

## Revised draft policies for Perranzabuloe

### A Statement on the status of the Cornwall Local Plan.

The [Cornwall Local Plan](#) was formally adopted in November 2016. It provides a positive and flexible planning policy framework for Cornwall up to 2030.

The Local Plan covers the period up to 2030. The Council must consider every five years whether the plan remains up to date (in accordance with Regulation 10a of the Town and Country Planning (Local Planning) (England) Regulations 2017). The review, accepted by Cabinet on 22<sup>nd</sup> September 2021, concluded that the Plan remains up to date and continues to carry full weight in decision-making.

Cornwall Council's housing trajectory demonstrates that sufficient homes are being delivered to meet the housing requirement for Cornwall. The Council is able to continue to demonstrate that it meets the Housing Delivery Test and the 2,627 dwellings per annum required to meet Objectively Assessed Need. Positive policies continue to allow housing need to be met, including through the use of exception sites.

### Development Boundaries

As discussed, we proposed that the boundary should include the properties on the north side of Ramoth Way and that you will propose the land in the middle as local green space. Note that if that parcel of land does not meet LGS requirements, that land would be inside the boundary and therefore developable. We also suggested that the land off Welway is a suitable location for rounding off and could be incorporated into the settlement boundary – but this is a decision for the group. This should however bear in mind the advice of the pre-application advice given in respect of the site, including factors given (visual impact) that might conclude that the site should be precluded. Including the site within the boundary could allow you to have a site specific policy setting out parameters for development such as visual impact.

Suggested revised wording for the development boundary policy that should address the concerns that the PNDP is more restrictive than the CLP.

### Development Boundary policy

1. Maps X, Y and Z define new development boundaries for the villages of:
  - a. Bolingey;
  - b. Goonhavern; and,
  - c. Perranporth.
2. Development proposals within the defined boundaries will be supported where such development conforms with other policies in this Plan.
3. Outside of the development boundaries, proposals for housing development will only be supported where:
  - a. the proposal meets the requirements of Policy 9 of the Cornwall Local Plan to deliver affordable homes to meet evidenced local housing need; or,

**Commented [C01]:** It is helpful to have the maps in the plan for ease of reference. You can include in an appendix at a larger scale too.

- b. the proposal meets the requirements of other development plan policies for housing development in the countryside.

[[References to rounding off and infill removed as these are covered by LP policy 3, I think this approach addresses the concern that the PNDP is more restrictive. It would be helpful in the supporting text to acknowledge that there is a significant need within the parish for affordable housing and that the policy is designed not to restrict the development of new housing but rather to increase the number of affordable homes that can be delivered which will help to ensure the ongoing sustainability of the community.]

## Principal residence policy

Proposals for open market housing (excluding one for one replacement dwellings) within the village of Perranporth and adjoining coastal areas as indicated on map X will only be supported where first and future occupancy is restricted by a planning condition to ensure that each new dwelling is occupied only as a Principal Residence.

A principal residence is defined as a dwelling occupied as the resident's sole or main residence, where the resident spends most of their time when not working away from home.

Proposals for open market housing (excluding one for one replacement dwellings) without a requirement to ensure occupancy as a principal residence will not be supported.

### Suggested supporting text

The parish has significant numbers of second and holiday homes with the proportion across the whole parish accounting for over 14% of total housing stock (ref supporting documentation). However the problem is not evenly spread across the parish and within the main settlement of Perranporth, the proportion reaches 39% close to the beach (see Figure 2 in Appendix X). There is a clear and urgent need for this policy in Perranporth and the immediate surrounding area. There is currently insufficient evidence to support a parish wide principal residence policy.

## School Site Policy

### Policy X: Area between Bolingey Road and Liskey Hill

The area identified as green gap A on map X below is designated as a green buffer between the settlements of Perranporth and Bolingey. Proposals for development will only be supported in very special circumstances.

Proposals for a new secondary school on the site off Liskey Hill as shown bounded by red on map X will be supported where the siting and design of the school is designed to:

1. Respect the character of the landscape by ensuring that the design of the school protects important views and vistas and a visual impact assessment is used to inform the design and reduce the landscape impact;
2. Minimise negative impacts on nearby residential amenity and other neighbouring including minimising the impact of noise and light pollution, including floodlighting of sports; and
3. Manage surface water on site through natural systems and not increase the likelihood of flooding for any nearby residents.

**Commented [CO2]:** Identify the areas that will be covered by the policy, Perranporth village but also potentially the surrounding area where the data shows significant numbers of second or holiday homes.

**Commented [CO3]:** I think limiting the design to 2 floors above ground is too restrictive and the design should be determined on the basis of visual impact. As the site slopes, it may be possible to have an additional storey on some parts of the site without any additional visual impact.

4. Maintain the green separation between Perranporth and Bolingey by ensuring that built development, including school buildings and indoor sports provision are restricted to Area Y. Area X should be used for landscaping and outdoor sports provision (with ancillary infrastructure) only;
5. Contributing to the minimisation and management of school traffic movements by ensuring that pick up and drop off points for both public transport and private vehicles are considered and included in the design to ensure the safety of pupils and to minimise inconvenience to local residents
6. Provide a continuous pavement link from the school to the town centre as well as an access to the rear of the school to enable a safe and direct route for those accessing the school from Bolingey on foot or by bike;
7. Maximise opportunities for green infrastructure provision, including the potential for green roof planting and other planted features to blend the school into the landscape.

