

PERRANUTHNOE NEIGHBOURHOOD PLAN SUMMARY



What is Neighbourhood Planning?

Neighbourhood planning gives communities the opportunity to have a say in how their Parish is developed. It gives local people the chance to identify what the important planning issues are, and how they should be addressed. It provides a means to ensure that planning is fine-tuned to meet the needs of the Parish and the communities that live here, to support sustainable development that will benefit both current and future generations.

What is the Perranuthnoe Neighbourhood Plan?

Once approved, it will guide how planning decisions are made in this Parish. Decisions will no longer be made solely based on county and national plans; they will be made based on the local Parish plan, whose objectives and policies address priorities set by Parish communities.

What is this Consultation about?

The Parish has been working on developing its Neighbourhood Plan since 2014 through an ongoing series of public consultations, research and studies. This consultation is presenting the results of that work to you in the form of a draft Neighbourhood Plan. We are asking you to check that the Plan has captured the priority issues that you have identified over the last few years and whether it provides the planning guidance that you feel is appropriate here. To find out more and download the Feedback Form go to - www.ourperran.co.uk

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.

Read on for a summary of the policies in the draft Neighbourhood Plan...



OBJECTIVE 1: COMMUNITY WELFARE (CW)

Policy CW1: Community Assets and Facilities

Summary: This policy aims to ensure that public buildings and recreational facilities of importance to local communities are protected and enhanced, and that long-term welfare needs are taken into consideration within planning assessments.

Policy CW2: Safeguard Public Rights of Way (PROW)

Summary: This policy aims to ensure that development or change in land-use does not impact on footpaths, bridleways, tracks, lanes and cycle-ways, or on public access to them.

Policy CW3: Local Green Space

Summary: This policy identifies parcels of land across the Parish that are of special significance to local communities. These are designated for protection as 'Local Green Space' (LGS). The reasons for their designation vary and include as: allotments, sports grounds, playgrounds, graveyards, and as areas that are particularly important to the Parish due to their recreational value, natural scenic beauty, tranquillity, local 'sense of place', cultural significance, or open space characteristics.

Policy CW4: Principle Residency

Summary: This policy specifies that all new housing built in Perranuthnoe village and in surrounding areas within the AONB, must be dedicated for use as housing for local residents 'in perpetuity'. This policy applies solely to new-builds not to existing housing.

Policy CW5: Spatial Planning and Cumulative Impact

Summary: This policy aims to ensure that in assessing planning applications, decision-makers consider the cumulative impact of development on surrounding areas, and the implications for local communities. It is focussed on three priority issues for this Parish: 1) parking pressures, congestion and safe access; 2) flooding, erosion and subsidence risk; 3) development impact on community assets.

Policy CW6: Flooding, Erosion and Subsidence

Summary: To ensure that development planning effectively considers flooding, erosion and subsidence risks, in particular in areas subject to flooding, or where sloping land leads to rapid surface water run-off which may affect adjacent residential areas, farmland, businesses, the coastline, or may increase risk of subsidence in areas of past mining activity. It should be noted that these issues are likely to become more severe with the impacts of climate change.

OBJECTIVE 2: HOUSING AND TEMPORARY ACCOMMODATION (HTA)

Policy HTA 1: Development Boundaries

Summary: This policy provides clear guidance on where new housing development should be focussed within the Parish, by establishing 'development boundaries'. This policy will help to ensure that the Parish is able to meet local housing needs whilst safeguarding the distinct identity of villages, hamlets and their communities.

Policy HTA 2: Replacement Buildings and Conversions

Summary: This policy provides the planning guidance needed to ensure that replacement buildings and conversions respect local heritage and landscape character, in line with the AONB and WHS designations and policies.

Policy HTA 3: Affordable Housing

Summary: This policy aims to ensure that the provision of affordable housing is clearly focussed on meeting the needs of the local Parish community, and that affordable homes are reserved for those most in need, in perpetuity.

Policy HTA 4: Caravans and other forms of Moveable Accommodation

Summary: This policy provides clear planning guidance to ensure that the placement and use of caravans in fields, or on land outside the curtilage of a home, adheres with that permitted in national regulations, and does not unacceptably intrude on local communities or on AONB or WHS landscapes.

OBJECTIVE 3: BUILDING DESIGN AND LANDSCAPING (BDL)

Policy BDL1: Building Design, Scale, Layout and Landscaping

Summary: This policy provides clear guidance to ensure that development is well integrated with its surroundings, respecting the distinctive local character of the AONB and WHS areas of this Parish. It provides the local policy guidance needed to achieve the Cornwall Local Plan (CLP) Policy 12 requirement that: 'development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character'.

Policy BDL2: Design and Location of Signs and Advertisements

Summary: This policy aims to ensure that signs and advertisements are not visually intrusive.

OBJECTIVE 4: NATURAL LANDSCAPES AND BIODIVERSITY (NLB)

POLICY NLB 1: Biodiversity, Ecosystem Resilience and the Outstanding Natural Beauty

Summary: This policy provides the local guidance necessary to support well-informed planning that works to protect ecosystems and biodiversity across the Parish, and to conserve the outstanding natural beauty of landscape character within the AONB.

Policy NLB 2: Coastal Change Management Area (CCMA)

Summary: This policy aims to ensure that development planning in the coastal zone of this Parish is based on an understanding of long-term coastal erosion processes, and that it works effectively to minimise social, economic and environmental risks. It establishes a series of development planning zones, based on the national predicted 100-year coastal erosion line/rate, and aims to ensure that planning is managed based on assessment of erosion risks.

Policy NLB 3: Light Pollution and Glare

Summary: This policy supports the implementation of national planning guidelines on light pollution; it aims to reduce the impact of light pollution and glare in this Parish. The policy recognises the value that local communities place on conserving dark skies, and the increasing challenges that the Parish faces in controlling light pollution and glare from development.

Policy NLB 4: Green Infrastructure, Hedgerows and Cornish Hedges

Summary: This policy places a priority on the protection and enhancement of Cornish Hedges and hedgerows; it requires Cornish Hedges and hedgerows to be conserved within all development proposals, unless there are clear and valid reasons to remove them. It follows Cornwall Council's planning principles 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.'

Policy NLB 5: Environmental Responsibility in Development

Summary: This policy aims to encourage environmental responsibility in development.

OBJECTIVE 5: HERITAGE CHARACTER AND ASSETS (HCA)

Policy HCA 1: Heritage Value of the Mining Landscape World Heritage Site (WHS)

Summary: This policy places a strong priority on protecting the heritage attributes of areas of the Parish that lie within the WHS, and of all areas surrounding it which affect appreciation of its heritage character. The policy identifies the key heritage characteristics of the WHS in this Parish, and provides guidance as to how development should respect and protect that heritage.

Policy HCA 2: Heritage Attributes of the Area of Outstanding Natural Beauty (AONB)

Summary: This policy underlines the importance of heritage character to the local distinctiveness of AONB landscapes in this Parish. It provides the local policy guidance necessary to conserve the cultural and historic heritage of the AONB in this Parish, and identifies a number of priority 'designated' and 'non-designated' heritage assets for protection.

Policy HCA 3: Historic Mining Sites and Landscape Features

Summary: This policy protects ancient mining sites and spoil heaps across the Parish, recognising their importance as unique geological sites and landscape features, many of which are now unique ecosystems supporting rare species; and recognising their importance as heritage features, core to the cultural history of this Parish.

Policy HCA 4: Archaeological Sites and Assets

Summary: This policy aims to ensure that development planning recognises and considers the value of archaeological sites and assets as a finite and non-renewable resource. It provides local planning guidance to ensure that when development is proposed which may impact on an archaeological site, a review is undertaken to determine appropriate measures to conserve or record archaeological assets of local significance.

OBJECTIVE 6: ECONOMY AND BUSINESS (EB)

Policy EB1 Sustainable Businesses

Summary: This policy aims to support small-scale local business development that works positively to enhance community livelihoods and to sustain heritage and environmental assets.

Policy EB2: Agricultural Land, Buildings and Sustainable Production

Summary: This policy recognises the importance of agriculture to this Parish. It aims to support sustainable agricultural production and to ensure that development does not negatively impact on the effective operation of farms, or agricultural land.

Policy EB3: Campsites and Holiday Accommodation

Summary: This policy aims to ensure that development associated with holiday accommodation and campsites in this Parish is based on a clear understanding of tourist accommodation needs, brings benefits for Parish communities and businesses, and does not have a negative impact on AONB and WHS landscapes.

Policy EB4: Equestrian Development

Summary: This policy provides guidance for development associated with equestrian use of land. It encourages positive social, landscape and biodiversity outcomes from equestrian development.

OBJECTIVE 7: DECISION MAKING TO ACHIEVE DEVELOPMENT THAT IS SUSTAINABLE

Policy DM1: Neighbourhood Plan Implementation

Summary: This policy focuses on the Neighbourhood Plan implementation and monitoring process. It underlines the importance of ensuring that decisions are made based on accurate data and information, clear and transparent communication processes, and effective consideration of the Neighbourhood Plan policies.