

Cornwall Council and Perranuthnoe Parish Council  
Recent Housing Proposals 2013  
**Local Planning Authority Position Statement**

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Perranuthnoe is a rural parish with a population of just over 2300 people. In the last year a number of larger scale housing sites have come forward in locations around a group of settlements in the Parish; namely Goldsithney, Perran Downs and Rosudgeon.

The Government has stated a presumption in favour of sustainable development with emphasis on a plan led system supported by up to date evidence. Currently the development plan for the area is at a stage of transition with the former Penwith development plan being outdated and the emerging Cornwall Local Plan yet to be adopted.

This transition between plans can cause uncertainty for all involved in the decision making process. Therefore this Local Planning Authority Position Statement presents current housing evidence and collates site specific information into one single document to give certainty and help to manage development in the area.

The Position Statement has been compiled and approved by the LPA in close consultation with the local Parish Council and will be a material consideration in the determination of planning applications.<sup>1</sup>

### **Evidence of Recent Delivery and Current Housing Need**

Housing completion data shows a total of 53 affordable homes delivered over 22 years which is equal to an average of 2.4 units each year. During the period 2002 to 2013 a total of 25 affordable homes were provided and the majority of these (23 homes) were at Collygree Parc in 2007.

Cornwall HomeChoice Register currently shows 84 households with a local connection to Perranuthnoe Parish. When affordable homes become available they receive on average 59 bids per property showing there is demand to live in the area.

In August 2012 a local housing need survey was distributed to resident households in the parish. The survey showed that 78% of respondents indicated that they would support the provision of additional affordable housing to meet a local need.

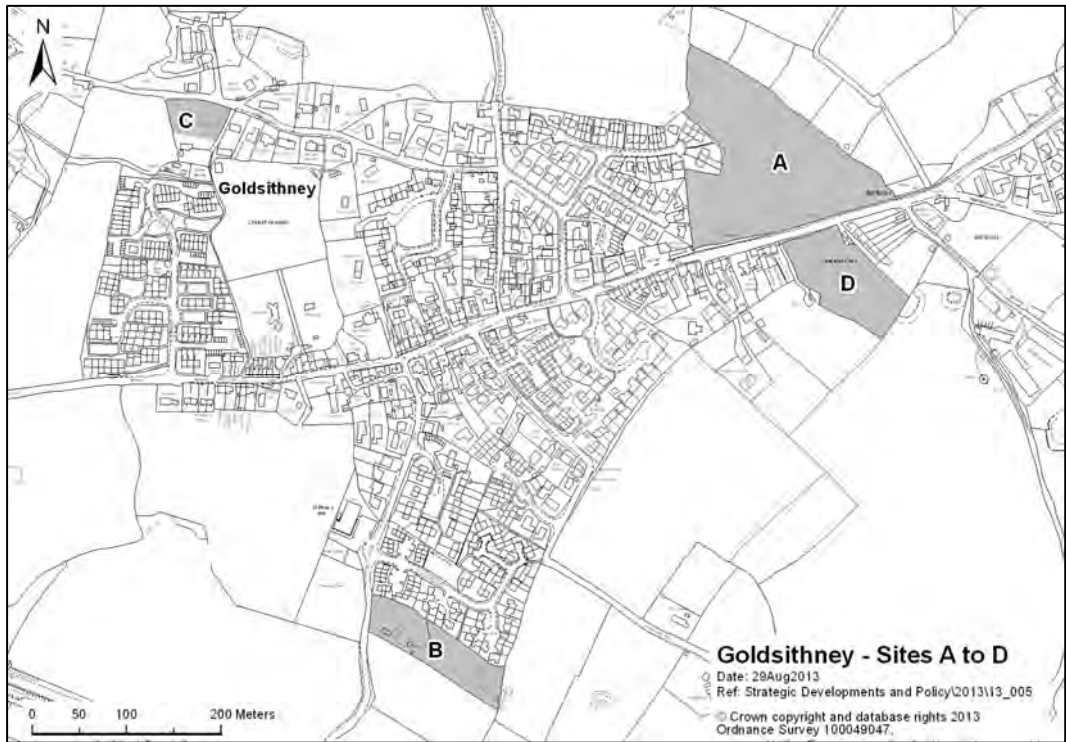
It is considered that there is an immediate local need of between 20-25 affordable homes in the Parish. This affordable housing need is unlikely to be met by the existing stock alone. It is therefore appropriate to address this through the identification of suitable sites.

### **The Settlements**

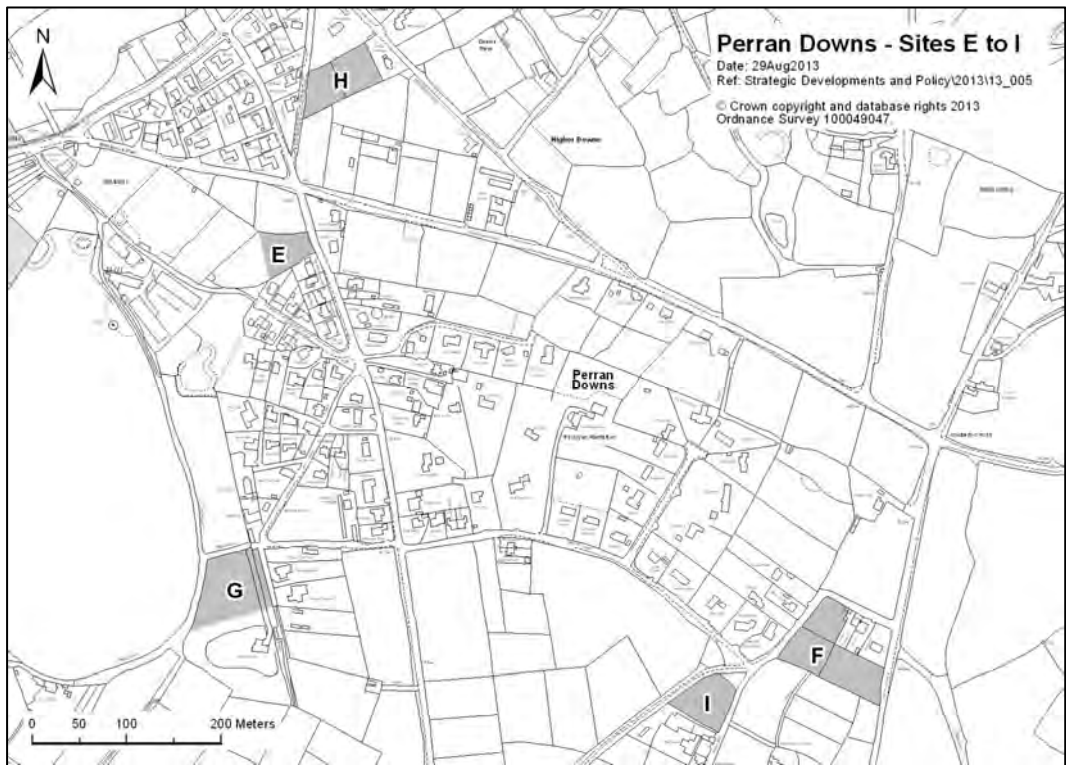
- **Goldsithney** is the principal settlement in the area and hosts a range of facilities including 2 pubs, a post office, a general stores, a cricket ground, modern village hall and an equipped playing field. The village has developed from a historic core which is designated as a conservation area with more modern style dwellings spreading out from the B3280 which runs through the village centre.

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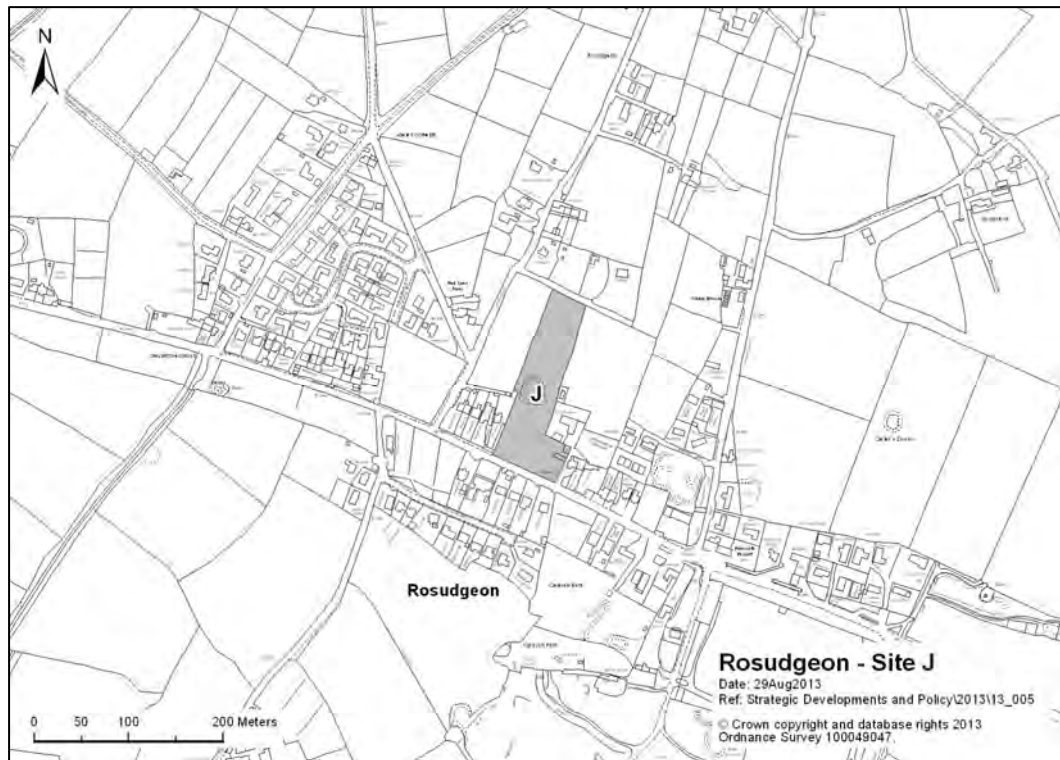
<sup>1</sup> This Position Statement is based on current information and the weight to given to it will decline over time.



- **Perran Downs** is closely related to Goldsithney to the east and has Rosudgeon to the south. The village has no defined centre. It has grown sporadically throughout the 20<sup>th</sup> century as a residential area around the network of lanes between the two more substantial villages. The community here is served by the facilities of these nearby settlements. The landscape is flat with trees and well spaced detached bungalow style dwellings along informal roads maintaining a rural feel.



- **Rosudgeon** is formed along the Penzance to Helston road (A394) with modern housing spreading north towards Perran Downs. The village hosts a shop/garage, a pub, recreation ground/community building, small employment uses and a chip shop around the older part of the village to the east. Again the landscape is flat and 20<sup>th</sup> century styles dominate the area.

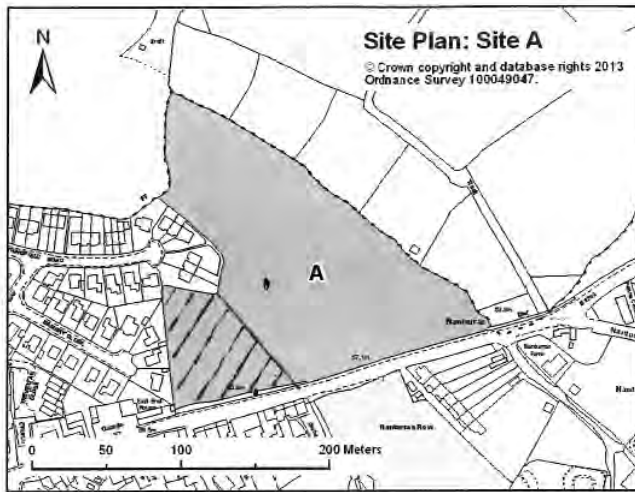


This group of settlements is served by St Hilary primary school which has a very good reputation and attracts pupils from a wide catchment. The school is currently 2% oversubscribed and is at a convenient walking distance from Perran Downs and Goldsithney with a good pedestrian link from the latter. The next nearest primary school is at the town of Marazion which is between 2 and 3.5KM from these villages and is undersubscribed by 4%. Secondary schools are located in Penzance and the area is served by a regular bus service linking between Penzance and Helston.

The narrow gap between Goldsithney and Perran Downs has been designated as an Open Area and local policy states that development must respond to the environmental values. To the north of the A394 the landscape is part of the Cornish Mining World Heritage Site. To the south of this road the landscape is an Area of Outstanding Natural Beauty. The majority of the sites are adjacent to the villages and comprise Grade 3 agricultural land with the exception of site B which is under a Grade 2 classification. All sites border residential use and impacts such as loss of light or privacy should be considered. The majority of planning applications in the area require supporting information such as heritage impact assessments, ecology and land contamination reports.

This Position Statement has been produced collaboratively with Perranuthnoe Parish Council and local concerns include the lack of space at the local school, congestion problems on the route through Goldsithney and it is also considered that designs should avoid looking like bland housing estates.

The Parish Council's site specific comments are stated in bold in the following sections.

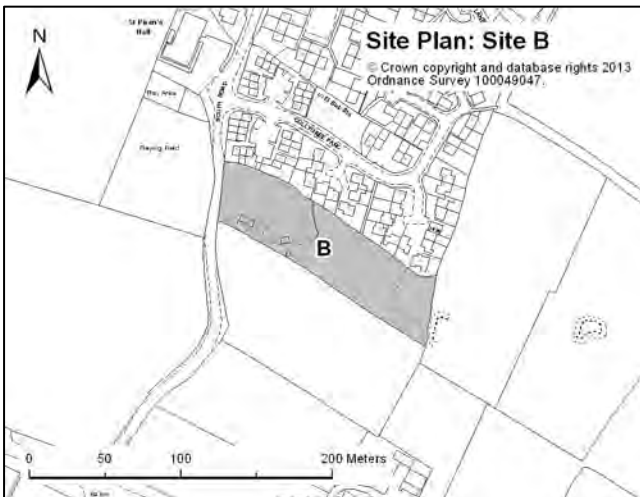


Land north of Fore Street, Goldsithney

PA13/04106

- Landowner interest
- Outline application for 39 new homes
- 27 letters of objection
- Application withdrawn due to local objections
- Affordable housing led
- Subsidy from open market units
- Greenfield land with agricultural use
- Partial integration with settlement
- Adequate highway visibility
- Formal pedestrian route
- Near to school and shop
- Prominent site, undulated land
- Potential drainage issues
- Vegetation to front edge
- Open Area Related to Settlements (TV2)

**The Parish Council has not supported this site for reasons of increased traffic, highway safety risks, inadequate drainage and infrastructure. A reasonable mix of housing in the south west corner could prove more successful if the rest of the site was put under covenant/condition to restrict any further development.**

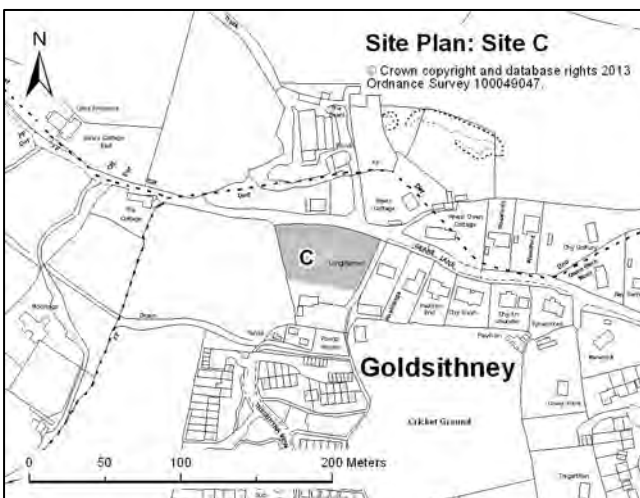


Land at South Road, Goldsithney

PA12/11837

- Landowner/developer interest
- Recent planning refusal for 28 homes
- 25 letters of objection
- Greenfield land
- Unused overgrown state
- Reasonable visual integration
- Public subsidy required
- Mining remains
- Presence of protected species
- Contribution from adj. trees
- Ground contamination
- Traffic management required

**The Parish Council has not supported this site due to the concerns for the highway safety at the site and nearby junction, too many houses on the site and inadequate infrastructure.**



Land at Gears Lane, Goldsithney

PA13/01426

- Landowner interest
- Full application for 4 homes
- Open market development
- 11 letters of objection and 1 support
- Withdrawn by the applicant
- Greenfield land
- Current use for keeping horses
- Edge of rural setting
- Need for high quality design
- Access off un-adopted lane
- Pedestrian links to the village
- Financial viability risks
- Adjacent to public right of way

**The Parish Council offers support in principle and considers the site within the village and capable of up to 3 market and 3 affordable homes. It was felt the original design is out of keeping with the area.**



Land south of Fore Street, Goldsithney

PA13/00515/PREAPP

Developer interest

0.8HA of land, apprx. 22 homes @ 25dph

Affordable housing led

Subsidy from open market units

Greenfield land

Scrub cover/made ground

Development on two sides

Reasonable highway access

Crossing needed to formal pedestrian route

Storage container on site

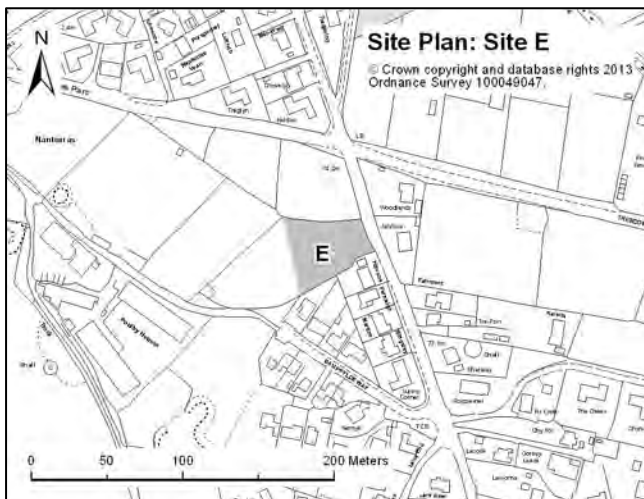
Semirural/verdant setting

Changing ground levels

Possible contaminated land

Open Area Related to Settlements (TV2)

**The Parish Council does not support this site as it forms part of the natural break between settlements which is protected by TV2 of the Penwith Plan.**



Land off Perran Downs Lane, Perran Downs

PA13/01635/PREAPP

Developer interest

5 – 9 homes

7 letters of objection

Affordable housing led

Subsidy from open market units

Greenfield land

Currently growing Christmas trees

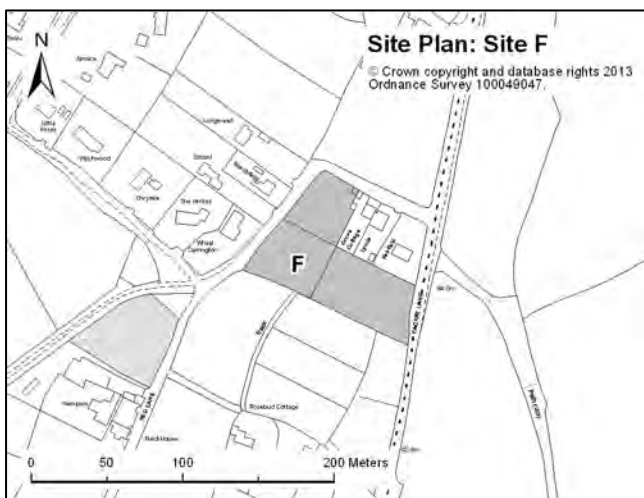
Edge of settlement

No footways

Semirural/verdant setting

Open Area Related to Settlements (TV2)

**The Parish Council does not support this site as it comprises ancient meadows and forms part of the natural break between settlements which is protected by TV2 of the Penwith Plan.**



Land at Red Lane, Perran Downs

PA13/01618/PREAPP

Landowner enquiry

0.56HA of land, apprx. 14 homes @ 25dph

Affordable housing led

Subsidy from open market units

Level site

Greenfield land

Polytunnels on site

Apparent small scale agricultural type use

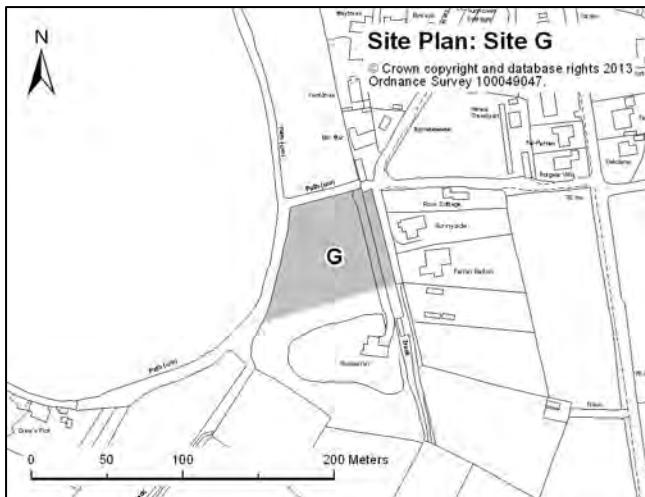
No footways and distant to services

Rural and verdant setting

Rural lanes to the site

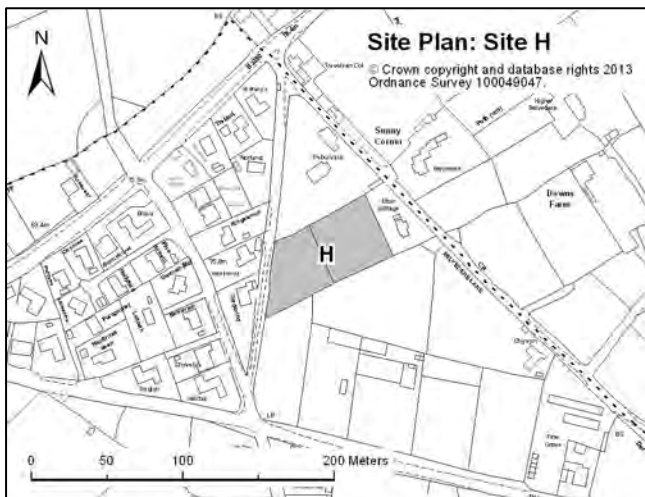
Improvements to highway visibility needed

**The Parish Council does not support this site as it is not suitable for affordable housing development being too far outside of the main village and has issues of vehicle access.**



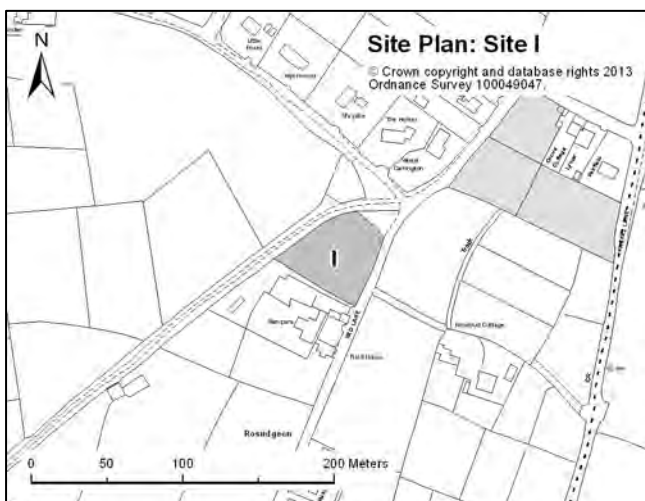
Land North of Rosperran, Perran Downs  
 PA13/02290/PREAPP  
 Landowner enquiry  
 4 new homes  
 Open market development with 2 small affordable units  
 Level site  
 Residential garden  
 No footways and distant to services  
 Rural and verdant setting  
 Rural track accesses the site  
 Adjacent to public right of way  
 Former refusal for single OM home

**The Parish Council does not support this site as it is not suitable for affordable housing development being too far outside of the main village and has issues of vehicle access.**



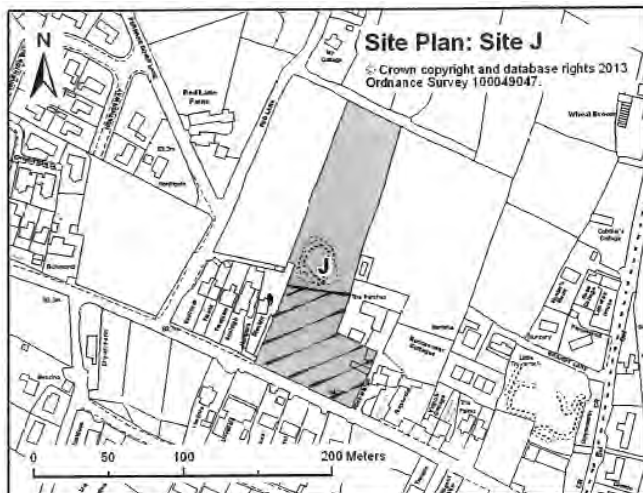
Land at Higher Downs  
 PA12/03330/PREAPP  
 Landowner enquiry  
 0.36HA of land, apprx. 9 homes @ 25dph  
 Affordable housing led  
 Subsidy from open market units  
 Greenfield land  
 No footways  
 Near to school  
 Rural setting  
 Rural tracks access the site  
 Significant improvements to highway needed

**The Parish Council does not support this site as it has severe restrictions to vehicle access.**



Land adj To Nampara, Red Lane  
 PA13/00150/PREAPP  
 Landowner enquiry  
 0.24HA of land, apprx. 6 homes @ 25dph  
 Affordable housing led  
 Subsidy from open market units  
 Level site  
 Greenfield land  
 Unused and heavily vegetated  
 No footways and distant to services  
 Rural and verdant setting  
 Rural lanes to the site  
 Improvements to highway visibility needed

**The Parish Council does not support this site as it is not suitable for affordable housing development being too far outside of the main village and has issues of vehicle access.**



Adj The Perches, Rosudgeon  
 PA13/00516/PREAPP  
 Developer interest  
 0.9HA of land, apprx. 23 homes @ 25dph  
 Whole site affordable housing led  
 Greenfield land  
 Agricultural use  
 Frontage has integration with settlement  
 No footways and distant to services  
 Level site  
 Mining feature  
 Habitat on site  
 Rural scenes to north  
 Potential need for traffic management

**The Parish Council has some support for this site if development was restricted to the south edge alongside existing development and contained a mix of affordable and market homes. Concerns include housing in the rural scene and access.**

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## Conclusion

These concluding paragraphs are based on the Local Planning Authority's consideration of known planning matters at the time of writing. The information is given in good faith, based on information that is currently available and is not binding on Cornwall Council.

\*Due to the local constraints and needs of the community the preferred method for housing delivery is through a dispersed approach which sees a number of smaller sites come forward.

\*The level of immediate local housing need is between 20-25 affordable homes.

\*In meeting this housing need the hatched parts of site A and site C are encouraged as rural exception sites requiring a starting point of 100% affordable housing.

\*The hatched part of site J is also encouraged as an infill site and should provide at least 40% affordable housing.

\*All other sites are not encouraged at this stage.

\*Any scheme should evolve with robust local involvement and the Parish Council encourages applicants to engage with them directly.

The Localism Act 2011 gives local communities the power to undertake a Neighbour Plan or Community Right to Build. Larger housing sites which meet a range of community aspirations could be brought forward through these separate legislative processes. Cornwall Council can offer further advice upon request.

For further information please contact [andrew.golay@cornwall.gov.uk](mailto:andrew.golay@cornwall.gov.uk)