

Perranuthnoe Neighbourhood Plan Position statement considered by Perranuthnoe Parish Council October 2016

Background

A series of meetings of the Neighbourhood Plan subcommittee have been held and expert and professional planner input gained to build upon the community feedback received from the Parish survey and at the Parish Council's open day. The feedback and opinion received have been put towards a position statement for consideration by the Parish Council. The intention is that professional planning support to be obtained to work the position statement into a series of statements and policies ensuring that it is far as possible complements existing strategies and policies in relation to AONB, World Heritage and Conservation areas which could be subject to open days held in both Goldsithney and Perranuthnoe.

Housing development

- The parish has seen significant development over recent years and currently has a significant number of plots with planning consent
- There is concern that housing demands will lead to leading to settlement conjoining and this should be resisted
- A particular concern is the number of consented plots for affordable homes which are not progressing. The parish would wish to request Cornwall Council seek devolution powers to revoke planning consent for affordable housing schemes that do not progress in a reasonable timeframe so those may be replaced by alternative deliverable proposals
- Given the number of consents granted, the only local housing requirements unmet are for affordable homes and any significant developments of open market housing should be resisted. If a small element of open market housing is required to deliver the affordable homes required (affordable led sites) these would be considered on their merits
- Any new development or redevelopment where it is increasing the built form of the existing development should contribute towards an affordable housing fund for the parish which could (where appropriate) be used to minimise or remove the requirement for market housing on affordable led sites within the parish
- Affordable housing in the parish has to date been focused in Goldsithney where most but not all need exists. In principle the parish plan would seek to meet the need by more dispersed smaller developments across the range of settlements in the parish
- Any housing development should enhance the surrounding landscape and as far as possible be built in character with the surrounding area. Particular attention should be taken with design and finishing materials particular where the development is in the AONB, Conservation areas or where the dwelling is a prominent position. Minimising damage to or alteration of existing hedgerows combined with ensuring the use of traditional Cornish hedging on visible boundaries is a key element of maintaining the character.

- The parish is concerned that any development should contribute to the sustainability of village life. The parish already has a significant number of second and holiday homes. It is proposed that all new homes constructed should be the principal home of the occupier
- The centre of both Goldsithney and Perranuthnoe contains a number of homes where parking within the curtilage of the property is not possible. This along with the general increase in car ownership has led to pressures which are seriously impacting on the quality of life of many residents and in the case of Perranuthnoe harm the AONB. To ensure this is not exacerbated by any development it is proposed that any housing development has parking spaces for at least two vehicles and that the conversion or other intensification of use provides for a similar level of in curtilage parking

Green Spaces

- The parish has a number of important green spaces that are outside the AONB some of these are used formally for sport and recreation and others are used informally. Some of the important areas that benefit the parish are just aside the parish boundaries and we will seek the support of adjoining parishes to ensure these continue to benefit the parish.
- The plan proposes to give these area green space designation to ensure they continue to meet the needs of the parish and proposes to identify additional areas where these are appropriate to meet the health and well-being needs of the parish
- Areas considered under this policy would include
 1. land south of the Old Wood yard, Gears Lane
 2. St Piran's Hall Playing Field,
 3. Goldsithney Cricket Field, Tregurtha View
 4. Rosudgeon Playing Field
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 5. Open space Collygree Park
 6. The green St Petry's
 7. The green Tregurtha View

World Heritage and AONB

- The parish in its entirety is either in the AONB or in the Corish Mining World Heritage site. The parish believes these are essential protection which need to be supported by appropriate local policies. The recently published Management Plan of the AONB is a comprehensive document which is strongly supported by the parish
- The parish would seek to enhance the setting of the AONB by having specific policies in relation

1. to development on the boundary of the AONB, particularly the A394
2. to give additional protection to designated 'quiet lanes' at the edge of the parish which whilst outside the current AONB contribute to the character of the parish and the Cornish Mining Heritage area. This would include Red Lane, Primrose Lane, Lancashire Lane and Gears Lane
3. to consider more effective protection for the special characteristics of the Trevelyan Plantation