Perranzabuloe
Neighbourhood Development Plan
Improving our Parish for all

What Happens Next?

The Neighbourhood Plan Process

PERRANZABULOE PARISH COUNCIL

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Cross Cutting Themes

Our Plan is fundamentally about planning and land-use. It is set out to define policies within topic areas in response to our aims and detailed objectives. However, there are several issues which do not readily fit within one topic or type of land-use and which are therefore **"cross-cutting"**. These themes stand in their own right as important and critical to the future plan for Perranzabuloe, but policy content is better articulated within topic areas so that they can easily relate to the land-use planning system. They form **"golden threads"** throughout the Plan and will be relevant to many, if not all, topics and policies. To illustrate how our policies respond to the following cross-cutting issues, we have prepared a policy matrix

Policy Matrix

POLICY...			RESPONDS OR LINKS TO CROSS-CUTTING THEME (where relevant)...					
			Design	Climate Change	Sustainable Development	Waste	Delivering Infrastructure	Community Resilience
SD	1	Settlement Boundaries			◆			
	2	Sustainable Design of Development and the Quality and Distinctiveness of the Built Environment	◆	◆	◆			
	3	Reducing the Need to Travel by Car (Major Development)	◆	◆	◆		◆	
	4	Managing Flood Risk from Surface Water Run-off	◆	◆	◆			
HO	1	Principal Residence Policy			◆			◆
	2	Design of Dwellings	◆	◆	◆	◆		
	3	Parking Design in Housing Developments	◆				◆	
	4	Community Homes	◆		◆			◆
	5	Housing for Specific Needs	◆		◆			◆
NE	1	Areas of Ecological, Landscape, Biodiversity and Geodiversity Value		◆				
	2	Landscape Character and Landscapes of Local Significance (LLS)	◆	◆				
	3	Embedding Green and Blue Infrastructure into New Development	◆	◆	◆		◆	◆
	4	Protecting Trees, Woodland and Hedgerows		◆				
	5	Biodiversity Net Gain in New Development	◆	◆	◆			
	6	Settlement Gaps and Green Buffers	◆	◆	◆			
	7	Important Views and Vistas	◆					
	8	Local Green Space		◆				◆
	9	Dark Skies	◆					
	10	Coastal Vulnerability Zone	◆	◆				
	11	Development and the Coastal Management Plan		◆				
EW	1	Renewable Energy and Community Energy Projects	◆	◆	◆		◆	
	2	Non-mains Sewer Wastewater				◆	◆	
TT	1	Transport Plan	◆	◆	◆		◆	
	2	Transport Assessments & Travel Plans	◆	◆	◆		◆	
	3	Dedicated Parking for New Non-residential Development	◆	◆	◆		◆	
	4	Safeguarding the Disused Railway		◆	◆		◆	
	5	Protecting Existing Car Parking Capacity in Perranporth					◆	
	6	Preventing Loss of Car Park Capacity					◆	
	7	Beach Road Car Park		◆			◆	
	8	Noise from Development at Trevellas Airfield						
LW	1	New Community and Cultural Facilities	◆		◆			◆
	2	New Sports Facilities	◆		◆			◆
	3	Providing Community Infrastructure to Match Demand			◆		◆	◆
HE	1	Heritage Assets and the Historic Environment	◆					
	2	Signs and Advertising	◆					
	3	Conservation Areas and Non-designated Historic Settlements	◆					
	4	Historic Landscape Character	◆					
	5	Cornwall and West Devon WHS Area A7 St Agnes Mining District	◆					
	6	St Piran's Church and St Piran's Oratory	◆					
	7	Penhale Camp and Assets within its Boundaries and Setting	◆					
	8	Perranzabuloe's Prehistoric Assets and Landscape	◆					
	9	Newly Identified Heritage Assets and Archaeological Remains	◆					
	10	Accessibility to Heritage Assets						
BER	1	Preventing Loss of Existing Employment Areas			◆			◆
	2	Quality Employment Premises	◆		◆			◆
	3	Expansion of Employment Sites	◆		◆			◆
	4	New Technology and Hi-tech Industries			◆			◆
	5	Digital Communication Infrastructure Improvements	◆	◆	◆		◆	◆
	6	Live / Work	◆	◆	◆			◆
	7	Small Scale Business Initiatives	◆		◆			◆
	8	A30 Corridor Business Opportunity Area			◆			
	9	Perranporth Village Centre Uses	◆		◆			◆
	10	Shop Front Design in Perranporth	◆					◆
	11	Perranporth Village Centre Traffic, Circulation and Wayfinding	◆	◆	◆		◆	◆
	12	Perranporth Village Centre Areas of Intervention	◆	◆	◆	◆	◆	◆
	13	Retail Expansion in Perranporth, Goonhavern and Bolingey	◆		◆			◆
	14	Provision for (Consumer) Waste Facilities at Hot Food Takeaways in Perranporth, Goonhavern and Bolingey	◆			◆		
	15	Supporting Community Shops, Food and Drink Premises and Services			◆			◆
TO	1	Existing and New Static Caravan, Camping, Glamping and Towing Caravan Sites	◆		◆			
	2	New Built Tourist and Visitor Accommodation (Bed and Breakfast, Hotels, Guest Houses and Purpose-built Holiday Lets and Lodges)	◆		◆			
	3	Broadening the Visitor and Tourism Offer through Sustainable and Wet Weather Attractions	◆		◆			

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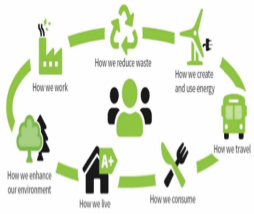
Design

Good design is recogized of importance for both appearance and function. Cornwall Council already affords some guidance on this issue and we have sought throughout the NDP to encourage quality. A Design Code and Master Plan has been produced with recommendation for residential development and improvements to Perranporth Village centre.

Climate Change



Cornwall Council's ambition is for the county to be carbon neutral by 2030. Planning has a key role to play. Through our policies we have sought to help mitigate and adapt to the effects of our changing climate

Sustainable Development

This can be described as development that meets the needs of the present, without compromising the ability of future generations to meet their own needs. We actively seek the preservation of undeveloped land, sustainability through design, minimise fossil fuel use and manage flood risk.

Waste

Requirements for Waste Management and thus recycling are promoted for residential and commercial development.

Delivering Infrastructure

Many areas including to provision of health, education, utilities, roads are outside the remit of this NDP. Cornwall Council already has introduced a Community Infrastructure Levy on new development. We have identified projects and proposed priorities for the investment of this fund in our parish.

Community Resilience

Our plan seeks to introduce policies which can help our economy and environment to adapt to changes where necessary.

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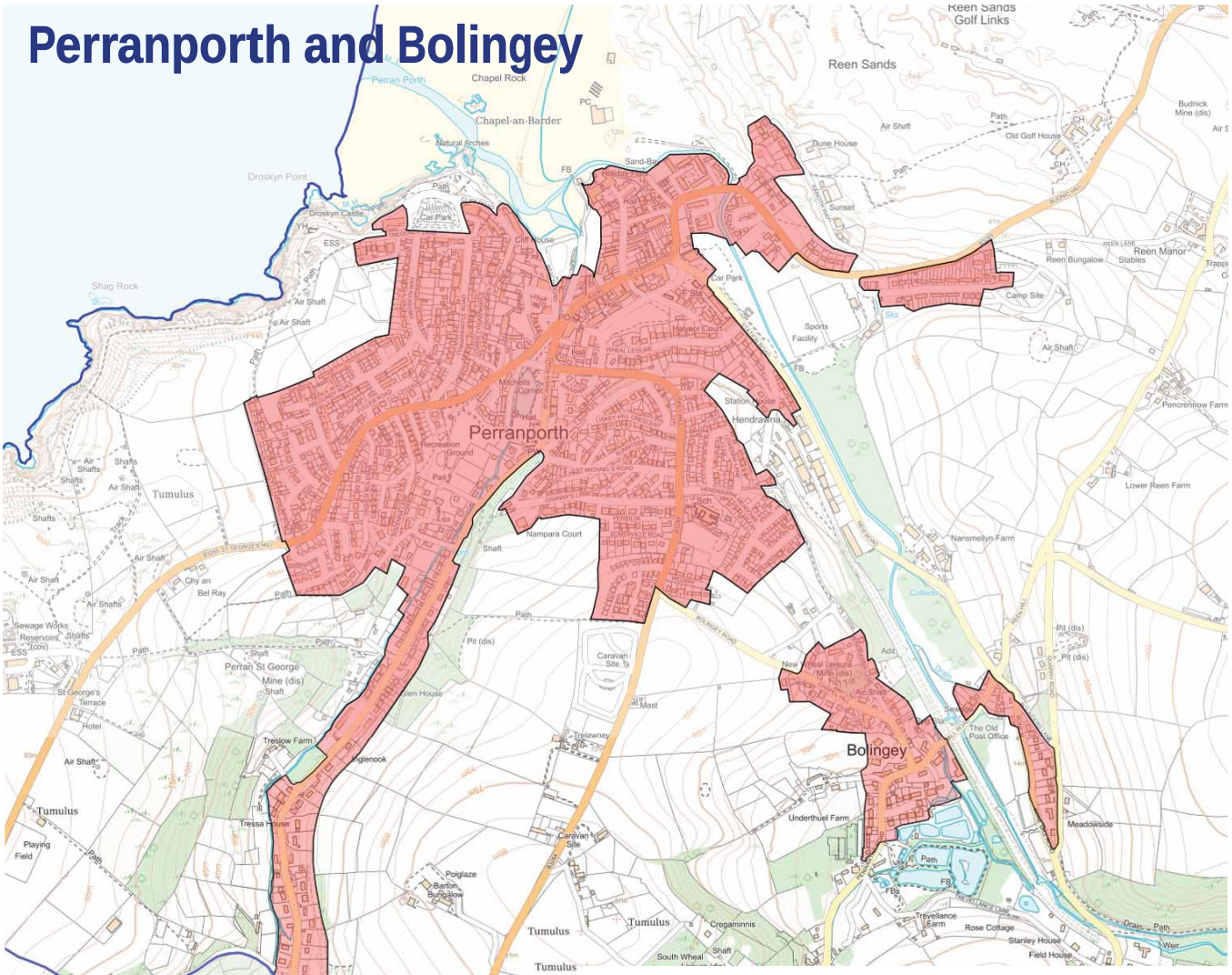
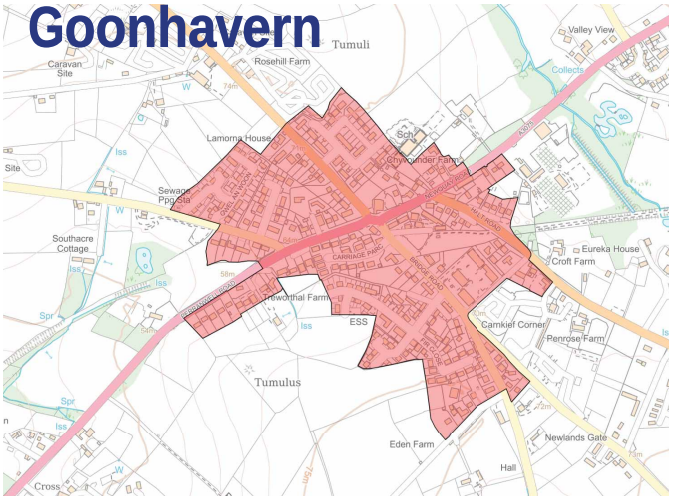
Settlement Boundaries 1

Perranporth and Bolingey



Goonhavern



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NDP Policy SD1

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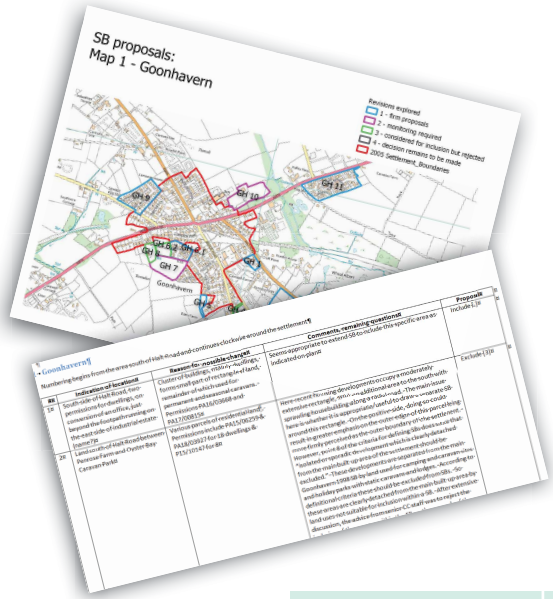
Settlement Boundaries 2

- Settlement Boundaries (SBs) are a traditional planning tool for influencing/controlling the location of development around towns and villages.
- The 2016 Cornwall Local Plan invited NDP teams to define SBs. In the context of the Local Plan approach to the provision of housing during the plan period, it emphasised that 'the focus for rural settlements is to meet local need while reflecting and respecting the character of settlements.' SBs also apply to business developments.
- Our summer 2019 survey - mailed to all households in the parish – found that 75% of respondents agreed or strongly agreed with the idea of defining SBs for Perranporth, Bolingey and Goonhavern.. This was in the context of significant concern expressed about recent rapid growth of housing and the impact on the feel of the parish. 73% of respondents to that survey were "strongly in favour" of minimising the amount of new housing built on sites with more than 10 houses, with 20% "in favour".
- The proposed SBs in our NDP will not stop all future development outside the boundaries, particularly given the high demand for local needs housing, as indicated by the large number on the HomeChoice Register (see the poster on Housing Completions and Affordable Housing).
- The key goal of SBs is to increase the proportion of Affordable Housing provided by developers on any future planning applications outside the boundaries that **do** get approved. Such applications outside these SBs are more likely to be deemed in 'open countryside', thus triggering policy 9 of the Cornwall Local Plan - known as the Rural Exceptions Policy. On such exception sites, the primary purpose of developments must be 'to provide affordable housing to meet local needs.' In line with this, at least 50% of the housing units on a site larger than 10 dwellings must be Affordable, compared with a lower level of 30% on standard developments in this parish required under Policy 8 of the Cornwall Local Plan. Given the high level of local housing need in the parish, this extra 20% Affordable could benefit many families.



How did the NDP team draw up the Settlement Boundaries?

The process the team used to define SBs is described in documents on the website. In summary, the 1998 boundaries defined by Carrick District Council were taken as the starting point and then updated, particularly to take account of where houses and employment premises have since been developed. A standard list of criteria were developed to guide the process. These were applied in combination with input from County Council planners to allow for complex planning judgements, such as the implications of extending a boundary in areas of low-density development or mixed uses.

A handful of developments under construction in the Parish have NOT been included within the new SBs shown here. This is deliberate for technical reasons; briefly, were an unbuilt site to be defined as within a boundary, if the developer chose to halt development and to re-apply, Policy 9 requirements would no longer be enforceable.

What's the difference between Policy 8 and Policy 9?

CLP Policy	Main focus	Applies to what size of site	% AH usually achieved in parish
8. Affordable Housing	Affordable housing provision on housing developments	Net increase of more than 5 dwellings.*	30%
9. Rural Exception Sites	'Rural Exception' sites in open countryside should be AH-led, with target of 100% AH, reduced according to viability to minimum of 50%	Any size	Minimum 50%

* Perranzabuloe is categorised as a Designated Rural Area (as is much of rural Cornwall) so the policy applies to smaller sites than to the 'greater than 10 units' threshold that is applied in non-DRA parts of Cornwall. Designated Rural Areas categorisation derives from the 1985 Housing Act, Section 157, which aimed to address specific housing problems in rural areas.

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Background Paper – for information not part of the NDP itself

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Housing Completions & Affordable Housing

Housing developments in Perranzabuloe and the requirement in the Cornwall Local Plan for 2010-2030

Within the parish there is great concern – as evidenced by the main NDP survey and feedback at meetings - that the recent high rate of development in the parish is not sustainable, particularly given that it far exceeds the Cornwall Local Plan requirement to 2030.

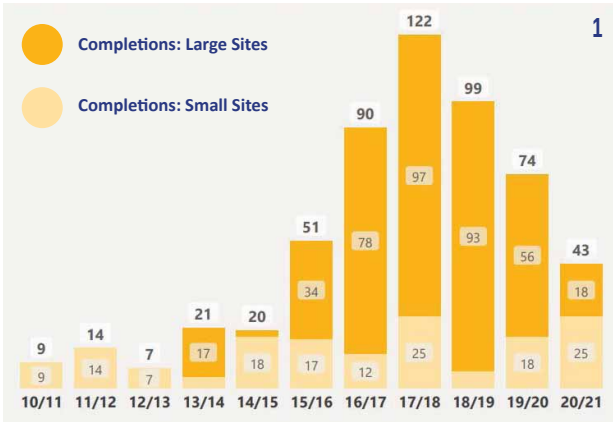
Cornwall Local Plan Requirement 2010-2030	352
Progress from 2010 to April 2021	
Completions	550
Sites under construction	29
Outstanding planning permissions, with allowance of 10% for lapses	265
Total projected completions	**841**

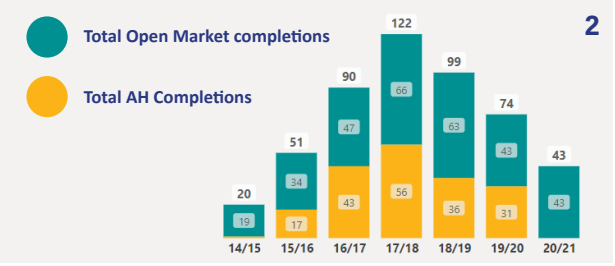
This table shows what has happened in the decade 2010-2021 in relation to the Cornwall Local Plan (CLP) target for this parish. The total of dwellings completed plus those in the pipeline is already running at more than twice the target requirement for the whole 20-year plan period. Thus the NDP is not required to allocate further sites in order to be in conformity with the CLP, and the NDP team has not allocated any, in line with firm instructions from parishioners.

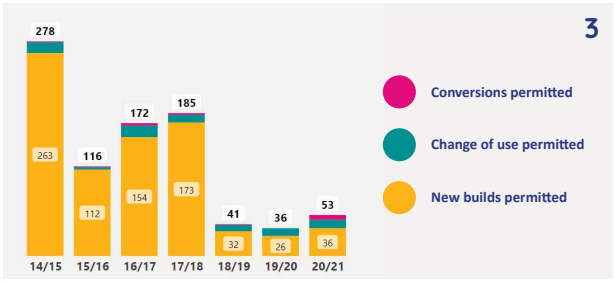
The NDP is not permitted by national regulations, such as in the National Planning Policy Framework, to contain negative policies toward new development. We have been advised that an Examiner would strike out policies that state, for example, 'No new large developments outside of the Settlement Boundaries of Goonhavern, Bolingey and Perranporth will be permitted.'

Are there any significant patterns in rate of housing developments and permissions over this period?

- The illustration [1] shows that the Parish experienced relatively high rates of housebuilding between 2015 and 2020, before dropping significantly. (An interim figure for April 2021-2022 from CC points to only 13 completions last year.) Most of these were on 'large sites', those of more than 10 dwellings.
- The majority of these large sites emerged out of County Council-led studies around 2010 to find housing sites around Perranporth and Goonhavern, against the background of low rates of delivery prior to 2010. The studies involved extensive public consultation. This high level of completions took place on sites identified then, sites such as Parc Hendrawna in Perranporth, along with Marshfield Close, Parkdale and Gwel an Woon in Goonhavern.
- **How many of these new houses and flats were Affordable Homes?** Illustration 2 shows a similar pattern, with a peak falling to a low level recently, although the recent approval of the application for 'land off Marshfield Close' to accommodate 36 houses at social rent will bring more forward shortly.
- The number of planning permissions to some extent predicts the future. You can see from illustration 3 that the number of planning permissions for housing in the last few years has been low – so there are relatively few new houses 'in the pipeline', including new Affordable Homes.







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The significance of Local Housing Need and the provision of Affordables

Case Study

In February 2020, an Inspector allowed an appeal by a developer against the refusal of an application for residential development of up to 30 dwellings on 'Land East Of Wesley Road, Cubert' (PA18/08384) on a 'Rural Exception Site'. A central reason for allowing the appeal was the issue of local housing need. This was assessed through several means including the HomeChoice Register (HCR) whereby a total of about 35 households were considered to be in 'affordable housing need'. During the appeal hearing, there was detailed examination of whether the sites in the parish already with planning permission would indeed come forward. The Inspector concluded that the number of houses likely to come forward on those sites was only 6, leaving an unmet need of 29 - and so allowed the appeal and gave the application planning approval, subject to conditions.

This gives a flavour of the importance of local housing need during consideration of any future large housing applications on the edge of Perranporth and Goonhavern on land that is regarded as open countryside. If there is any significant level of local housing need that is unlikely to be catered for in the near future by outstanding planning permissions, this 'material consideration' will exert massive weight in favour of approval. This may be at the planning committee stage, or on appeal. The force of this consideration is such that it is likely to carry more weight than other, less 'potent' policies in the NDP.

So how large *is* the local housing need in Perranzabuloe?

The table gives the figures, provided by the Affordable Housing team of Cornwall Council.

- The most recent indication is a high figure of 221 for February 2022 households – a fact which carries considerable implications for the increased likelihood of approval of planning applications for large developments around Perranporth and Goonhavern.
- The number in local housing need did fall significantly over the last 5 years, partly because of the substantial number of Affordable Homes provided, but has risen again in the last couple of years to a high level.

Change over time in number of households on HomeChoice Register with local connection to Perranzabuloe, compared with AH completions in the Parish

Date:	May 2017	July 2018	April 2019	March 2020	May 2021	Feb 2022
Number of households on the HCR in a specific month	210	175	131	111	172	221
Financial year:	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**-**
Number of AH built in the April / March year	56	36	31	43	21	-

Further understanding of Affordable Housing and the HomeChoice Register

The issues of AH and the HCR involve many complexities such as:

- the difference between AH and social housing ('Council housing' for some):
- how affordable is AH, how much does it cost:
- who is eligible to join the register, and what is a 'local connection':
- the different levels of need, as shown by banding of need into Bands A – E (Frequently over 50% of those on the HCR fall within the lowest band, E.).
- the 'cascading' used when not all of the AH built are taken by households on the HCR with a connection to Perranzabuloe, and are offered to households with a local connection to adjacent parishes.

Good sources of information are Cornwall council's 2020 Housing Supplementary Planning Document (SPD) and the Council's AH web pages.

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Housing
Principal Residence Policy

Policy HO1: Principal Residence Policy

1. Open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence. Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home. New unrestricted second homes and holiday lets will not be supported under any circumstances.
2. Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement.
3. The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them.
4. All occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition and be obliged to provide this proof if/when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) all residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc.).

- There is a great deal of concern in the Parish, as elsewhere, at the impact of the purchase of properties for second homes and holiday lets (SH/HLs) on the availability of housing for local residents, particularly in terms of price.
- Our 2018 survey showed that strong feeling is felt throughout the Parish about the growth in the number of properties left vacant during the off-season. 73% of respondents in the main survey agreed or strongly agreed with this statement. The pattern of responses for Goonhavern and Perranporth villages was very similar.
- 70% of respondents were in favour of introducing a Principal Residence Policy (PRP) in the Parish, something done in many other Cornish, coastal parishes. It would be fair to report that a small number of comments argued for the economic benefits of tourism in the Parish and expressed concern about the impact of PRPs in depressing building rates, although these voices were greatly outweighed by opposing comments.
- It is important to note that the PRP proposed here does not apply to sales/purchases of existing dwellings but only to new build (apart from simple, 1:1 replacements). Broadly-speaking, the number of existing houses sold across the Parish far exceeds those of new builds, and this will of course limit the impact of a PRP in the wider Parish.
- In specific areas, the policy is likely to have a big effect – notably in parts of Perranporth where sites with a coastal view are developed or re-developed particularly for SH/HLs, such as along Ramoth Way and the redevelopment of the old Ponsmere Hotel, The Dunes. In areas with limited market for SH/HLs, one would expect that the policy will have no direct impact.
- Will the policy be enforced? We aren't aware of any instances of PRPs being enforced in Cornwall or elsewhere. Cornwall Council is only likely to consider enforcing against residents of properties used for non-residence purposes if they are notified of cases where this is occurring.

Unanticipated impacts of a PRP?

- Evidence about the impacts of PRPs on the housing market generally is surprisingly limited, we have found. Any leads to detailed studies would be appreciated.
- If a PRP is applied in the Parish, it is clear that the Parish Council will lose Community Infrastructure Levy money that would otherwise be passed onto it by Cornwall Council. The total CIL paid by developers for a standard, market dwelling (that is, not Affordable Housing) on sites of 1-5 dwellings is around £10,000, of which £2,500 goes to the Parish: on larger sites, £3,400 total, a quarter to the Parish. However on 'Rural Exception Sites' no CIL is levied, and this will probably be the case on any new large sites around the periphary of Perran and Goonhavern. (For anyone particularly interested, technicalities are explored in the Background Paper on PRP, available under 'Documents' on our website.) In summary, the financial cost to the Parish of instituting a PRP is likely to be of the order of £10-20,000 per year.

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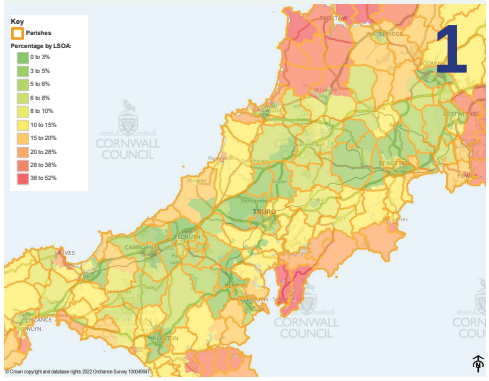
Housing
Principal Residence Policy - Evidence

The NDP team is required to put forward evidence to justify policies to the Examiner, who is effectively the 'gatekeeper' as to what goes into an NDP. In St Agnes for example, the Examiner decided that the evidence only supported a PRP for the coastal villages, and excluded Mount Hawke and Blackwater from the PRP. So what is the evidence?

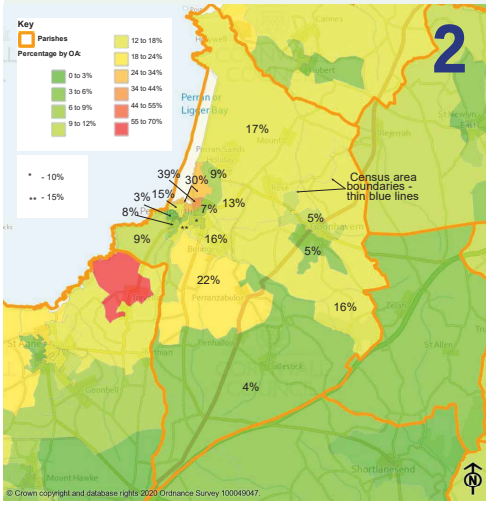
2011 Census Data

- The best indication of the proportion of the existing housing stock that is used for SH/HLs comes from the 2011 Census, carried out in the month of April, and the statistic of 'unoccupied household spaces'. Across Perranzabuloe, this figure was 14% in that year; slightly more than St Agnes, a parish that has a PRP in its NDP adopted a few years ago. This is above the Cornwall average (11%), but well below the rate for Fowey at 28% and St Ives 24%. Illustration 1 gives a graphical indication of this variation. At this level of aggregation of data, Perranporth shows high rates compared with many coastal areas along the north coast.
- Illustration 2 shows the rates of unoccupied households at a more disaggregated level within the Parish. Each 'Output Area' here contains a roughly similar total number of households (ranging from 130-180). The two or three 'Output Areas' close to the beach in Perranporth exhibit high levels (30-39%), while in Goonhavern and surrounding areas the rates are low.
- Data from 1991 to 2011 suggest that household spaces with no residents in the month of the Census more than doubled over this time, statistics that support the common perception of the increase in the problem over time.

Percentage Unoccupied Households across western Cornwall, 2011 Census, by Lower Super Output Area



2011 Census, Percentage unoccupied households in the Parish, by Output Area



But how many newly-built houses and flats are being bought as SH/HLs?

A reasonable concern about the above data concerns whether **new** houses and flats are being bought for SH/HLs at the same high level as within the existing stock. Perhaps buyers of such properties are focussing on older stock with more historic character? With the majority of new houses being sited on estates, perhaps few of those are being bought for those uses? Or is it location that is key? (Location, location, location....) – irrespective of whether a house is old or new?

We attempted during Covid to research how often houses and flats built since 2010 were being used for SH/HLs in two particular areas:

- On large housing estates, principally Parc Hendrawna in Perranporth, plus Parkdale and Gwel An Woon in Goonhavern, excluding the occupancy of Affordable Homes there.
- Small-scale housing development off Liskey Hill to the west on sites identified by Cornwall Council as permitted and developed since 2010 where most houses have a good sea view and are relatively close to the beach.

Results? While there were flaws to the survey approach possible during Covid, we tentatively concluded that the frequency of SH/HLs in the new large housing estates- excluding Affordables - was around 10% on Parc Hendrawna and less than 5% in Goonhavern. With small scale development off Liskey Hill, around a third of the 18 houses surveyed appeared to be SH/HLs. These figures are in line with what we understand to be local perceptions.

The importance of location. It is a common observation that new developments close to the beach and with a good sea view are very frequently sold to buyers seeking a SH/HL, as reflected in the high incidence shown by the 2011 Census in these areas. Clearly both new and existing houses and flats of good quality will be attractive to such buyers and the implantation of a PRP could be expected to reduce the number of such dwellings either designed for or otherwise targeted at the holiday market.

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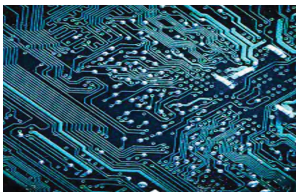
Business and Employment
Employment & Tourism



New Technology and Hi-tech Industries

Support given for efforts to diversify the local economy providing support for high – tech and new technology businesses to add value, increase productivity and help sustain the economy into the future. There has been shown to be strong local support for new technology and knowledge based employment in the parish.

Digital Communication Infrastructure Improvements

Support is given to improvements to the delivery of telecommunications and digital services subject to protection of our landscape, environment and amenity. Improvements to the existing network will benefit those wanting to transition to new working methods kick started during the Covid era.

Live/Work and Small Scale Business Initiatives

A surprisingly high level of respondents to the business survey identified themselves as being 'live-work'. We are keen to create conditions whereby enterprises can grow from being kitchen table/ spare room based and to a level where others can be employed on site or in bespoke local premises.

Live/Work policies enable flexibility for small business owners to live on site. This is expected to be of particular support to those small companies in artisan and creative trades. Criteria will protect neighbours and the environment and the living space can only be occupied in conjunction with the business use.

Small Scale Business Initiatives foresee the development of small buildings in the settlement boundaries or otherwise redundant buildings for small scale and start up business premises will be supported. Once again provision is made for the protection of environment, landscape and neighbour amenity.

Touring & Static Caravans, Camping, Glamping

Existing sites are protected from change of use to alternative commercial uses with extension and intensification of existing sites to be subject to sustainable criteria and linkage to public transport & footpaths

Broadening the visitor and tourism offer

Development of green tourism facilities and wet weather attractions supported as a means of extending and broadening the visitor offer. Projects will be required to show they are environmentally sustainable, have linkage to public transport +/or footpaths and available for use by residents and visitors.

NDP Policies BER4, BER5, BER6, BER7, TO1, TO2, TO3

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Perranzabuloe
Neighbourhood Development Plan
Improving our Parish for all

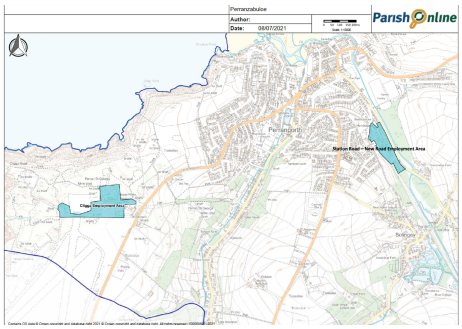
Business and Employment
Existing and New Employment Areas

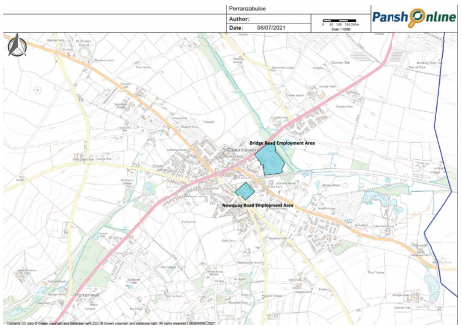
Perranzabuloe has a very varied commercial economy with a higher than UK average level of small businesses and self employed of which many are linked to the digital economy. Within the NDP we have designed a raft of policies and statements with the intention of protecting as much local employment as possible and seek to create conditions for businesses to succeed, to be able stay in the Parish as they grow. Successful businesses can create local, sustainable employment and add to the overall well being of the community.

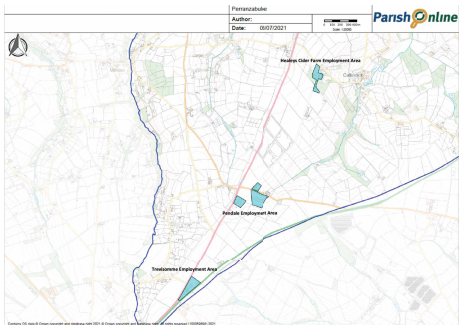
- Maintaining a varied and local economy creating sustainable employment for residents on an all year-round basis is a key ambition.
- As a renowned UK tourist destination we seek to promote conditions whereby visitor income can be sustained in lengthened seasons

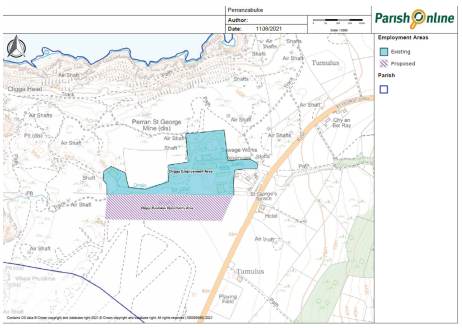
Whilst support is given to a range of initiatives but equally we also seek to protect our most valuable assets namely our landscape, environment, heritage and amenity.

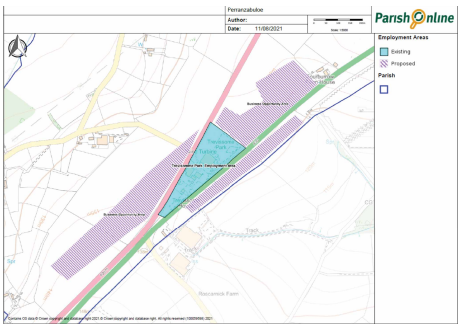
The policies and statements are drafted following consultation with residents and the business community

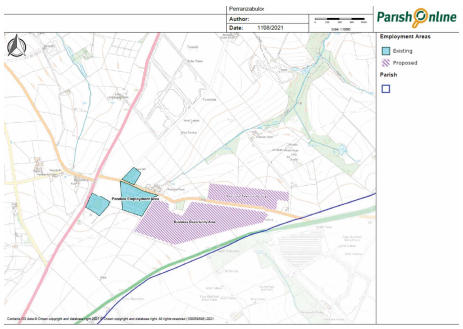












Preventing Loss of Existing Employment Areas

The main employment areas have been defined and protected from loss through changes of uses which are not employment based

Quality Employment Premises

This encourages the development of business space that amongst other criteria will be of quality design, in sustainable locations, support all year-round employment, use brownfield sites, link to public transport, protect the environment and residents' amenity.

Expansion of Employment Sites and Business Opportunity Areas

Expansion of existing areas must match a set criteria set to protect the environment, landscape and residents' amenity.

Areas are indicated for new development that will employ local residents are indicated (not designated) at Cligga, Pendale and Chiverton and would be subject to extensive landscape and amenity protective criteria

NDP Policies BER1, BER2, BER3, BER8

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Business and Employment

Retail & Service

Residents have expressed a strong desire to retain the existing retail offer in the Parish especially traditional day to day goods and services. Equally the importance of our visitor and tourist trade are respected and therefore retailers aimed towards these markets need to be supported too. Perranporth is the parish's main retail hub and many traders have found recent years challenging because of the generally changing retail trends with the move to online shopping and which has been much accelerated during the recent Covid era and high business rates.

In Perranporth we seek to avoid non trading frontages created by non-retail /café uses or by shops only open part of the year. Such 'dead frontages' are very damaging in terms of footfall and weaken the trading potential for those others seeking to provide an all year-round retail and food and beverage offer.

Qualitative improvements to Perranporth as described in the Perranporth Strategic Masterplan, an appendix to the NDP, aim to be supportive of efforts to:

- Create an attractive commercial environment strengthening and protecting existing trade and attracting more visitors all year round.
- Improvements recommended include better wayfinding, traffic management, landscaping, pedestrianization, improved shopfronts

Proposals for new retail space in Perranporth, Goonhavern and Bolingey are supported.

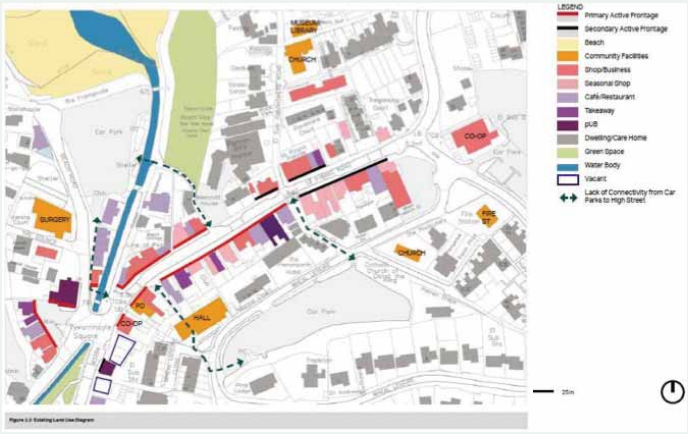
In order to improve accessibility for those living out of the main settlements, appropriate small community or neighborhood shops for food and essential services are also supported

Perranporth Village Centre Uses

Primary and secondary retail frontages have been defined for Perranporth with the ambition of keeping the all-year main retail and service functions concentrated within primary whilst secondary can also include these uses but also other 'sui generis' and seasonal uses. We encourage the continued use of ground floor space for commercial useage.

Retail Expansion in Perranporth, Goonhavern and Bolingey

Expansion in the two main settlements of Perranporth and Gonhavern of retail trading area and the re-introduction into Bolingey is supported provided it is of appropriate scale respecting the character of the immediate surrounding area.



Supporting Community Shops, Food and Drink Premises and Services

To overcome issues of deprivation small scale community or neighbourhood outlets that could provide essentials in outlying hamlets are also given support.

Provision for (Consumer) waste Facilities at Hot Foods Takeaways in Perranporth, Goonhavern and Bolingey

These uses will only be supported within the Settlement Boundaries. New premises must have adequate on-site waste management facilities for the occupier and customers

NDP Policies BER9, BER13, BER14, BER15

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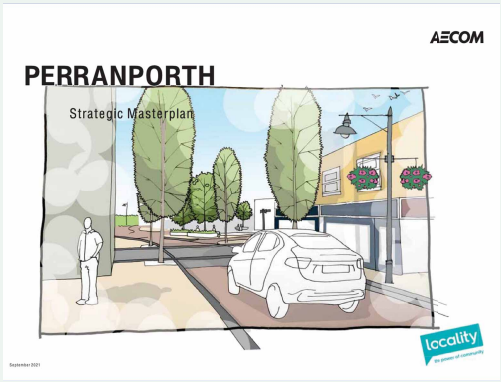
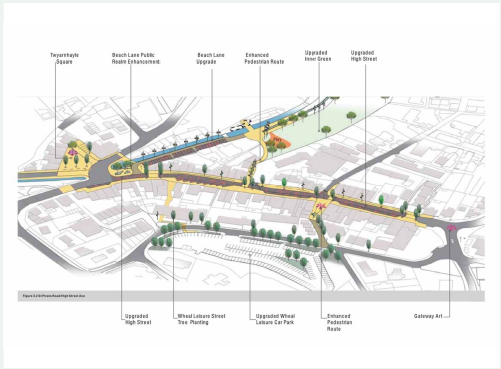
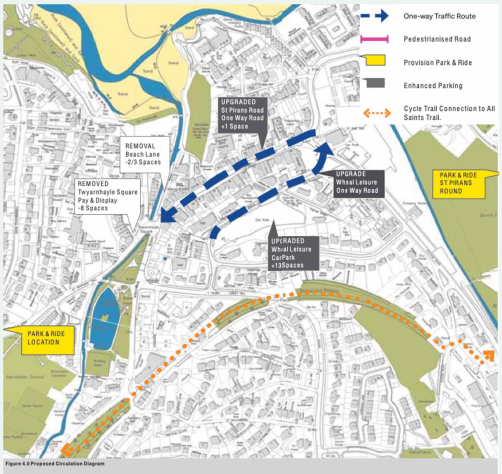
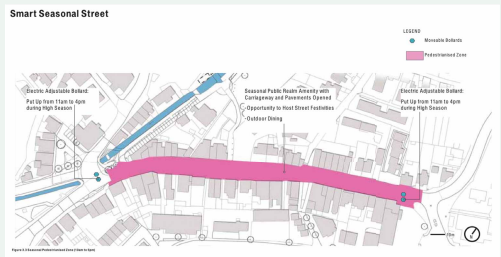
Business and Employment

Retail - continued









An imaginative Perranporth Strategic Masterplan has been commissioned from expert consultants AECOM as part of the NDP process. This masterplan is an appendix to the NDP and is referred to in several of the policies relating to Perranporth Village centre and retail.

The objective has been to support the existing retail offer and increase footfall by proposals that would:

- Improve accessibility for pedestrians
- Improve the quality of exterior appearance of buildings, for example, through improved shopfronts
- Create areas for improved off-street loading and unloading for retailers
- Improvements to facilities and spaces which support seasonal or event-based trading
- Bring retail, food and drink 'into the outdoors' through active shopfronts; and,
- Introduce environmental improvements such as 'greening' through planting, partial or full pedestrianisation and improved wayfinding

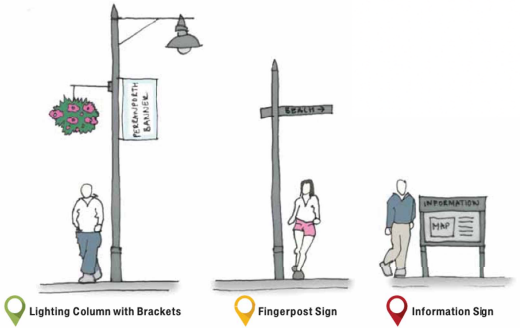
The Masterplan focuses on the High Street and surrounding area and suggests various improvements to the village centre through a Public Realm Strategy

The associated improvements in the village centre will also contribute positively to reduced local pollution and cleaner air, safer movement and increased carbon absorption.

Figure 5.3a Examples of good shop front

Figure 5.3b Examples of bad shop front design

Proposed Wayfinding Elements



NDP Policies BER10, BER11, BER 12

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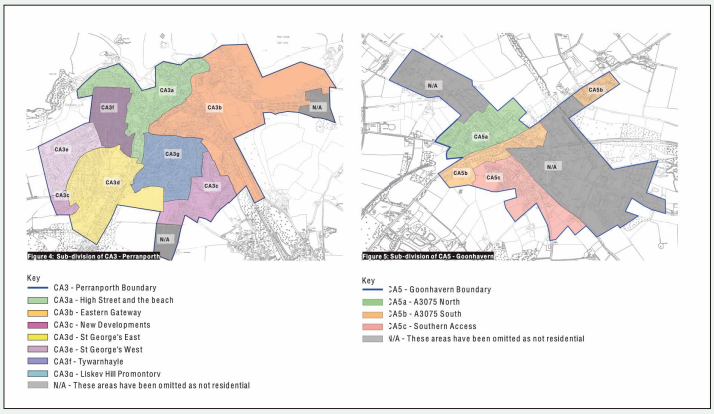
Housing Design

Feedback from the household survey conveyed the strong opinion that there should be guidance for future housing developments and in particular larger schemes . Concerns were expressed about scale, massing and appearance. Residents regard themselves as living in villages in the Parish and have been concerned that recent development have not paid full respect to the landscape and environment of the locality.

We have sought through the NDP to provide qualitative improvements. Accordingly, all new dwelling design must demonstrate that it has taken into consideration NDP policies relating to sustainability, landscape, visual impact, appearance, materials, accord to the principles of Active Design, street design, parking and adhere to the Perrtanzabuloe Design Guide.



To assist in the evaluation of the diverse existing settlements and to provide a full structured guidance to those seeking planning permission we have commissioned specialist consultants AECOM to prepare the Perranzabuloe Design Guide. Adherence to this document is a policy requirement for new housing.

Guidelines focus around the following areas:

- Settlement pattern
- Green infrastructure and open space
- Views and landmarks
- Architectural details and materials
- Building modifications, extensions and plot infill
- Building line and boundary treatments
- Waste, recycling and utilities
- Parking

We support Public Health England and the Sport England guidance on “Active Design” promoting a healthy lifestyle and improved wellbeing

NDP Policies SD2 SD3 NE3 HO2 HO3

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Environment and Heritage

Local Green Spaces

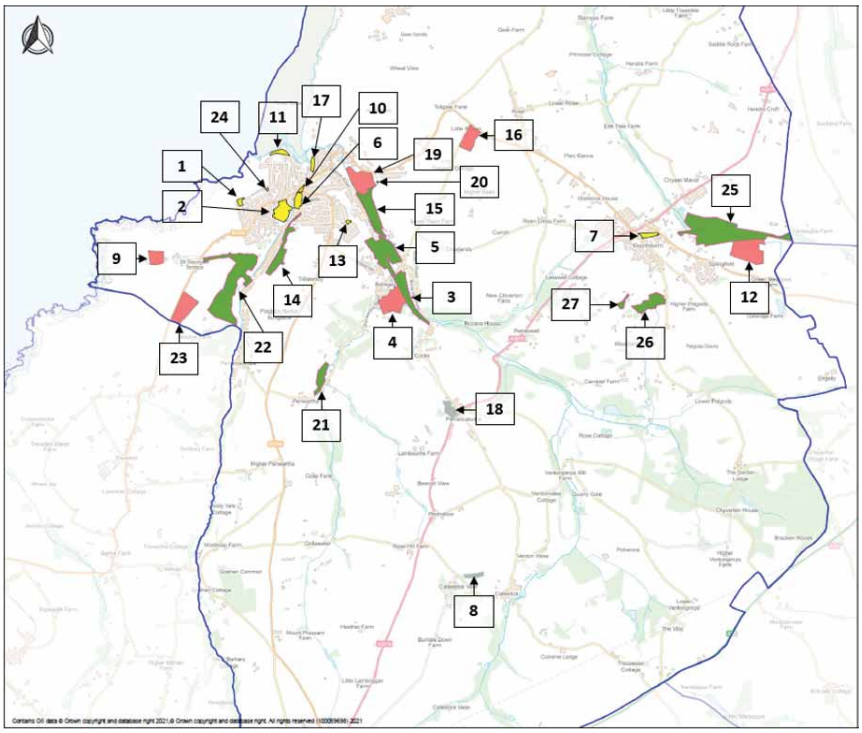
Our natural environment and semi-natural greenspace is extremely important in relation to biodiversity and wildlife, landscape and leisure and recreation.

We have identified numerous spaces and designated them as Local Green Spaces (LGS) in order to protect them and ensure that their current use is retained.

They are designated principally for social, leisure and / or heritage reasons. All designated spaces meet the requirements set out in national policy (NPPF) which must be met for the spaces formally to receive protection as LGS and their designation is underpinned by a study into their validity for designation (see Background paper – Local Green Spaces on www.perranplan.co.uk).

Designation has been given where it is felt that LGS areas:

- Are in proximity to the areas they serve
- Have significance to the community because of their beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
- Are local in character



Parks and Gardens
Natural and Semi Natural Green Spaces
Cemetries and Churchyards
School pitches and outdoor sports clubs

1. Bakery Way Open Space;
2. Bolenna Park, Recreation, Play Areas and Tennis Club
3. Bolingey Channel Walk;
4. Bolingey Lakes;
5. Bolingey Wet Woodlands and Railway Lands;
6. Boscawan Gardens, and Bowls Club;
7. Bridge Road Recreation and Play Ground (Goonhavern Park);
8. Callestick Cemetery;
9. Cligga Sports Field;
10. Clock Garden
11. Droskyn Sundial Park;
12. Goonhavern Fishing Lakes;
13. Hendrawna Park;
14. Nampara Walk;
15. New Road Wet Woodland;
16. Perranporth Cricket and Football Ground;
17. Perranporth Inner Green;
18. Perranzabuloe Church Churchyard;
19. Ponsmere Valley Sports Pitches;
20. Ponsmere Valley Play Area;
23. St Georges Football Field;
24. Tregundy Road Open Space;
25. Wheal Albert Marsh and Heath;
26. Wheal Anna Heath;
27. Wheal Anna Woodland.

NDP Policies SD2, SD3, NE3, HO2, HO3

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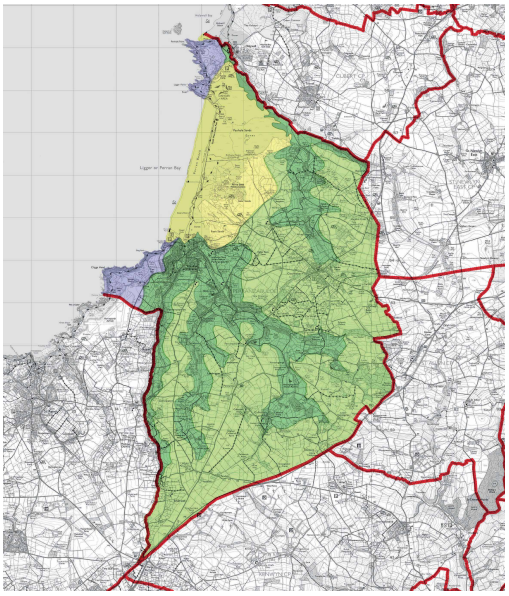
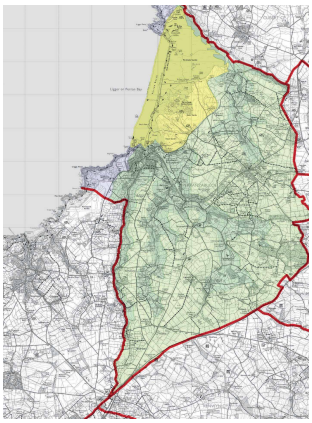
Environment & Heritage

Localised Landscape Character Assessment



- Landscape, the relationship between people and place, and the setting for our lives.
- The LLCA is a record of the elements and features which create the present landscape character of the Parish, and a tool to assess how new development proposals could positively or negatively affect the local landscape.
- Volunteers carried out the assessment, with training from Cornwall Council, a local consultancy collated and finalised the report and policies related to it.
- Four main **Landscape Types** were identified (see below), some with sub areas.
- Visual characteristics and **key views** have additional protection within Policy NE7.
- Green or undeveloped areas forming **gaps between settlements** or buffers around areas within a settlement, which define the area's identity, are covered by Policy NE6.
- Distinctive and well known landscapes that define the area's character and are not otherwise protected are identified as **Landscapes of Local Significance** by a separate point within Policy NE2.

Perranzabuloe's Landscape Types



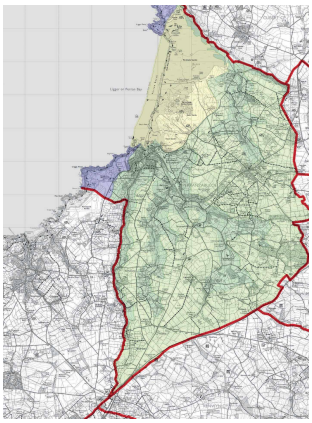
Dunes and Beach

From **Ligger Point** in the north **to Droskyn Point** in the south **and inland to the Tollgate Road**, Gear Farm and Mount.

Instantly recognisable and to an extent defines the wider public perception of the Parish's landscape.

Key characteristics:

- **Undulating** almost other worldly topography with hills and shallows and **no uniformity** meeting the beach at **tall dune 'cliffs'**.
- Predominantly **ground level dune grassland** becoming denser inland **with areas of scrub** and occasional stunted and sculpted trees to its east.
- **No field boundaries** within the dunes.
- **Wide expansive views**, particularly from the areas of higher ground.
- **Peaceful and quiet** although exposed to coastal conditions and with awareness of development to north, south and east.



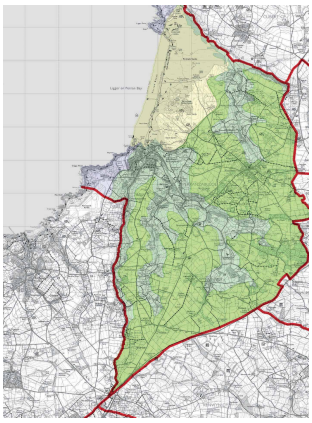
Headland

Two distinct areas of elevated coastal land. Cligga Head – Droskyn Point to the south and Ligger Point-**Penhale** Point to the north.

Flat topped rounded masses a **distinctive feature in long views** along the coast and from inland areas.

Key characteristics:

- **Expansive views** along the coast to landmarks beyond the Parish with **dramatic wild scenery** directly influenced by the weather and the sea.
- **Steeply sloping** topography to vertical rugged cliffs.
- **Largely unsettled**, development being large scale mine workings and military installations.
- **Important natural habitat** of maritime cliff, coastal heath and scrub.
- **Internationally protected landscapes** including Cligga Mine, British Explosives Co. Droskyn Mines, with Scheduled barrows and prehistoric sites.
- Installation on the NW edge of **Penhale Camp** has various telecommunication and other installations close to Penhale Point.



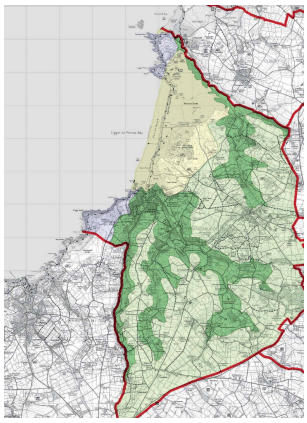
Undulating Land

Largest Type covering elevated and exposed rounded ridges across east and south of the Parish, mostly above 60m AOD dropping away from higher ground along A30 corridor.

Mostly agricultural, scattered development, trees mostly in mature hedges, some ridgeline stands of woodland.

Key characteristics:

- **Undulating topography** increasing in height moving south.
- Some larger trees in hedges and woodland on more sheltered slopes.
- Larger fields on the higher more open flatter land, smaller on slopes.
- Areas of wet woodland heath providing important habitat.
- Extensive **plantation woodland** around Chyverton Park.
- **Limited built development** of isolated farm houses, small clusters on slopes, large scale agricultural buildings to the east and north, caravan parks to west.
- **Power lines, pylons and solar arrays**.
- **Prehistoric sites on hill tops** and ridges.
- **Extensive views** between areas within the type and beyond Parish.



Valleys

Transitional landscape across slopes falling from higher ground to the Parish's Streams- Perrancoombe, Penwartha Stream, Callestick, Perranwell, Bolingey, and Treamble / Treworthan.

More enclosed landscape with each Valley having its own distinct character.

Key shared characteristics:

- **Wider more open** landform at the coast **becoming narrower and steeper moving upstream**.
- Some **ponds and areas of lush vegetation** alongside Streams.
- Larger and more varied vegetation and **extensive tree cover inland**.
- **Great biodiversity value** with associated ecological designations.
- **Fords, mills, leats** and remains of former workings.
- Smaller field scale on the steeper valley sides, larger and more regular towards the coast.
- **Seasonal change** through broadleaf woodland.
- Increasingly **intimate and enclosed character** inland.

Main NDP Policy - NE2

Linked to NE4, NE6, NE7 and NE9,
Plus NPPF guidance that all planning policy should be landscape character led

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Projects identified in the LLCA included **app based trail(s) across the Dunes and Headlands** areas, a **Seasonal Views record**, and working with landowners and farmers to **restore features such as hedges and wooded areas - are you interested in helping with any of these?**

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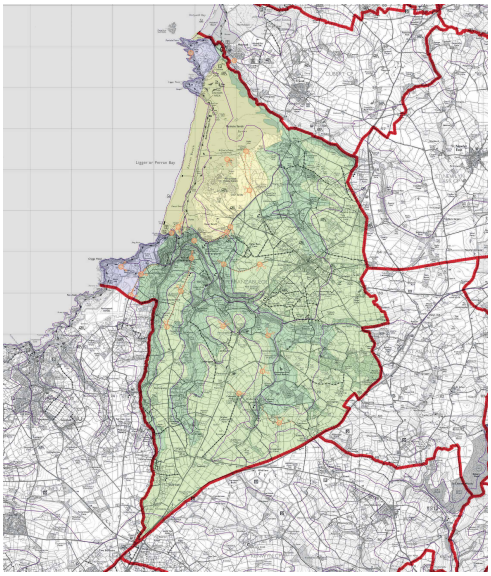
Environment & Heritage

Important Views and Vistas



- Views and visual features generally were identified by the community as part of the NDP Consultation and LLCA processes.
- Important Views (between specific locations) and Vistas (panoramic views of a wider area) are those considered to be of a particular quality, value at a local or wider level, or containing features of noted value.
- Absence from the list does not mean a view is unprotected, inclusion does not development is prohibited.
- The evidence base will be available to inform design of development proposals, assessment of them, and determination of planning applications.
- Locations from which the photographic record of views was taken were all publicly accessible vantage points without foreground obstructions and illustrated the key points of value for each view.
- Photography was taken with a full frame digital SLR camera with in built levelling, using a 50mm fixed lens. This is what would be expected from developers so provides an accurate base from which to judge effects.
- Some examples are illustrated below. See the document for more details.

B3284 Liskey Hill looking north across Perranporth to Reen Sands and north west across Perrancoombe towards St George's Hill / Trevellas / Cligga ridge
The primary approach to the Perranporth settlement area from the south with panoramic views along its length across undulating farmland rising up valley slopes from the dense woodland cover along their bottoms with scattered small settlements and farms featuring some larger working buildings set within vegetation. The scale, massing, layout, and style of development has the potential to define the character, quality, and focus of the view.

Reen Hill / Quarry Road looking west towards Perranporth – Bolingey Gap and Bolingey village
Illustrative of views looking south across Perranporth from the Reen ridge and dunes system in which its developed area finishes at the Hendrawna development with larger scale light industrial built form along Station Road and the village of Bolingey is mostly screened and softened by dense tree cover along the Stream. Development within the view must respect, reinforce, and enhance these characteristics.

Penhale Camp from Holywell (location outside Parish, view within)
An example of a view defined by a particular site, which in turn defines a wider and relatively undeveloped area across Penhale Headland and Dunes. Existing built form within the camp is relatively contained in area, generally aligned along contours, generally not breaching the skyline, coherent in style and period, mostly small scale and using materials which though light in colour blend subtly with the natural colour palette. Development within the Camp could significantly alter the role it plays in the landscape and visual character of its setting, as well as the wider area due to its elevated position.

Main NDP Policy NE7

Linked to NE2, NE6

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PARISH COUNCIL

A project to produce a seasonal record of these views needs volunteers. Views can be photographed, sketched or painted, but must be captured each season from the same locations. Other views which have personal significance could also be included. **Would you like to contribute?**

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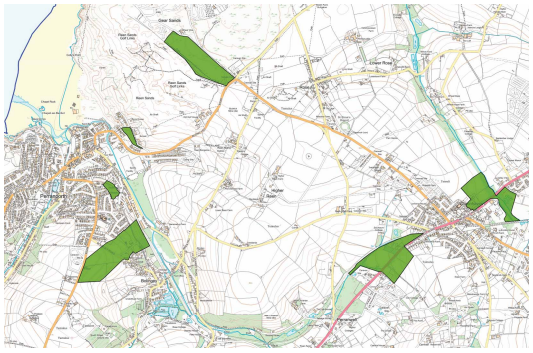
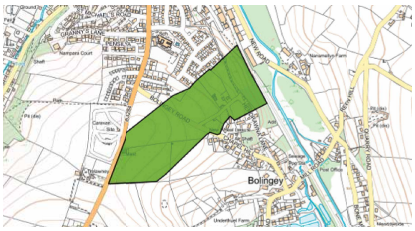
Environment & Heritage

Settlement Gaps and Green Buffers



- Identified by the community as part of the NDP Consultation and LLCA processes.
- Defined as areas where development either at the edge of a settlement, or of a currently open area within a settlement, could lead to encroachment and coalescence, appreciable adverse harm to the area's landscape character, and resultant loss of distinct identity.
- Located around and within the Parish's main villages of Perranporth, Bolingey and Goonhavern.
- Define landscape character, settlement extents and grain of development, closely linked to Landscapes of Local Significance and Important Views and Vistas.

Perranporth - Bolingey Gap



Land between Bolingey Road to the south west and Hendrawna Lane to the south, east and north, which maintains an undeveloped gap between the town of Perranporth and village of Bolingey and is intrinsically linked to views of the southern slopes of Bolingey Stream Valley from the north. Reads in these views with fields rising from Bolingey Road towards Liskey Hill.

Has been fundamentally eroded by recent development around Parc Hendrawna which does not respond to landscape character or create a defined edge to Perranporth. Increased importance of remaining open space.

Defines Perranporth and Bolingey as separate settlements, and Perranporth as a large coastal village with rural context not a small town.

Further development within the Gap would result in its functional loss, development adjacent to it has the capacity to reinforce its edges or erode it depending on scale, positioning, massing and materials.

Gear Sands - Tollgate Gap

Wedge of land between Perranporth Golf Club to the south-west, Tollgate Farm to the south-east, Gear Sands Landscape of Local Significance to the north east and Perran Sands Holiday Park to the north west.

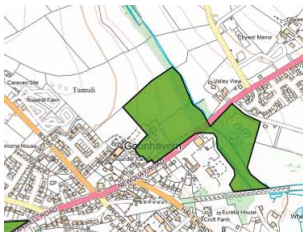
Provides an important buffer to the Perranporth and Holywell AGLV and Perranporth Dunes County Wildlife Site.

Defines transition between northern edge of Perranporth developed area and Dune systems to north.

Key role in character of views across Perran Bay from the coast and beach, from B3285 and B3284 approaching Perranporth from the south, Budnic Hill approaching Perranporth from the north, and looking west from vantage points inland.

Development of adjacent tourism / leisure uses and other development within or adjacent to the Gap has the capacity to erode the unique dunescape setting of the north of Perranporth village.

Goonhavern - Perranwell and Goonhavern - Treamble Stream Gaps



Define the setting and extents of Goonhavern developed area.

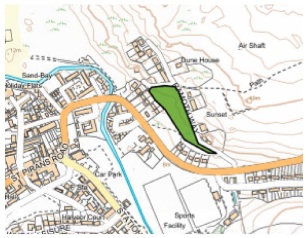
Goonhavern – Perranwell (left)- land to either side of the A3075 between Trewyn and Meadowvale on the south eastern edge of Goonhavern to the north and Lakewell on the northern edge of Perranwell to the south.

Maintains a gap between the two villages and reinforces their rural context linking to the Perranwell and Callestick Valleys Landscape of Local Significance to the south.

Goonhavern - Treamble Stream (right)- land along the stream valley currently occupied by Goonhavern Garden Centre to the south and fields east of Goonhavern School to the north.

Maintains the gap between the developed area along the A3075 within Goonhavern village to the south west and development around Carn Moor and Carnebo Farm to the north east.

Hendrawna and Ramoth Way Buffers



Hendrawna (left)- undeveloped land along the former railway between Wheal Leisure to the north and Station Road to the south. NB: partially developed, see Perranporth-Bolingey Gap, increasing importance of role of remaining open area.

Works with the open spaces of Hendrawna Park, Perranporth School, and Hendrawna Allotments to break up the massing of built form across the southern slopes of the Bolingey Stream Valley.

Reinforces the Perranporth-Bolingey Gap to its south.

Ramoth Way (right)- currently undeveloped green space between the B3285 to the south and Ramoth Way to the north

Provides the setting for housing on the northern edge of Perranporth and serves to break up massing of built form across the southern edge of the Penhale Dunes Landscape of Local Significance.

Main NDP Policy NE6

Linked to NE2, NE7, NE8, NE9, SD1, SD2

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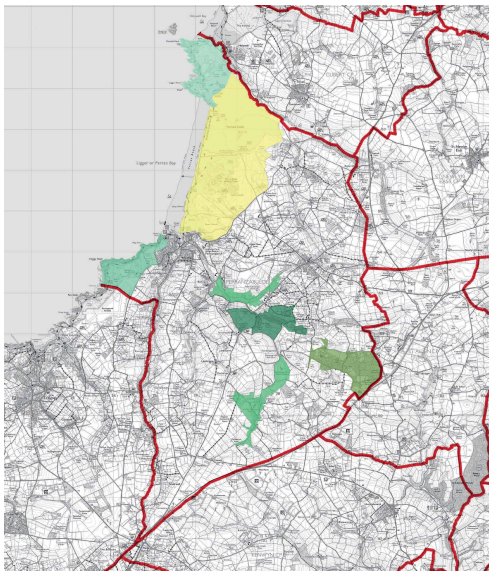
Perranzabuloe
Neighbourhood Development Plan
Improving our Parish for all

Environment & Heritage

Landscapes of Local Significance



- Identified during the LLCA process and described within the LLCA Report.
- Areas of distinctive landscape character which have their own geographically related identity as well as characteristics of their Landscape Type.
- Some incorporate areas identified during the Local Green Spaces work, which didn't fit the NPPF criteria for LGS but did merit an additional level of protection.
- Areas within some are also covered by other national or local designations the boundaries or protection of which did not extend across the whole LLS or cover its key features of importance.
- Development within LLS areas will be expected to provide an increased level of detail demonstrating how it responds sensitively to its setting and will avoid harm to the character or quality of the landscape.
- Projects which promote and enhance the character or key features of the LLS areas will be encouraged and supported.
- Public access to and understanding of the LLS areas will be enhanced through a series of community led projects and events.

- **Penhale Sands**
  - extent, condition, and scale of dune systems and associated habitats.
  - largely undeveloped and provide a local recreational resource alongside a coastal zone flood risk function.
- **Perran Camp and Headland**
  - prominent local focal point in views from around and within the Parish.
  - unique heritage value relating to its prehistoric and modern period assets.
  - physical features and overall character highly vulnerable to change as a result of development.
- **Cligga and Trevellas Historic Coastal Edge**
  - unique and recognised importance of geology and mining remains as well as WW2 airfield features.
  - provides setting for southern edge of Perranporth and forms the backdrop to views from inland areas to the east.
  - potential small scale sensitive reuse of previously developed areas for community benefit.
- **Lambourne – Caer Dane – Caer Kief Hillforts and Woodland**
  - distinctive features across inland high ground between the Stream valleys.
  - individual heritage value recognised by national designations, value as a prehistoric landscape recognised within LLS.
- **Chyverton Estate and Plantations**
  - House and garden, and individual features within it and parkland protected by national designation.
  - LLS recognises value in estate landscape and its relationship with the mines and plantations around the main house.
- **Perranwell and Callestick Valleys**
  - Undeveloped wooded character, retention of more traditional farming and land use methods and publicly accessible recreation opportunities.

Main NDP Policy NE2

Links to NE6, NE7

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A project to **create a series of trails across the dunes** with features and themes relating to nature, history, and community needs a volunteer led team to make it happen, **would you like to be part of it?**

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