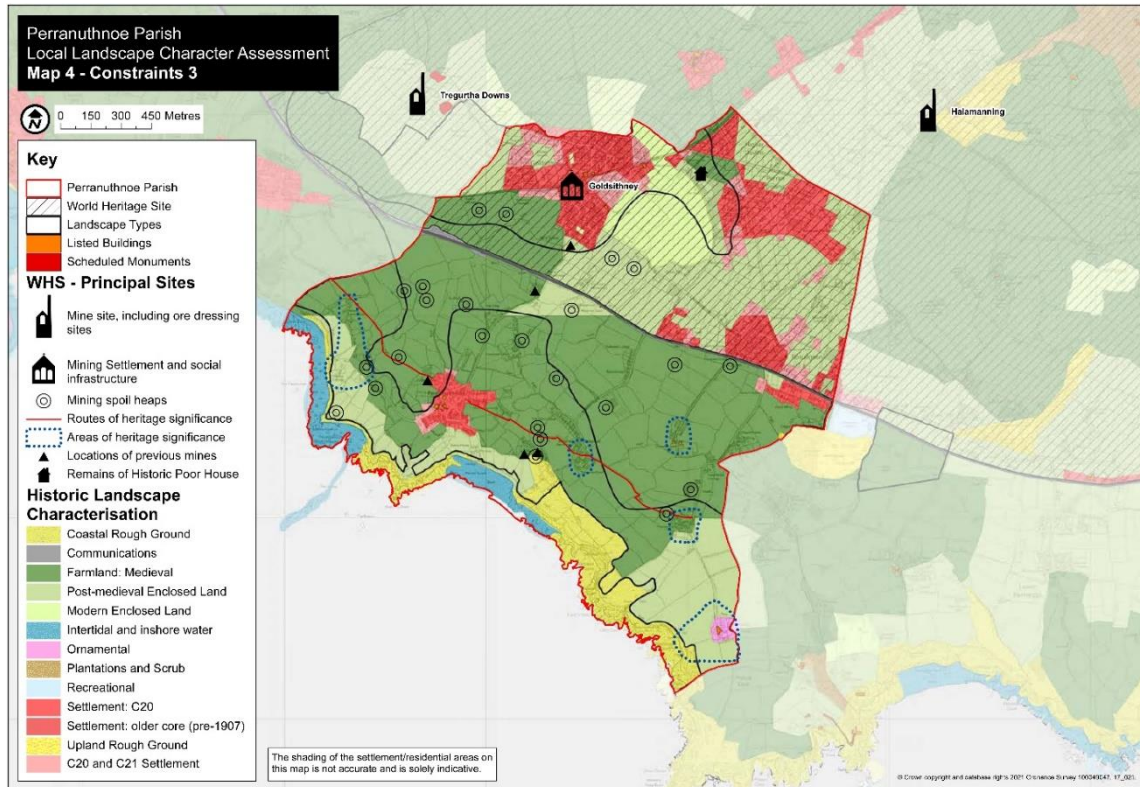
1: Historic mining sites and associated features including mining spoil heaps and the ruins and remains of engine houses and mines are core to the cultural heritage of Parish communities, and to the distinctiveness of local landscape character. All historic mining sites and features in the Parish are recognised as non-designated heritage assets (NDHA). Policy map 3i outlines the location of historic mine sites and features.

2. Proposals affecting non-designated heritage assets or elements of the World Heritage Site which contribute to its significance must comply fully with national policy requirements and adhere to the provisions within the most recent AONB and World Heritage Site (WHS) Management Plans.

3: Strong weight should be given to conserving views of mining spoil heaps, mine workers cottages and other historic features associated with the areas mining heritage from public rights of way. Areas of special heritage significance include: the mining spoil heaps at Trenow Consoles Mine, Wheal Trebarvah and Wheal Caroline, where the spoil heaps are prominent landscape features within views from PROW.

4: Development proposals should consider the geological and biodiversity significance of historic mining areas, recognising that these are often sites of unique geo and biological diversity. Development proposals in historic mining areas should demonstrate that the geological and ecological value of these areas has been assessed, and that the development will not lead to a loss of sensitive habitats, rare species or significant geological resources.

## Policy Map HCA3i: Sites of Mining Spoil Heaps in the Parish<sup>23</sup>



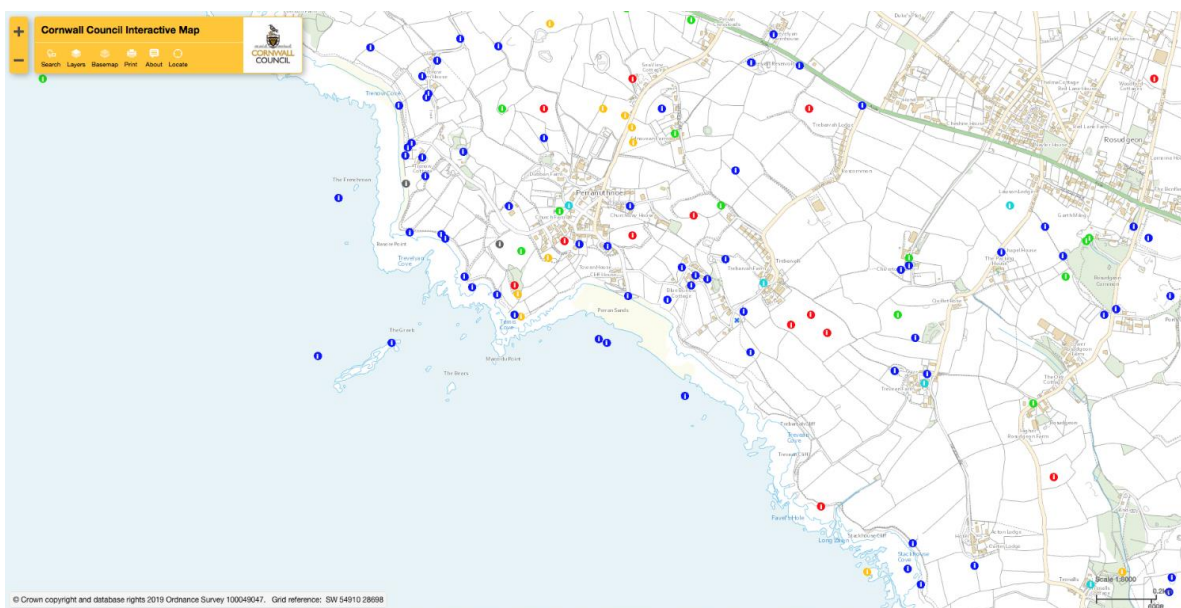
## POLICY HCA 4: Archaeological Sites and Assets

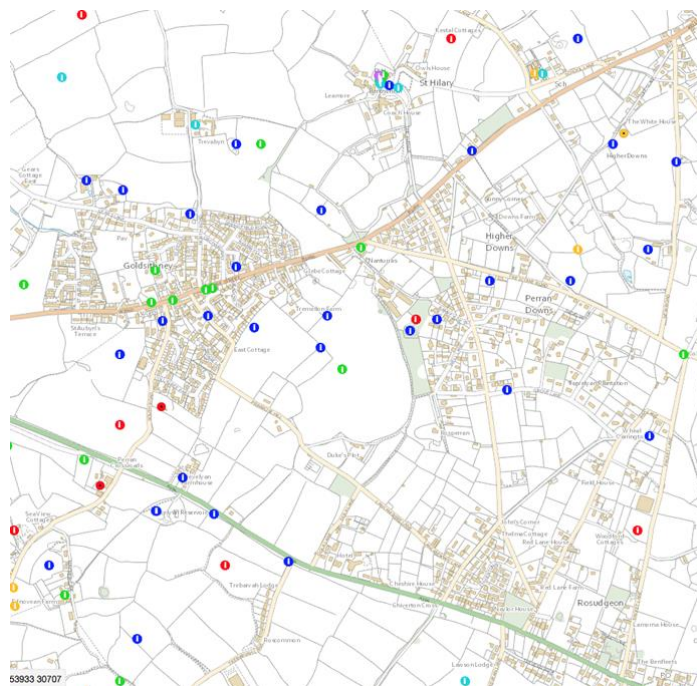
**Intent:** To ensure that development planning considers the value of archaeological sites and assets as a limited and finite resource, of value to both current and future generations.

### Policy HCA4: Archaeological Sites and Assets

Proposed development which may impact on an archaeological site should highlight the location of areas of archaeological significance within all plans submitted and include an appropriate assessment of the significance of the site within Context Appraisal.

## Policy Map HCA3i: Archaeological Sites in the Southern half of the Parish (AONB)





### **OBJECTIVE 6: Economy and Business (EB)**

To support sustainable businesses that contribute to thriving communities and to a pattern of economic development that works positively to sustain valued assets and landscape character across the Parish.

### **POLICY EB 1: Sustainable Businesses**

**Intent:** To support small-scale business development that provides local livelihood opportunities, where that development complements the social, environmental and economic sustainable development objectives of this Neighbourhood Plan.

#### **Policy EB1: Sustainable Businesses**

1: Development proposals associated with the creation or expansion of business activity in the Parish should demonstrate that the development:

- i. will be well integrated within the surrounding landscape and/or settlement and will not detract from the public's enjoyment of AONB or WHS landscapes and assets; and
- ii. will not have an undue adverse impact on residential amenity, or the operation of other businesses in the area. This should include provision of adequate parking capacity to meet the predicted number of visitors / clients at peak times, and a clear and realistic assessment of traffic flow; and
- iii. has minimised risks of environmental pollution including provision of adequate facilities for safe disposal of all rubbish generated by the business, and has considered opportunities for achieving environmental sustainability and carbon efficiency.

<sup>24</sup> For further information on these sites refer to: Cornwall Council Interactive Map (<https://map.cornwall.gov.uk/website/ccmap>) map layers under heading 'historical'

## **POLICY EB 2: Agricultural Land, Buildings and Sustainable Production**

**Intent:** To support resilient farms, recognising the importance of farming as the main land-use and business in the Parish. This policy has three components which aim to ensure that: the best and most versatile farmland is conserved for agricultural production; development does not have an adverse impact on farming; and that agricultural buildings are well integrated within farms and designated landscapes.

### **Policy EB2: Agricultural Land, Buildings and Sustainable Production**

1: The best and most versatile (BMV) agricultural land should be prioritised for agricultural production; proposals for development will not be supported unless all other reasonable options for meeting the identified development need have been fully examined.

2: Development proposals located adjacent to farms and agricultural land should demonstrate that the proposed development will not have an adverse impact on the effective and efficient operation of the farm, or pose risks to livestock, crops or farmland. Development proposals should clearly demonstrate that:

a) farmers long-term ease of access to agricultural land and facilities will not be significantly affected by the development. This includes any impacts caused by proposed changes to the location of tracks and drives, access points, or increases in traffic flow and vehicle parking; and

b) construction activities and / or proposed use of the developed site will not result in adverse impacts on livestock or crops. This should include assessment of:

- the risk of pollution of agricultural land. If a development site lies on historic mining land, an independent professional risk assessment should be undertaken using Cornwall Councils guidance on 'Land Affected by Contamination'; and

- risks to livestock; and

- flooding or erosion risk caused by changes to patterns of, or increased rates of, surface water run-off;

3: Where planning permission is required new agricultural buildings should be located and designed to be well integrated within AONB and WHS landscapes and supported where they;

i. are closely associated with the overall farm complex, and adjacent to existing access routes; and

ii. minimise visual impacts on skylines. Wherever possible the location and scale of agricultural buildings should be below a skyline; and

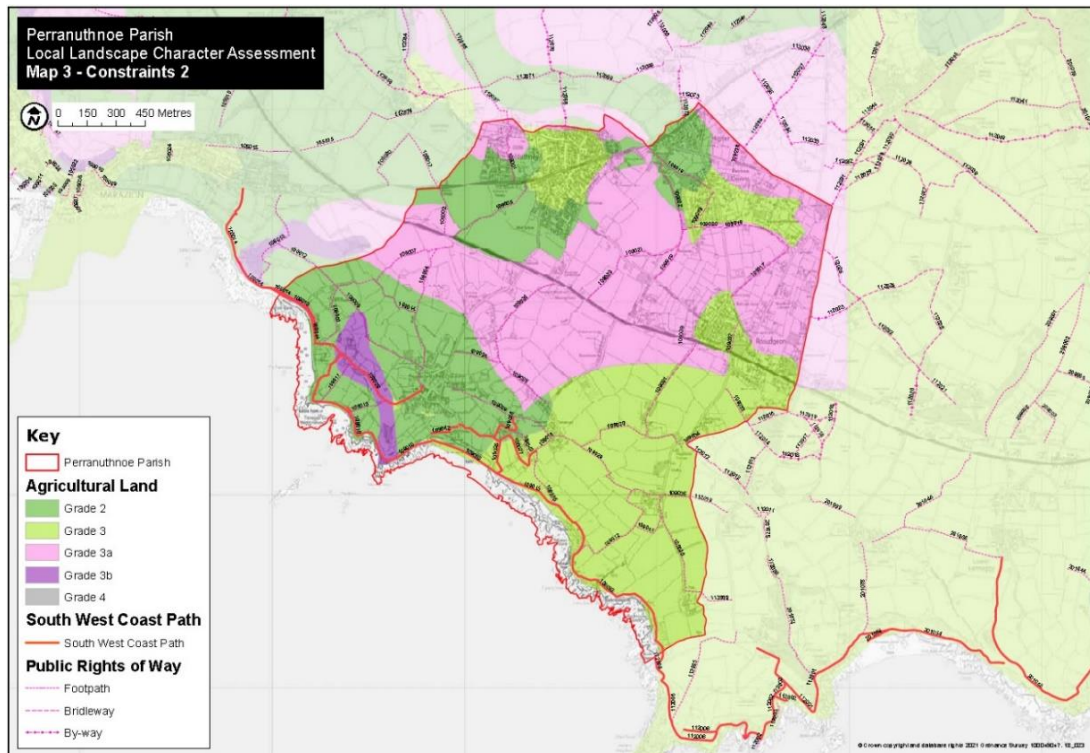
iii. minimise impacts on historic farm buildings or other heritage assets; and

iv. retain and where possible enhance existing tree cover, native vegetation and Cornish Hedges; and

v. make minimal use of reflective building materials and external lighting, incorporating dark coloured, non-reflective roofing and wall panels; and

vi. demonstrate that risks to surrounding land or buildings from water run-off, slurry, agricultural waste, historic mining waste, or from light spill have been assessed, and will be well managed and monitored.

## Policy Map EB2: Agricultural Land grades across the Parish



### **POLICY EB 2i: Dwellings for Agricultural, Forestry or other Rural Occupations**

**Intent:** To provide local policy guidance for the application of agricultural occupancy conditions.

#### **Policy EB 2i: Dwellings for Agricultural, Forestry or other Rural Occupations**

Proposals for a new dwelling for agricultural, forestry or other rural occupations either through new build or the conversion of an existing building (where planning permission is required) will be supported where the development is in accordance with Cornwall Local Plan Policy 7 and:

- i. the proposed dwelling house is of a modest size, and the size and location of the development is such that the property would be affordable for an agricultural worker; evidence of affordability should be demonstrated as part of the development proposal; and
- ii. building design, landscaping and layout should visually appear coherent with its surroundings and respond positively to the distinctive local character of the AONB or WHS setting; the use of vernacular design and reflecting traditional local materials and finishes is strongly encouraged; and
- iii. the proposed development will not require the creation of new access routes through the open countryside.

### **POLICY EB 3: Campsites and Holiday Accommodation**

**Intent:** To ensure that development associated with the creation or expansion of campsites and other holiday accommodation facilities, is sensitively integrated into local AONB and WHS landscapes, and that planning decisions are based on clear assessment of potential social, economic and environmental impacts.

#### **Policy EB 3: Campsites and Holiday Accommodation**

Proposals for new campsites or holiday accommodation facilities will be supported where they are in accordance with Policy 5 of Cornwall Local Plan and:

- i. of an appropriate scale and design that will be well integrated into its landscape setting and not located in a visually prominent position, protect public visual amenity value of designated landscapes including the WHS and conserve and enhance the AONB; and
- ii. in accordance with the provisions of relevant AONB or WHS Management Plan policies; and
- iii. will achieve net gains for biodiversity in accordance with national policy; and will not result in negative environmental impacts, such as from pollution, disturbance to wildlife or habitats, changes to natural drainage systems, or impacts on local heritage landscapes and assets; and
- iv. residential amenity is protected and disturbance to local residents, businesses and the environment is minimised, including from noise pollution and traffic flow; and
- v. external lighting is at the minimum required for safe operation and located sensitively; and
- vi. the road capacity is adequate to support the volume of vehicles which the campsite is predicted to generate. Particular consideration should be given to assessing the potential impact of increased traffic flow on the safety of pedestrian and equestrian users of local lanes, and on vehicular congestion, considering the narrowness of Parish lanes.

The Parish will not support the creation of new access routes through the open countryside. All developments that are likely to generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment as appropriate; and

Across all provisions in this policy, assessment of the suitability of the location for the type and scale of proposed development should include consideration of existing pressures from campsites and holiday accommodation facilities.

#### **POLICY EB 4: Equestrian Development**

**Intent:** To help ensure that equestrian development is integrated sensitively into its local AONB or WHS landscape setting, does not detract from the amenity value for walkers or other users of public rights of way, and remains solely for equestrian use.

#### **Policy EB 4: Equestrian Development**

1: Development proposals associated with equestrian development will be supported where:

- i. The development is well integrated into its surroundings and will not impact on the public visual amenity value of landscapes or settlements within the AONB or WHS and new buildings or structures, wherever possible, are located adjacent to existing buildings. The Parish encourages hedge or tree planting to screen any new structures; and
- ii. The use of outdoor lighting is the minimum required for safe operation and located sensitively; and
- iii. Adequate parking space is provided including for equestrian business related development. This should be sensitive to the location and not result in congestion or restricted access; and
- iv. Ecosystem connectivity is maintained. The Parish encourages the use of Cornish hedges or natural hedging for boundaries; and
- v. Where the amenity for walkers and other users of the public rights of network is protected;

2: If planning approval is granted for permanent structures, conditions or a Planning Obligation, should be included to ensure that the building(s) remains solely for equestrian use, in perpetuity.

Where planning permission is required proposals for the conversion of equestrian buildings to residential uses will not be supported.