

Neighbourhood Development Plan

An Blu Lann-Wennap

2019 - 2030



Your Parish, Your Choice!

NDP Master Document

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Introduction

Why Gwennap Parish needs a Neighbourhood Development Plan

This Gwennap Parish Neighbourhood Development Plan (GNDP) defines the community vision for how Gwennap Parish will develop in the future. It will stand alongside the Cornwall Local Plan Strategic Policy Document (22 Nov 2016) (CLP) to guide development within the parish until December 2030.

This Plan covers the period from January 2019 to December 2030.

How this Plan was prepared

Gwennap Parish Council is the qualifying body responsible for the preparation, consultation and examination of this Plan. The GNDP process has been supported by the hard work and commitment of the Steering Group, Focus/Working Groups, Community Representatives and businesses, Cornwall Council and Locality funding. The area to be covered by this Plan has been designated as the entire parish area for Gwennap (see Appendix 4 Map 1).

The Glossary in Appendix 6 of the Appendices explains specific words and phrases used or referred to in this Plan.

Legal requirement

The Government's intention, through the neighbourhood planning process, is to provide local people with the opportunity to decide what happens in their neighbourhood areas, with the key legal requirements being set out in the Localism Act 2011. One of the requirements is that all Neighbourhood Plans generally conform to higher level planning policy – the National Planning Policy Framework (NPPF), and relevant local planning policy, in particular the Cornwall Local Plan Strategic Policy Document (22 Nov 2016) and Supplementary Planning Documents. As an example, the latter requires that Gwennap Parish, which forms part of the Camborne, Pool, Illogan and Redruth Community Network Area (CPIR CNA) provides a proportion of the housing requirement for that CNA up to 2030. Gwennap Parish is included in the Mining Villages sub division of the CNA, therefore any housing developments within that sub division, will be combined to count towards the requirement of the CNA as a whole.

The objectives and policies set out in this GNDP have taken into account the requirements of the NPPF, CLP and Supplementary Planning Documents (SPDs), the CLP having undergone a formal Strategic Environmental Assessment (SEA). In addition, the policies in this Plan have been guided by consultation as part of a Sustainability Assessment (SA) to demonstrate that environmental and other implications of the policies have been assessed against the Cornwall Local Development Framework Draft Sustainability Appraisal Scoping Report (2016).

Information on the reasons for producing this Plan for the community of Gwennap Parish, provided in accordance with the requirements of Regulation 14 of the

Neighbourhood Planning (General) Regulations 2012, are contained within the accompanying documents:

- The Consultation Statement and Evidence Base, which provides an overview of the extensive community consultation carried out to inform this Plan.
- The Basic Conditions Statement and Compliant Statement, which provides details on how the basic conditions of neighbourhood planning have been met as prescribed by the Town and Country Planning Act 1990 (as amended), Paragraph 8(2) of Schedule 4B, and compliance with the NPPF, CLP and associated documents.

Affordable and Truly Affordable Homes

The NPPF and CLP refer to Affordable Homes/Housing and make allowances for their production, for example through Rural Exception Sites. Affordable Housing is not affordable for a large number of the residents of Gwennap Parish in that given the high level of house prices in our area, even at the minimum 40% discounted sale from market value on intermediate sale Affordable Housing and a 20% discount on Intermediate rent (as required through the CLP due to the parish's location in Value Zone 4, please see figure 2 on page 43 of the CLP) does not meet the affordable price thresholds identified in our Housing Needs Analysis. In Gwennap, the affordability threshold (Housing Needs Analysis) is between £100,000 and £155,000, average market value is £299,950 (ONS Middle Layer Super Output Area Cornwall 056 Price Data 2014). In view of this, we have created the concept of Truly Affordable Homes/Housing which is defined as housing that meets the affordability criteria through GPC teaming with Community Land Trusts or Housing Associations, probably, but not limited to, self-build schemes and partnerships with local developers/land owners.

Defining the development boundaries within Gwennap Parish

Appendix 4 Maps 2-3 show the development boundaries for Frogpool and Gwennap as defined by the Carrick District Wide Local Plan 1998 (CDWLP 1998) and modified in this GNDP.

To promote clarity in the planning process this NDP includes development boundaries for the settlements in the parish listed below as Maps 4-6. It is routine now for planning applications to refer to development boundaries in minor hamlets around the parish thus clarity is expected to enhance the process.

- Frogpool
- Gwennap
- Cusgarne
- Crofthandy
- United Downs Industrial Estate

Development boundaries have been defined, through NDPSG and Public Consultation, to identify the extent of the existing settlements to detail where the strategic policies in the CLP relating to infill and rounding off development apply. The development boundaries additionally take into account areas that are considered to be sensitive to development, green field land and land that could lead to ribbon development and

Gwennap Parish Neighbourhood Development Plan

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the joining of settlements. This was done to help to protect sensitive areas from development sprawl and to seek to retain the unique and individual identity of settlements, particularly the definition between Frogpool and Cusgarne.

This approach means that planning decisions on infill and rounding off applications, as well as rural exception sites adjoining settlements, can be treated appropriately, within the Objectives and Policies described in this GNDP.

What this Plan aims to achieve

A key objective is to ensure that the ambitions of this Plan, and thus of the parishioners, are delivered and that mechanisms are in place to enable this to happen. Gwennap Parish Council will work closely with Cornwall Council and other delivery bodies including rural housing associations to monitor housing and employment development on an annual basis. Gwennap Parish Council have resolved to formally review this Plan on a four-yearly basis in line with electoral changes to respond to any changes in national or local policy or issues raised by parties regarding the operation of this Plan (e.g. the ability of the policy mechanisms to help to deliver housing, employment and other developments to meet Local Need).

How this Plan is organised

This GNDP Master Document is divided into three sections:

- Section 1: Introduction
- Section 2: Vision and delivery of this Plan
- Section 3: Objectives and policies, to support the overall vision.

It should be noted that all development is expected to meet the requirements of all relevant policies. For example, new housing will be expected to meet not only housing policies but those on design quality, protecting the natural and historic environment, green and open spaces, and getting around – traffic management, parking and accessibility.

Appendices

- Appendix 1: Demonstrating Viability
- Appendix 2: Deliverability and Viability of Employment Land in relation to Managed Release of Employment Land
- Appendix 3: Definition of minor development
- Appendix 4: – Maps and Plans
 - Gwennap NDP designated area map
 - Development Boundary maps:
 - Frogpool
 - Cusgarne
 - Gwennap
 - Crofthandy
 - United Downs Industrial Estate
- Appendix 5: National Planning Policy Framework Justification for Protected Green Space
- Appendix 6: Glossary and Definitions

The entire document set described in the document Layout and Contents forms this Plan for Gwennap Parish.

Background information

A large amount of background information has been collated and analysed to provide the rationale for the objectives and policies within this Plan. This is provided in the Consultation Statement and Evidence Base Summary. It provides an overview of key parts of the Evidence Base, as well as explaining what options were considered for the future of Gwennap Parish. Evidence has been collated from various sources, building on the work of the Gwennap Parish NDP Steering Group and The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013 – 2018.

Gwennap NDP Housing Requirement

The CLP apportions 1,000 dwellings to be delivered in the parishes that make up the area of the CPIR Community Network Area (CNA). Figures supplied by Cornwall Council are presented in Table 1, and show that, as a minimum, Gwennap parish needs to deliver 32 new dwellings between 2017 and 2030, to be considered in general conformity with the Local Plan.

| | a) Local Plan Housing Target (April 2010-April 2030) | (b) CNA Commitments (- 10%) (April 2017) | (c) CNA Completions (April 2010 – April 2017) | (d) Local Plan Target (April 2017-April 2030) (a- (b+c)) |
|--------------------------------------|--|---|--|---|
| Camborne, Pool & Redruth CNA (Rural) | 1000 | 302 | 450 | 248 |
| | (e) Adjusted Pro Rata rate* | (f) Parish Commitments (- 10%) (April 2017) | (g) Parish Completions (April 2010 – April 2017) | (h) Parish's share of the remaining Local Plan Target ((e÷100)xd) |
| Gwennap Parish | 13% | 20 | 23 | 32 |

Table 1: Minimum NDP housing target to be in conformity with Cornwall's Local Plan.

Research carried out during the creation of the NDP (available within the GNDP Housing Needs Analysis Report) has demonstrated that in order to satisfy local housing demand, 50 dwellings should be delivered.

| | |
|--|----|
| Local need and on Homechoice Register | 38 |
| Local need and on Help to Buy Register | 2 |
| Local need and not registered | 10 |
| Total | 50 |

¹ As of 4/2/19 Gwennap Parish Council have been unofficially informed that the housing need will reduce to 35 total due to a reduction of the Homechoice figure to 23.

The Gwennap Parish NDP therefore seeks to deliver approximately 50 dwellings in the period 2017-2030. Truly Affordable Housing projects will be executed in partnership with a CLT and local developers/selfbuild.

It should be noted that a recent exercise to cleanse Homechoice data by Cornwall Council should result in a reduction in Homechoice demand by up to 60% thus the number of 50 houses may shortly decrease¹.

Delivering the Gwennap Parish Housing Requirement

The Gwennap Parish NDP seeks to facilitate the delivery of approximately 50 dwellings through allowing sufficient space for new housing within development boundaries and /or allocation of a site/s for Rural Exception Scheme development. This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlement and contributes to preserving and enhancing the identity of the parish. The policies herein facilitate delivery of an estimated 50 dwellings, exceeding the current CLP housing target, measured against Housing Target Completion.

For the avoidance of doubt, no area allocations are made in this NDP. Local Need and Housing Target Completion are defined in Appendix 5.

Vision and Delivery of the GNDP

The community's vision for Gwennap Parish

The desires and aspirations of local residents and other stakeholders of Gwennap Parish have defined the vision, encapsulated by the line 'Your Parish, Your Choice'.

Vision

Overall, the community wish to preserve the unique, rural, peaceful, historic and healthy attributes of this beautiful part of Cornwall whilst acknowledging and managing the growing need for housing, jobs and infrastructure in the 21st century.

| The Gwennap Parish Vision Statement |
|---|
| TO PRESERVE THE IDYLIC, SAFE AND RURAL WAY OF LIFE THAT WE HAVE WHILST ACKNOWLEDGING THAT OUR RESPONSIBILITIES TO SUBSEQUENT GENERATIONS WILL DRIVE CHANGE THAT WE NEED TO MANAGE THROUGH COLLABORATION WITH, AND INCLUSION OF, OUR COMMUNITY. |

¹ As of 4/2/19 Gwennap Parish Council have been unofficially informed that the housing need will reduce to 35 total due to a reduction of the Homechoice figure to 23.

The Gwennap Parish is a beautiful, predominantly rural, parish with a deep industrial heritage and offering a high quality of life. The community has said it wants to shape future development so that it:

- Meets local needs for affordable housing in ways that are in keeping with the scale and size of the existing settlements whilst retaining their unique identity in the parish
- Protects and conserves our natural and historic, including Conservation Area, SSSI and UNESCO World Heritage Site, environment recognising that, in Gwennap, development needs to be for the benefit of the Parish
- Protects our high-quality landscapes
- Protect and conserve the wide range of both non-designated and designated assets and sites within them.
- Creates job opportunities for local people
- Addresses long standing issues of traffic management and accessibility in the parish
- Strengthens sustainable transport links to Truro and Falmouth and the surrounding area
- Provides community facilities and services to meet local needs, particularly through a community hub
- Supports enhancements to villages and settlements to improve Community Well-being
- Supports sustainable communities via sustainable, local food and energy production
- Supports the growth of facilities for visitors in order to support new industry and investment

The objectives and policies set out in this Plan are derived directly from the community consultation carried out during the neighbourhood planning process.

Gwennap Parish

The parish of Gwennap is situated in West Cornwall, approximately 4 miles to the southwest of the city of Truro as shown in Figure 1 - Gwennap Parish in Cornwall.



Figure 1 - Gwennap Parish in Cornwall

This rural parish is bounded to the east by the Carnon River and to the south by the A390. To the west is the A393. The parish contains the Gwennap Conservation Area, the Gwennap Mining District World Heritage Site (Figure 2 - Aerial Photo of the Parish showing rural location and WHS overlay) and the Poldice SSSI, alongside a number of designated Listed Buildings and Scheduled Ancient Monuments and non-designated heritage assets.



Figure 2 - Aerial Photo of the Parish showing rural location and WHS overlay

Gwennap parish is adjacent to the following parishes:

- Perranarworthal
- Kea
- Carharrack
- St Day

- Chacewater
- Stithians
- Lanner

Gwennap parish forms part of the specific Cornwall Council (CC) Community Network Area ('CNA') known as the Camborne, Pool, Illogan and Redruth Community Network Area ('CPIR CNA') (Figure 3 - CPIR Community Network Area (red outlines show Community Network Areas). As defined by CC, (and as referred to in the CLP – Community Network Area Sections document). Gwennap parish is also part of the CPIR CNA Subgroup – the Mining Villages Regeneration Group ("MVRG") formed to recognise the key differences identified between urban parishes like Camborne, Pool, Illogan and Redruth, and small rural parishes such as Gwennap. The boundaries of the MVRG are shown on Figure 3 in Section 1.4 of the Evidence Base Summary. The various Cornwall wide CNAs are the focal point for bringing communities together and driving improvements. As part of CC's CNA work, a Sustainable Community Strategy has been created which identifies four key themes as most important across all areas:

- Affordable housing
- Income skills and poverty
- Healthy lifestyles
- Resilience to future challenges.

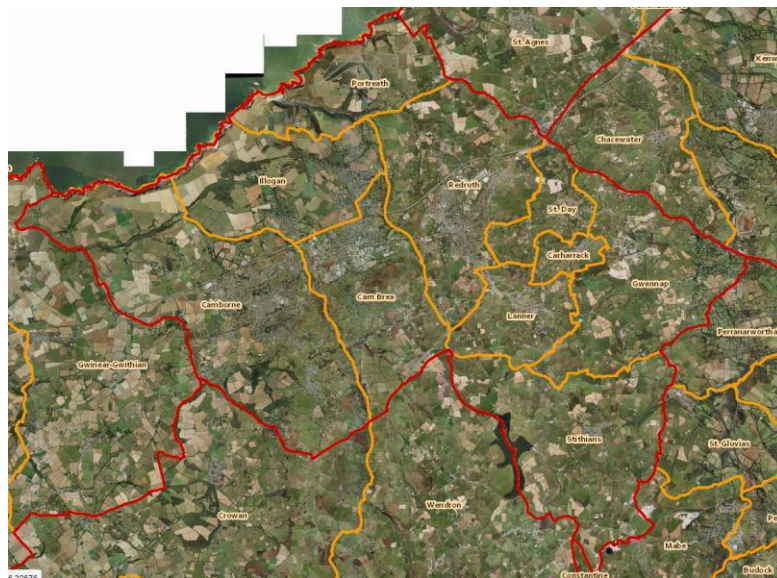


Figure 3 - CPIR Community Network Area (red outlines show Community Network Areas)

Gwennap parish has a population of 1,574 (at the time of the National Census, March 2011). More information "About Gwennap Parish" is set out in Section 1.0 of the Evidence Base Summary.

Gwennap parish is one of the least affluent areas within Cornwall. The LSOA ('Local Area Super Output Areas - Office for National Statistics in 2011' - data identified that 60% of households within the parish are lower income compared to national deprivation levels.

The statistics clearly identify that one of the indicators of deprivation is ‘barriers to housing and services’, which highlights the problem of ‘affordability’ in terms of housing in the parish, and reliance on public transport/cars to reach employment, secondary and further education, and hospitals being rated very low at 3%, (3% is within the 20% national benchmark of deprivation). This is due to the rural nature of the parish, even though it is in close proximity to Truro

The GNDP – proposals and policy plans/maps

Maps associated with this Plans policies are provided in Appendix 4.

Delivering this Plan

A Gwennap NDP Delivery Strategy has been created as a separate document to accompany this Plan. The delivery strategy sets out the key projects identified through, and supported by, the community consultation, and provides timing, feasibility, funding and partner information to help bring the projects forward. To help deliver the community’s aspirations and local needs for the GNDP Period to 2030 the GNDP Delivery Strategy proposes:

- Additional sites for local employment and business start-up
- Delivery of Truly Affordable Housing to meet local needs
- Local Green and Recreational Space designations
- A Local Heritage List to protect designated and non-designated heritage assets within the parish
- Improvements in the provision of community facilities and services including recreational facilities
- Improvements in the provision of safe pedestrian and cycle routes and village centres
- Protection of Local Green and Recreational Spaces and rivers
- Improvements to public transport to improve safety and accessibility
- Improvements to traffic management, particularly routing of large vehicles through our narrow country lanes
- Policy support for sustainable development, local opportunities for growing food (allotments) and renewable energy

The Community’s Vision – Starting Point

Our starting point for preparing this GNDP was to ensure that the residents of Gwennap parish were given the opportunity to decide what development should happen and where it should take place. The Vision, encapsulated by the line, ‘Your Parish, Your Choice’ has been defined by the desires and aspirations of residents and other stakeholders of Gwennap parish. The objectives and policies that are set out in this Plan come directly from the views and opinions expressed in the Residents/Business Surveys and at many other consultation events hosted by community volunteers.

Gwennap is a historic Cornish rural parish with four main settlements, Gwennap, Frogpool, Cusgarne and Crofthandy. Gwennap is also a desirable place to live in

Cornwall because of the parish's qualities and especially its location near the growth points of Falmouth, Truro and Redruth and being within ready car commuting distance of the rest of the Southwest via its close proximity to the main A30 trunk route. London and Birmingham can be reached in 5 hours. The parish is also very central to beaches, a beautiful coastline and heritage assets. The resulting development pressures and high house prices set us a challenge to provide housing to meet local needs in a way that respects the quality of the parish and its rural setting.

To help deliver the local community's ambitions and needs for this Plan period from 2018 to 2030 this Plan proposes:

- A site for local employment and business start-up supported by local and central government
- A collaborative approach to deliver truly affordable housing and associated infrastructure and services
- Local green and recreational space designations
- The creation of new and protection of existing flood attenuation areas
- Policies to encourage investment in the re-use of land and improvements to community facilities.
- To review this Plan within four years of the making of this Plan and monitor investment in the re-use of land and improvements to community facilities
- Improvements to local transport services to reflect the issues created by the rurality of the Parish
- A range of projects to improve communication and quality of life in the Parish

These are all aimed at helping Gwennap retain its identity as a group of discrete small villages within a beautiful rural parish. The Parish Council will treat this Plan as an Action Plan against which progress will be reviewed annually. The initial review will focus on housing delivery and will be able to assess progress on the granting of planning permissions and/or the delivery of housing in the GNDP area. If necessary, the review of this Plan will be the trigger either for the modification of some of its policies and/or the allocation of resources that allow us to meet the basic conditions.

This Plan represents a starting point for localism and we expect that there will be considerable progress in protecting and enhancing the built and natural environment and supporting the economic vitality of the villages and wider parish over the GNDP period.

More specifically we expect that by 2020 there will be:

- A successful and positive operational relationship with Housing Associations and Community Land Trusts to bring forward Truly Affordable Housing
- Steps to actively promote the preservation of our Heritage
- Progress on the marketing and development of the employment and start-up sites/ spaces for micro and creative businesses
- Creation of the Gwennap Emergency Management Plan (GEMP) and active measures to address flooding issues in Gwennap.

The Parish Council will develop formal indicators to monitor this Plan in the years ahead.

Legal requirements

Although the Government's intention is to give local people the opportunity to decide what goes on in their neighbourhood, the Localism Act sets out some important legal requirements. One of these is that all Neighbourhood Plans must conform to the framework given by higher-level planning policy. This means that this Plan must be in line with the National Planning Policy Framework (referred to throughout as the NPPF) and local policy, in particular the Cornwall Local Plan Strategic Policies (Nov 2016) (CLP).

The Objectives and Policies which follow have taken into account the requirements of these documents and how this is achieved is described in the Basic Conditions Statement.

A Consultation Statement provides an overview of our extensive consultations, demonstrating that this Plan fully accords with the requirements of the Localism Act and the Neighbourhood Planning (General) Regulations 2012. This Plan has been amended where appropriate in response to consultation comments (please refer to our Consultation Statement document).

A key objective is to ensure that the ambitions of this Plan are delivered and that mechanisms are in place to ensure this happens. For this parish, the Gwennap NDP Delivery Strategy is relevant and sets out a series of priorities for investment and, as such, it is expected that Community Infrastructure Levy (CIL) funds will be used to deliver some of this Plans ambitions. The Parish Council will work closely with Cornwall Council and other delivery bodies, such as Housing Associations, to monitor housing and employment development on an annual basis.

Our policies have been separated into different themes but it should be noted that any new development is expected to meet the requirements of all relevant policies, for example, new housing will be expected to meet not only the housing policies but those on design, reducing flood risk, green and open spaces and traffic management and accessibility.

This Plan draws upon evidence gathered from a range of sources. These have helped inform and provide the rationale for the policies set out in this Plan. While we intend that this Plan will last through to 2030, we recognise that challenges and pressures will change. The Parish Council, as the designated authority, will become responsible for maintaining this Plan as a living document that will be reviewed periodically.

Infrastructure Funding

The nature of development in Gwennap Parish is:

- Infill and rounding off of settlements. Primarily single houses.
- Barn conversions, primarily single houses but can be larger, up to 4 properties.

- Rural Exception Schemes – There have been zero affordable dwellings constructed in the parish since 2000.

There are approximately 30 planning applications per year of which 12 may be new homes or conversions which are typically for single dwellings and focused within our settlements. The impact of this development style is that the Affordable Housing provision and S106 agreements do not apply thus there is no finance for infrastructure. This, despite the fact that developments do impose a significant creep on infrastructure loading. 12 homes impose approximately 25 new residents to the parish per year, 150 over the life of this NDP. The Community Infrastructure Levy (CIL) is not expected to provide any meaningful funding because of the wide range of exceptions that can be achieved. CIL is expected to be introduced in Cornwall in 2019. In view of this, the NDP Steering Group have sought to identify a means of acquiring funding for infrastructure in the parish should the CIL fail to provide meaningful funding.

Gwennap Parish Council will monitor the success of the CIL but should it fail to fund sufficient infrastructure will seek to introduce a Voluntary Local Infrastructure Levy (The Local Levy) on development in the parish. The levy will be sought for all development that does not pay the CIL, in the following circumstances:

- The development results in a net increase in parish population (qualifying period will apply)
- Gwennap Parish Council has an agreed Infrastructure Development Plan
- Other conditions as are agreed by Gwennap Parish Council but associated with the actual impact of the development on the parish. In effect, developments must ‘make right’, either individually or jointly, the impact they have on parish infrastructure and services.

The Local Levy would equate to approximately 1% of the market value of the development.

Integration of Objectives and Policies

In reviewing development applications in the future it is vital that Gwennap Parish Council consider the full, integrated, GNDP and the full range of local and National planning requirements. Given the uniqueness of Gwennap Parish, applications need to be considered on a case by case basis.

This Plan provides the framework within which all planning applications that come before the Parish Council should be considered. This ensures consistency in decision-making, irrespective of the make-up of the Council at any particular time. The process followed should enable all relevant Objectives and Policies in the Plan to be taken into account for every application, in an objective manner.

Given the number of Objectives (10), and the considerably greater number of individual Policies (46), it is clear that providing individual councillors, and the council as a whole, with an Integration format that is manageable in the time scale available for each decision, is not straightforward.

However, it can be assumed as a starting point that most, if not all, planning applications will fall into one of the following categories:

- RESIDENTIAL - open market dwellings, individual affordable home, developments, extensions, conversions and alterations.
- INFRASTRUCTURE - schools, public spaces, flood prevention, and transport/traffic.
- ENTERPRISE/EMPLOYMENT - extractive, light industrial, commercial, agriculture, retail, tourism/leisure
- MIXED - combined live/work

Once an application has been validated, an assessment can be made of which policy areas and policy statements are relevant to that application and, using the matrix shown below (Figure 4 - Integration Matrix example), it can be assessed using a traffic light process. An objective and balanced judgement will then inform the decision made by the Parish Council for that particular application and a clear, objective audit trail for decisions can be created.

A matrix will be provided for each planning application under review, except for very minor applications, at each GPC meeting and the assessment of the compliance of the application will form part of decision-making process.

Integration Matrix

| Objectives | | Policies | | | | | | | |
|------------|---|----------|-------|-------|-------|-------|-------|-------|-------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 1 | Housing | Red | Green | Amber | Red | Red | Amber | | |
| 2 | Economy and Jobs | Amber | Red | Green | Green | N/A | N/A | Amber | Green |
| 3 | Reducing Flood Risk | Amber | Green | Red | Red | Amber | Red | Green | 5 |
| 4 | Traffic Management and Accessibility | N/A | Red | Amber | Amber | Red | | | |
| 5 | Community Well-being | Red | Red | Green | | | | | 4 |
| 6 | Good Quality Design | Red | Green | Green | Red | | | | 3 |
| 7 | Local Green Spaces and Recreational Areas | Amber | Red | Red | Amber | Amber | Red | | 5 |
| 8 | Local Landscape and Wildlife | Red | Red | Green | Red | Green | Green | | 5 |
| 9 | Sustainability and Climate Change | Red | Green | N/A | | | | | 2 |
| 10 | Preserving Our Heritage | N/A | Red | Green | | | | | |
| | | Count | | | | | | | |
| | | Red | | 21 | | | | | |
| | | Amber | | 11 | | | | | |
| | | Green | | 14 | | | | | |
| | | N/A | | 5 | | | | | |
| | | | | 51 | | | | | |

Figure 4 - Integration Matrix example

Objectives and Strategies

Objective 1: Housing (H)

This Plan will provide for a limited amount of housing to meet Local Need. It will do this through:

- Developing collaborative partnerships with one or more Housing Associations and Community Land Trusts to bring forward Affordable and Truly Affordable Housing on exception and other sites.
- Permitting, generally Small-Scale, infill and rounding off sites and conversions within the parish. Specifically, on a case by case basis, within development boundaries.
- Supporting the redevelopment of brownfield (previously used) sites to mixed uses.
- Making sure that developments include a suitable mix of housing suited to local needs, including dwellings suited to older and younger residents that accord with Lifetime Homes Standards.



Figure 5 - Traditional Granite cottage with painted render and classic "white bungalow"



Figure 6 - Classic granite fronted house and former Social Housing

Housing: Our policies

POLICY H1 - Affordable housing shall be provided at a rate of 30% of total yield, subject to viability, on site on qualifying infill or rounding off developments, as required by Policy 8 of the Cornwall Local Plan. The LPA is encouraged to work with Gwennap Parish Council and consult with them on qualifying developments.

POLICY H2 - Housing developments within the development boundary of Gwennap parish villages, as delineated on maps at Appendix 4, will be permitted where they are Small-Scale (of one or two dwellings) include a range of house type, if possible, including one, two and three bedroom dwellings. Housing developments will also be expected to include, where possible, an element of single level dwellings and to meet the needs of the elderly and people with disabilities in accordance with Lifetime Homes Standards.

POLICY H3 - The redevelopment of brownfield sites in Gwennap for mixed uses, including housing, will be supported, in preference to green field sites, where it can be shown that an otherwise lawful use of the site is no longer viable (Appendix 1 and 2) and the proposal would not have harmful impacts on natural or historic environment assets on and within the setting of the site, the surrounding landscape and the setting of the area or World Heritage Site. 'Brownfield' includes conversion of redundant buildings and sites in agricultural, horticultural or forestry use.

POLICY H4 - Housing infill/rounding off development and the conversion of existing buildings to residential use will be supported where they are small-scale, normally one or two dwellings, and contribute positively to local character. Where possible development should meet local housing needs and not negatively impact on a current alternative use with community value. Within existing settlements, infill/rounding development should conserve or enhance the special architectural and historic character of these settlements.

POLICY H5 - Proposals for Small-Scale Affordable Housing and Gwennap Parish Council 'Truly Affordable' Housing developments adjoining or physically well-related to the Gwennap development boundaries will be supported as Rural Exception Schemes promoted by Policy 9 of the Cornwall Local Plan 2016, subject to the following criteria:

- They comprise Small-Scale developments
- The proposals contribute to meeting the affordable and social rented needs of people with a local connection
- The development is subject to an agreement which will ensure that it remains as affordable housing for people with a local connection in perpetuity
- The proposals would not have a negative impact on the significance of the natural or historic environmental assets, the surrounding rural landscape and the landscape setting of any settlement in the GNDP area or those already living in the area.
- The development is appropriate in terms of its scale, character and location with the sites and settlement with which it is associated.

POLICY H6 - Proposals for housing development will be required to provide a minimum of two parking spaces per dwelling plus visitor parking, alongside the provision of an appropriate level of outdoor amenity space in relation to the size and nature of the housing to be provided. Proposals accompanied by a parking provision of less than two parking spaces per dwelling will only be permitted if:

- Alternative and reasonably accessible car parking arrangements can be demonstrated and which in themselves do not add to on-street parking
- Otherwise acceptable and well-designed new build or conversion schemes are not capable of meeting this parking provision.

This Plan contains no policy relating to Primary Housing (Holiday Home Control) however the matter will be reviewed as part of the GNDP review process.

Sustainability

These policies aim to contribute to sustainable development by:

- Providing a sufficient quantity of good quality housing, which meets the needs of all sections of the local population.
- Protect and maximising the benefits of Cornwall's cultural and landscape heritage.
- Ensuring the efficient use of land and material resources.

Reasons for our policies

This Plan proposes a range of policies to deliver a minimum housing target of 50 dwellings for the Gwennap parish area in the GNDP/CLP period (2017-30). This minimum housing target meets the minimum housing apportionment of 32 from the CLP, the identified affordable housing need from the Homechoice Register and the GNDP Housing Needs Analysis Report. This level of growth reflects both the GNDP period and a balanced assessment of the future development of the parish. In order to ensure that this level of growth is delivered the implementation of this Plan will be monitored on an annual basis.

Our policies align with the aims of the NPPF and CLP and seek to secure a housing supply which meets local needs while ensuring that sufficient land comes forward to meet those needs over the GNDP period. A number of CLP policies are relevant, but in particular Policy 2 - The Spatial Strategy. The evidence from the Residents' Survey and Housing Needs Analysis complements this overarching strategy and provides a clear steer to the GNDP's policies on housing.

Key findings from the surveys showed the community has aspirations towards home ownership at an affordable level which suits the needs of an ageing population, first-time buyers and young families. The consultation also showed a need to increase the provision of Truly Affordable Homes, including social rented housing stock, to provide homes for lower income families. The local evidence base indicates that careful consideration has to be given to the type of provision and tenure of affordable dwellings.

In order to meet identified needs this Plan seeks a new way of working to bring forward Small-Scale social rented and Truly Affordable Housing on exception sites through collaborative partnerships with local Housing Associations and Cornwall Council. This positive approach will provide greater certainty and local control over delivery to meet specific local needs.

Of almost 700 houses in the parish, no affordable house has been provided in the last 20+ years. Clearly showing that the market does not, of its own volition, meet the affordable housing needs of the community. A cottage industry of Small-Scale self-build homes and conversions on parents' land has developed to fill this void. On this basis, this Plan proposes the creation of partnerships with housing bodies and CLTs to create Truly Affordable Housing to make up for an historic undersupply. The CLP encourages the development of self-build properties for local need on suitable plots both within and adjacent to the development boundary.

To ensure that houses on exception sites meet local needs for people with a strong local connection, occupants will be expected to meet the qualifying requirements of the particular development. Gwennap is a small parish and therefore exception sites should "reflect the character and scale of the settlement". We support this policy and have included the phrase "Small-Scale development" in Policy H5. For Gwennap Parish, a Small-Scale exception site development is unlikely to be larger than 6 houses except in the case of a CLT (Truly Affordable) venture which may be up to 10 houses.

In recent years, infill/rounding sites have provided a steady supply of housing at a rate of around 12 dwellings/extensions per year. This trend is likely to continue but this Plan allows for the numbers to be kept under review to ensure that sufficient development is coming forward to meet local needs. Additionally, a review may be triggered by national changes in policy, updated information on housing needs or issues raised by the public, private or third sector regarding the operation of this Plan. Gwennap Parish Council has resolved to review this Plan within 4 years.

Policy H1 states that affordable housing should be provided at a rate of 30% of total yield on site for Gwennap (CLP). If a higher figure is published by Cornwall Council during the GNDP period, the target shall at least match that established by Cornwall Council. The delivery of local housing needs through infill and exception sites will be monitored during the GNDP period, should this clearly demonstrate that local needs are not being met, this Plan will be reviewed.

Policy H3 allows for the re-use of brownfield sites which are no longer viable. Albeit it is stressed that the NDP is read as a whole and as with all policies, Policy H3 is subject to accordance with other policies in the plan particularly in this regard with those relating to the historic environment. Guidance on the process for assessing viability is included at Appendix 1.

Large-scale development is not acceptable to the community and where new housing is needed the consensus was that it should be delivered through smaller sites. There is an overwhelming desire to maintain the scale, style, character, appearance, significance and setting of Gwennap and to protect the rural settlements and surrounding countryside from development.

Outside the development boundary new development will be strictly controlled in line with national policies, this Plan and the CLP

Relevant Strategic Policies

Refer to Basic Conditions and Compliance Statement document.

Objective 2: The economy and jobs (EJ) This Plan will help

business create jobs by:

- Allocating land for business use
- Making sure that existing employment sites are kept for employment use wherever possible and appropriate
- Supporting new business premises in suitable locations
- Protecting and enhancing the vitality of village centres
- Supporting new mixed-use developments, so that where appropriate, people can combine work and home life
- encouraging appropriate and sustainable green tourism activities.



Figure 7 - United Downs Industrial Estate

The economy and jobs: Our policies

POLICY EJ1 - Proposals for the development of employment uses on land at United Downs Industrial estate will be supported subject to the following criteria:

- The proposal would not have harmful impacts on natural or historic environment assets on the site, the surrounding landscape and the setting of the area or World Heritage Site.
- The proposal would not have any harmful impacts on the ecological setting of the site
- The proposals and their LGV/HGV traffic generation would not have an unacceptable traffic impact on the wider community and the capacity and operation of its highway network.

POLICY EJ2 - Proposals for the use of land or buildings on existing employment sites for uses other than employment purposes will not be permitted unless:

- It can be demonstrated that the on-going use of the premises or land for employment purposes is no longer viable on the basis of the criteria in Appendix 1 of this Plan.
- The alternative proposal would provide demonstrable employment benefits to the local community and contribute to its long-term sustainability.

POLICY EJ3 - New business development on land already in commercial, agricultural, horticultural or forestry use will be supported subject to the following criteria:

- The proposal would not have harmful impacts on natural or historic environment assets on and within the setting of the site, the surrounding landscape and the setting of the area or World Heritage Site.
- The scale and nature of the proposals would not have significant harmful impacts on the amenities or business of adjoining activities.
- The scale and nature of the proposals would not have unacceptable conflicts with agriculture and other land-use activities.
- The proposal would not have unacceptable impacts on the local road network.

POLICY EJ4 - The provision of any new or additional retail floor-space in villages will be supported provided that it complements local provision and enhances parishioner quality of life. Additional provision outside the villages will be supported if an essential locational justification is provided or the proposal represents farm diversification and if it is demonstrated that it complements existing retail provision, is compatible with the size and scale of the existing retail provision and does not have unacceptable impacts on the road network, and

The proposal would not have harmful impacts on natural or historic environment assets on and within the setting of the site, the surrounding landscape and the setting of the area or World Heritage Site.

POLICY EJ5 - The change of use of business premises from A1, A2, A3, A4, and A5 uses will not be permitted unless it can be demonstrated that the ongoing use of the premises for these purposes is no longer viable.

POLICY EJ6 - The use of former mines and quarries for small-scale industrial use, recreational activity and public access alongside restoration will normally be supported subject to the following criteria:

- The biodiversity of the site is protected and enhanced, and the proposal would not have harmful impacts on natural or historic environment assets on and within the setting of the site, the surrounding landscape and the setting of the area or World Heritage Site.
- At Wheal Maid Valley, Cusvey Common, United Downs Closed Landfill Site and St Day Raceway recreational development will be preferred to any industrial use.

POLICY EJ7 - Proposals for recreational and tourism activities and facilities will be supported providing that the siting, design and scale of the development conserves the quality of the parish's built and natural environments, including its villagescapes and surrounding countryside.

POLICY EJ8 – Adequate parking must be provided for all developments, however, non-car based travel should be promoted wherever possible.

Sustainability

These policies aim to contribute to sustainable development by

- Promoting a strong and sustainable economy throughout Cornwall
- Encouraging a high quality inward investment, and supporting existing businesses to expand and diversify
- Reducing the need of people and businesses to travel
- Protecting and enhancing the range and populations of species and the quality and extent of wildlife habitats
- Protecting and enhancing the cultural, natural and historical characteristics and distinctiveness that contribute to the unique identity of the places in Gwennap parish

The economy and jobs: Reasons for our policies

Gwennap has a relatively buoyant local economy with a long-established business base. Residents and businesses alike are keen to promote economic prosperity and encourage growth in local employment, particularly for young people. This Plan is designed to achieve this by helping existing employers to stay and grow, enabling nominated sites to act as employment centres for the outlying settlements and encouraging new businesses to invest and create a wide range of new jobs for local people.

The principal strategic objective for planning the local economy of Gwennap is to balance local employment opportunities with housing and infrastructure development to meet local need. The aim is to manage development pressure on the parish, to diversify and strengthen the local economy and to ensure Gwennap does not simply become a commuting settlement.

Accordingly, United Downs Industrial Estate is identified as the key employment hub and is a Cornwall Strategic Employment Site.

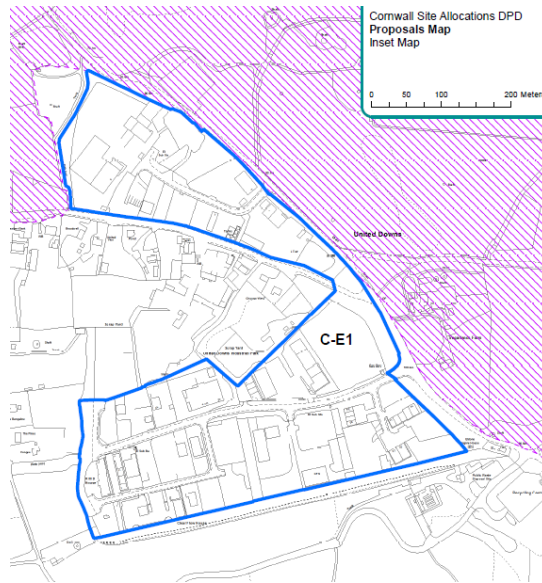


Figure 8 - Cornwall Council Employment Site Allocation

The site lies immediately adjacent to the World Heritage Site and care will be needed to ensure that there are no adverse effects on the World Heritage Site or its Buffer Zone (including through lighting) and that landscaping should enhance the World Heritage Site where possible. Any development on green parts of this site would be subject to Ecological and Mining Features Assessment, with implementation of identified recommendations.

Development proposals on the site will also need to be able to demonstrate that they do not have an unacceptable impact on HGV movements in the Parish. A transport assessment would be the most appropriate way of so doing.

Where an applicant is seeking to demonstrate that an existing employment site is not suitable for continued employment use, it is expected that a planning application will be accompanied by a detailed supporting statement that seeks to demonstrate that this is the case. (See Appendices 1-3 for guidance). In determining the application, the Parish Council will come to a view as to whether the site is suitable for continued employment use taking into account the evidence supplied in the supporting statement. Where consideration is being given to alternative uses of employment land or premises, any such proposals must ensure that the proposed use does not conflict with the character of the surrounding area and other policies and proposals within this Plan, or any other material considerations.

In looking to encourage growth and reduce outward commuting the community is concerned to protect the parish from unsuitable development which will have an adverse impact on local residents, the road network and the environment. To this end, our policies in the traffic management and accessibility section are relevant to securing growth which does not add unduly to the existing problems of heavy traffic.

Gwennap has an unusually high level of self-employment and home-working which this Plan aims to encourage in line with the CLP Policy 2. Self-employment adds to the character and viability of the local economy and supports the community's aim to avoid the settlements in the Parish becoming overdependent on outward commuting.

Residents and business owners are strongly in favour of the re-use of brownfield sites and former mines and quarries for employment use, but at the same time were concerned about the impacts on the natural and historic environment, the impact of HGV traffic on the road network and the loss of wildlife habitats. Our policies aim to strike a balance between these views by supporting small scale employment uses where appropriate and opposing redevelopment in mines and quarries where the biodiversity is greatest.

In line with NPPF 3 this Plan seeks to support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. The Parish has many resources to support sustainable tourism including the historic character of the villages and landscapes; its shops, attractions and facilities; and the opportunities for quiet recreation in the World Heritage Site. This Plan aims to encourage and support appropriate leisure and tourism activities and facilities, particularly green tourism. Noisy activities and sports which will impact on the peace and tranquillity of the Parish are considered inappropriate for its rural setting, however, a balance must be struck between employment and rural needs.

Relevant Strategic Policies

Refer to Basic Conditions and Compliance Statement document.

Objective 3: Reducing flood risk (RF)

This Plan will encourage new ways of reducing flood risk and water pollution throughout the parish by:

- Ensuring that the proposed development does not have a negative impact on neighbours and those downstream of the proposed development
- Supporting the creation and implementation of the Gwennap Emergency Management Plan (GEMP).
- Keeping sites which can be used to slow down the flow of surface water free from inappropriate development. A catchment approach to flood risk management.
- Encouraging the use of sustainable drainage systems (SuDS).
- Making sure that developments minimise the impact on water quality and subsequent health risks during flooding conditions.
- Protecting and improving local water quality.



Figure 9 - Environment Agency Flood Risk Map for Gwennap

Reducing flood risk: Our policies

POLICY RF1 - Development proposals within the surface water catchment area of Gwennap Parish will be permitted where they can demonstrate that:

- The development proposed is a minor housing or commercial extension (as set out in Appendix 3 of this Plan)
- The development proposed will have no detrimental impact on surface water run-off
- The development proposed is able to manage surface water run-off in accordance with the Cornwall Council Sustainable Drainage Policy.
- Proposals for the construction of new dwellings will also be expected to comply with Policy RF3.

POLICY RF2 - Proposals that would create new culverts (unless essential to the provision of an access) and that would result in the loss of an open watercourse will not be permitted.

POLICY RF3 - Development will not be permitted in flood alleviation areas, such as the identified floodplain, where that development would reduce the ability of these areas to alleviate flooding.

POLICY RF4 - Parking spaces and driveways associated with new development, and where possible with conversions/redevelopment will be required to have permeable surfaces.

POLICY RF5 – Development will be expected to align with Cornwall Council Sustainable Drainage Policy (2016) and supporting guidance when adopted, where they do not conflict with local policies.

Sustainability

These policies aim to contribute to sustainable development by:

- Reducing the predicted impacts of climate change in the Parish
- Reducing the risk of flooding to people, property, wildlife and the highway
- Protecting and improving Cornwall's water and air quality and actively addressing known flooding issues
- Adapting to the impacts of climate change.

Reducing flood risk: Reasons for our policies

The NPPF provides clear guidance that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk and water supply and demand considerations. Similarly, the CLP seeks to avoid flood risk and to minimise the impact where it does occur. These higher-level strategies provide a clear context for the NDP policies in relation to reducing flood risk. The particular circumstances which apply in Gwennap suggest that a more local interpretation of these policies is appropriate.

The Gwennap Emergency Management Plan (GEMP) will set out actions which are designed to reduce flooding from developments under all rainfall events up to the 1 in 100 year peak rainfall event, 1 in 1000 year annual probability, and in accordance with the DEFRA Non-Statutory Technical Standards for Sustainable Drainage Systems (2015) and Cornwall Council's Sustainable Drainage Policy (2016).

These policies to reduce flooding risk have been strongly community-led with 70% of residents who responded to the Residents Survey supporting improved flood prevention measures.

Relevant Strategic Policies

Refer to Basic Conditions and Compliance Statement document.

Objective 4: Traffic management and accessibility (TM)

This Plan will support new ways of managing the traffic in and around the villages of Gwennap Parish by:

- ☐ Making sure that new developments have enough car parking to meet current and future needs including the provision of vehicle charging points and encouragement of low carbon means of travel
- ☐ Supporting local and strategic traffic management through a Traffic Management Plan which reduces HGV/LGV vehicles through the Parish in order to minimise their adverse impact, whilst managing new developments so that they do not have an unacceptable traffic impact on local residents.

Traffic management and accessibility: Our policies

POLICY TM1 - Development proposals that would result in the loss of off-street car parking will not be permitted unless an equivalent or better capacity is provided elsewhere or the need for the parking capacity can be shown to be acceptably mitigated through existing provision on the site or reduced as a result of the implementation of the development proposal.

POLICY TM2 – Development proposals that enhance public transport provision (and its integration), road safety and accessibility within the Parish will be supported.

POLICY TM3 – Developments that seek to provide better, more sustainable transport infrastructure, including improvements to existing and proposal of new pedestrian and cycle routes within the Parish and connecting to the wider area will be supported.

POLICY TM4 – Developments that improve accessibility using footpaths, virtual footpaths and cycle routes will be supported in principle.

POLICY TM5 – Development proposals that worsen the impact of large vehicle traffic, other than on a temporary basis during the build phase, in the Parish will not be supported.

Gwennap Parish Council will, in consultation with parishioners, seek to improve traffic management in the Parish through a program of changes to road access rules, temporal restrictions and driver education including awareness raising with the young residents via the school and initiatives such as Community Speedwatch and 20 is Plenty.

Sustainability

The policies in this Plan aim to contribute to sustainable development by:

- ☐ Encouraging a modal shift to more sustainable forms of transport.
- ☐ Promoting safer communities.
- ☐ Creating active and healthier communities for all.
- ☐ Improving accessibility and opening up village centres to foot and cycle traffic.

Traffic management and accessibility: Reasons for our policy

Residents expressed strong concern about traffic and transport issues in the Residents' Surveys, highlighting problems of congestion; traffic speed; the dangers caused by on-street parking; the impact of HGV traffic through the historic narrow lanes and roads; and risks to pedestrian and cyclist safety. Our GNDP policies, therefore, are to be used as a set of policies designed to manage the traffic arising from new local development and to improve access to alternative forms of transport. The community's expectation is that other measures to address these issues will be included as a priority in future Parish Council and Cornwall Council projects, such as the 20 is Plenty project.

The community wishes to encourage cycling and walking as safe options. Accordingly, this Plan aims to take opportunities to improve highway safety and minimise conflicts between motorised traffic, cyclists and pedestrians.

Car parking standards have been carefully considered and are included because car ownership levels in the Parish are high and well above local and national averages; reflecting both our rural location and limited availability of public transport. The 2011 Census showed that in Gwennap Parish, 45% of households have two or more cars or vans and only 13% have no vehicle at all. In contrast, nationally, only 32% of all households have two or more cars and vans and more than twice as many as locally (26%) have no vehicle at all. Fewer than 3% of the Parish's workforce travel to work via public transport. This Plan's parking standards reflect these local factors and seek to make sure that new development does not add to the current levels of congestion caused by on-street parking.

Better, and more integrated public transport was supported in the public consultation. This GNDP supports public transport provision to meet local needs by liaising with public transport providers to ensure that public transport services align with users' requirements and habits and; ensuring the provision of public transport connections to community facilities and services.

Heavy vehicles pass through the Parish on a daily basis in connection with waste recycling and other industrial operations. This Plan seeks to manage development arising in the Parish to ensure that new development does not exacerbate, and indeed mitigates, existing problems.

Due to the overlap between traffic management and the other themes of this GNDP, traffic management-related policies can be found elsewhere in this Plan, i.e. H6 and RF4.

It is recognised that this GNDP cannot prescribe all the measures and improvements that the community desires. However, these matters are likely to feature in reviews of this GNDP. In addition, other mechanisms will be used, e.g. the use of virtual footpaths, additional off-road footpaths and formal pavements in selected locations.

Relevant Strategic Policies

Refer to Basic Conditions and Compliance Statement document.

Objective 5: Community well-being (CW)

This Plan will protect existing community facilities and services considered important for a vibrant community and support the development of new ones which benefit local people and visitors by encouraging:

- Sustainable development of existing key services related to recreation, health care, education and childcare
- New community facilities for families, the elderly and young people.
- Developments or uses associated with a positive visitor experience
- The protection of existing community buildings, services and community playing fields including associated play areas
- Where necessary and possible, new public toilet provision to cater for local and visitor needs



Figure 10 - Richard Jory Playing Field Green Space and Wheal Maid Valley Recreational Area

Local Green Spaces are defined using the following criteria:

- ☐ The green space is in reasonably close proximity to the community it serves.
- ☐ The green area is demonstrably special to a local community and holds a particular local significance for the local families due to its recreational value (including as a playing field).
- ☐ The green area is local in character and is not an extensive tract of land.

Appendix 5 sets out the NPPF Justification for Protected Green Space.

Community Well-being; Our policies

Policy CW1 – Local Green Spaces are designated at the following locations, as shown on Maps 8 (A – N).

| | | |
|-------------------------------|----------------------------------|-------------------------------|
| Frogpool Bus Stop | Richard Jory Playing Field | Frogpool Cemetery |
| Carn View Green | Croft handy Village Hall grounds | Cusgarne County Wildlife Site |
| Trehaddle Ford | Cusgarne Pump and Pond | Cusgarne School Playing Field |
| Gwennap Churchyard and Bridge | | |

Development that does not promote and improve the reasons for designation of the Local Green Space will not be supported.

Policy CW2 – Proposals that would result in the loss of community facilities will not be supported unless:

- It can be demonstrated that the facilities are no longer needed or viable
- It can be demonstrated that suitable alternate provision exists in the immediate area to serve the community in a similar manner
- Suitable alternative provision is included in the development proposal itself.

Policy CW3 - Proposals for new and/or improved community sites and buildings will be supported subject to the following criteria:

- the proposal would not have significant harmful impacts on the amenities of surrounding residents and other activities
- the proposal would not have significant harmful impacts on the surrounding local environment
- the proposal would not have unacceptable impacts on the local road network
- the proposal would adequately address surface water run-off issues and flood risk
- the proposal would meet the current need of a growing number of families within the Parish and in nearby parishes which impacts on use of community sites and buildings.

Policy CW4 – Proposals for community led projects such as a village hub within or in close proximity to our settlements shall be encouraged and supported.

Sustainability

These policies aim to contribute to sustainable development by:

- ☐ Promoting community participation in a diverse range of sporting, recreational, well-being and cultural activities.

Community well-being: Reasons for our policies

The NPPF provides a clear framework for the promotion, retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. The CLP also includes policies to protect and enhance existing facilities and resist any inappropriate loss.

In the NDP area, there is a thriving community with education, social and leisure facilities which contribute greatly to the local quality of life. There is a notable lack of health, youth and pre-school provision. Notwithstanding CLP policies, recent years have seen the loss of a number of services and facilities, including shops/post offices. The community is rightly concerned that there should be no further loss of facilities and there is strong support for this Plan to seek the improvement and retention of these vital community assets in the interests of community wellbeing and sustainability. Before granting planning permission for a change of use or redevelopment which would result in the loss of any of these facilities, therefore, Policy CW1 requires compelling evidence that the facility is both no longer needed by the local community and is no longer commercially viable in line with the guidance attached at Appendix 1.

Our villages serve as a centre for a much wider rural catchment area and its facilities are of value to residents living well outside the Parish boundaries. Through the safeguarding of local community facilities and services and the provision of new services this Plan aims to strengthen parish assets in line with the CLP.

Public toilet provision within Gwennap is considered inadequate and limited to facilities at Richard Jory Playing Field. New provision will be needed not just to improve existing facilities but also by provision at new community facilities as they evolve.

Relevant Strategic Policies

Refer to Basic Conditions and Compliance Statement document.

Objective 6: Good quality design (GQD)

All future development will respect and contribute to the character of the Parish in terms of design, architecture, layout and integration. All future developments will aim to:

- Respect the scale, style, siting and setting of the historic parish of Gwennap (in particular the unique characteristics of the World Heritage Site setting) and Gwennap village.
- Protect and enhance the valued natural and/or historic environment assets within the Parish. Make sure throughout the Parish, the use of building materials is in keeping with those used in their respective areas. Elsewhere, new developments should use materials which respect their setting and rural environment and be of a scale that is proportionate.
- Be of exemplary standards of design and architecture
- Include gardens of an appropriate scale to the property
- Consider “a wider view” and will need to drive enhancements to the available parish infrastructure and services such as a school, transport and other facilities
- Exploit current technology for energy saving and protecting scarce resources through sustainable design
- Provide innovative contemporary design that responds to the local character. Design proposals will be considered on their merits.

The Gwennap Parish Design Guide should be used to identify to potential developers the principles of good design and bad design when considering the location and style of the proposed development.

A definition of Sustainability, in the Gwennap context, is provided in the Gwennap Parish Design Guide.

The type of development that has historically occurred in Gwennap Parish, small scale, infill and rounding, not subject to S106 or Affordable Housing levies, has meant that over the years there has been significant ‘creep’ against existing infrastructure and infrastructure has not kept pace with the population or demographic. As part of the GNDP Delivery Strategy an Infrastructure Plan will be created and used to support numerous applications to CIL funding and other funding sources where available.

Good Quality Design – Our Policies

POLICY GQD1 - Development Boundaries for Frogpool, Gwennap, Cusgarne and Crofthandy are defined in this Plan as shown on Maps 2, 3, 4 and 5 in Appendix 4 respectively. Within the boundaries development that complies with other policy in the development plan will be supported. Outside of the development boundaries, any development proposal will be expected to respect and maintain the rural nature of the Parish and the World Heritage Site and comply with Policy 2, section 1, of the Cornwall Local Plan Strategic Policies 2010 - 2030.

POLICY GQD2 - All development will be designed in compliance with the Gwennap Parish Design Guide, to a high quality and to reinforce local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Development proposals, extensions and alterations to existing buildings and structures will be expected to:

- Have regard to the principles set out in the Gwennap Parish Design Guide
- Make efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area (including, but not limited to, elements such as Cornish hedges, tree species, wildlife connectivity and burrows) and avoid the appearance of overcrowding/overdevelopment.
- Demonstrate how the proposals have appropriately responded to the natural or historic environment assets on and within the setting of the site, the surrounding landscape and the setting of the area or World Heritage Site.
- Ensure layout and design contribute to local distinctiveness and sense of place, being appropriate and sympathetic in terms of scale, height, massing and density, and in terms of relationship to adjoining buildings, spaces and countryside features
- Ensure development makes a positive contribution to the overall appearance of an area, by using good quality materials of appropriate scale, profile, finish, colour and weathering ability
- Be suitably designed for the context within which they are set and retain existing important landscape and natural features including trees, the natural and historic environment.
- Ensure that the scale and massing of buildings relate sympathetically to the surrounding area
- Create safe environments addressing crime prevention and community safety, including pedestrian, cycle and horse rider safety
- Use traditional and vernacular building materials where such treatment is

POLICY GQD3 - Development proposals will be required, in their supporting statements, such as Design and Access Statement, to demonstrate how the proposal's scale, proportions, materials, layout and amenity space respect the local context and that garden space is commensurate with the size and type of development.

Sustainability

These policies aim to contribute to sustainable development by:

- Protecting and maximising the benefits of Cornwall's cultural, landscape beauty and heritage.
- Considering the integration of sustainable development principles through good quality design

Good quality design: Reasons for our policies

The Parish is set in unspoilt countryside of rolling hills with deep river valleys and extensive views. The skyline is dominated by small settlements, woodland, rural landscapes and recreational space. This unique setting allows for views of open countryside from almost every part of the Parish which gives the Parish a strong identity and sense of place. The granite which defines the landscape has been used as a local building material since medieval times and this creates an attractive unity in the built environment and contributes to the traditional, peaceful ambience. Some areas have more modern buildings, in-particular there are areas of white bungalows and modern social housing which create their own style in the landscape.

The NPPF and CLP attach great importance to good quality design. Similarly, the community, through the Residents' Survey was wholeheartedly unanimous that the Parish should be protected from inappropriate development; that its character and setting should be safeguarded; and that new development should be of an appropriate scale and form. Where possible, open views towards the countryside, or across open spaces, should be maintained from key existing routes within the Parish.

The Parish's extensive history has given it a legacy of buildings of architectural and historic significance and large areas are protected by World Heritage Site status. In particular the village of Gwennap itself, which contains a number of listed buildings and is also designated as a conservation area. While World Heritage Site status can do much to protect the historic built environment, the Gwennap Parish Design Guide provides a well-founded basis for assessing new developments which will deliver positive improvements in the quality of local design by respecting the old, but not stifling high quality modern design. The Design Guide provides guidance not only for housing developments but also commercial development and public spaces. It was reviewed and adopted by Gwennap Parish Council in Jan 2019. Developers must demonstrate in their design and access statements how their proposals for any

development in the Parish follow the guidance set out in the Gwennap Parish Design Guide.

Outside villages, the Parish is characterised by small settlements, such as Crofthandy and Trehaddle, as well as hamlets and scattered farmsteads and it is important that new development respects its rural setting and does not detract from the high quality landscape of the Parish.

Defining the settlement boundaries within Gwennap Parish

Appendix 4 Maps 2-3 show the development boundaries for Frogpool and Gwennap as defined by the Carrick District Wide Local Plan 1998 (CDWLP 1998) and modified in this GNDP.

To promote clarity in the planning process this NDP includes development boundaries for the settlements in the parish listed below as Maps 4-6. It is routine now for planning applications to refer to development boundaries in minor hamlets around the parish thus clarity is expected to enhance the process.

- Frogpool
- Gwennap
- Cusgarne
- Crofthandy
- United Downs Industrial Estate

Development boundaries have been defined, through NDPSG and Public Consultation, to identify the extent of the existing settlements to detail where the strategic policies in the CLP relating to infill and rounding off development apply. The development boundaries additionally take into account areas that are considered to be sensitive to development, green field land and land that could lead to ribbon development and the joining of settlements. This was done to help to protect sensitive areas from development sprawl and to seek to retain the unique and individual identity of settlements, particularly the definition between Frogpool and Cusgarne.

This approach means that planning decisions on infill and rounding off applications, as well as rural exception sites adjoining settlements, can be treated appropriately, within the Objectives and Policies described in this GNDP.

The Development Boundaries have been defined using the following criteria.

- Trace the edge of the built up area, excluding roads, paths, railways and other lines of communications.
- Follow physical features, such as: buildings, field boundaries or curtilages.
- Consider existing commenced planning permissions, recent refusals, planning appeal decisions.
- Include buildings and associated land that make up the village form.
- Include new developments which may have occurred recently.
- Include important amenity areas.
- Facilitate an appropriate level of proportional growth within the plan period as allowed by rounding off of the extent of the settlement.

Policy GQD4 proposes that new developments will be required in the submitted design and access statement to demonstrate how the proposal's scale, proportions, materials, layout and amenity space respects the local context and that garden space is commensurate with the size and type of development.

Relevant Strategic Policies

Refer to Basic Conditions and Compliance Statement document.

Objective 7: Local Green Spaces and Recreational Areas (GOS)

This Plan will ensure that:

- existing areas of green and open space within the Parish are protected and their quality is improved.
- extra areas of green space are created within new or existing developments and opportunities taken to create linkages between sites and address gaps in existing networks by the creation of new rights of way.
- new accessible green space should at least meet or exceed Cornwall Council's standards for green and play spaces and allotments.

Green and Open Spaces – Our Policies

POLICY GOS1 - Built development will not be supported on the Recreational Areas as shown in Appendix 4 Map 9 (A – C) unless the development provides alternative sports and recreation provision of similar or better standard, and the benefits of the development justify any loss.

POLICY GOS2 - New housing and employment developments will be expected to establish safe and publicly accessible links from development sites to the wider footpath network, village centres and green spaces.

POLICY GOS3 – Proposals to enhance green and open spaces such as the Wheal Maid Valley, Cusvey Common, United Downs (Closed Landfill Site which has its own restoration requirements), St Day Raceway and other areas will be supported where they are considered to enhance the quality of life of parishioners and the overall biodiversity of the sites.

POLICY GOS4 – Provision of allotment space will be supported where appropriate to the specific proposed location.

POLICY GOS5 – Key Public Views, as identified in the Gwennap Parish Landscape Character Assessment, will be protected from development that would cause significant adverse visual impact. Proposals to enhance key views and improve opportunities to enjoy them as part of a development, will be encouraged.

Sustainability

These policies aim to contribute to sustainable development by:

- Protecting the unique rural place that is Gwennap.
- Promoting local and visitor experience
- Creating attractive and accessible environments.
- Protecting and enhancing the range and populations of species and the quality and extent of wildlife habitats and biodiversity.

Green and open spaces: Our reasons for these policies

Open space, including gardens, allotments, recreational space, open fields, woodlands and pathways are important to us all. Natural and semi natural open space is highly valued by local residents not just for its recreational value but also for its landscape character, quiet enjoyment and biodiversity. Our policies aim to support and add weight to the policies contained in the CLP by designating sites as Local Green Space to safeguard them and protect them from inappropriate development.

Currently, only the World Heritage Site and Conservation Area rules actually protect sites. Other sites nominated by the Cornwall Wildlife Trust, for example, have little protection. The sites identified on the Gwennap Parish Green and Open Spaces Map. (Appendix 4 Maps 8 and 9) are considered suitable for protection under the Open Spaces Act or meet the relevant criteria under NPPF guidance for special protection under the designation of Local Green Space.

Despite the rural setting of the settlements in Gwennap, the Parish is not well served by play provision. A quantitative shortfall of play provision has been identified in Gwennap and Policy GOS2 seeks to address this. Where developers are not able to make provision for play provision on site, financial contributions to off-site play space may be used to meet local needs, with priority given to additional provision in settlement areas. This Plan endorses Cornwall Council's Open Space Planning Guidance and is keen to make sure that our children and youth have access to high quality outdoor play and sports equipment.

Many miles of footpaths and bridleways criss-cross the Parish and are enjoyed by local residents and visitors alike. Gwennap now has a professional footpaths website and this Plan aims to take opportunities to integrate any new developments with the existing rights of way network and enhance existing provision by creating new links wherever possible, particularly where there is potential to improve links to the recreational Mining Trails network in West Cornwall and to make better use of the former mineral tramway line as a green route. Policy GOS3 supports the CLP Policy 16 which seeks to ensure that there is a net increase in this type of facility. Developer contributions may be used to deliver parts of the green infrastructure network, bearing in mind the benefits that will accrue to new residents, existing residents and wildlife.

Relevant Strategic Policies

Refer to Basic Conditions and Compliance Statement document.

Objective 8: The local landscape and wildlife (LL)

This Plan will encourage sympathetic management of the countryside and natural outdoor environment in and around the Parish to enhance the quality of the landscape, improve local biodiversity and provide other benefits to the community's quality of life.

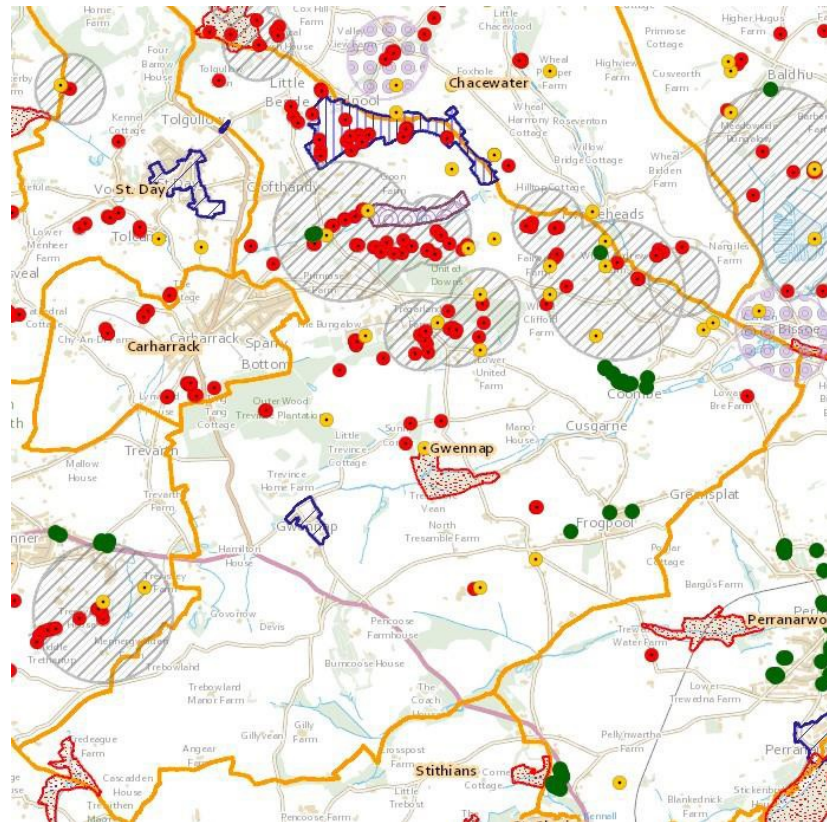


Figure 11 - Map of sites important to the flora, fauna and landscape of the Parish

The local landscape and wildlife: Our policies

POLICY LL1 - Proposals for the restoration and the implementation of aftercare proposals for former mines and quarries (see Appendix 4 Map 10) will be permitted where they deliver restoration for wildlife, biodiversity and public access and are consistent with policies in this Plan.

POLICY LL2 - This Plan will expect developments to retain features of high nature conservation or landscape value, including mature trees, species-rich hedgerows, walls, ponds and existing areas of woodland. Improvement of the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Parish.

POLICY LL3 - Flood attenuation ponds and new areas of recreational green space required as part of new developments will be expected to be designed to encourage nature conservation and biodiversity.

POLICY LL4 - Proposals for development will be supported where they:

- Demonstrate that they sustain local character and have appropriate regard to the identity of the local surroundings based on the Gwennap Parish Local Landscape Character Assessment.
- Do not detract from or have an adverse impact on, and where possible enhance, the characteristics identified as important to the character of the local area in the Gwennap Parish Local Landscape Character Assessment.

POLICY LL5 – Solid boundary walls and fences will be required to have access tunnels for mammals such as Hedgehogs.

Sustainability

These policies aim to contribute to sustainable development by:

- Protecting and enhancing the range and populations of species and the quality and extent of wildlife habitats.
- Ensuring the efficient use of land and material resources.
- Maintaining important hedgerows, trees and woodland so that natural features are protected for their landscape and wildlife benefits.

The local landscape and wildlife: Reasons for our policies

Gwennap lies in a beautiful landscape, rich in wildlife. The GNDP area is partially within a World Heritage Site. The landscape character and its distinctive flora and fauna are founded on granite/killas, the importance of which is recognised by the designations. This Plan's policies aim to protect and enhance our unique environment and to improve its biodiversity.

This Plan offers special protection from re-use to older disused small mine workings where no commercial activity has taken place for more than 30 years because of the richness of their habitats. The aim is to improve and enhance local biodiversity, and encourage improved access to allow more local people and visitors to enjoy the unique landscape and natural environment of our area. This biodiversity reflects the length of time since these mines were last worked and the natural regeneration already underway. Elsewhere, there may well be opportunities for reuse for employment uses alongside restoration (See Policy EJ6) and this Plan endorses the CLP approach.

It is recognised that measures to reduce flood risks can also benefit wildlife and we aim to make creative use of opportunities to support wildlife conservation and enhancement wherever possible.

Relevant Strategic Policies

Refer to Basic Conditions and Compliance Statement document.

Objective 9: Sustainability and climate change (SCC)

This Plan will encourage moves towards a low-carbon economy which includes local food production, high standards of energy conservation and the use of renewable energy through:

- the application of higher energy standards in new houses.
- supporting small scale proposals for hydro-electricity, solar energy, anaerobic digestion, biomass and wood fuel products where appropriate and encouraging their use in the local community.
- encouraging the use of land within the Parish to support food production that meets the needs of local people and markets.

Sustainability and climate change: Our policies

Policy SCC1 - Proposals for individual and larger scale energy from hydroelectricity, solar photovoltaic panels, local biomass facilities, anaerobic digestions and wood fuel products will be supported subject to the following criteria:

- The siting and scale of the proposed development is appropriate to its setting and position in the wider natural or historic environment and the setting of the area or World Heritage Site.
- Larger scale projects should benefit the Gwennap community either wholly or in part.
- The proposed development does not create an unacceptable impact on the amenity of local residents
- The proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance
- They meet the requirements of the Cornwall Renewable Energy SPD.

Policy SCC2 – Proposals for retail developments supported by on-site home grown, organic or allotment grown produce shall be encouraged.

Sustainability

These policies aim to contribute to sustainable development by:

- Reducing Cornwall's contribution to climate change
- Adapting to the impacts of climate change
- Protecting and improving Cornwall's water and air quality

Sustainability and climate change: Reasons for our policies

The community expressed strong support for action to address climate change and were positive about finding ways to achieve sustainable development locally. For these reasons, sustainability considerations thread through this Plan and underpin all its policies. This Plan strongly aligns with and supports CLP Objective 9, to be a recognised leader in responding to climate change.

To play its part in moving towards a low carbon future in a changing climate, the community strongly backs improvements to energy efficiency. While supportive of alternative energy generation, some residents are opposed to wind power in this location and consider that other alternative energy sources are more appropriate for Gwennap.

Relevant Strategic Policies

Refer to Basic Conditions and Compliance Statement document.

Objective 10: Preserving our heritage (PH)

This Plan will encourage moves towards preserving and enhancing our heritage, particularly the Gwennap Conservation Area, World Heritage Site and Industrial Archaeology.

Our policies will safeguard and enhance the Historic Environment and World Heritage Site status.



Figure 12 - Gwennap Church

Preserving our Heritage: Our policies

POLICY PH1 – New developments will not be supported unless adequate consideration is given in their planning and design to the historic environment within which they are planned to exist in order that our heritage is preserved or enhanced.

POLICY PH2 – New development within the World Heritage Site, its Buffer Zone and its setting shall be supported provided that it does not negatively affect the historic environment, its visual amenity, accessibility or general attractiveness to visitors and locals.

POLICY PH3 - Projects which are considered by the Parish Council and Cornwall Council to maintain or enhance our heritage will be supported.

Sustainability

These policies aim to contribute to preserving our heritage by:

- Protecting and nurturing our heritage and the visible or invisible artefacts that evidence it.
- Improving accessibility and story-telling through the promotion of development that enhances the visitor experience and understanding.
- Protecting wildlife and flora which now exist in and around our parish heritage assets.
- Directly supporting CLP Policy 2.1d.

Preserving our Heritage: Reasons for our policies

The community expressed strong support for action to retain and enhance the historic environment of the Parish and were positive about finding ways to achieve this through development, or not, and projects to maintain and enhance the status afforded by the World Heritage Site. For these reasons, historic environment considerations thread through this Plan and underpin all its policies. This Plan strongly aligns with and supports Cornwall's acknowledged position as the recognised leader in mining heritage.

Relevant Strategic Policies

Refer to Basic Conditions and Compliance Statement document.

Appendices

Appendix 1: Demonstrating Viability

Viability: Community facilities

The release of any community facilities to other uses must be fully justified in terms of their contribution and viability. Gwennap Parish Council will require any application involving the loss of a facility to be supported by written evidence that the facility is no longer needed and/or no longer viable.

The level of evidence required to be submitted will vary according to the level of access to alternative facilities in the area and the extent to which the facility contributes towards sustainable communities, but would be expected to include such evidence as:

- The current and projected patterns of community use
- The nature and condition of the building and site and the cost of repairs, renovations or improvements needed to allow the facility to continue in operation
- The extent of the local catchment including the location of the premises in relation to the local settlement pattern and accessibility
- The nature and location of comparable facilities
- The potential to relocate the use into other premises in the community
- Evidence of the marketing of a site should include sales literature, details of approaches and details of offers and show that it has been offered as a whole and that parts have not been identified for separate sale
- Evidence that the local community has been notified of the intention to close the facility and has not, within a period of one year, come forward with a realistic proposal to assume operation of the facility, including proposals to finance and operate the facility.

The importance of particular facilities will vary, and it is essential that the community is involved in considering the merits of any facility and the suitability of any proposals for alternative forms of community use should their continued viability of operation be in doubt. Applicants proposing to redevelop or convert facilities valued by the community will be expected to consult local communities about the relative importance of the facilities which could be lost.

Not all facilities satisfactorily meet the needs of local communities, and it may be that combining or rationalising facilities might be more appropriate.

Support will be given to the provision of new facilities where these will enhance the sustainability of community life and will meet the needs of an existing or growing and changing population subject to other policies in the plan.

Viability of employment sites and retail premises: Evincing non-viability

It is important that the potential for all employment uses are considered on the site before planning applications are made for non-employment uses. Where a business is coming to the end of its economic life or has ceased trading altogether, applicants will

be expected to submit a Viability Statement as part of the planning application. The Viability Statement should provide proof of marketing and demonstrate that there is no realistic prospect of retaining or re-using the site in its current use. The viability case will be considered along with other policy considerations. Proof of marketing should include all of the following criteria:

- The land/premises has/have been widely marketed through an agent or surveyor at a price that reflects its current market or rental value for employment purposes, and no reasonable offer has been refused. The period of marketing should be 18 months for commercial/industrial, 6 months for retail.
- The land/premises has been regularly advertised in the local press and regional press, property press, specialist trade papers and any free papers covering relevant areas. This should initially be weekly advertising for the first month, followed by monthly advertising for the remainder of the marketing period. Advertisements should be targeted at the appropriate audience.
- The land/premises has been continuously included on the agent's website, the agent's own papers and lists of commercial/business premises for the marketing period.
- There has been an agent's advertisement board on each site frontage to the highway throughout the marketing period.
- Evidence that local property agents, specialist commercial agents and local businesses have been contacted and sent mail shots or hard copies of particulars to explore whether they can make use of the premises.

The Viability Statement should also detail the following information:

- Details of current occupation of the buildings and where this function would be relocated
- Details as to why the site location makes it unsuitable for existing uses
- Any physical constraints making the site unsuitable for the accommodation of existing uses
- Environmental considerations/amenity issues
- Historical environment considerations including benefits such as sustaining heritage assets.
- Consideration, firstly, for a mixed-use scheme involving the existing use and other compatible uses, secondly, for other employment-generating uses such as those relating to tourism, leisure, retail and residential institutions and, thirdly, of the viability of providing affordable housing on the site, which could meet a specific local need, before consideration of market housing.

In certain cases, for example, where a significant departure from policy is proposed, the Council may seek to independently verify the Viability Statement, and the applicant will be required to bear the cost of independent verification.

Appendix 2: Deliverability and Viability of Employment Land in relation to Managed Release of Employment Land

Gwennap has a local economy firmly based on service industries due to its rural location, light engineering and the tourism appeal of its heritage assets. Waste Management is a deliberately declining industry in the Parish. The principal strategic objective for planning the local economy of Gwennap is to balance local employment opportunities with housing development to meet local need. The purpose of this strategy is to manage the inward development pressure on the Parish, to diversify and strengthen the local economy and to ensure that Gwennap does not simply become a commuting settlement.

There is a perceived need for new employment land to meet the needs of local companies wishing to expand or for new companies wishing to move into the area. There is currently little serviced employment land available for this purpose.

Gwennap would appear to require some diversification of its service based economy and some assistance to facilitate development in suitable location(s) in the Parish.

In terms of viability, most of the employment sites in Cornwall have been provided by the public sector with subsidy as development costs are greater than serviced land values.

Prediction of future Employment Development

The prediction of future employment needs is firstly based on a simple formula for balancing the level of housing development across the whole Spatial Zone. However, the primary factors for distributing land for employment development are the capacity of settlements to accommodate employment uses, the availability of suitable land and the current or potential market demand for land for employment development.

In Gwennap, these factors would suggest that the current allocation at United Downs Ind. Est. and other smaller sites in the Parish may satisfy the needs of Gwennap, at least for the first 5 years of this Plan. The key functions, layout and character of Gwennap parish would also suggest that existing sites are a suitable location for Class B development to achieve the primary purpose of diversifying and strengthening the local economy.

Appendix 3: Definition of minor development

Minor non-residential extensions: Industrial/Commercial/Leisure etc. extensions with a footprint less than 250 m².

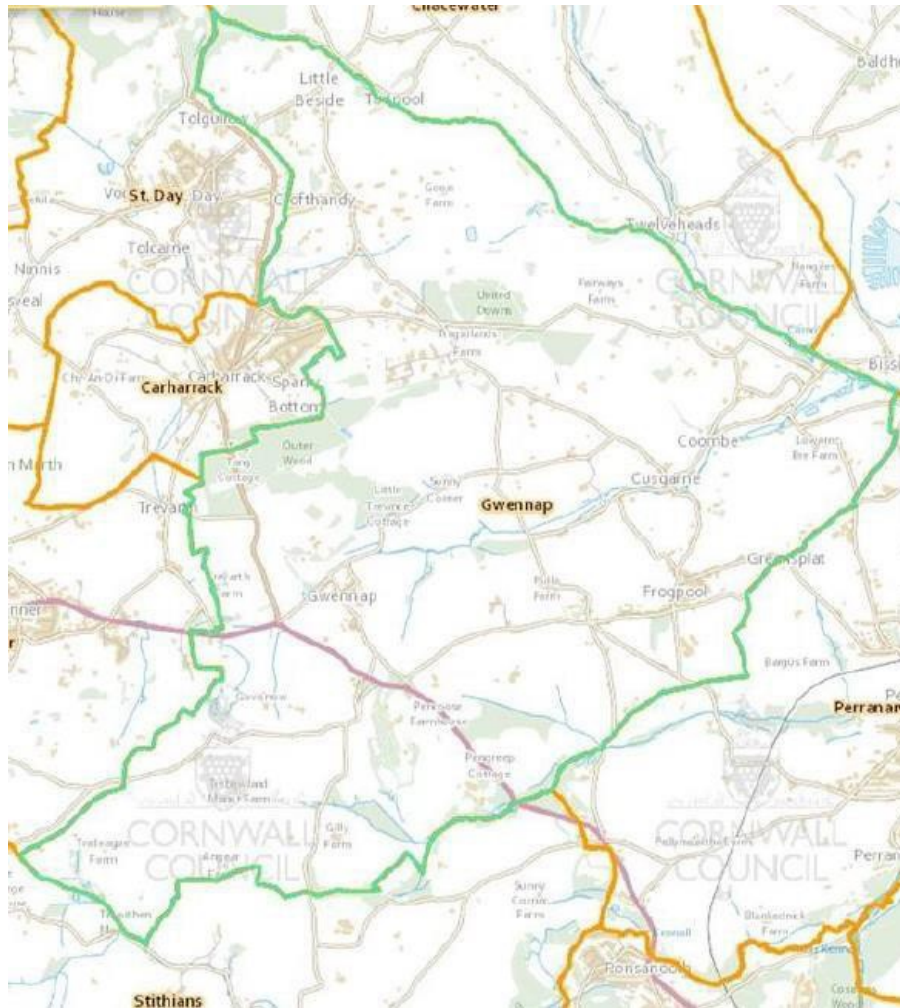
Alterations: development that does not increase the size of buildings e.g. alterations to external appearance.

'Householder' development: e.g. sheds, garages, games rooms etc. within the curtilage of the existing dwelling in addition to physical extensions to the existing dwelling itself.

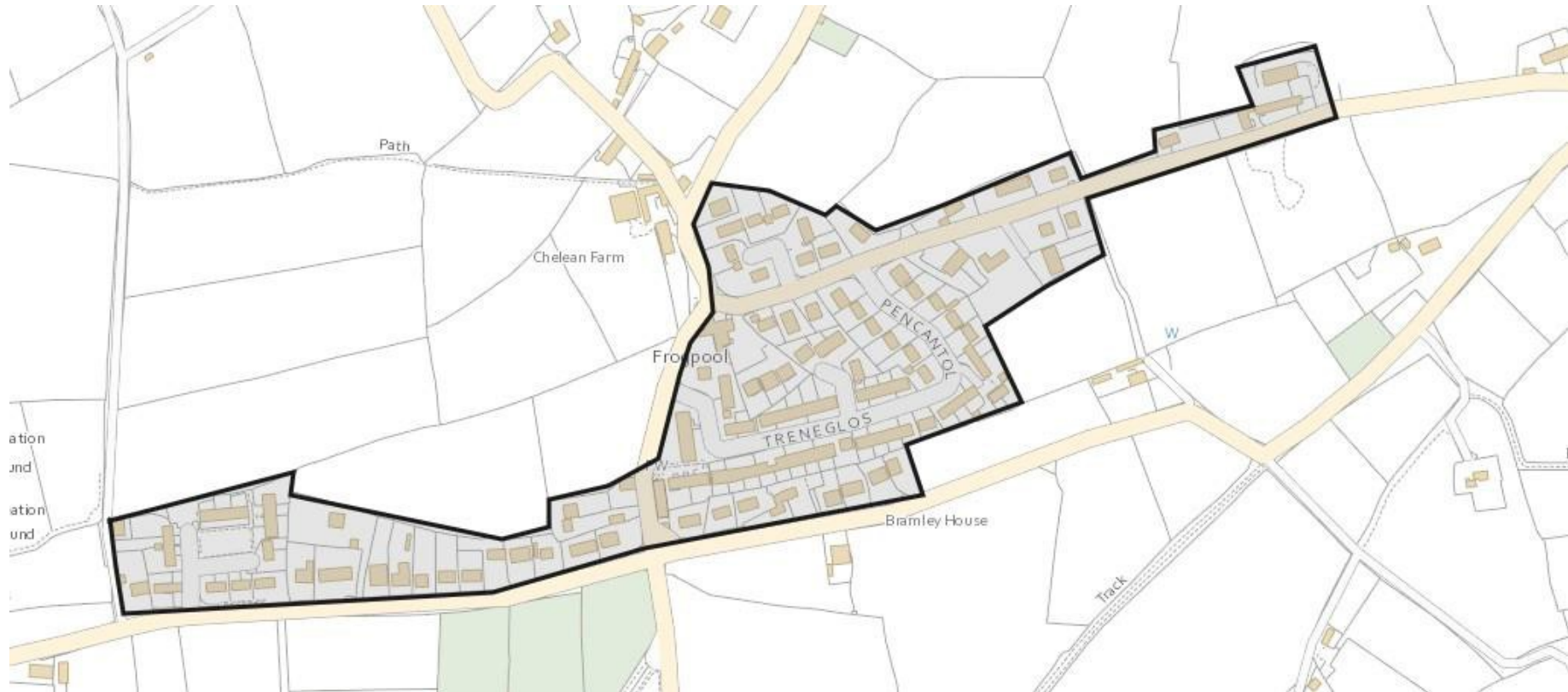
This definition **excludes** any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats.

Appendix 4 – Maps and Plans

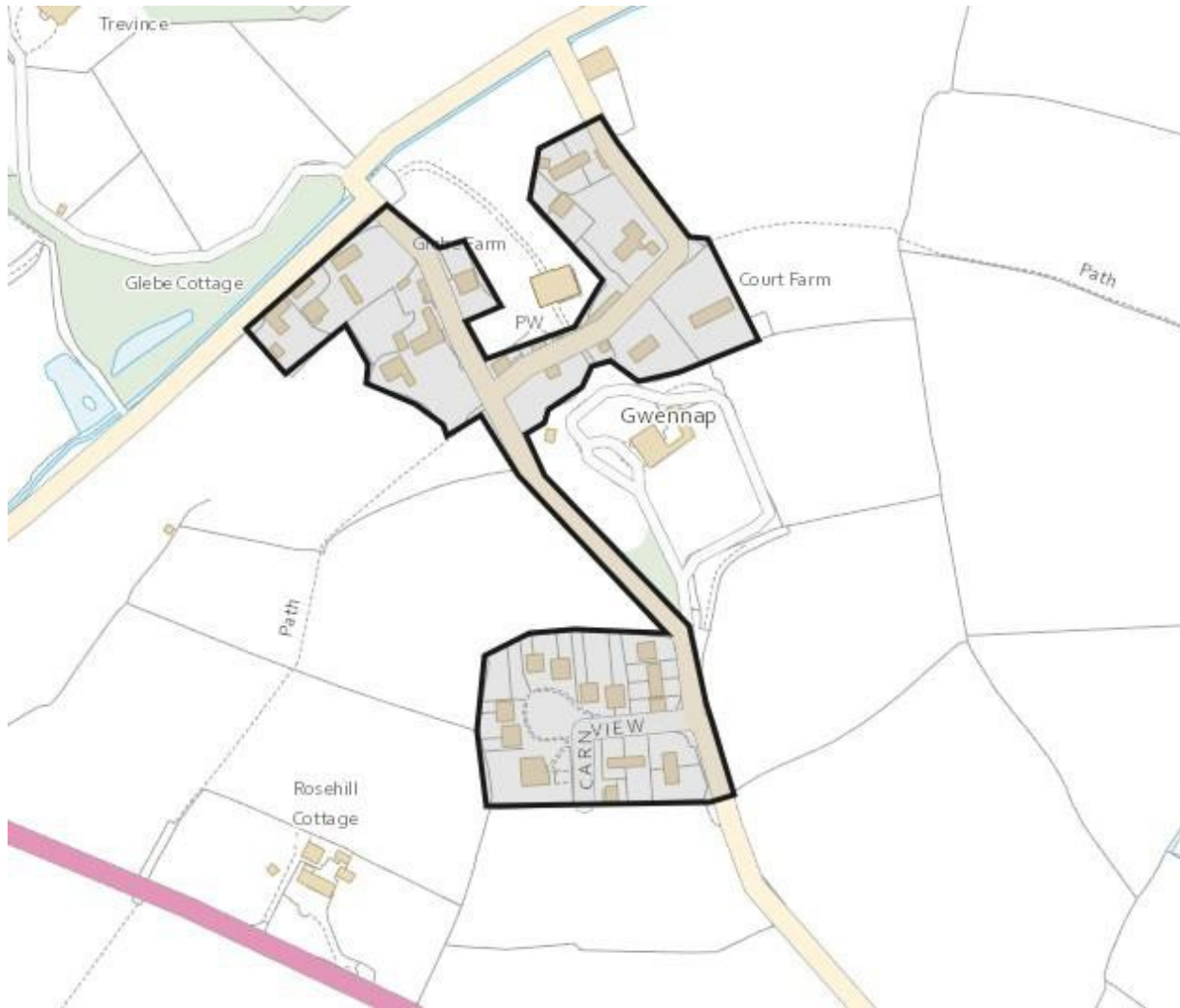
Map 1 - Designation Area Map



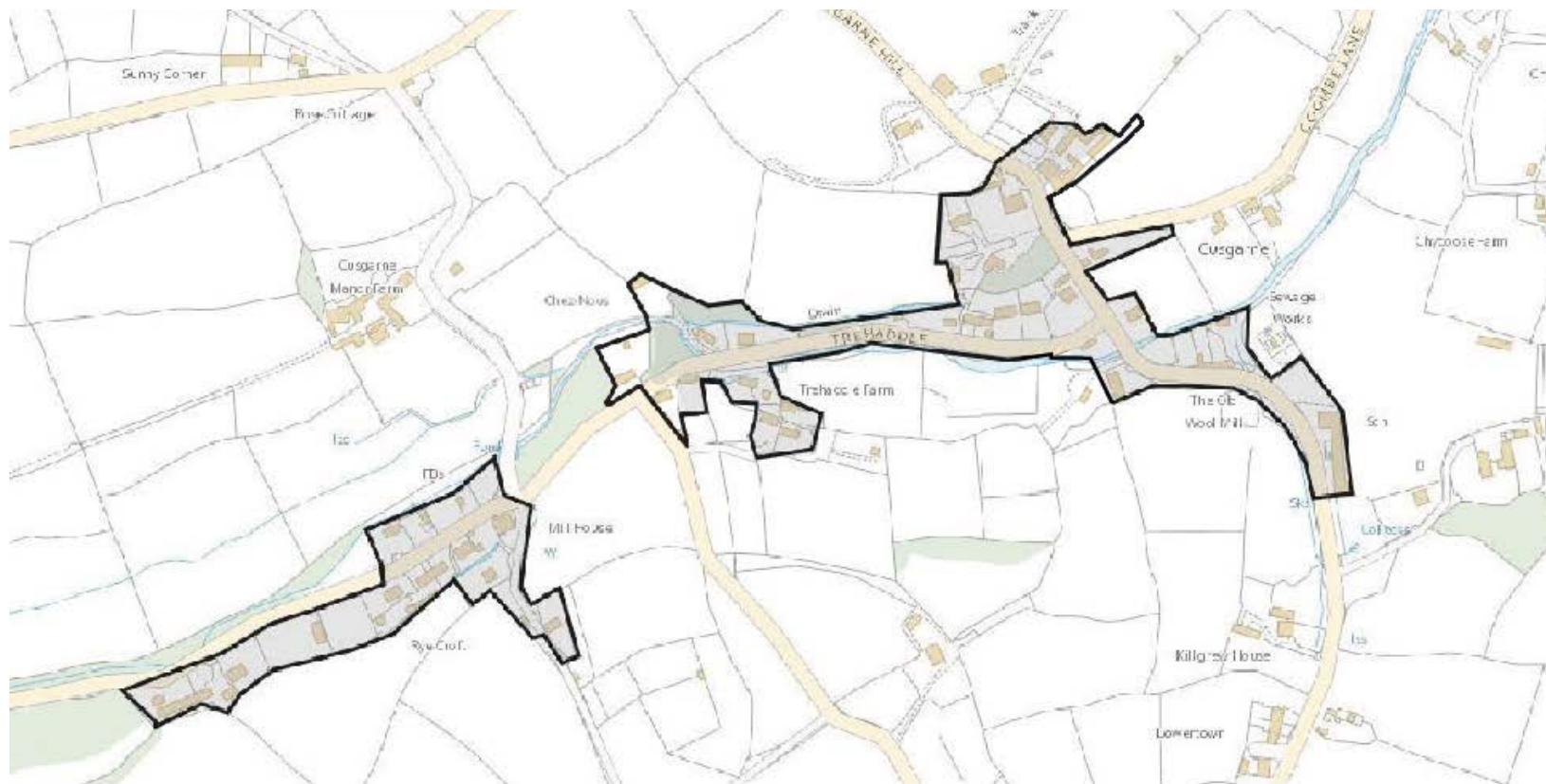
Map 2 – Frogpool Development Boundary



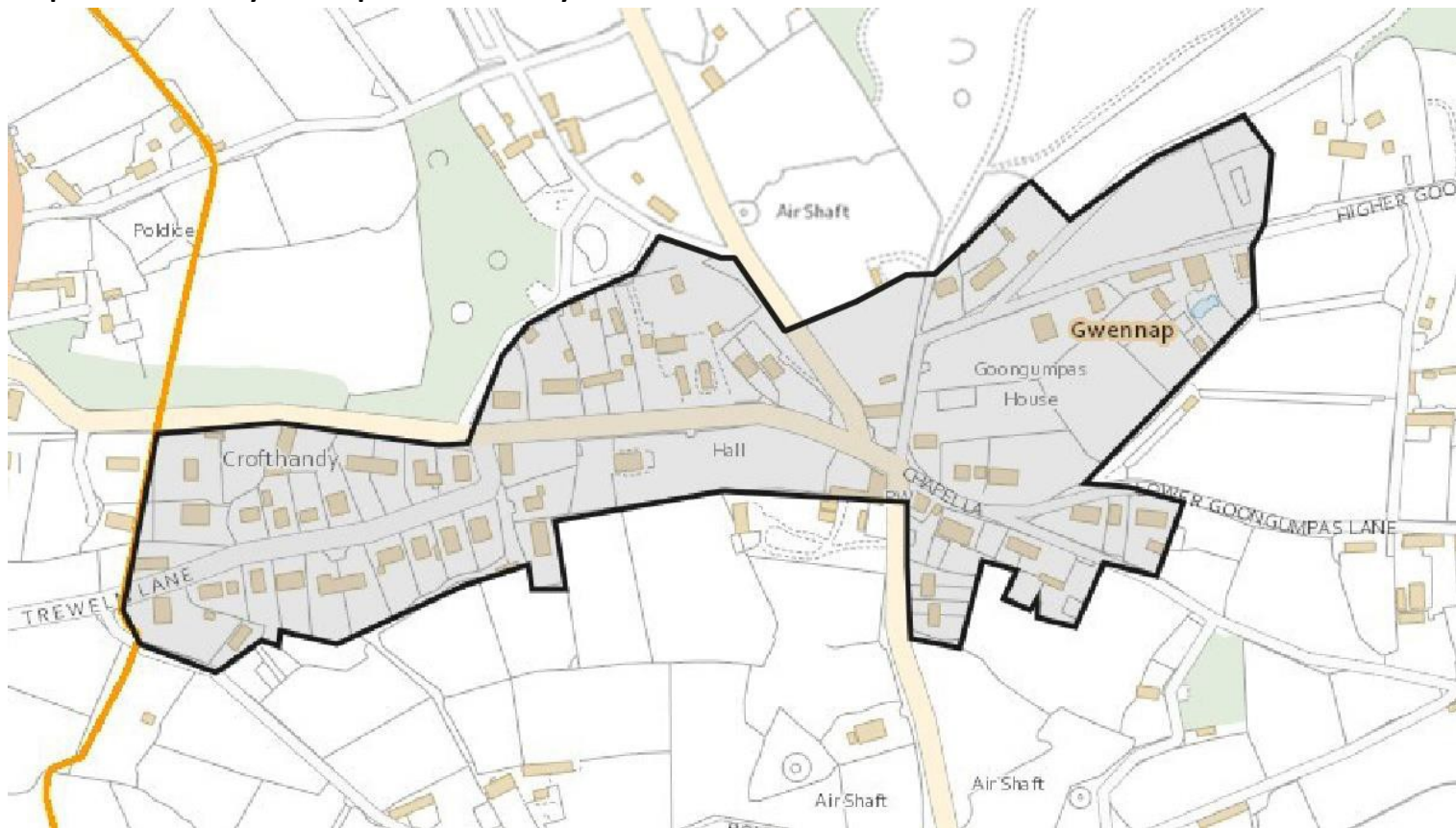
Map 3 – Gwennap Development Boundary



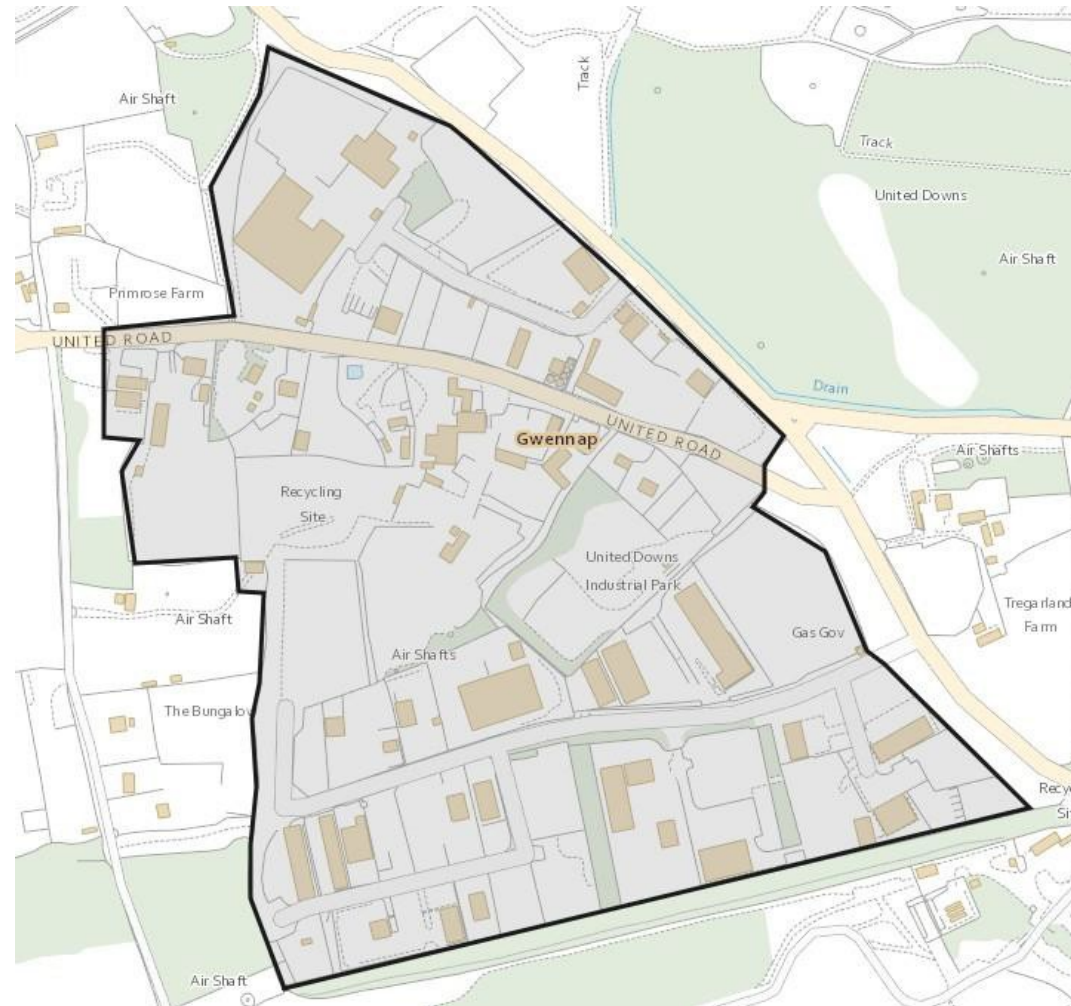
Map 4 – Cusgarne Development Boundary



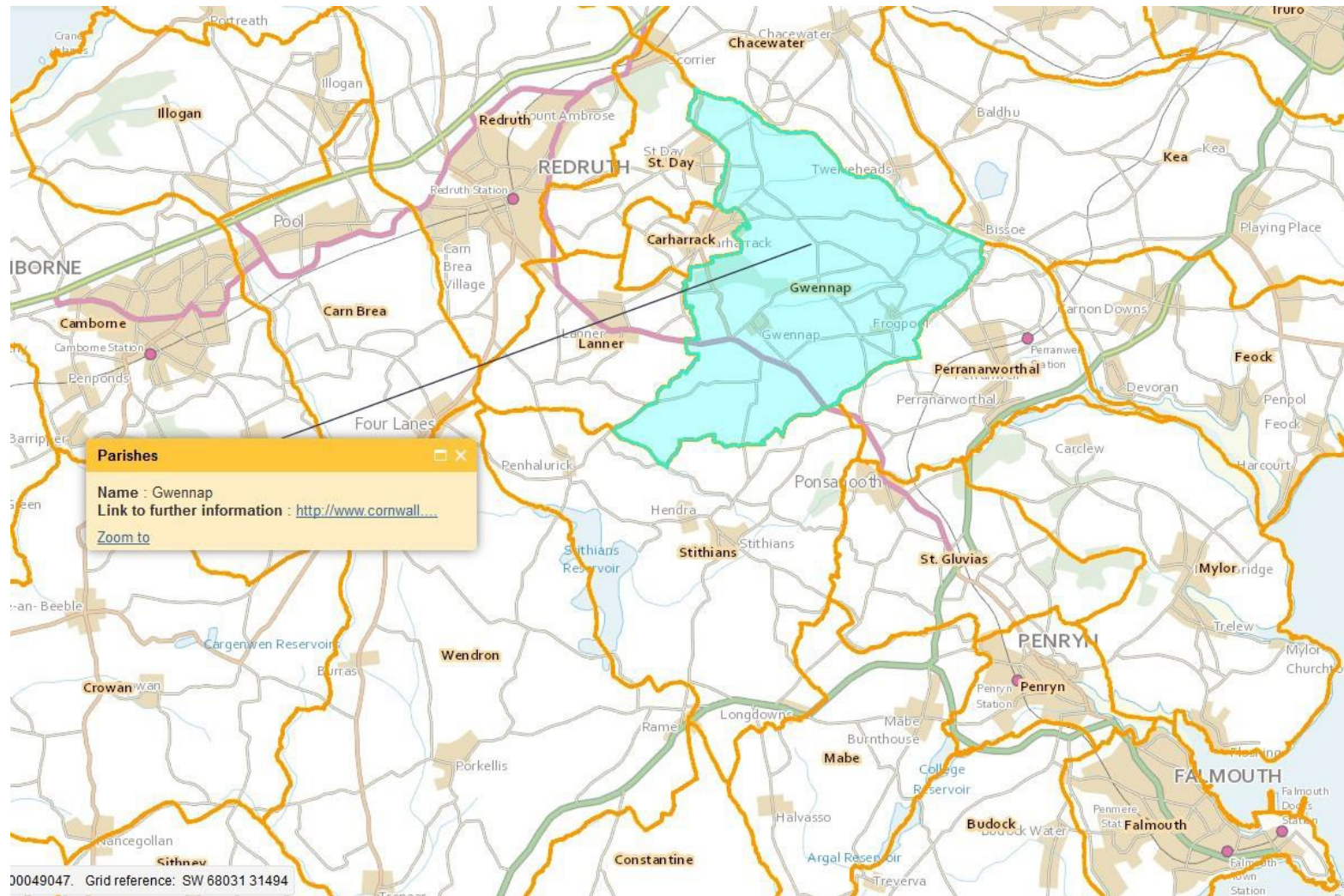
Map 5 – Crofthandy Development Boundary



Map 6 - United Downs Industrial Estate Development Boundary

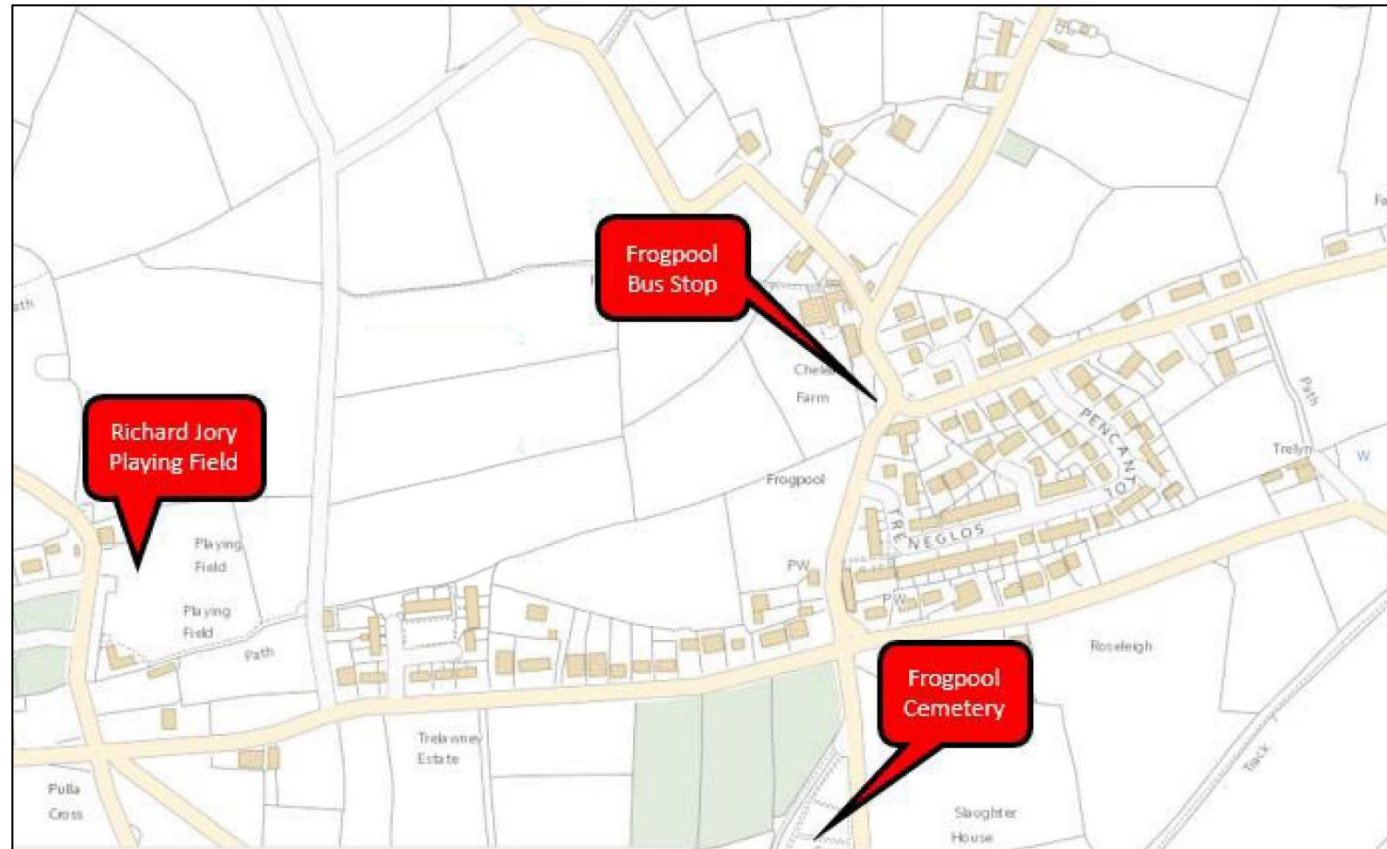


Map 7 – Gwennap Parish in Cornwall



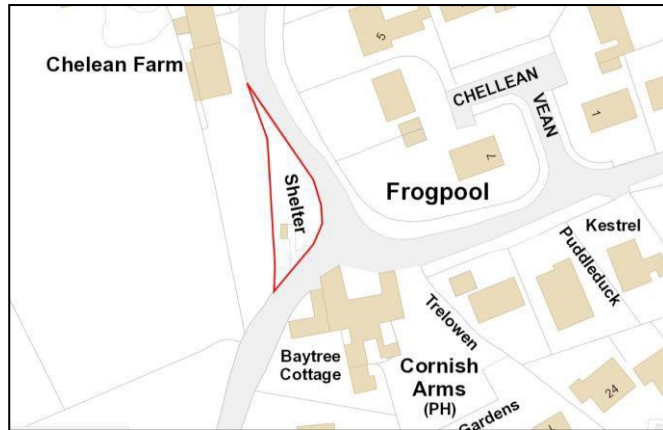
Map 8 - Local Green Space Designations

(A) Frogpool Area

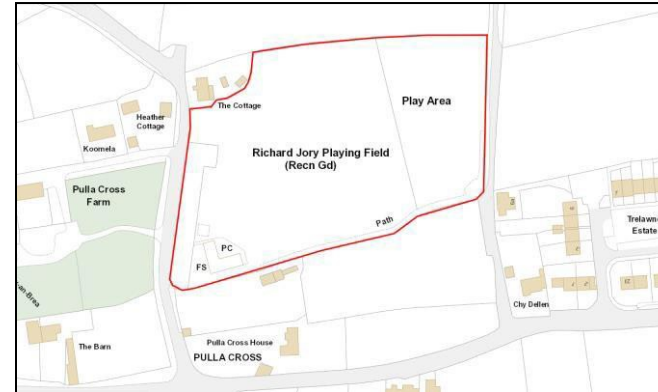


Frogpool Area Detail

(B) Frogpool Bus Stop



(C) Richard Jory Playing Field



(D) Frogpool Cemetery

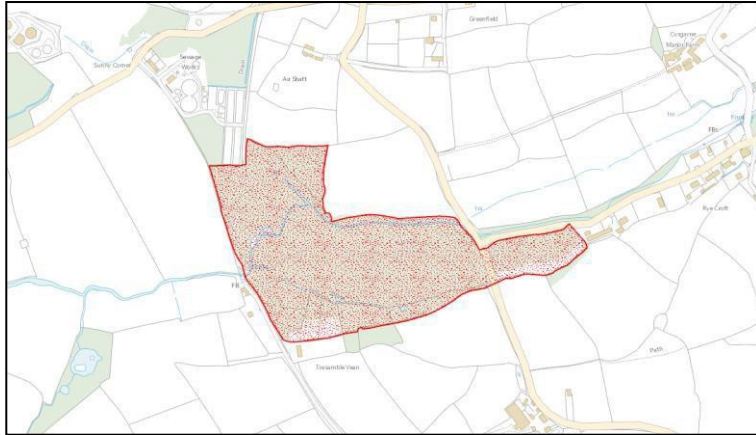


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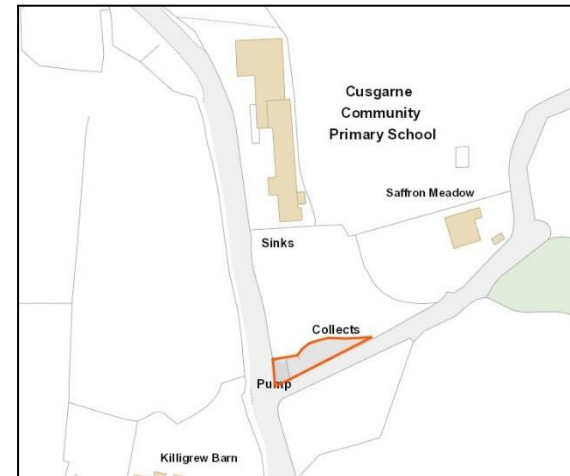


Cusgarne Area Detail

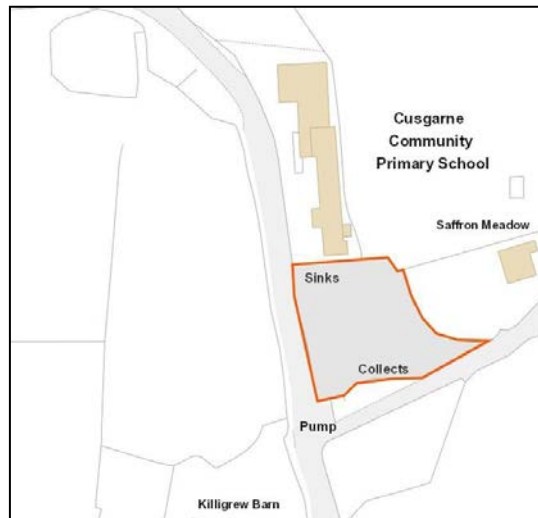
(F) Cusgarne County Wildlife Site



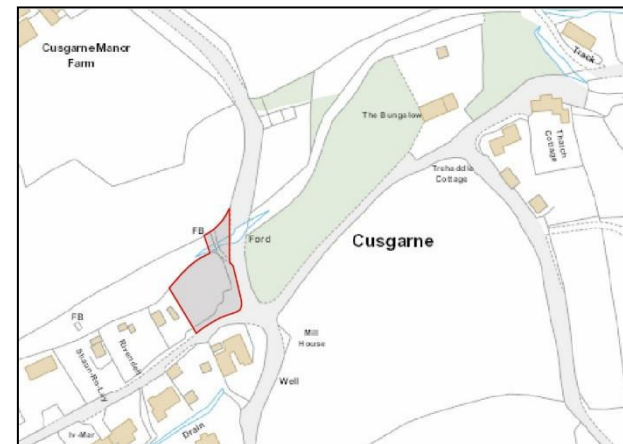
(G) Cusgarne Parish Pump and Pond



(H) Cusgarne School Playing Field



(I) Trehaddle Ford



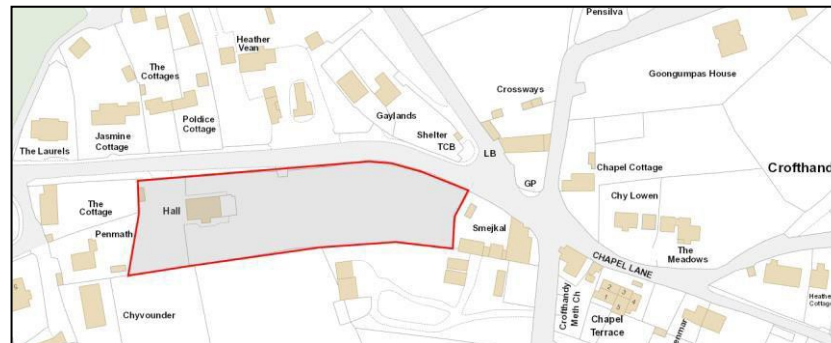
(J) Crofthandy Area



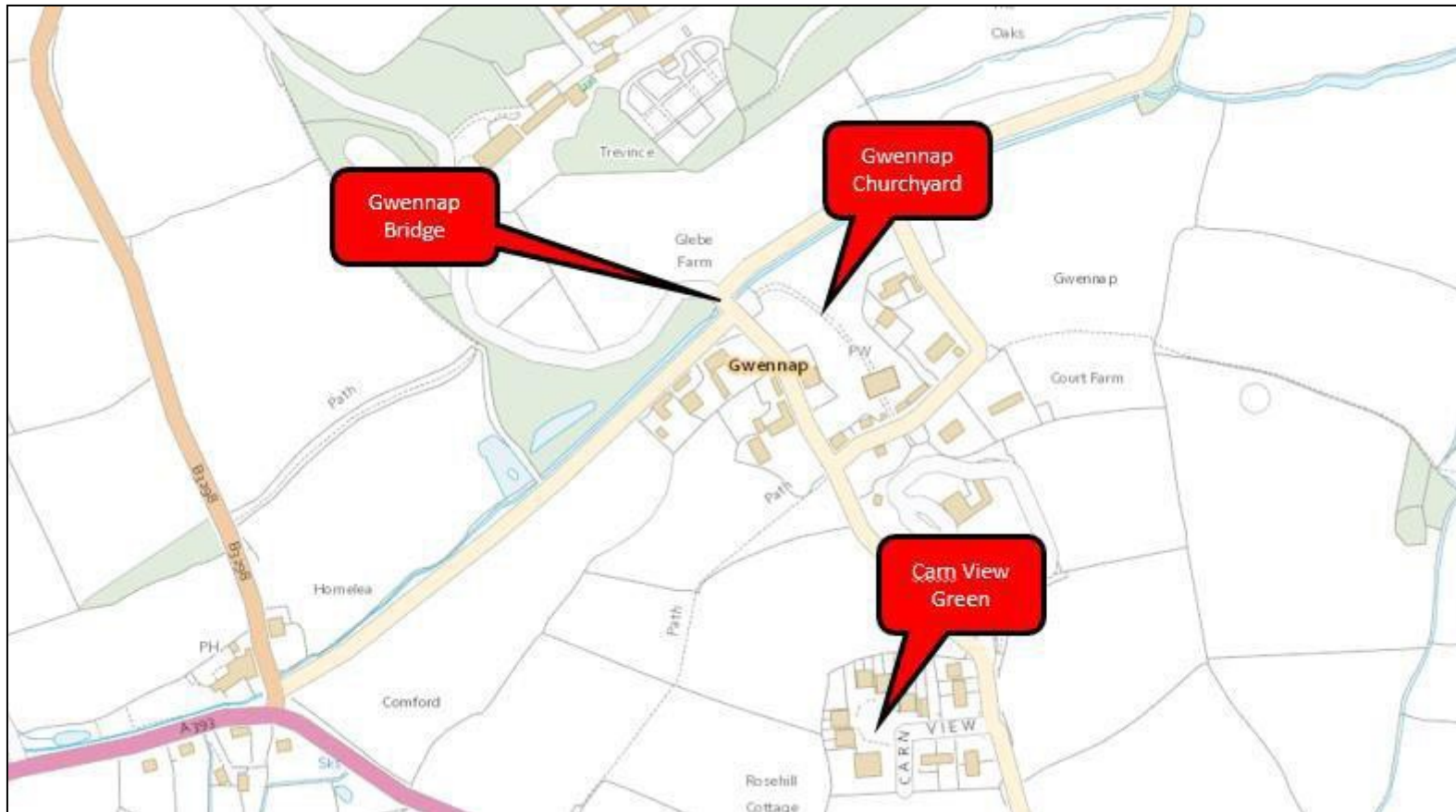
Crofthandy Area Detail

(K) Crofthandy Hall

Field

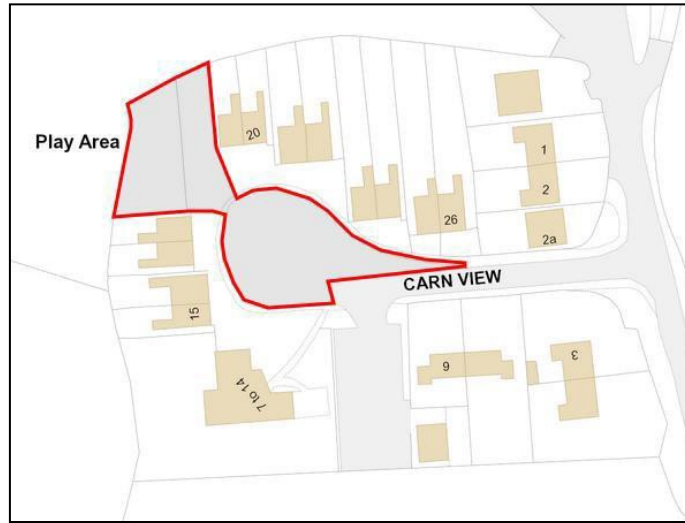


(L) Gwennap Area

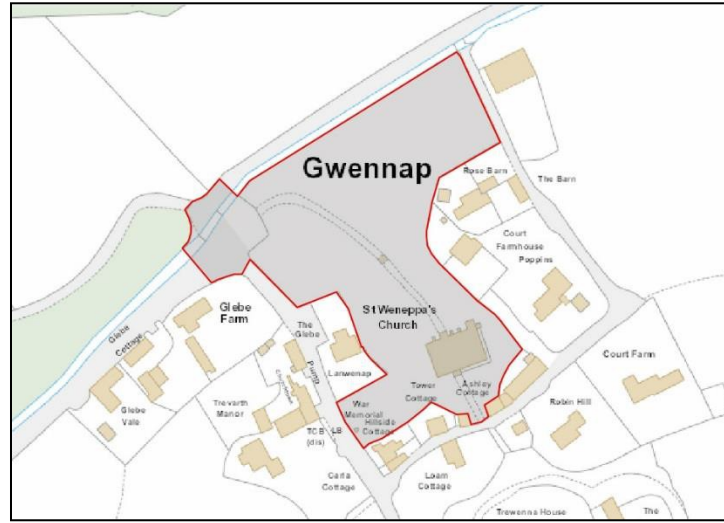


Gwennap Area Detail

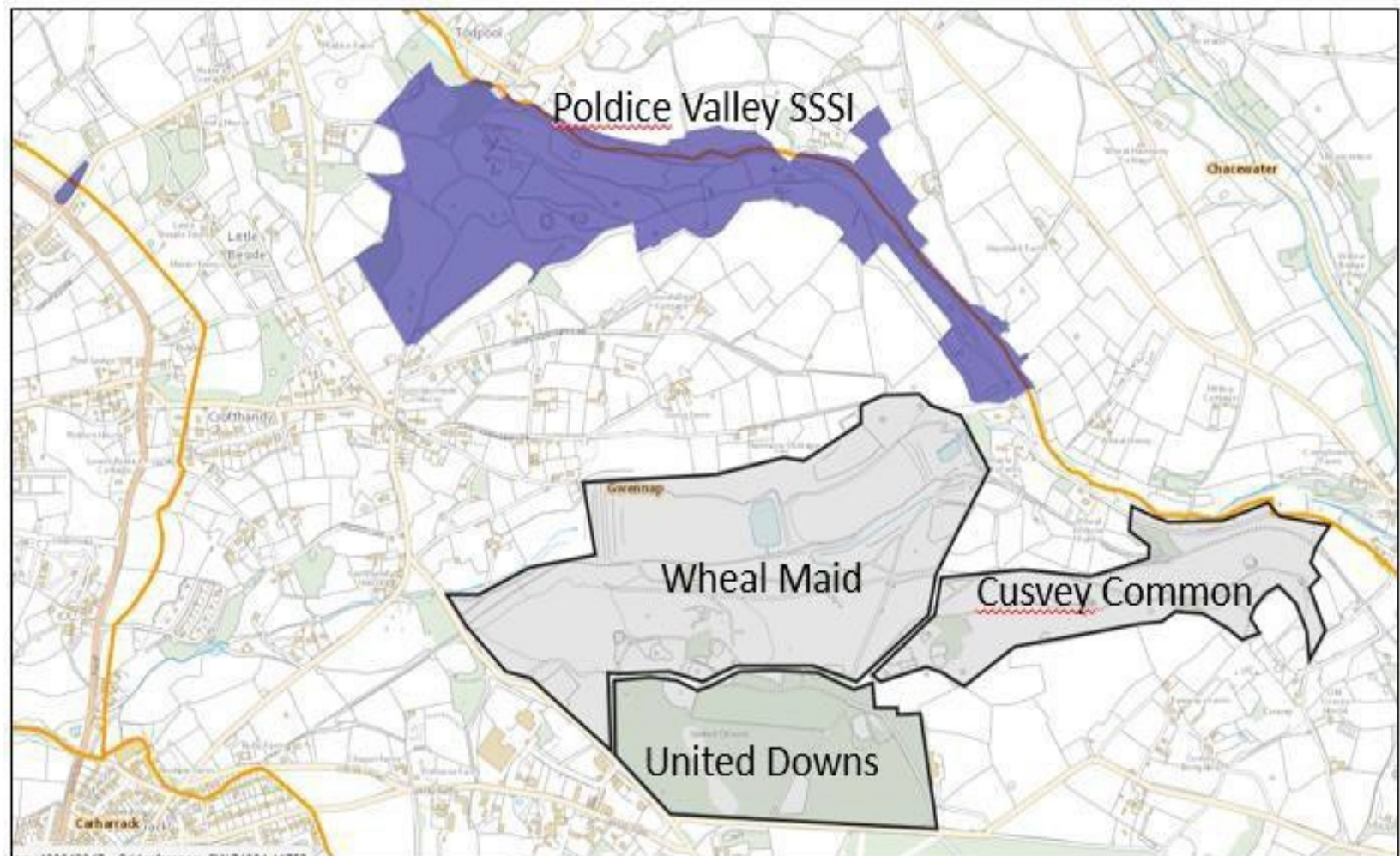
(M) Carn View Green



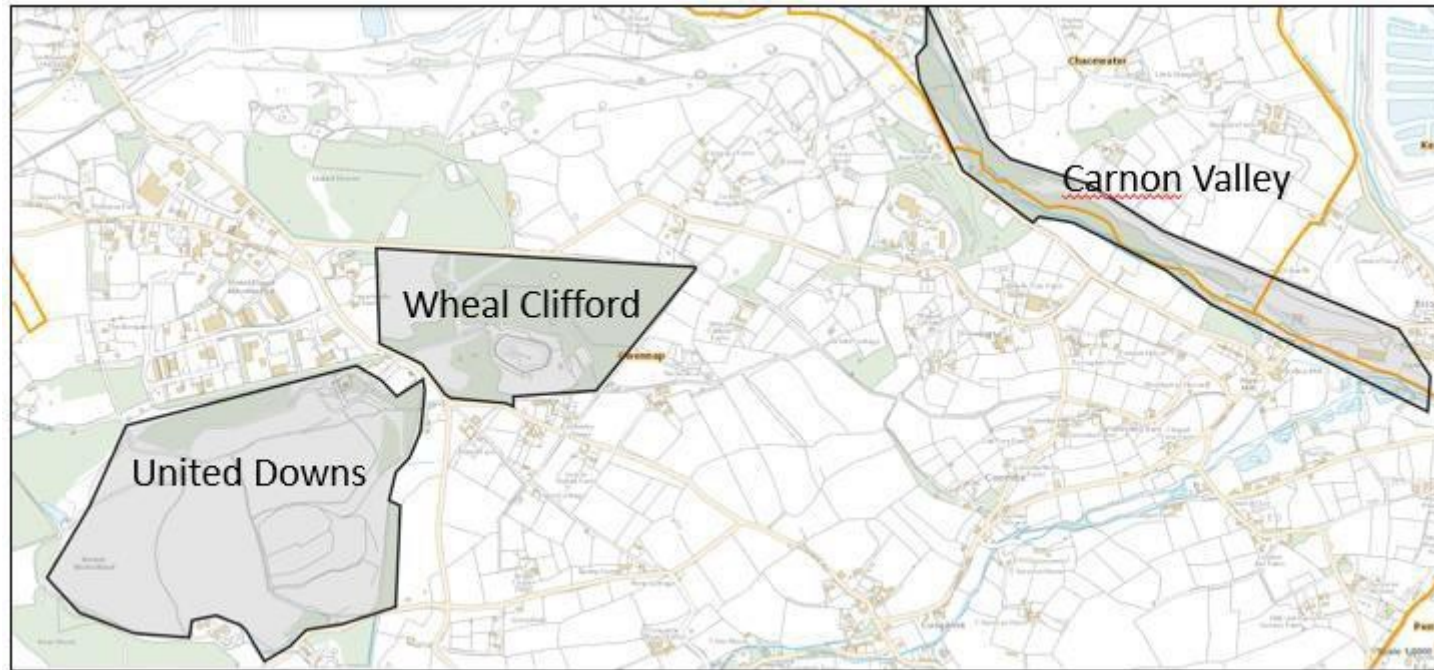
(N) Gwennap Churchyard and Bridge



Map 9 – (A) Parish Recreational Spaces - 1



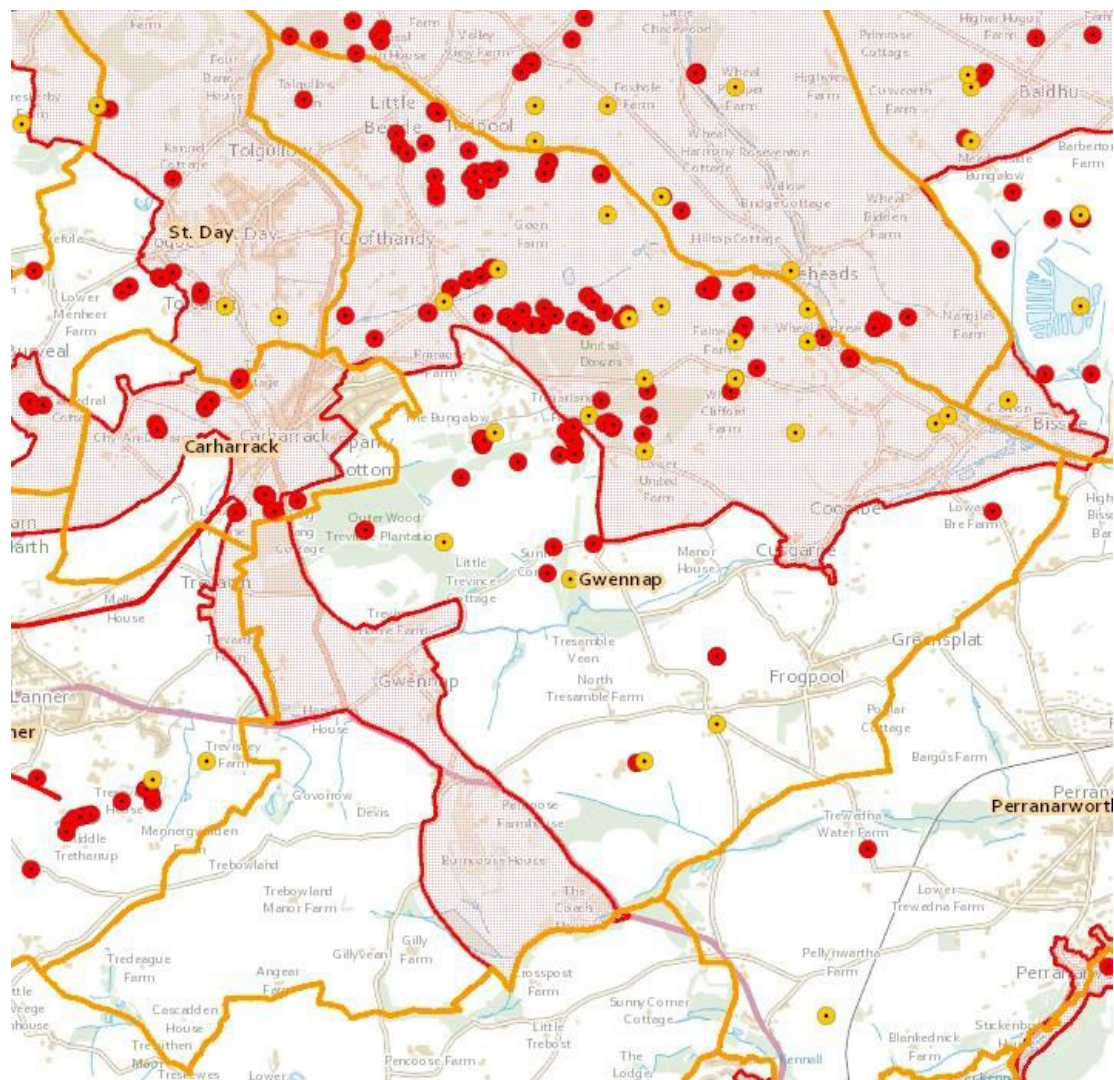
(B) Parish Recreational Spaces - 2



(C) Parish Recreational Spaces - 3



Map 10 – Historical Mines and Quarries overlaid with World Heritage Site



Red Dot – Engine Houses Yellow Dot – Mine/Quarry Red Crosshatch – World Heritage Site

Appendix 5 NPPF Justification for Protected Green Space

| Site Details | Checklist | NPPF – Close to Community | NPPF – Demonstrably Special | NPPF – Local in Character |
|--|--|---|---|--|
| <p>Name: Frogpool Bus Stop, Frogpool Grid Ref. : SW 760401 Description and Purpose: A small green in the centre of the village containing the bus stop and a seating area.</p> | <p>Statutory Designations: None Site Allocations: None Planning Permission: None</p> | <p>Site is located in the geographical centre of Frogpool village, adjacent to the single retail outlet in the village, The Cornish Arms.</p> | <p>The visually open space forms a central recreational gathering point next to the historic local pub. It also contains one of the few bus stops in the parish. Social cohesion is a problem as there are very few footpaths and street lights in the village. The site is supported locally and has recently had seating and lighting fitted by volunteers. The grass and wild flowers are maintained by ecological volunteers.</p> | <p>The space is central to Frogpool village and is surrounded by local features including the 300 year old pub and ancient buildings/features. The chapel is close by.</p> |
| <p>Name: Richard Jory Playing Field, Pulla Cross Grid Ref. : SW 755400 Description and Purpose: A playing field, childrens play area, football pitch, pentanque court and parish rooms with parking.</p> | <p>Statutory Designations: None Site Allocations: None Planning Permission: None</p> | <p>Site is adjacent to Frogpool and is central to the Parish. Local paths link the site to local settlements.</p> | <p>The visually attractive site, owned by the Parish Council, is a popular recreational, meeting, exercise and play area strongly supported by local people and the school. There has recently been a new play area installed at a cost of £100k. The petanque court is very popular and the football pitch has a home team, Frogpool and Cusgarne. The Parish rooms are also on site providing a changing area, meeting space and kitchen facilities. The Frogpool Car Boot Sale is run on site in the summer months. This ecologically unspoilt and tranquil site is critical to parish well-being and has a very high recreational value that supports a wide range of wildlife in the wooded, Cornish hedge boundaries. Views stretch across the World Heritage Site.</p> | <p>The site is adjacent to Frogpool village and is central to the parish.</p> |

| Site Details | Checklist | NPPF – Close to Community | NPPF – Demonstrably Special | NPPF – Local in Character |
|---|--|---|--|--|
| <p>Name: Frogpool Cemetery, Frogpool Grid Ref. : SW 759398 Description and Purpose: The site is a beautifully kept ancient cemetery with several seating areas.</p> | <p>Statutory Designations: None Site Allocations: None Planning Permission: None</p> | <p>The site is adjacent to the largest settlement in the Parish, Frogpool. It is an easy walk for most of the residents of that village and is surrounded by footpaths.</p> | <p>The site is a beautiful cemetery which is ecologically unspoilt and is visually attractive to the many people who visit to reflect. Extremely tranquil, the site is quiet and provides several seating areas. The area is owned and maintained by the Parish Council for the benefit of the community and provides a historically significant record for local families.</p> | <p>The site is adjacent to Frogpool village and contains the deceased relatives of local families. Of significant importance are the spaces for children and also for the local traveller community.</p> |
| <p>Name: Crofthandy Village Hall Grid Ref. : SW 738424 Description and Purpose: A village hall and adjacent playing areas used for community events.</p> | <p>Statutory Designations: WHS Site Allocations: None Planning Permission: None</p> | <p>The site is close to the centre of the ancient village of Crofthandy within the Cornwall World Heritage Site.</p> | <p>This open site in the historically significant village of Crofthandy was created and is maintained by the local residents. It has wide recreational value being home to shows, community and sporting events. It is highly significant to the community that created it without formal funding. The building is used for community meetings such as the recent NDP roadshows.</p> | <p>The site is contained within the village of Crofthandy and is the result of a huge effort by the community. Local people built and manage the facility.</p> |

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| <p>Name: Carn View Green</p> <p>Grid Ref. : SW 738398</p> <p>Description and Purpose: This site is a small green and childrens play area in the centre of the social housing development near Gwennap village.</p> | <p>Statutory Designations: WHS</p> <p>Site Allocations: None</p> <p>Planning Permission: None</p> | <p>The site is in the centre of a small social housing development (around 40 homes) and is accessible to every household.</p> | <p>This recreational space, within the World Heritage Site, forms the key, central play and meeting area for a small housing development. It is close to the Gwennap Churchtown Conservation Area. Families use the space heavily and the addition of a small childrens play area has increased this usage. The small size of utility space around the houses re-inforces the importance of this site for community use.</p> | <p>Site is central to the Carn View development and the homes are positioned around it.</p> |
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| Site Details | Checklist | NPPF – Close to Community | NPPF – Demonstrably Special | NPPF – Local in Character |
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| <p>Name: Gwennap Churchyard Grid Ref. : SW 738401 Description and Purpose: A closed churchyard kept for community use and an ancient listed church still in use for worship.</p> | <p>Statutory Designations: Listed, WHS, Conservation Area, Scheduled Monument Site Allocations: None Planning Permission: None</p> | <p>The site is in the centre of the village of Gwennap Churchtown.</p> | <p>This site has huge historical significance as evidenced by the statutory designations. The churchyard is kept as a recreational space due to its ecologically unspoilt situation and deep richness of wildlife. It is beautiful, has great tranquillity and holds huge local significance due to its location and proximity to Trevince House and Gwennap Churchtown. The church is in regular use by local churchgoers and is unique in having the only separate bell tower in the UK. The tithe gate in the centre of the churchyard is a place of quietness and peace. The parish council has agreed a service agreement with Cornwall Council for the maintenance and betterment of the site.</p> | <p>The churchyard contains the remains of the deceased of many local and famous families going back hundreds of years. It has an ancient wall around and is home to the Gwennap War Memorial.</p> |
| <p>Name: Gwennap Bridge Grid Ref. : SW 737401 Description and Purpose: A partially green area and parking area with ancient bridge.</p> | <p>Statutory Designations: WHS, Conservation Area Site Allocations: None Planning Permission: None</p> | <p>The site is adjacent to Gwennap Churchtown and its associated church/churchyard.</p> | <p>This beautiful bridge area has huge historic significance and is easily accessible by road and foot, including public transport. The site is very tranquil with historic views to Trevince House and Comford. Being adjacent to the churchyard there is a wide range of wildlife. The site is used for annual fayres and streetmarkets by the local population.</p> | <p>The bridge was built during the tin mining era and has huge significance locally. The site effectively forms the centre of the village and is used for many purposes by the local parishioners.</p> |
| <p>Name: Cusgarne County Wildlife Site at North Tresamble</p> | <p>Statutory Designations: County Wildlife Site</p> | <p>The site is central to the parish close to the settlements of Frogpool,</p> | <p>County Wildlife Sites are the most significant areas of semi-natural habitat in Cornwall outside statutory protected sites. This beautiful and tranquil site has a wide range and richness of flora and fauna stretching</p> | <p>The site exhibits much local character and is typical of Gwennap biodiversity.</p> |

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| Grid Ref. : SW 748403 Description and Purpose: | Site Allocations: None Planning Permission: None | Trehaddle and Pulla Cross. | as it does along a river valley towards the historic area of United and Britannia Mines. | |
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| Site Details | Checklist | NPPF – Close to Community | NPPF – Demonstrably Special | NPPF – Local in Character |
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| Name: Cusgarne Parish Pump and Pond Grid Ref. : SW 761405 Description and Purpose: An ancient water pump and adjacent pond used for recreational and educational purposes. | Statutory Designations: None Site Allocations: None Planning Permission: None | The site sits in Cusgarne between the school and Killigrew House. | This small site is hugely historic and may be the basis of the name of the adjacent settlement of Frogpool. It contains the site of the ancient parish water pump for the area as well as a quiet and tranquil pond which will shortly be renovated for recreational and educational purposes. There is also a parish project to re-instate the pump itself. The pond has a deep richness of wildlife. | The area is close to several settlements and the local school. Its historical character makes it an important place in the parish. |
| Name: Cusgarne School Playing Field Grid Ref. : SW 761405 Description and Purpose: | Statutory Designations: None Site Allocations: None Planning Permission: None | Next to the only school in the parish and central to the settlements of Frogpool, Cusgarne and Trehaddle. | This playing field is adjacent to the school and has huge recreational and educational importance to the parish. It is sited in a tranquil and beautiful area with deep historic significance as a result of tin mining, gunpowder manufacture and ochre mining. The site has rich biodiversity and is, apart from the levelling of the field, unspoilt in terms of Cornish hedges and trees. | This site serves the local school and nearby community. It is essentially unspoilt and has significant local historic value. |
| Name: Trehaddle Ford Grid Ref. : SW 755406 Description and Purpose: A green space used by local parishioners and walkers for recreational purposes | Statutory Designations: None Site Allocations: None Planning Permission: None | The site is central to Trehaddle, a small settlement near Cusgarne. | This unspoilt and ancient ford area has views to the equally important listed sites at Cusgarne Manor, the Thatched Cottage and the Mill House. It is tranquil and beautifully maintained providing a rich area for local flora and fauna. Recreational walkers pass the site on several footpaths and local residents use it to meet and enjoy the environment. The site has sitting areas, a footbridge and the ford itself in a river valley close to a county wildlife site. | This is a deeply historic area with many beautiful building and views. It represents the best of local Gwennap Parish character. |

Appendix 6 – Glossary and Definitions

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| Affordable Home | Defined in CLP and UK Planning documents |
| Allocation Sites | Sites allocated within Gwennap for development – As of Jan 2019 no sites are allocated in Gwennap |
| CCLT | Cornwall Community Land Trust |
| CLT | Community Land Trust |
| CLP | Cornwall Local Plan Strategic Policy Document (22 Nov2016) |
| Deliverable Sites | See Housing Target Completion below |
| GNDP | Gwennap Parish Neighbourhood Development Plan |
| GPC | Gwennap Parish Council |
| HNA | Housing Needs Analysis |
| Housing Target Completion | <p>Housing completion numbers against the Gwennap housing commitment are defined as:</p> <p>Number of completed homes + Number of homes in planning approvals (that have not lapsed, whether stalled or not)</p> <p>If a planning application lapses it will be removed from the achieved number</p> <p>The definition of "deliverable" sites in the NPPF has been amended <http://www.planningresource.co.uk/article/1526171/government-amends-deliverability-definition-revised-nppf> to make "clearer that non-major sites with outline consent should be considered deliverable unless there is evidence to the contrary". The October consultation document said that "early experience" of applying the revised definition, set out in paragraph 73 of last July's revised NPPF, "has suggested that it would benefit from some clarification of the wording". Yesterday's consultation response says that the government "considers that the revised definition does provide helpful clarification of the approach established already in the National Planning Policy Framework".</p> |

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| | Gwennap Parish consider that a site with a consent deemed to be deliverable cannot be deemed to have “stalled” and that “evidence to the contrary” should means a serious event such as the developer going into administration or officially walking away from an unfinished site |
| Green Space | Areas of green space that are accessible for public enjoyment and may have a recreation function but little significant value as habitat. They include the ‘left over’ green spaces within housing and other forms of development. |
| Gwennap Housing Working Group | The group that drives strategy for Affordable and Truly Affordable Housing in Gwennap Parish, working with CLTs as required |
| Local Need | Local Housing Need – The housing needs of Gwennap parishioners. Exceptionally, for CLT led developments within 0.5km of Gwennap Parish boundary, this is extended to include the nearest adjoining parish. ² |
| Recreational Areas | Large Public or Private (with Right to Roam) land areas |
| Small-Scale Development | <p>Infill and Rounding – one or two houses</p> <p>Rural Exception Site – Affordable Housing – Up to six houses</p> <p>Rural Exception Site – Housing Working Group/CLT led Truly Affordable Housing – Up to 10 houses (approximately)</p> |
| Truly Affordable Home | Homes for rent or sale that are affordable within Gwennap Parish for parishioners on the average wage. The HNA identified this to be houses costing less than £155,000. This may be measured in terms of percentage of market value or rent, typically 63% of market value or rent. |

² CLP definition of Local Need has recently been defined by Cornwall Council in terms of the flow out of need from parish to local area to all of Cornwall. This is not appropriate. In the same way that housing allocation and other elements of the CLP are flowed down to parishes, the definition of Local need is judged by GPC to flow down to parish level with a much reduced burden, defined here.

