

Perranzabuloe Neighbourhood Development Plan: Basic Conditions Statement



Neighbourhood Development Plan Website: <https://www.perranplan.co.uk/>

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1. Introduction

This Basic Conditions Statement sits alongside the Neighbourhood Development Plan which was approved for submission to Cornwall Council by the Parish Council at its meeting on 26th June 2023.

Our Neighbourhood Development Plan has been produced by Perranzabuloe Parish Council, as the “qualifying body” with overall responsibility for the preparation, consultation and submission of the Neighbourhood Development Plan. The development of the plan and management of the process has been marshalled by a Neighbourhood Development Plan Steering Group comprised of members of our community and Parish Councillors, advised by planning consultants Stuart Todd Associates Ltd and supported by our local planning authority (Cornwall Council). The Parish of Perranzabuloe is situated in the Cornwall local planning authority area.

2. What are the Basic Conditions and why do we need this Statement?

The “Basic Conditions” are a set of conditions that the Neighbourhood Development Plan must pass in order for it to proceed to referendum. In relation to Neighbourhood Development Plans, the Plan will pass the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- the making of the plan contributes to the achievement of sustainable development;
- the making of the plan is in general conformity¹ with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- the making of the plan does not breach, and is otherwise compatible with, EU obligations²; and,

¹ See <https://www.gov.uk/guidance/neighbourhood-planning--2#General-conformity-with-strategic-policies> “General conformity” is defined there (in National Planning Practice Guidance, paragraph 74, reference ID 41-074-20140306, revision date 06-03-14) as “When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

whether the Neighbourhood Development Plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;

the degree, if any, of conflict between the draft Neighbourhood Development Plan policy or development proposal and the strategic policy;

whether the draft Neighbourhood Development Plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy; and, the rationale for the approach taken in the draft Neighbourhood Development Plan or Order and the evidence to justify that approach.”

² According to the Government website (<https://www.gov.uk/guidance/neighbourhood-planning--2#EU-obligations-neighbourhood-planning>), “A Neighbourhood Development Plan or Order must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are 4 directives that may be of particular relevance to Neighbourhood Development Planning:

Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive). This seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes. It may be of relevance to Neighbourhood Development Plans.

Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive). Environmental Impact Assessment is a procedure to be followed for certain types of proposed development. This is to ensure that decisions are made in full knowledge of any likely significant effects on the environment and that the public are given early and effective opportunities to participate in the decision making procedures. It may be of relevance to Neighbourhood Development Orders.

Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe’s most important habitats and species. They may be of relevance to both Neighbourhood Development

- prescribed conditions are met in relation to the plan order and prescribed matters have been complied with in connection with the proposal for the plan.

These requirements (and those for neighbourhood development orders) are formally set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 Act. (as amended by the Localism Act 2011)³.

Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out a further basic condition for a Neighbourhood Development Plan in addition to those set out in the primary legislation, being that:

- the making of the Neighbourhood Development Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects). (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 (as amended) in relation to the examination of neighbourhood development plans.)

This Basic Conditions Statement is submitted alongside our proposed Neighbourhood Development Plan. In submitting the Statement, and through its content demonstrated how our plan meets the Basic Conditions, we have satisfied one of the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012. This Regulation sets out what the Parish Council, as the “qualifying body” responsible for producing the plan, must submit as part of the Neighbourhood Development Plan proposal. These are submitted, alongside this Statement. Regulation 15 (1) states⁴ that:

“(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include—

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- (b) a consultation statement;
- (c) the proposed neighbourhood development plan; and
- (d) *a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.*” (i.e. this Statement).

Following this introduction, the Statement sets out:

- where our Neighbourhood Area is and how this was established;
- a summary of why we need our Neighbourhood Development Plan;
- how we have complied with relevant legislation;
- a summary of the content of our Neighbourhood Development Plan proposal; and,
- an explanation of how our Neighbourhood Development Plan meets the Basic Conditions.

Plans or Orders. Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft Neighbourhood Development Plan or Order.”

The EU obligations have been incorporated into UK law.

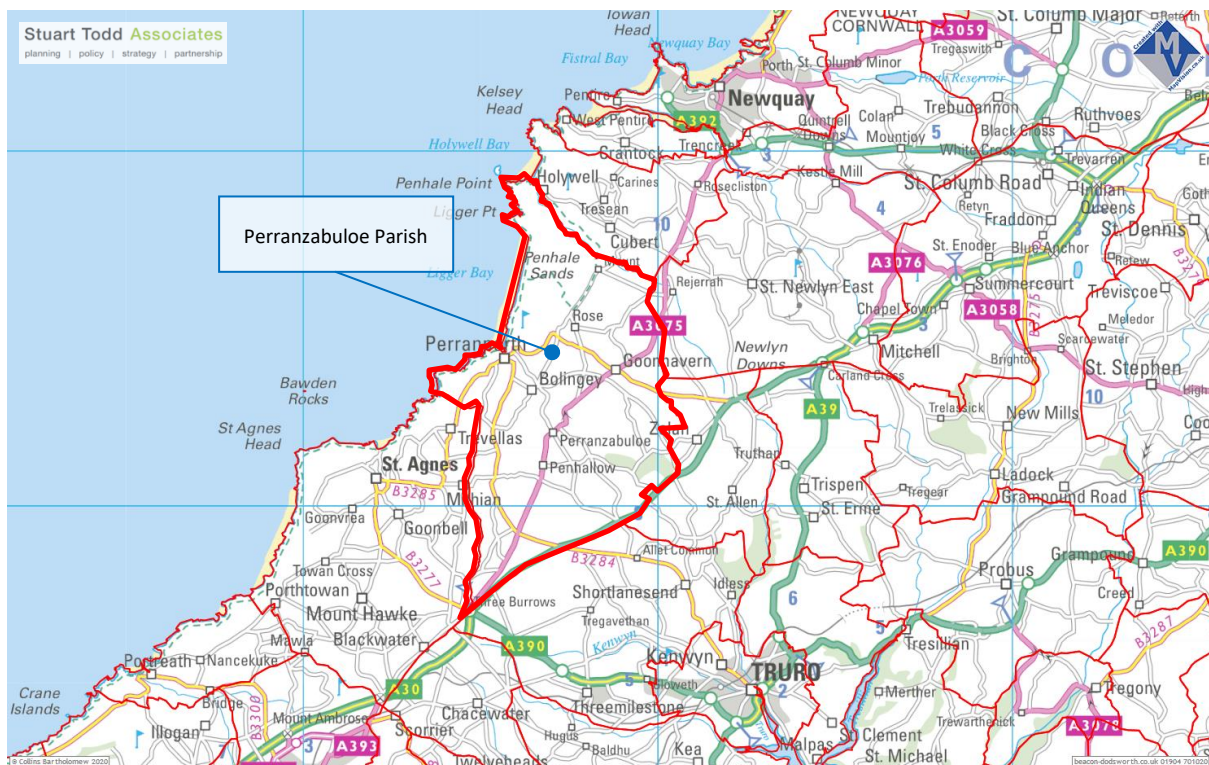
³ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

⁴ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

3. Our Neighbourhood Area

Perranzabuloe is located on the north Cornwall coast. The Parish boundary is approximately five miles north-west of Truro and four miles south-west of Newquay. The southern boundary runs along the edge of the main A30 road. The main settlement, Perranporth, lies on the coast with Perranporth Beach and Penhale Sands to the north and the villages of Bolingey and Goonhavern to the south-east and east respectively. Truro lies around 10 miles from Perranporth. The rest of the Parish is predominantly rural in nature.

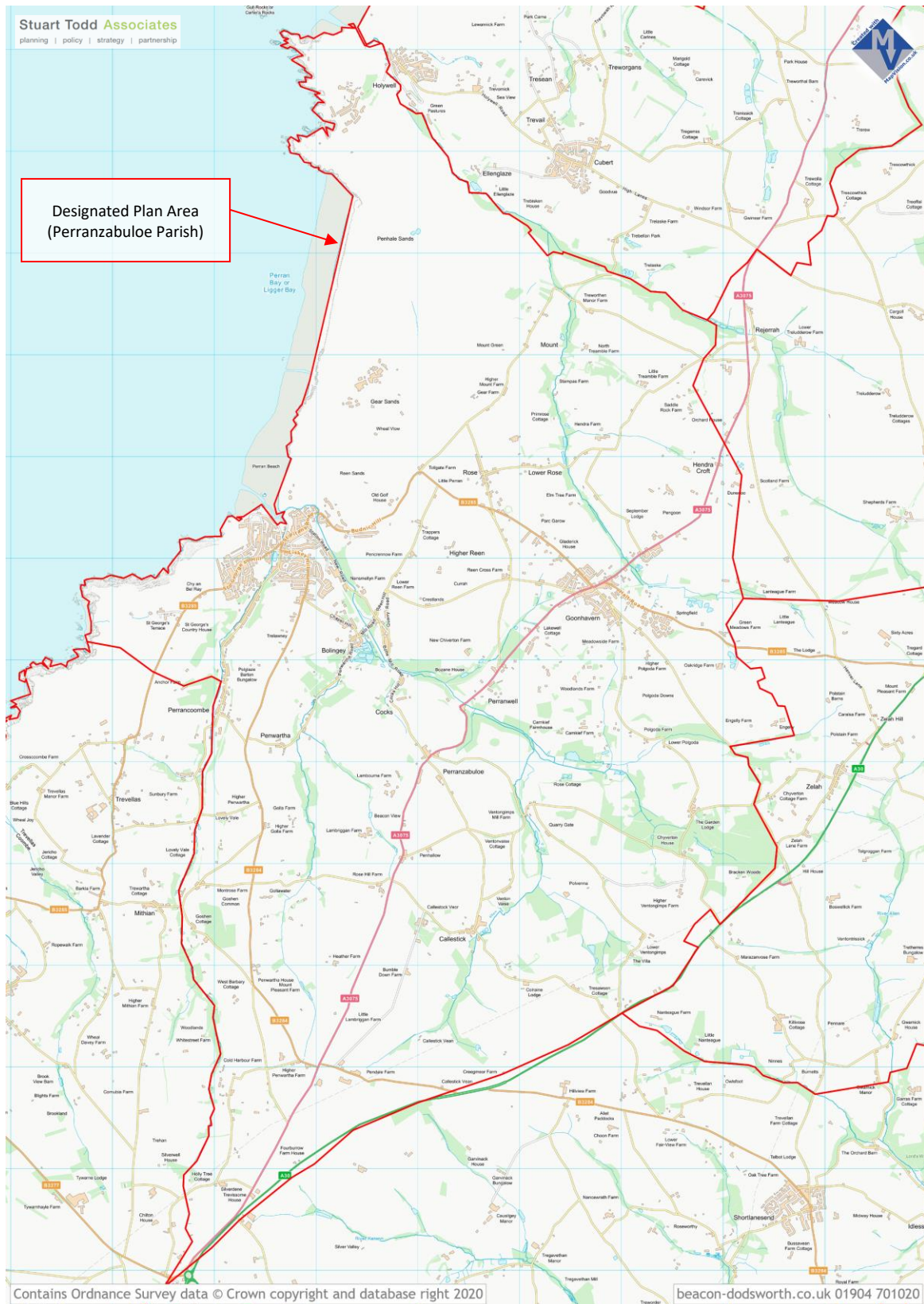
Map 1: Perranzabuloe Parish - Wider Geographic Context



The designated Neighbourhood Development Plan area is the whole Parish of Perranzabuloe. This was approved by Cornwall Council⁵. Map 2 shows the extent of the area.

⁵ See <https://www.cornwall.gov.uk/environment-and-planning/planning/neighbourhood-planning/neighbourhood-planning-in-cornwall/tab-placeholder/n-r/perranzabuloe-neighbourhood-development-plan/>

Map 2: Perranzabuloe Parish and Neighbourhood Development Plan Area



4. Why do we need a Neighbourhood Development Plan?

Our justification for producing the Plan is set out in the introductory sections of the Plan itself culminating in the Vision, Aims and Objectives which have been developed and shaped from evidence and community consultation. In summary, the main reasons for producing a Neighbourhood Development Plan were as follows:

- We wanted to have some control over local planning matters and decisions and our community wanted to develop its own local planning policies so that we can have an influence over the location, type, scale, design and form of development which may come forward in the Parish during the Plan period;
- We wanted to protect the built character and heritage of the Parish;
- We wanted to develop a Plan which protects and enhances our countryside and natural environment within the Parish in order to maintain the character of our surrounding landscape and coast;
- We wanted to have a say in shaping the future of our Parish including how our locally valued assets are protected, maintained and enhanced and how we can help to ensure that our local services and leisure, recreation, sports and community facilities are sustained into the future;
- We wished to support the Parish's local economy; and,
- We wanted to respond to issues, concerns and challenges identified by the local community.

Having explored the issues and identified the key messages and things of importance to the community, our Plan has set out a clear Vision, Aims and Objectives, reproduced below.

Vision Statement

By 2030, Perranzabuloe Parish will be a place where:

- ✓ *we have made a significant local contribution to help meet the Cornwall-wide target of having "net zero" carbon dioxide emissions, and opportunities have been taken to mitigate impacts, become more resilient to change and adapt to our changing climate*
- ✓ *our most valued areas of landscape, biodiversity and coastline have been protected and enhanced, with residents, workers and visitors carrying out activities in a sustainable manner which respects our environment*
- ✓ *any housing which has been built responds to meeting our local needs only*
- ✓ *we have a year-round and sustainable local economy which plays to its strengths, includes high-value sectors and jobs, has enhanced and lengthened the tourism and visitor season and has enabled our village centres and services to remain viable, enhancing their role as a destination for a range of activities*
- ✓ *high standards of design have protected our heritage assets, enhanced our built environment, provided high quality housing, retail and employment premises, and supported improvements to accessibility which encourage more active living*

Aims	Objectives
Sustainable Development	
<p>To ensure that the principles of developing in a sustainable way are followed as development proposals of any scale and type come forward.</p> <p>To act responsibly and respond proactively to the challenges posed by climate change.</p>	<ul style="list-style-type: none"> ○ Define development boundaries to set clear priorities for what types of development are suitable and where. ○ Prevent coalescence of Perranporth and Bolingey in order to protect the identity and character of the settlements. ○ Seek high standards of design to help ensure that new development contributes towards achieving net zero carbon emission targets and is designed positively to be distinctive to the Parish. ○ Encourage and support safe, active travel and introduce requirements which help reduce the need and desire to travel short distances from new development to local destinations by car. ○ Require solutions to be introduced by new development to reduce flood risk and ensure that sustainable drainage solutions contribute to biodiversity net gain (increasing habitats for wildlife).
Housing	
<p>To improve the impact of housing developments on the Community.</p> <p>To improve the consideration given to the local environment and local housing needs in any future housing developments.</p>	<ul style="list-style-type: none"> ○ Introduce policy requiring principal residence of new housing development for full year residential use to maintain dynamism of local communities. ○ Seek to ensure that new major housing development, if it occurs, follows sustainable development principles and is designed positively to be distinctive to the Parish. ○ Maximise the number of affordable dwellings provided on future housing developments, particularly 'exception sites' outside the development boundaries.
Natural Environment, Landscape and Coastal Management	
<p>To conserve and enhance Perranzabuloe Parish's unique natural beauty and landscape character, protecting its coastline, habitats, woodlands and open spaces from inappropriate development.</p> <p>To protect and enhance the ecological, recreational and Community value of the Parish's</p>	<ul style="list-style-type: none"> ○ Identify and designate as appropriate those areas of particular landscape or environmental value. ○ Integrate landscape and environmental protection with a Design Code for the Parish. ○ Protect (and manage risk to) the coastline and coastal settlements from the impacts of climate change. ○ Identify and designate Local Green Spaces and allocate existing public open spaces with protected use. ○ Identify gaps and green buffers along with key criteria or aspects of value to be protected with development proposals. ○ Seek to ensure that light pollution from new development

<p>designated and non–designated green spaces and public open spaces.</p> <p>To ensure settlement gaps and green buffers are respected within the location and design of development in order to maintain separate identities of villages, protect the overriding rural character of the Parish and enhance its biodiversity and landscape quality.</p> <p>To ensure that location, layout and design of development respects the distinctive landscape types and recognised ‘Landscapes of Local Significance’ within the Parish.</p>	<p>does not degrade or compromise levels of darkness in the night sky.</p> <ul style="list-style-type: none"> ○ Incorporate Local Landscape Character Assessment⁶ (LLCA) within Design Code for the Parish, with reference to location, layout, scale, density, massing, design and materials of development proposals. ○ Identify and define Landscapes of Local Significance within LLCA and designate to protect landscape value.
Energy and Wastewater	
<p>To support a more sustainable approach to local scale energy production to have a positive impact on carbon dioxide emissions and reduce the risk of wastewater damaging water quality.</p>	<ul style="list-style-type: none"> ○ Set parameters for acceptable energy projects in the Parish. ○ Encourage provision of renewables on a controlled basis. ○ Introduce policy requirements for new development which cannot be connected to the mains sewer, due to geographical and infrastructure constraints, to ensure that wastewater is dealt with on-site, de-risking discharge into watercourses. ○ Support Community energy schemes.
Traffic and Transport	
<p>To support and encourage safe and sustainable transport alternatives and active travel.</p>	<ul style="list-style-type: none"> ○ Identify concerns, problems and opportunities for improvements on the transport network over which the Plan can have an influence and / or change. ○ Seek to protect and enhance existing transport infrastructure across all modes of travel.

⁶ Perranzabuloe Local Landscape Character Assessment Perranzabuloe Parish Council with Cornwall Council and Tirwel 2021. Available at www.perranplan.co.uk/documents/

<p>To reduce the environmental impact of motor vehicles and carbon dioxide emissions.</p> <p>To improve road safety, traffic management and ease of access for all.</p>	<ul style="list-style-type: none"> ○ Require development proposals to take fully into account their own and contribution to the cumulative impact of development on the road network. ○ Protect existing public car parking capacity and prevent loss through replacement elsewhere. ○ Support replacement of the Beach Road car park in Perranporth which is at risk from coastline erosion. ○ Seek to ensure that new development provides adequate dedicated parking on-site or near to the development if off-site. ○ Promote sustainable transport and reduce the need to travel by car, particularly over short distances. ○ Support improvements and changes to the cycling and pedestrian footpath / rights of way network. ○ Introduce criteria to be considered in relation to any noise generating development proposed at the part of the Trevellas airfield which lies within the Parish boundary.
Leisure, Wellbeing and Education	
<p>To support healthy and active lifestyles.</p> <p>To ensure adequate provision of necessary Community resources and support services at all times.</p> <p>To retain and improve the diversity and quality of the leisure and sporting offer.</p>	<ul style="list-style-type: none"> ○ Encourage people to have active lifestyles for good physical and mental wellbeing and provide the facilities and spaces to help ensure that they can. ○ Prevent loss of existing facilities. ○ Support and set parameters to guide appropriate provision of new sports, Community and cultural facilities. ○ Community facilities should grow in line with population growth to meet the needs of current and future residents including facilities for elderly and disabled support groups. ○ Protect Local Green Spaces which are valued and used by local people for leisure / recreational, social and heritage reasons.
Heritage Assets and the Historic Environment	
<p>To ensure that the special character of the Parish's historic environment and heritage is safeguarded and enhanced for the benefit of present and future generations.</p>	<ul style="list-style-type: none"> ○ Identify and protect local heritage and archaeological assets and their setting, which currently do not have national protection through listing or scheduling of buildings and monuments. ○ Encourage and support improved access to and enhancement of heritage assets where it does not compromise their value.

Business, Employment and Retail	
<p>To support all local employers and businesses.</p> <p>To strengthen the local retail and village centre economy.</p> <p>To encourage and support a balanced all year-round local economy.</p>	<ul style="list-style-type: none"> ○ Set parameters for appropriate and high quality new employment and retail development, minimising adverse impact on the environment and amenity. ○ Introduce policies to protect and support the diversity of Perranporth village centre uses to ensure the centre remains a sustainable and viable year-round centre, following the significant economic change in the retail, hospitality and service sectors. ○ Protect local and Community shops and services across the Parish from loss. ○ Identify areas in the Parish which need particular policy support for protection of existing employment, retail and services and support for extended and new premises. ○ Support existing and new home-based and small-scale businesses. ○ Recognise the need for improvements in broadband and telecommunications infrastructure to be sited sensitively within the environment. ○ Support sectors which will diversify and add value to the local economy and increase local wages overall.
Tourism	
<p>To extend the visitor and tourism season, reduce seasonal dependency and improve the tourist offer in range and diversity.</p>	<ul style="list-style-type: none"> ○ Set parameters for development of new tourist and visitor facilities and accommodation to ensure that proposals respect the local character and environment in the Parish. ○ Support the extension of the tourism and visitor economy by encouraging wet weather and other facilities which emphasise the Parish's key heritage, cultural, coastal and environmental assets. ○ Support appropriate and sensitive extension of static and caravan sites, and new sites.

5. Summary of Compliance with Legislation

This section sets out how our Neighbourhood Development Plan and process has complied with the requirements set out in the Neighbourhood Development Plan regulations.

Qualifying Body

A “qualifying body” is defined by Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁷ as “a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area...”.

Section 38A(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁸ sets out the qualifying body’s entitlement to prepare a Neighbourhood Development Plan. It states that:

“(1) Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan.”

We confirm that the Neighbourhood Development Plan has been prepared by Perranzabuloe Parish Council as the “qualifying body” for the purposes of Neighbourhood Planning.

Neighbourhood Area

The Neighbourhood Area (as shown in Figure 1 above) was applied for and approved through the process set out in the Neighbourhood Planning (General) Regulations 2012 (Regulations 5 to 7)⁹. The approval / decision notice can be seen on the local planning authority’s website¹⁰.

What a Neighbourhood Development Plan is and the Content of the Neighbourhood Development Plan

Section 38A(2) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹¹ sets out the meaning of “neighbourhood development plan”. It states that:

“(2) A “neighbourhood development plan” is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.”

Section 38B(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹² sets out what the Plan may include. It states that:

“(1) A neighbourhood development plan—

(a) must specify the period for which it is to have effect,

⁷ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁸ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁹ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/5/made>

¹⁰ See <https://www.cornwall.gov.uk/environment-and-planning/planning/neighbourhood-planning/neighbourhood-planning-in-cornwall/tab-placeholder/n-r/perranzabuloe-neighbourhood-development-plan/>

¹¹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

¹² See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

(b) may not include provision about development that is excluded development, and

(c) may not relate to more than one neighbourhood area.”

“Excluded development” is defined in Section 68K of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹³ as:

“(a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,

(b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description,

(c) development that falls within Annex 1 to Council Directive [85/337/EEC](#) on the assessment of the effects of certain public and private projects on the environment (as amended from time to time),

(d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),

(e) prescribed development or development of a prescribed description, and

(f) development in a prescribed area or an area of a prescribed description.”

Section 38B(2)¹⁴ states that:

“(2) Only one neighbourhood development plan may be made for each neighbourhood area.”

In response to these requirements, we confirm that:

- our Neighbourhood Development Plan covers the period 2018 to 2030 aligning with the plan period of the adopted Cornwall Local Plan;
- our Neighbourhood Development Plan is the only Neighbourhood Development Plan for the Parish of Perranzabuloe;
- our Neighbourhood Development Plan does not contain policies relating to “excluded development”;
- our Neighbourhood Development Plan relates only to the defined Neighbourhood Area set out in Figure 1 above; and,
- our Neighbourhood Development Plan sets out policies in relation to the development and use of land.

Submission Documents

As referred to earlier in this Statement, all the documents required for submission by Regulation 15(1) of the Neighbourhood Planning (General) Regulations are included in the submission package for the Neighbourhood Development Plan.

¹³ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

¹⁴ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

Basic Conditions

As referred to earlier in this Statement, we consider that all of the Basic Conditions (set out in of paragraph 8(2) of Schedule 4B to the 1990 Act (as amended) by the Localism Act 2011.¹⁵) have been met, as demonstrated in this Statement.

6. Content of Our Neighbourhood Development Plan Proposal

To comply with the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012¹⁶, and to provide sufficient material to help demonstrate that the Basic Conditions have been met, the following documents have been submitted to the local authority:

- The Neighbourhood Development Plan (which includes a map and statement which identifies the area to which our plan relates);
- Our Consultation Statement;
- Our Basic Conditions Statement (this document); and,
- The screening report, produced by the local planning authority, which concluded that no Strategic Environmental Assessment (SEA) or Habitats Regulation Assessment (HRA) are necessary.

The Neighbourhood Development Plan includes appendices and weblinks to reports which elaborate and support our policy justification and content. All evidence base documents are available to view on the Neighbourhood Development Plan webpages here - <https://www.perranplan.co.uk/>.

7. How our Neighbourhood Development Plan meets the Basic Conditions

The following section sets out how we believe the Plan meets the Basic Conditions.

A. Having regard to national policies and advice contained in guidance issued by the Secretary of State

We have undertaken the Plan's development in a way consistent with good practice:

- considering other made Plans in the local planning authority area;
- receiving advice from the local planning authority;
- receiving advice from our planning consultant's experience supporting other groups and of the planning system;
- considering various Locality produced guidance notes (such as the Roadmap¹⁷); and,
- also following the guidance on process and legal requirements set out in the Government's National Planning Practice Guidance¹⁸.

In developing our evidence base we have sought to:

¹⁵ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

¹⁶ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

¹⁷ See <http://locality.org.uk/resources/neighbourhood-planning-roadmap-guide/>

¹⁸ See <https://www.gov.uk/guidance/neighbourhood-planning--2>

- i) understand the continually changing planning policy framework within which we have had to work; and,
- ii) find or develop evidence to support the Aims and Objectives identified through local community consultation.

This has then been applied to the development of our policies, which were in turn, scrutinised by the local planning authority officers to provide comments on alignment with the policies in the adopted Local Plan prior to finalising the draft Plan.

Our consultation process fulfils the requirements set out in Neighbourhood Planning Regulations (as detailed in our Consultation Statement).

We believe that our Plan meets the requirements and objectives of the National Planning Policy Framework (NPPF), has had regard to national policy and advice and, in alignment with paragraph 15 in the NPPF is a “succinct and up-to-date” Plan which provides “...a positive vision for the future of...[our]...area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

A positive vision has been developed through consultation, which in turn was identified through local consultation and analysis of written evidence. Our consultation has provided local people with the opportunity to engage with the process of developing the Plan, from its inception through to the drafting of the policies and Plan itself. We have drafted our policies in a way which provides positive criteria to aid the practical consideration of planning applications whilst also setting out a clear framework of how our high quality and valued environment should be respected and enhanced now and in the future.

The wording of our policies has been ‘tested’ by planning officers at the local planning authority, and we anticipate therefore, that they can be used effectively as a practical framework in the planning system’s decision-making process.

The following table sets out how we consider the Plan has had regard to national policies by setting out the key paragraphs / policies from the NPPF (wording abridged) which relate to what our policies are seeking to achieve. The table is not intended to provide an exhaustive list of every connection between the NPPF and our policies, rather, an indication that our policies align with the NPPF.

For ease of reference, a composite of our Plan policies is appended to this Statement (see Appendix 1).

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Development Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Development Plan policy
Policy SD1: Development Boundaries	<p>8c. Protect and enhance our natural, built and historic environment; including making effective use of land...</p> <p>11a. All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.</p> <p>130. Planning policies and decisions should ensure that developments:</p> <p>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.</p> <p>174. Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)</p>
Policy SD2: Sustainable Design of Development and the Quality and Distinctiveness of the Built Environment	<p>8b. ...support strong, vibrant and healthy communities...by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.</p> <p>8c. Mitigating and adapting to climate change, including moving to a low carbon economy...</p> <p>Section 12. Achieving well-designed places.</p> <p>126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process...</p> <p>128. ...Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety...</p> <p>129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents...</p> <p>130. Planning policies and decisions should ensure that developments: c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.</p>

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Development Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Development Plan policy
	<p>185. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>
Policy SD3: Reducing the Need to Travel by Car (Major Development)	<p>104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:</p> <ul style="list-style-type: none"> a) the potential impacts of development on transport networks can be addressed; b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated; c) opportunities to promote walking, cycling and public transport use are identified and pursued; d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places. <p>106. Planning policies should: d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking...</p> <p>100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>
Policy SD4: Managing Flood Risk from Surface Water Run-off	<p>152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.</p>
Policy HO1: Principal Residence Policy	<p>8b. ...support strong, vibrant and healthy communities...by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.</p>

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Development Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Development Plan policy
	<p>60. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed...</p> <p>62. ...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies...</p>
Policy HO2: Design of Dwellings	<p>8b. ...support strong, vibrant and healthy communities...by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.</p> <p>8c. Mitigating and adapting to climate change, including moving to a low carbon economy...</p> <p>Section 12. Achieving well-designed places.</p> <p>104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:...</p> <p>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</p>
Policy HO3: Parking Design in Housing Developments	<p>126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process...</p> <p>128. ...Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety...</p> <p>129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents...</p> <p>130. Planning policies and decisions should ensure that developments:</p> <p>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.</p>

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Development Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Development Plan policy
Policy HO4: Community Homes	8b. ...support strong, vibrant and healthy communities...by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
Policy HO5: Housing for Specific Needs	60. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed... 62. ...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies...
Policy NE1: Areas of Ecological, Landscape, Biodiversity and Geodiversity Value	8c. ...protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
Policy NE2: Landscape Character and Landscapes of Local Significance (LLS)	174a, b and d. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...
Policy NE3: Embedding Green and Blue Infrastructure into New Development	179. To protect and enhance biodiversity and geodiversity, plans should:...b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity... 153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures...
Policy NE4: Protecting Trees, Woodland and Hedgerows	8b. fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being... 131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Development Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Development Plan policy
	orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users...
Policy NE5: Biodiversity Net Gain in New Development	<p>8c. ...protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>174a, b and d. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...</p> <p>179. To protect and enhance biodiversity and geodiversity, plans should:...b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity...</p> <p>153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures...</p>
Policy NE6: Settlement Gaps and Green Buffers	<p>8c. Protect and enhance our natural, built and historic environment; including making effective use of land...</p> <p>11a. All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.</p> <p>130. Planning policies and decisions should ensure that developments:</p> <p>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.</p> <p>174. Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)</p>

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Development Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Development Plan policy
Policy NE7: Important Views and Vistas	<p>8c. ...protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>174a, b and d. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</p> <p>153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures...</p>
Policy NE8: Local Green Space	<p>8b. fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being...</p> <p>101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them...</p> <p>102. The Local Green Space designation should only be used where the green space is:</p> <p>a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and, c) local in character and is not an extensive tract of land.</p> <p>103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>
Policy NE9: Dark Skies	<p>185. Planning policies and decisions should...c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>
Policy NE10: Coastal Vulnerability Zone	<p>153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures...</p>

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Development Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Development Plan policy
Policy NE11: Development and the Coastal Management Plan	185. Planning policies and decisions should... a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
Policy EW1: Renewable Energy and Community Energy Projects	152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure. 155. To help increase the use and supply of renewable and low carbon energy and heat, plans should: a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts)
Policy EW2: Non-mains Sewer Wastewater	8a. ...help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure. 185. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
Policy TT1: Transport Plan	104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: a) the potential impacts of development on transport networks can be addressed; b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated; c) opportunities to promote walking, cycling and public transport use are identified and pursued;
Policy TT2: Transport Assessments & Travel Plans	
Policy TT3: Dedicated Parking for New Non-residential Development	
Policy TT4: Safeguarding the Disused Railway	

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Development Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Development Plan policy
Policy TT5: Protecting Existing Car Parking Capacity in Perranporth	<p>d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and</p> <p>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</p> <p>106. Planning policies should: d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking...</p> <p>100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p> <p>185. Planning policies and decisions should... a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>
Policy TT6: Preventing Loss of Car Park Capacity	
Policy TT7: Beach Road (Promenade) Car Park	
Policy TT8: Noise from Development at Trevellas Airfield	
Policy LWE1: New Community and Cultural Facilities	<p>8a. ...help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.</p> <p>8b. fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being...</p> <p>84. Planning policies and decisions should enable: d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>93c. Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs...</p>
Policy LWE2: New Sports Facilities	

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Development Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Development Plan policy
Policy LWE3: Providing Community Infrastructure to Match Demand	<p>98. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.</p> <p>99. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</p>
Policy LWE4: New Secondary School, Perranporth	<p>95. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities...</p> <p>106. Planning policies should: a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities...</p> <p>8c. Protect and enhance our natural, built and historic environment; including making effective use of land...</p> <p>11a. All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.</p> <p>174. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)</p> <p>185. Planning policies and decisions should... a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>
Policy HE1: Heritage Assets and the Historic Environment	<p>8c. ...protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>
Policy HE2: Signs and Advertising	

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Development Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Development Plan policy
Policy HE3: Conservation Areas and Non-designated Historic Settlements	189. Heritage assets range from sites and buildings of local historic value to those of the highest significance such as World Heritage Sites, which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
Policy HE4: Historic Landscape Character	
Policy HE5: Cornwall and West Devon World Heritage Site (WHS) Area A7 St Agnes Mining District	
Policy HE6: St Piran's Church and St Piran's Oratory	
Policy HE7: Penhale Camp and Assets within its Boundaries and Setting	
Policy HE8: Perranzabuloe's Prehistoric Assets and Landscape	
Policy HE9: Newly Identified Heritage Assets and Archaeological Remains	
Policy HE10: Accessibility to Heritage Assets	
Policy BER1: Preventing Loss of Existing Employment Areas	8a. Help build a strong, responsive and competitive economy... 8c. ...protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. 81. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into
Policy BER2: Quality Employment Premises	

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Development Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Development Plan policy
Policy BER3: Expansion of Employment Sites	account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. 82. Planning policies should: a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration...
Policy BER4: New Technology and Hi-tech Industries	185. Planning policies and decisions should... a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
Policy BER5: Digital Communication Infrastructure Improvements	174. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes... 8a. Help build a strong, responsive and competitive economy... 8c. ...protect and enhance our natural, built and historic environment...
Policy BER6: Live / Work	82. Planning policies should: d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation)
Policy BER7: Small Scale Business Initiatives	8a. Help build a strong, responsive and competitive economy... 8b. ...fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. 8c. Mitigating and adapting to climate change, including moving to a low carbon economy... 81. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. 82. Planning policies should: a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration...
Policy BER8: Business Opportunity Areas	
Policy BER9: Perranporth Village Centre Uses	
Policy BER10: Shop Front Design in Perranporth	
Policy BER11: Perranporth Village Centre Traffic, Circulation and Wayfinding	

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Development Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Development Plan policy
Policy BER12: Perranporth Village Centre Areas of Intervention	<p>84. Planning policies and decisions should enable: d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>93. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <p>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</p> <p>d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community</p> <p>Section 12. Achieving well-designed places.</p> <p>126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process...</p> <p>130. Planning policies and decisions should ensure that developments:</p> <p>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.</p>
Policy BER13: Retail Expansion in Perranporth, Goonhavern and Bolingey	
Policy BER14: Provision for (Consumer) Waste Facilities at Hot Food Takeaways in Perranporth, Goonhavern and Bolingey	
Policy BER15: Supporting Community Shops, Food and Drink Premises and Services	
Policy TO1: Existing and New Static Caravan, Camping, Glamping and Towing Caravan Sites	<p>8a. Help build a strong, responsive and competitive economy...</p> <p>8c. Protect and enhance our natural, built and historic environment; including making effective use of land...</p> <p>11a. All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.</p>

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Development Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Development Plan policy
Policy TO2: New Built Tourist and Visitor Accommodation (Bed and Breakfast, Hotels, Guest Houses and Purpose-built Holiday Lets and Lodges)	<p>81. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.</p> <p>84. Planning policies and decisions should enable:</p> <p>a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings...</p> <p>c) sustainable rural tourism and leisure developments which respect the character of the countryside; and,</p> <p>d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>185. Planning policies and decisions should... a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>
Policy TO3: Broadening the Visitor and Tourism Offer through Sustainable and Wet Weather Attractions	

B. The making of the Plan contributes to the achievement of sustainable development

The Neighbourhood Development Plan has been developed within the context of the definition of sustainable development in the National Planning Policy Framework and that in the Local Plan. The NPPF sets three overarching objectives which set the direction of travel of the delivery of sustainable development in the planning system. These are reproduced below from paragraph 8.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

We have produced a sustainability matrix which tests the policies of the Plan against the broad social, economic and environmental sustainability objectives of the NPPF set out in paragraph 8. Consideration and testing of the Plan in this way helps us demonstrate that we have paid close attention to the achievement of sustainable development, and supplements the Strategic Environmental Assessment (SEA) screening which focuses on environmental issues. The assessment uses a traffic light system to indicate the degree of contribution to the objectives of sustainable development. It is important to note that any testing done in this way will have a degree of subjectivity attached and the traffic light system presents a “direction of travel” and is used simply to show that we have considered the NPPF objectives against the policies in the Plan. When considering the indicators given, readers are encouraged to remember that the testing takes close notice of the wording of the NPPF objectives, and not necessarily an “obvious” link between a policy title or content and the headlines of “economic”, “social” and “environmental”. A “red” indicator does not mean that it is a poor policy or is some way “wrong”, but simply reflects that some policies can have a negative impact in relation to a specific objective, particularly when considered in isolation to other policies which could introduce sufficient balance or mitigation.

The key for the matrix is as follows.

++	Strongly supports the objective
+	Supports the objective
N	Is neutral in effect
-	Potentially works against the objective
--	Strongly works against the objective
+/-	Effects uncertain *

* this can reflect an assessment that the policy could work either positively or negatively, or in a neutral way, against the objective, depending on the type and / or location of proposal to which the policy is applied.

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
Policy SD1: Development Boundaries				Seeks to ensure that development takes place within the development boundary – a sustainable pattern of growth.
Policy SD2: Sustainable Design of Development and the Quality and Distinctiveness of the Built Environment				Seeks to introduce sustainability into all design of development.
Policy SD3: Reducing the Need to Travel by Car (Major Development)				Seeks to reduce travel by car within the context of new major development proposals.
Policy SD4: Managing Flood Risk from Surface Water Run-off				Helps to ensure that flood risk is minimised and satisfactorily mitigated locally.
Policy HO1: Principal Residence Policy				Helps to contribute to sustaining the local community, its services and facilities by retaining new housing stock in the local housing market for permanent residents.
Policy HO2: Design of Dwellings				Seeks to introduce sustainable design into new housing development.
Policy HO3: Parking Design in Housing Developments				While supporting provision for parking which is likely to have some impact on the environment, it supports parking arrangements which help to make the most effective use of land and support sustainable housing provision.
Policy HO4: Community Homes				While housing development will inevitably have some impact on the environment, the policy supports a more sustainable community through provision of affordable housing provision which meets the needs of the local community.
Policy HO5: Housing for Specific Needs				While housing development will inevitably have some impact on the environment, the policy focuses on supporting housing which responds to specific local

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
				need in relation to older generations, helping to support a sustainable community.
Policy NE1: Areas of Ecological, Landscape, Biodiversity and Geodiversity Value				Seeks to protect areas of environmental value from inappropriate change.
Policy NE2: Landscape Character and Landscapes of Local Significance (LLS)				Seeks to protect areas of landscape value from inappropriate change.
Policy NE3: Embedding Green and Blue Infrastructure into New Development				Seeks to ensure that green and blue infrastructure is provided in new development for the benefit of the environment through sustainable design.
Policy NE4: Protecting Trees, Woodland and Hedgerows				Seeks to protect and support trees, woodland and hedgerows within the context of their historic landscape significance and contribution to biodiversity, habitats, climate change and local air quality.
Policy NE5: Biodiversity Net Gain in New Development				Seeks to protect and enhance biodiversity as a part of development.
Policy NE6: Settlement Gaps and Green Buffers				Protects landscape character and the character of our settlements, ensuring a sustainable pattern of growth and change in the Parish.
Policy NE7: Important Views and Vistas				Seeks to protect areas of landscape value, their setting and character from inappropriate change.
Policy NE8: Local Green Space				Seeks to protect green space areas of local value given the social and environmental benefit they give to the community.
Policy NE9: Dark Skies				Helps to protect, sustain and enhance the nighttime character of the Parish.
Policy NE10: Coastal Vulnerability Zone				Requires proposals to take full account of the defined coastal vulnerability zone and the Shoreline

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
				Management Plan, helping to protect and sustain the coastal environment.
Policy NE11: Development and the Coastal Management Plan				Seeks to offer policy protection to the coast and its intrinsic value to the character and setting of the Parish and value to wider Cornwall.
Policy EW1: Renewable Energy and Community Energy Projects				Provides support to positive renewable and community energy projects, reducing demand on fossil fuels, securing future local supply and reducing reliance on national and international energy supply.
Policy EW2: Non-mains Sewer Wastewater				Responds to concerns about inadequate provision for foul and wastewater by requiring adequate on-site provision to accommodate sewage discharge, helping to protect the local environment from pollution.
Policy TT1: Transport Plan				Identifies several projects in the Parish which could improve transport and accessibility, subject to further work being done to confirm details and demonstrate feasibility and viability, including potential for park and ride, traffic management, speed control and new cycle and walking links between settlements. Many focus on providing support and infrastructure which will move the Parish up the sustainable travel hierarchy, improving accessibility.
Policy TT2: Transport Assessments & Travel Plans				Requires proposals to fully consider transport impact as part of the development, helping to improve the sustainability of developments in relation to transport.
Policy TT3: Dedicated Parking for New Non-residential Development				While supporting new parking which will inevitably have some impact on the environment, the policy

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
				seeks to mitigate impact and helps to provide policy support to sustain the local community.
Policy TT4: Safeguarding the Disused Railway				Protects the old railway line to St Agnes (which is within Perranzabuloe Parish) for future use as a cycle and walking route.
Policy TT5: Protecting Existing Car Parking Capacity in Perranporth				Seeks to protect the existing capacity provided by public car parks, reducing the need for additional sites in other locations.
Policy TT6: Preventing Loss of Car Park Capacity				Seeks to prevent loss of parking spaces through replacement as development or change is proposed in existing parking areas and car parks.
Policy TT7: Beach Road (Promenade) Car Park				A specific policy relating to potential for change at the car park and replacement provision given pressures from coastal erosion and flooding in the near future.
Policy TT8: Noise from Development at Trevellas Airfield				A policy which relates only to the area of the Airfield that is within the Parish and Plan area boundary, it requires proposals within the Plan area at the Airfield to consider the impact of noise arising from development and associated activities.
Policy LWE1: New Community and Cultural Facilities				Supports the provision of new community facilities, therefore helping to the sustainability of the local community.
Policy LWE2: New Sports Facilities				Supports the provision of new sports facilities, therefore helping to the sustainability of the local community.
Policy LWE3: Providing Community Infrastructure to Match Demand				Seeks to ensure that new infrastructure is provided in-step with demand generated from new development,

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
				therefore helping to the sustainability of the local community.
Policy LWE4: New Secondary School, Perranporth				Provides policy support for a new school which will help to keep the Parish sustainable with children not having to travel greater distances to secondary school, while putting measures in place to protect the sensitive landscape within which the preferred site sits.
Policy HE1: Heritage Assets and the Historic Environment				Sets in place criteria which development proposals must meet in order to protect heritage assets and the historic environment in the Parish.
Policy HE2: Signs and Advertising				A policy which sets out requirements for signs and advertising to be acceptable in important heritage landscapes and areas.
Policy HE3: Conservation Areas and Non-designated Historic Settlements				Requires proposals to demonstrate how they respect and enhance the character and settings of settlement within the Callestick and Mithian Conservation Areas.
Policy HE4: Historic Landscape Character				Requires proposals to respect and enhance the historic character of the landscape.
Policy HE5: Cornwall and West Devon World Heritage Site (WHS) Area A7 St Agnes Mining District				A policy which sets criteria that proposals must meet for them to be acceptable within the designated World Heritage Site area or its setting.
Policy HE6: St Piran's Church and St Piran's Oratory				Protects the character and setting and views to and from the St Piran's church and oratory heritage assets.
Policy HE7: Penhale Camp and Assets within its Boundaries and Setting				Seeks to ensure that proposals within the boundaries of Penhale Camp or its setting do not result in harm to their value or the surrounding landscape.

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
Policy HE8: Perranzabuloe's Prehistoric Assets and Landscape				A policy which states that proposals which may affect recorded prehistoric assets or their setting will be supported in principle providing they include an appropriate Heritage Assessment.
Policy HE9: Newly Identified Heritage Assets and Archaeological Remains				Seeks to protect and assess any newly identified heritage and archaeological assets.
Policy HE10: Accessibility to Heritage Assets				Supports proposals in principle where they help to enhance accessibility to heritage assets, both protecting assets and improving access, supporting a more active population.
Policy BER1: Preventing Loss of Existing Employment Areas				Seeks to prevent the loss of employment premises in our main employment areas in the Parish, therefore sustaining our local economy.
Policy BER2: Quality Employment Premises				A policy which seeks to ensure that proposals for employment premises will be high quality and fit for purpose, therefore sustaining our local economy.
Policy BER3: Expansion of Employment Sites				Supports the expansion of existing employment sites subject to meeting certain criteria, therefore sustaining our local economy.
Policy BER4: New Technology and Hi-tech Industries				A policy which supports high value jobs in a specific sector to encourage the broadening of a year-round local economy, therefore sustaining our local economy.
Policy BER5: Digital Communication Infrastructure Improvements				Proposals (which require planning permission) for infrastructure to support improvements to broadband and other telecommunications will be supported in principle subject to criteria. This helps to sustain our local economy and can help to reduce travel.

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
Policy BER6: Live / Work				A policy which supports “live-work” units, buildings which provide both living accommodation and employment premises such as workshops, subject to criteria being met which will make such proposals acceptable, therefore sustaining our local economy and local community, while reducing the need to travel.
Policy BER7: Small Scale Business Initiatives				A policy which supports premises for small-scale start-up businesses, therefore sustaining our local economy.
Policy BER8: Business Opportunity Areas				A policy which supports employment development in several areas in the Parish in principle where provision cannot be made within the defined settlement boundaries and subject to criteria which would make the proposal acceptable, therefore sustaining our local economy while helping to protect our valued local environment.
Policy BER9: Perranporth Village Centre Uses				The policy defines primary and secondary active shop frontage areas within Perranporth village centre and the preferred uses within those areas, seeking protection from inappropriate development and erosion of the main functions of the centre as a retail, service and employment area. It helps to sustain our local economy, protects our local environment and helps to sustain the local community.
Policy BER10: Shop Front Design in Perranporth				Sets out the requirement for proposals which require planning permission for changes to shop frontages to ensure that they meet design parameters set out in

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
				the shop fronts design guidance in the Perranporth Strategic Masterplan.
Policy BER11: Perranporth Village Centre Traffic, Circulation and Wayfinding				Provides policy support for the draft traffic, circulation and wayfinding proposals and projects recommended in the Perranporth Strategic Masterplan.
Policy BER12: Perranporth Village Centre Areas of Intervention				Provides policy support for the draft proposals and projects recommended in the Perranporth Strategic Masterplan which present environmental improvements to street spaces and the public realm.
Policy BER13: Retail Expansion in Perranporth, Goonhavern and Bolingey				Supports retail expansion within the defined settlement boundaries in Perranporth, Goonhavern and Bolingey subject to meeting certain criteria for them to be considered acceptable, therefore sustaining our local economy and local community.
Policy BER14: Provision for (Consumer) Waste Facilities at Hot Food Takeaways in Perranporth, Goonhavern and Bolingey				Supports new hot food takeaways within the defined settlement boundaries and requires such establishments to provide adequate on-site waste management facilities.
Policy BER15: Supporting Community Shops, Food and Drink Premises and Services				Policy support for community (local) shops, services and premises, therefore sustaining our local economy and local community.
Policy TO1: Existing and New Static Caravan, Camping, Glamping and Towing Caravan Sites				Policy support to protect existing such sites and facilities from conversion to inappropriate development and support for new and extended sites subject to meeting certain criteria. It helps to sustain our local economy, while protecting the value of our local environment.

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
Policy TO2: New Built Tourist and Visitor Accommodation (Bed and Breakfast, Hotels, Guest Houses and Purpose-built Holiday Lets and Lodges)				A policy which provides support to new such sites subject to meeting various criteria, while limiting the scale of such sites and ensuring no adverse impact on our landscape, therefore sustaining our local economy.
Policy TO3: Broadening the Visitor and Tourism Offer through Sustainable and Wet Weather Attractions				Support for sustainable tourism development which helps to broaden the visitor offer and economy, and help extend the season throughout the year.

We have demonstrated how our Plan’s policies fit with and support the sustainability objectives of the NPPF. It follows, therefore, that our policies also align with the sustainable development policies in the adopted Local Plan reproduced below. This is reinforced by the local planning authority not identifying any issues of alignment or policies not being in general conformity with either the sustainable development policies in the adopted Local Plan, nor with any other strategic policies.

The Neighbourhood Development Plan’s policies provide the local detail necessary to enable effective application of national and strategic policies at the local level. Our policies establish a positive local policy framework to help ensure that proposals result in sustainable development outcomes in the Parish. Our Plan and its policies contribute positively to the achievement of sustainable development.

Policy 1: Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and set out by the policies of this Local Plan.

We will work with applicants, infrastructure providers and the local community to find solutions which mean that proposals will be approved wherever possible,

and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan and supporting Development Plan (including, where relevant, with policies in Neighbourhood Plans) will be regarded as sustainable development and be approved, unless material considerations indicate otherwise.

When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted.

C. The making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

This section sets out our interpretation of how our policies are in general conformity¹⁹ with the strategic policies of the Local Plan.

Our Plan’s policies uphold and support the general principle of the Local Plan’s strategic policies identified below, demonstrate no conflict with the strategic policies to which they relate, and provide added value and local specificity.

¹⁹ See <https://www.gov.uk/guidance/neighbourhood-planning--2#General-conformity-with-strategic-policies> “General conformity” is defined there (in National Planning Practice Guidance, paragraph 74, reference ID 41-074-20140306, revision date 06-03-14) as “When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following: whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with; the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy; whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy; and, the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.”

Our Plan clearly sets out the rationale behind our evidence-based policies (our evidence base comprising local studies, written data and research and local and strategic consultation responses).

Throughout the process of Plan and policy development we have liaised closely with officers at the local planning authority to help ensure that our policies are in general conformity with the strategic policies of the Local Plan. **At no point has the local planning authority indicated that the policies in this Submission version of the Plan are not in general conformity with the adopted Local Plan.**

The following table “maps” each of our policies alongside the **most relevant** (not all related) strategic policies in the Local Plan. This includes consideration against the policies in the adopted Climate Emergency DPD which the local planning authority advises us are considered “strategic policies” within the context of the term used in the Basic Conditions. We have suggested how we consider that the Neighbourhood Development Plan policy is in general conformity with the strategic policies (and alignment with non-strategic policies) to which it relates.

The table below does not seek to reiterate the rationale behind our policies, which is clearly expressed in the Plan itself, nor does it seek to spell out what the policy is about which, again, is clear in the Plan.

We consider that all of our policies are in general conformity with the strategic policies of the Local Plan.

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 2: Spatial Strategy Policy 3: Role and Function of Places Policy 7: Housing in the Countryside Policy 9: Rural Exception Sites <i>Policy C1: Climate Change Principles</i>	Policy SD1: Development Boundaries	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy in relation to named places in the Parish (Perranporth, Bolingey and Goonhavern). The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 12: Design <i>Policy C1: Climate Change Principles</i> <i>Policy G1 – Green Infrastructure Design and Maintenance</i> <i>Policy G3 – Canopy</i>	Policy SD2: Sustainable Design of Development and the Quality and Distinctiveness of the Built Environment	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy drawing attention to design aspects which are of particular importance in the Parish, signposting our design code. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 12: Design	Policy SD3: Reducing the Need to Travel by Car (Major Development)	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy drawing attention to criteria which are of particular importance in the Parish, signposting

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 27: Transport and accessibility <i>Policy C1: Climate Change Principles</i>				our design code. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 26: Flood risk management and coastal change <i>Policy C1: Climate Change Principles</i>	Policy SD4: Managing Flood Risk from Surface Water Run-off	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy giving specific direction in relation to managing flood risk. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 6:Housing Mix	Policy HO1: Principal Residence Policy	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to specific housing circumstances in the Parish. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 12: Design <i>Policy C1: Climate Change Principles</i> <i>Policy T2 – Parking</i>	Policy HO2: Design of Dwellings	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy drawing attention to design aspects for new housing which are of particular importance in the Parish, signposting our design code. The policy responds positively to issues raised by

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
<i>Policy G1 – Green Infrastructure Design and Maintenance</i>				the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 27: Transport and accessibility <i>Policy T2 – Parking</i>	Policy HO3: Parking Design in Housing Developments	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy providing direction in relation to parking design in new housing developments. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 6: Housing mix Policy 8: Affordable Housing Policy 9: Rural Exceptions Sites	Policy HO4: Community Homes	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which adds criteria of particular relevance to the Parish. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 6: Housing mix Policy 13: Development standards	Policy HO5: Housing for Specific Needs	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which emphasises the importance of housing being accessible in the Perranzabuloe context. The policy responds positively to issues raised by

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
				the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 23: Natural Environment <i>Policy C1: Climate Change Principles</i>	Policy NE1: Areas of Ecological, Landscape, Biodiversity and Geodiversity Value	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment and other environmental evidence base material. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 23: Natural Environment Policy 25: Green infrastructure <i>Policy C1: Climate Change Principles</i> <i>Policy G1 – Green Infrastructure Design and Maintenance</i>	Policy NE2: Landscape Character and Landscapes of Local Significance (LLS)	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment and other environmental evidence base material. The policy responds positively to issues raised by the community as important during several rounds of local consultation.

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 2: Spatial Strategy Policy 13: Development standards Policy 23: Natural Environment Policy 25: Green infrastructure <i>Policy C1: Climate Change Principles</i> <i>Policy G1 – Green Infrastructure Design and Maintenance</i>	Policy NE3: Embedding Green and Blue Infrastructure into New Development	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment and other environmental evidence base material. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 23: Natural Environment <i>Policy C1: Climate Change Principles</i> <i>Policy G1 – Green Infrastructure Design and Maintenance</i> <i>Policy G3 – Canopy</i>	Policy NE4: Protecting Trees, Woodland and Hedgerows	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment and other environmental evidence base material. The policy responds positively to issues raised by the community as important during several rounds of local consultation.

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 2: Spatial Strategy Policy 23: Natural Environment <i>Policy C1: Climate Change Principles</i> <i>Policy G2 – Biodiversity Net Gain</i>	Policy NE5: Biodiversity Net Gain in New Development	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment and other environmental evidence base material. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 23: Natural Environment <i>Policy C1: Climate Change Principles</i> Policy 25: Green infrastructure	Policy NE6: Settlement Gaps and Green Buffers	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment and other environmental evidence base material. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 23: Natural Environment Policy 25: Green infrastructure	Policy NE7: Important Views and Vistas	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment and other environmental evidence base material. The policy responds positively to

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
<i>Policy C1: Climate Change Principles</i>				issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 23: Natural Environment Policy 25: Green infrastructure <i>Policy C1: Climate Change Principles</i>	Policy NE8: Local Green Space	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment and other environmental evidence base material, including our assessment of Local Green Space (LGS) opportunities captured in LGS Background Paper. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 23: Natural Environment <i>Policy C1: Climate Change Principles</i>	Policy NE9: Dark Skies	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which adds specificity and requirements to what is presented in the Local Plan. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 26: Flood risk management and coastal change	Policy NE10: Coastal Vulnerability Zone	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy adding granularity with regard to requirements / tests which proposals in the Zone should pass for

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
<i>Policy C1: Climate Change Principles</i>				them to be acceptable. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 26: Flood risk management and coastal change <i>Policy C1: Climate Change Principles</i>	Policy NE11: Development and the Coastal Management Plan	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy seeking to ensure that proposals take fully into account Coastal Management Plans. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 14: Renewable and low carbon energy <i>Policy C1: Climate Change Principles</i>	Policy EW1: Renewable Energy and Community Energy Projects	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which confirms which types and scales of renewable energy proposals will be supported, within the Parish context. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 28: Infrastructure	Policy EW2: Non-mains Sewer Wastewater	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to local challenges presented by some potential development locations in the Parish. The policy responds positively to issues raised

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
				by the community as important during several rounds of local consultation.
Policy 27: Transport and accessibility <i>Policy C1: Climate Change Principles</i> <i>Policy T1 – Sustainable Transport</i>	Policy TT1: Transport Plan	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which highlights specific projects in the Parish which would be supported should they come forward. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 27: Transport and accessibility <i>Policy T1 – Sustainable Transport</i>	Policy TT2: Transport Assessments & Travel Plans	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy signposting requirements which respond to locally identified important issues in relation to proposals coming forward. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 27: Transport and accessibility <i>Policy T1 – Sustainable Transport</i> <i>Policy T2 – Parking</i>	Policy TT3: Dedicated Parking for New Non-residential Development	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which recognises and responds to locally known challenges. The policy responds positively to issues raised by the community as important during several rounds of local consultation.

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 27: Transport and accessibility <i>Policy C1: Climate Change Principles</i>	Policy TT4: Safeguarding the Disused Railway	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy safeguarding a specific part of the Parish.
Policy 27: Transport and accessibility <i>Policy T1 – Sustainable Transport</i>	Policy TT5: Protecting Existing Car Parking Capacity in Perranporth	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which recognises and responds to locally known challenges. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 27: Transport and accessibility <i>Policy T1 – Sustainable Transport</i>	Policy TT6: Preventing Loss of Car Park Capacity	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which recognises and responds to locally known challenges. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 27: Transport and accessibility <i>Policy C1: Climate Change Principles</i>	Policy TT7: Beach Road (Promenade) Car Park	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which recognises and responds to locally known challenges. The policy responds positively to issues raised by the community as important during several rounds of local consultation.

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 12: Design Policy 13: Development standards Policy 16: Health and Wellbeing <i>Policy C1: Climate Change Principles</i>	Policy TT8: Noise from Development at Trevellas Airfield	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which recognises and responds to locally known challenges. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 4: Shopping, services and community facilities Policy 16: Health and wellbeing Policy 25: Green infrastructure <i>Policy C1: Climate Change Principles</i>	Policy LWE1: New Community and Cultural Facilities	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which provides support to proposals which come forward, subject to meeting locally important criteria. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 4: Shopping, services and community facilities Policy 16: Health and wellbeing	Policy LWE2: New Sports Facilities	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which provides support to proposals which come forward, subject to meeting locally important criteria. The policy responds positively to issues

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 25: Green infrastructure <i>Policy C1: Climate Change Principles</i>				raised by the community as important during several rounds of local consultation.
Policy 13: Development standards Policy 28: Infrastructure	Policy LWE3: Providing Community Infrastructure to Match Demand	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which emphasises an issue highlighted locally as particularly important if new development comes forward in the Parish. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 4: Shopping, services and community facilities Policy 12: Design Policy 23: Natural Environment Policy 25: Green infrastructure Policy 27: Transport and accessibility	Policy LWE4: New Secondary School, Perranporth	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which provides support to proposals for a new school on a specific site in the Parish, subject to meeting locally important criteria. The policy responds positively to issues raised by the community as important during several rounds of local consultation, while also balancing the needs of education and comments submitted by Cornwall LEA, the Trust likely to run the school and the Department for Education..

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
<i>Policy G1 – Green Infrastructure Design and Maintenance</i>				
Policy 2: Spatial Strategy Policy 23: Natural Environment Policy 24: Historic environment <i>Policy C1: Climate Change Principles</i>	Policy HE1: Heritage Assets and the Historic Environment	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment, understanding of nationally, internationally and locally important heritage assets and other environmental evidence base material. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 24: Historic environment	Policy HE2: Signs and Advertising	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment, understanding of nationally, internationally and locally important heritage assets and other environmental evidence base material. The policy responds positively to issues raised by the community as important during several rounds of local consultation.

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 2: Spatial Strategy Policy 24: Historic environment <i>Policy C1: Climate Change Principles</i>	Policy HE3: Conservation Areas and Non-designated Historic Settlements	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment, understanding of nationally, internationally and locally important heritage assets and other environmental evidence base material. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 23: Natural Environment Policy 24: Historic environment <i>Policy C1: Climate Change Principles</i>	Policy HE4: Historic Landscape Character	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment, understanding of nationally, internationally and locally important heritage assets and other environmental evidence base material. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 24: Historic Environment	Policy HE5: Cornwall and West Devon World Heritage Site (WHS) Area A7 St Agnes Mining District	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
<i>Policy C1: Climate Change Principles</i>				Assessment, understanding of nationally, internationally and locally important heritage assets and other environmental evidence base material. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 24: Historic Environment <i>Policy C1: Climate Change Principles</i>	Policy HE6: St Piran's Church and St Piran's Oratory	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment, understanding of nationally, internationally and locally important heritage assets and other environmental evidence base material. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 24: Historic Environment <i>Policy C1: Climate Change Principles</i>	Policy HE7: Penhale Camp and Assets within its Boundaries and Setting	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment, understanding of nationally, internationally and locally important heritage assets and other environmental evidence base material. The policy responds positively to

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
				issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 24: Historic Environment <i>Policy C1: Climate Change Principles</i>	Policy HE8: Perranzabuloe's Prehistoric Assets and Landscape	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment, understanding of nationally, internationally and locally important heritage assets and other environmental evidence base material. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 24: Historic Environment <i>Policy C1: Climate Change Principles</i>	Policy HE9: Newly Identified Heritage Assets and Archaeological Remains	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived from our extensive local evidence base captured by the Local Landscape Character Assessment, understanding of nationally, internationally and locally important heritage assets and other environmental evidence base material. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy	Policy HE10: Accessibility to Heritage Assets	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy derived

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 24: Historic Environment <i>Policy C1: Climate Change Principles</i>				from our extensive local evidence base captured by the Local Landscape Character Assessment, understanding of nationally, internationally and locally important heritage assets and other environmental evidence base material. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism <i>Policy C1: Climate Change Principles</i>	Policy BER1: Preventing Loss of Existing Employment Areas	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 12: Design Policy 5: Business and Tourism <i>Policy C1: Climate Change Principles</i>	Policy BER2: Quality Employment Premises	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand. The policy responds positively to issues raised by the community as important during several rounds of local consultation.

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
<i>Policy AG1 – Rural Development and Diversification</i> <i>Policy T2 – Parking</i>				
Policy 2: Spatial Strategy Policy 5: Business and Tourism <i>Policy C1: Climate Change Principles</i>	Policy BER3: Expansion of Employment Sites	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism <i>Policy C1: Climate Change Principles</i>	Policy BER4: New Technology and Hi-tech Industries	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism	Policy BER5: Digital Communication Infrastructure Improvements	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
<i>Policy C1: Climate Change Principles</i> <i>Policy G3 – Canopy</i>				needs and demand. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism <i>Policy C1: Climate Change Principles</i>	Policy BER6: Live / Work	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism <i>Policy C1: Climate Change Principles</i>	Policy BER7: Small Scale Business Initiatives	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism	Policy BER8: Business Opportunity Areas	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
<i>Policy C1: Climate Change Principles</i>				needs and demand. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism <i>Policy C1: Climate Change Principles</i> <i>Policy TC1 – Town Centre Development Principles</i>	Policy BER9: Perranporth Village Centre Uses	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism	Policy BER10: Shop Front Design in Perranporth	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand, and signposting the Perranporth Masterplan. The policy responds positively to issues raised by the community as important during several rounds of local consultation.

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Policy 2: Spatial Strategy Policy 5: Business and Tourism <i>Policy C1: Climate Change Principles</i> <i>Policy TC1 – Town Centre Development Principles</i>	Policy BER11: Perranporth Village Centre Traffic, Circulation and Wayfinding	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand, and signposting the Perranporth Masterplan. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism <i>Policy C1: Climate Change Principles</i> <i>Policy TC1 – Town Centre Development Principles</i> <i>Policy TC5 – Rural Service Development</i>	Policy BER12: Perranporth Village Centre Areas of Intervention	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand, and signposting the Perranporth Masterplan. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism	Policy BER13: Retail Expansion in Perranporth, Goonhavern and Bolingey	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand. The policy responds

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
<i>Policy C1: Climate Change Principles</i> <i>Policy TC5 – Rural Service Development</i>				positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism <i>Policy TC5 – Rural Service Development</i>	Policy BER14: Provision for (Consumer) Waste Facilities at Hot Food Takeaways in Perranporth, Goonhavern and Bolingey	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 2: Spatial Strategy Policy 5: Business and Tourism <i>Policy C1: Climate Change Principles</i> <i>Policy TC5 – Rural Service Development</i>	Policy BER15: Supporting Community Shops, Food and Drink Premises and Services	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 5: Business and Tourism	Policy TO1: Existing and New Static Caravan, Camping, Glamping and Towing Caravan Sites	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
<i>Policy C1: Climate Change Principles</i>				economy, based on our understanding of local needs and demand, while also seeking to protect the high quality environment that contributes so significantly to the Parish and makes it what it is to residents and visitors alike. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 5: Business and Tourism <i>Policy C1: Climate Change Principles</i>	Policy TO2: New Built Tourist and Visitor Accommodation (Bed and Breakfast, Hotels, Guest Houses and Purpose-built Holiday Lets and Lodges)	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand, while also seeking to protect the high quality environment that contributes so significantly to the Parish and makes it what it is to residents and visitors alike. The policy responds positively to issues raised by the community as important during several rounds of local consultation.
Policy 5: Business and Tourism <i>Policy C1: Climate Change Principles</i>	Policy TO3: Broadening the Visitor and Tourism Offer through Sustainable and Wet Weather Attractions	Yes	None	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect and support the local economy, based on our understanding of local needs and demand, while also seeking to

Most Relevant Strategic Policies of the Local Plan (and Climate Emergency DPD)	Neighbourhood Development Plan Policies	How does the Neighbourhood Development Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Development Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
				protect the high quality environment that contributes so significantly to the Parish and makes it what it is to residents and visitors alike. The policy responds positively to issues raised by the community as important during several rounds of local consultation.

Rationale for the approach taken and the evidence to justify that approach

The fourth question regarding general conformity is a question of justifying the approach and setting out the rationale behind Neighbourhood Development Plan policies. The response is the same in relation to all of our policies. The Plan and its policies have been developed following due process, good practice and legislative requirements. Between this Statement, the Consultation Statement and the supporting / justification text in the Plan itself, we have clearly set out the rationale behind the policies and the approach taken and the evidence we have gathered to justify them.

Our vision, aims and objectives were based on identification of the key issues of concern for residents in the Parish and informed by the evidence base material we gathered on planning policies, constraints and designations and our understanding, as a Parish Council, of the key planning issues facing us in recent years and the challenges posed for the future. We have paid close attention to the Local Plan and have been advised on general conformity of the Neighbourhood Development Plan policies with the strategic policies, and alignment with national policies, by both our consultants and officers at the Council.

D. The making of the plan does not breach, and is otherwise compatible with, EU obligations

It is our understanding that the EU obligations specified have been transposed into UK law and until replaced specifically by a UK Act of Parliament, still apply as set out in the EU obligations.

The local planning authority was formally asked for its opinion of whether the Plan required a Strategic Environmental Assessment (SEA) and / or Habitats Regulation Assessment (HRA).

A screening process was carried out by the local planning authority to determine whether a Strategic Environmental Assessment (SEA) and / or a Habitats Regulation Assessment (HRA) would be required.

Habitats Regulation Assessment

In screening the draft Plan for HRA, the local planning authority concluded that our Plan did not require Appropriate Assessment. The report setting out the process of screening and the conclusion is available to view on our website²⁰.

Strategic Environmental Assessment

Based on the policies in the draft Plan, the local planning authority concluded that our Plan did not require SEA.²¹

²⁰ See <https://www.perranplan.co.uk/wp-content/uploads/2022/05/Peranzabuloe-NDP-HRA-SEA-screening-report-January-2022.pdf>

²¹ See <https://www.perranplan.co.uk/wp-content/uploads/2022/05/Peranzabuloe-NDP-HRA-SEA-screening-report-January-2022.pdf>

European Convention on Human Rights

The Neighbourhood Development Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights²² and complies with the Human Rights Act 1998²³.

At the time of drafting this Statement, we are requested, by Cornwall Council, to consider the impact of the policies in the Plan on all groups with “protected characteristics” as defined by the Equalities Act 2010. The assessment is not intended to be a full Equality Impact Assessment.

Assessing our policies alongside the protected characteristics suggests that the policies in the Neighbourhood Development Plan do not disadvantage any groups. The assessment matrix is set out in Appendix 2.

E. The prescribed conditions are met in relation to the plan and prescribed matters complied with in connection with the proposal for the plan

Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act²⁴ sets out the definition of “prescribed”. It means conditions prescribed by regulations made by the Secretary of State. We understand that, currently, there are no additional relevant prescribed conditions which the Neighbourhood Development Plan needs to meet.

²² These are the right to life, the right to a fair hearing, the right to respect for private and family life, freedom of expression, freedom of thought, conscience and religion and the protection of property.

²³ See <https://www.legislation.gov.uk/ukpga/1998/42/contents>

²⁴ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

Appendices

Appendix 1: Composite of Neighbourhood Development Plan Policies

Policy SD1: Development Boundaries

- 1. Maps 3a and 3b and maps in Appendix 2, define new Development Boundaries for the villages of:
 - i) Perranporth;**
 - ii) Bolingey; and,**
 - iii) Goonhavern.****
- 2. Development proposals within the defined boundaries will be supported where such development conforms to other policies in this Plan.**
- 3. Outside of the Development Boundaries proposals will be supported where:
 - i) the proposal meets the requirements of Policy 9 of the Cornwall Local Plan to deliver affordable homes to meet evidenced local housing need; or,**
 - ii) the proposal meets the development plan policy requirements for housing or other development in the open countryside.****

Policy SD2: Sustainable Design of Development and the Quality and Distinctiveness of the Built Environment

- 1 Within the built environment, high standards of design and construction will be supported to conserve and enhance urban settings, settlement layouts, open spaces and distinctive historic, cultural and architectural features.**
- 2 Development proposals should:**
 - i) conserve and enhance the character of the built environment including buildings, open spaces, trees and other important features that contribute to visual, historical or architectural character;**
 - ii) reinforce the distinctive qualities of places through the consideration of density, scale, height, solid form, alignment, design detailing and use material and finishes that complement the local and traditional palate of materials used within the Parish;**
 - iii) be guided by the principles set out in the Cornwall Design Guide;**
 - iv) deliver landscape design that utilises native planting and which is appropriate to the location of the development with full consideration given to the future management and maintenance and the need for landscapes that are resilient, taking account of climate change;**
 - v) use and protect local vernacular earth and stone boundary walls (particularly on a frontage). Retain and enhance existing hedgerows and wooded areas, and increase on site biodiversity. Proposals that provide significant on-site green infrastructure links will be encouraged;**
 - vi) adopt walkable communities principles, with services and facilities associated with the users or occupiers of the development within easy walking distance;**
 - vii) provide access to safe walking and cycling routes within, into and out of the site to the existing footpath and cycle-path network and wherever feasible, include provision for continuous even surfaces and kerbs suitable for pedestrian, cycle, mobility scooter and wheelchair users and link them directly with existing footpath, cycle-path and byway networks. Opportunities to enhance and improve connectivity off-site to ensure easy and safe access to local services and facilities should be considered and may be necessary for the proposal to be considered acceptable;**
 - viii) not result in the loss of on-site parking or an increase in demand for on-street parking;**
 - ix) have no adverse impact on the amenity enjoyed by neighbouring uses, including, but not limited to noise and light pollution or such impact that can be satisfactorily be mitigated;**
 - x) exceed, where feasible and viable, minimum standards set for ensuring energy efficiency and low carbon energy generation in response to achieving reductions in carbon dioxide emissions;**
 - xi) minimise the use of plastic and production of plastic waste in construction while recognising the balance to be struck with regard to the need to meet the 2030 zero carbon target;**

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- xii) provide adequate enclosed secure bin, recycling and cycle storage solutions; and,
- xiii) demonstrate how they have taken into account the Perranzabuloe Design Code (see Appendix 3) where relevant.

3 Development proposals for housing development should also take fully into account Policy HO2: Design of Dwellings.

Policy SD3: Reducing the Need to Travel by Car (Major Development)

Major development proposals will be supported where they:

- i) are within easy walking distance (500m) of local public transport infrastructure;
- ii) provide good pedestrian and cycle connections to village centres in order to encourage walking and cycling and reduce the reliance on vehicles. This could include provision of internal cycle-ways and footpaths and connections to key destinations, for example, schools, shops and other services and provision for off-site improvements if deemed necessary;
- iii) have more than one point of pedestrian or cycle access from the development to existing networks, demonstrating permeability and connectivity in a masterplan, 'design and access statement' or equivalent submitted with the planning application;
- iv) demonstrate how they have taken into account the principles of "Active Design" guidance; and,
- v) demonstrate how they have taken into account the Perranzabuloe Design Code (see Appendix 3) where relevant.

Policy SD4: Managing Flood Risk from Surface Water Run-off

- 1. Development proposals must demonstrate that there is sufficient provision for the handling of surface water run-off without reliance in part or in whole on the existing foul water system.**
- 2. In order to comply with Cornwall Council's minimum 10% Net Biodiversity Gain requirement, the use of open surface water run-off drainage solution systems (OSuDS) or open "green" sustainable drainage systems (SuDS) on all large developments to create valuable wetland habitat will be seen as the default option. Where this is not feasible for the development on-site, developers should demonstrate why or how this option is not suitable for the location and for alternative SuDS solutions to be agreed.**

Policy HO1: Principal Residence Policy

- 1. Proposals for open market housing (excluding one for one replacement dwellings) within the village of Perranporth and adjoining coastal areas as indicated on Map 6 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.**
- 2. 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.**
- 3. 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.**

Policy HO2: Design of Dwellings

- 1. Development proposals for dwellings should demonstrate, through a Masterplan and / or Planning Statement (whichever is appropriate), how they comply with Policies SD2, SD3 and NE3 and have, relative to the scale and type of proposal:**
 - i) taken fully into account the Perranzabuloe Design Code (see Appendix 3);**
 - ii) considered the visual impact of development of locally valued views including, but not limited to, views to and from the beach, the coastline and other regularly frequented vantage points;**
 - iii) successfully addressed Building for a Healthy Life's criteria and tests, and followed principles of "Active Design" guidance and Passivhaus design and layout;**
 - iv) utilised the National Design Guide and Cornwall Design Guide;**
 - v) avoided monotone design palates and provided a mixture of square and rectangular forms and sizes with simple pitch and hip roof types. Proposals will be supported where they avoid the appearance from a distance of overall 'sameness', deriving from the repetition of a small number of building shapes, sizes and ridge height, and very limited variety of materials and detailing, and at high density; and,**
 - vi) delivered street design that is accessible for all, encourages off street parking, provides wide shared cycle/pedestrian footpaths, utilises high quality materials for kerbs and hard surfaces such as granite and cobblestone and provides the highest quality street furniture.**
- 2. Developers should consult the Community at the earliest possible stage to collaborate on proposal designs.**

Policy HO3: Parking Design in Housing Developments

- 1. A development proposal for housing development will be supported where it:**
 - i) meets the requirements for number and type of spaces specified by the most up-to-date Cornwall Council parking standards, and exceeds them where feasible, viable and they align with the requirements of Policy T2: Parking in the Cornwall Climate Emergency DPD;**
 - ii) provides a minimum of two on-plot parking spaces per unit side by side where feasible, not in line, to discourage on-street parking, or demonstrates, through evidence, why this cannot be provided;**
 - iii) meets the requirements of the National Design Guide;**
 - iv) does not introduce a need for additional demand for parking on the existing road network; and,**
 - v) on redevelopment and replacement housing sites, there is no loss of existing on-site parking capacity.**
- 2. Where on-plot off-street parking spaces are not feasible, alternative, innovative on-street parking design within the development will be supported where it responds positively to the Perranzabuloe Design Code (see Appendix 3).**

Policy HO4: Community Homes

The provision of affordable homes on exception sites in accordance with Policy 9 of the Cornwall Local Plan is supported. Any such development should be proportionate to the size of the settlement that it relates to and is subject to the following criteria:

- i) Affordable homes should be well integrated with market housing;**
- ii) The type and size of affordable homes should meet the specific needs identified for the Parish;**
- iii) The proposal has a target of 100% affordable housing; and,**
- iv) The affordable dwellings will be occupied by people with a local connection in housing need in accordance with the Local Housing Authority's standard definitions.**

Policy HO5: Housing for Specific Needs

- 1. Development proposals for housing to meet the needs of the local elderly population and people with disabilities will be supported where their location enables easy and safe access by foot (within 500m) on level ground to local health services, Community facilities and convenience retail shops.**
- 2. Development proposals which exceed the Local Plan Policy 13 requirement of 25% of dwellings on sites larger than 10 dwellings as fully accessible dwellings, as set out in Building Regulations AD M4(2), will be supported, to help address a shortage of accessible homes for an ageing population. Accessible homes should be on the most level and easily accessed part of the site.**

Policy NE1: Areas of Ecological, Landscape, Biodiversity and Geodiversity Value

Development proposals which would result in the loss of, or have an adverse impact on, the ecological, landscape, biodiversity and / or geodiversity value of the areas (or their setting) defined on Map 7 and in Appendices 5 and 6 will not be supported.

Policy NE2: Landscape Character and Landscapes of Local Significance (LLS)

- 1. Development proposals which clearly reference the local landscape character of the site's setting, in terms of nature, scale, density, massing, design, materials and soft landscaping, and which can demonstrate neutral or beneficial effects on landscape character resulting from the proposals through an appropriate level of impact assessment, will be supported.**
- 2. Areas within the Parish which contribute significantly to the area's local landscape character and which are recognisable landscape features in their own right have been identified through the LLCA. Within these areas, referred to as Landscapes of Local Significance and defined in Map 9 (above) and Appendix 7, harm to the existing character as a result of development or land management is to be avoided and will not be supported. To receive support the benefits of the scheme to the public must be demonstrable, outweigh the harms to the character or appearance, and be appropriately mitigated.**
 - i) Penhale and Perran Dunes (including Reen Sands, Gear Sands, Perran Sands, and Penhale Sands);**
 - ii) Penhale Camp and Headland;**
 - iii) Cligga, Droskyn and Trevellas Historic Coastal Edge;**
 - iv) Lamborne – Caer Dane – Caer Kief Hillforts and Woodland;**
 - v) Chyverton Estate and Plantations; and**
 - vi) Perranwell and Callestick Valleys.**

Policy NE3: Embedding Green and Blue Infrastructure into New Development

- 1. Development proposals are expected to protect the quality of the landscape setting of the built and natural environments. Proposals should demonstrate how they have reflected the overall quality of the Parish's landscape and natural environment, including that of areas with no formal policy designation, through a landscape led approach to design. This should be based on an appraisal of all natural environment factors to a level of detail appropriate to the scale, nature and location of the site.**
- 2. The application of the most up-to-date sustainable design principles and guidance, such as Building with Nature standards, will help ensure that the proposal relates positively to its landscape and environmental setting.**

Policy NE4: Protecting Trees, Woodland and Hedgerows

- 1. Existing trees, woodland or hedgerows as defined in Appendices 5 and 6 must be subject to a BS5837:2012 Arboricultural Survey (or the most up-to-date requirements if superseded) to establish condition and the root protection area. Unless removal is advised within this survey on a condition basis or is required to achieve access visibility splays all existing trees and hedges must be retained and protected within the design and proactively managed to maintain, create and enhance effective wildlife habitats and corridors. Development which does not achieve this will not be supported, unless unavoidable loss can be satisfactorily mitigated by providing alternative planting on or off-site.**
- 2. Development within areas or affecting specimens subject to a Tree Preservation Order will only be supported where it includes provision for proactive management of the protected trees for condition, wildlife and amenity value.**
- 3. Cornish hedges are a distinctive landscape feature and habitat and styles of stonework and planting vary across the Parish. Development proposals should seek to retain and enhance all Cornish hedges within and forming the boundaries of the site; any new sections of hedge should reflect local styles.**
- 4. Proposals for the reinstatement of historic hedge lines in a style which reflects local character will be supported.**

Policy NE5: Biodiversity Net Gain in New Development

Development proposals must demonstrate compliance with best practice, as set out in the Cornwall Biodiversity SPD and 10% biodiversity net gain guidelines, in relation to the creation of new habitats such as bee bricks, bird/bat boxes and hedgehog corridors as standard, in addition to any niche species requirements of the site and its setting. Measures, including architectural, hard and soft landscaping to achieve Biodiversity Net Gain should be appropriate to local character.

Policy NE6: Settlement Gaps and Green Buffers

- 1. Development proposals which will result in adverse effects on the following settlement gaps and green buffers, defined in Map 10 and Appendix 8, which provide a valued open space within or between distinct settlement areas will not be supported:**
 - i) Bolingey – Perranporth**
 - ii) Gear Sands**
 - iii) Goonhavern – Perranwell**
 - iv) Hendrawna**
 - v) Ramoth Way**
 - vi) Treamble Stream, Goonhavern**
- 2. Any proposals to increase the extent and prominence of built form on the edge or adjacent to the edge of existing developed areas must:**
 - i) include provision for the definition and enhancement of defensible boundaries to that area to avoid erosion of the Parish’s open countryside or otherwise undeveloped areas; and,**
 - ii) demonstrate, through a landscape and visual impact assessment, that there is no harm to or adverse impact on the character of the landscape or such impact can be satisfactorily mitigated.**

Policy NE7: Important Views and Vistas

- 1. Development proposals will be supported where there is no adverse impact on important views and vistas, or where the proposals include measures to protect, restore or enhance key views or defining features within them to the benefit of the overall visual amenity. Proposals must ensure that key views of distinct buildings, heritage assets, areas of landscape, coast and open countryside can continue to be enjoyed. Proposals that may affect these areas or assets should submit a visual impact assessment proportionate to the location, scale and nature of the proposals which applies the principles outlined in industry guidance such as GLVIA3 and LI TGN-06-19 showing how their development will impact on relevant views.**
- 2. Important views and vistas, defined on Map 11 and in the Important Views and Vistas Study include, but are not limited to, those from:**
 - i) B3284 Liskey Hill looking north across Perranporth to Reen Sands and north west across Perrancoombe towards St George's Hill / Trevellas / Cligga ridge;**
 - ii) B3285 St George's Hill looking north along the ridge towards Perranporth and the dunes beyond and looking east across Perrancoombe towards Liskey Hill and the rural inland landscape beyond;**
 - iii) B3285 Budnic Hill looking across Perranporth south west towards Droskyn Point and Cligga, south towards Liskey Hill, south east towards Bolingey and east towards Reen;**
 - iv) Callestick – Ventongimps Valley;**
 - v) Cligga Head paths north along coast towards Ligger Point and Penhale Point and east inland;**
 - vi) Droskyn Point north and east to headlands and dunes;**
 - vii) Gear Sands looking west from inland and south east from coastal edge;**
 - viii) Lamborne Hill north to Penhale Point and the Bolingey Valley, and north east towards Caer Dane, Caer Kief and Chyverton;**
 - ix) Lamborne to Callestick lanes towards Polgoda;**
 - x) Lower Reen – Reen Cross looking south east towards Goonhavern and south west towards Cocks;**
 - xi) Penhale Camp from Holywell (location outside Parish, view within);**
 - xii) Penhale Point looking south along coastline across Ligger Point and Perran Porth towards Cligga Head;**
 - xiii) Perranporth Beach views inland;**
 - xiv) Reen Hill / Quarry Road looking west towards Perranporth – Bolingey Gap and Bolingey village;**
 - xv) St Piran's Church south across dunes to Perranporth; and,**
 - xvi) Station Road Perranporth, north towards Reen Sands and north east across Nansmellyn Marsh towards Reen.**

Policy NE8: Local Green Space

- 1. The location and extent of Local Green Spaces are identified on Map 12 and in Appendix 9. These areas will be protected for their local environmental, heritage and / or recreational value.**
- 2. Development proposals on Local Green Spaces or within their setting will only be supported where they:**
 - i) maintain or enhance the existing use and amenity value of the space;**
 - ii) maintain or enhance access to and use of the space where it is used for recreational purposes;**
 - iii) have no adverse impact on the recreational use or environmental value of the space or (where unavoidable) proposals satisfactorily mitigate such impact, for example, through replacement of the space (of the same or greater size) in close proximity to the location of the original space; and,**
 - iv) do not change the purpose for which the space is valued and the reason for designation;**
 - v) do not result in the loss of the majority of the Local Green Space;**
 - vi) do not cause significant cumulative environmental effects or adverse impacts can be satisfactorily mitigated, including through net gains in biodiversity; and,**
 - vii) are for temporary (seasonal) uses where the original state of the area will be retained after the temporary use has passed.**

Policy NE9: Dark Skies

Development proposals should include measures to minimise adverse impact on tranquillity and dark skies and, where relevant and appropriate, should include a lighting appraisal to ensure protection of wildlife and night-time amenity is achieved alongside appropriate security measures. Lighting measures proposed should align with guidance provided by the International Dark Skies Association.

Policy NE10: Coastal Vulnerability Zone

- 1. The following development proposals must demonstrate through a Coastal Vulnerability Assessment that they are sustainable over the next 100 years, and do not have an adverse impact on the sustainable management of the coastal frontage in Perranporth, including the future decommissioning or removal of the proposal:**
 - i) Development proposals that include residential development;**
 - ii) Development proposals for permanent non-residential development including structures requiring solid foundations or floor slabs within the Coastal Vulnerability Zone;**
 - iii) Development proposals for temporary non-permanent and non-residential extensions to existing buildings in the Coastal Vulnerability Zone will be supported only if permission is time-limited for a maximum period of 10 years, after which it would require reassessment for renewal.**
- 2. Development proposals for the relocation of existing sporting and beach safety facilities on Perranporth beach to a location(s) on the dunes will be supported only if they:**
 - i) demonstrate that vehicular and pedestrian access can be created without detriment to stability and natural environment of the dunes;**
 - ii) minimise adverse landscape impacts; and,**
 - iii) minimize negative impact on neighbouring properties through visual, noise and light impact.**
- 3. Development proposals to create sea defences and structures to mitigate erosion to land and property will only be supported if demonstrated to be in accordance with the relevant National and Cornwall Council Shoreline Management Plan policies.**

Policy NE11: Development and the Coastal Management Plan

Development proposals which demonstrate that they are in accordance with the latest Coastal Management Plan which applies to the Plan area will be supported in principle.

Policy EW1: Renewable Energy and Community Energy Projects

- 1. Development proposals for small scale renewable energy schemes will be supported, where they are:
 - i) integrated so that the energy generated can be supplied directly to domestic, business and other buildings in the Parish, thereby reducing energy consumption; or,**
 - ii) are owned by Parish residents, businesses or Community associations and can demonstrate that the development being fully or partly owned through a constituted Community Energy England (CEE) scheme.****
- 2. Proposals for large scale wind turbines will not be supported.**
- 3. Proposals for roof mounted solar panels, including (but not limited to) those at ground level as a canopy over hard landscaping or parking areas will be supported.**
- 4. Renewable energy schemes should demonstrate that there will be no adverse impact upon existing residential, environmental or visual amenity, private rear amenity space (gardens) or that such impacts can be satisfactorily mitigated.**

Policy EW2: Non-mains Sewer Wastewater

Development proposals on sites where South West Water (the wastewater service infrastructure provider) are not able to provide adequate foul and wastewater treatment will only be supported if the proposal includes adequate provision on-site to accommodate the sewage discharge. In all cases, stormwater will be kept separate from the sewerage. Sustainable Drainage Systems (SuDS) and green filtration solutions shall be used where necessary in controlling the flow of stormwater.

Policy TT1: Transport Plan

- 1. Our Transport Plan is set out in Map 13 and identifies the key transport and accessibility constraints, opportunities and the network's key features' contribution to Perranzabuloe's character, across modes. Where relevant, development proposals will be supported where they demonstrate that they:
 - i) deliver identified opportunities and / or resolve identified constraints; and / or,**
 - ii) do not erode key features' contribution to the built and landscape character of the Parish; and / or,**
 - iii) do not exacerbate identified constraints, satisfactorily mitigating any adverse impacts which arise from the proposal.****
- 2. Proposals should contribute positively to reducing, adapting to and mitigating the locally generated impacts which would result in climate change.**

Policy TT2: Transport Assessments & Travel Plans

- 1. Development proposals for business and retail units and for 10 or more dwellings should be accompanied by a Transport Assessment and Travel Plan which examines the quantum of vehicle generation, in particular HGV vehicles to be created by the new development. The Transport Assessment must show the likely routes of any additional HGV traffic travelling from or to the site during construction and include mitigation measures where necessary along with the promotion of sustainable travel patterns.**
- 2. Development proposals for between 3 and 10 dwellings should, as part of their Planning Statement, demonstrate how the proposal does not cause or give rise to additional on-street parking, adverse impact on road safety or local congestion, and mitigates adverse impacts through support of sustainable travel modes. The Statement should also show the likely routes of any additional HGV traffic travelling from or to the site during construction and include mitigation measures where necessary along with the promotion of sustainable travel patterns.**

Policy TT3: Dedicated Parking for New Non-residential Development

For dedicated parking for non-residential development to be considered to be appropriate in the Perranzabuloe context, development proposals should:

- i) provide on-site or designated nearby off-street parking within short walking distance (less than 75 yards / 68.5 metres);
- ii) at least meet the requirements for number and type of spaces specified by the most up-to-date Cornwall Council parking standards, and exceed them where feasible and viable; and,
- iii) take fully into account the requirements set out in policy BER2 4. in this Plan.

Policy TT4: Safeguarding the Disused Railway

Undeveloped land along the disused St. Agnes to Newquay railway (defined on Map 14) will be safeguarded for its heritage and for future walking and cycling use.

Policy TT5: Protecting Existing Car Parking Capacity in Perranporth

1. The public car parks in Perranporth identified on Map 15 are important assets to local residents serving the village centre and beach and are essential to the functionality of the village as a visitor destination.
2. Their use as car parking areas will be safeguarded and their capacity (at least) maintained.
3. Proposals to replace capacity provided at these locations will be supported in principle subject to policy TT6.

Policy TT6: Preventing Loss of Car Park Capacity

- 1. Development proposals which result in a loss of vehicle parking spaces of any type will only be supported:**
 - i) at on-street and public car parks, if the equivalent or increased capacity is provided elsewhere within development boundaries, or, for proposals at Beach Road (Promenade) Car Park they meet the requirements of Policy TT7; and,**
 - ii) at private car parks, if the equivalent or increased capacity is provided elsewhere or the need for the private parking capacity can be shown to be reduced as a result of the development proposals.**
- 2. All development proposals must demonstrate how any additional parking demand arising from the use will be accommodated on dedicated off-street parking spaces.**

Policy TT7: Beach Road (Promenade) Car Park

- 1. The existing public car park on Beach Road (see Map 16) is a valuable asset for residents and visitors alike. For works to adapt the frontage of the car park to mitigate the effects of flooding or erosion it may be necessary to modify or reduce the size of the car park area over time.**
- 2. Development proposals for a park and ride or park and walk car park to serve Perranporth which replaces (in whole or in part) or provides opportunity to increase the capacity provided by the Beach Road car park will be supported where:**
 - i) it is located within, on the edge of or within close proximity to the development boundary;**
 - ii) it is served by a dedicated and frequent service in the summer (peak) tourist season and a regular frequent service at other times of the year;**
 - iii) the site also enables safe and easy pedestrian and cycle access to Perranporth by public footpath and cycle-path;**
 - iv) they create no adverse impact on the amenity of neighbouring properties and uses through visual, noise, light pollution or such impacts can be satisfactorily mitigated; and,**
 - v) it demonstrates long-term viability.**
- 3. Proposals should include suitable change of use of the existing Beach Road car park and include schemes appropriate to its location and its risk from coastal erosion. This could, for example, include retention of some parking capacity for different types of user (for example, residents, business owners or disabled drivers) and / or vehicle type (for example cars with low carbon engines such as electric vehicles) and / or return of part or all of the site to a coastal green or semi-natural space.**

Policy TT8: Noise from Development at Trevellas Airfield

- 1. Development proposals at Trevellas Airfield which are within the Plan area (the Parish) should take into account the potential impact arising from that development on increased noise levels experienced within the Parish.**
- 2. Planning decisions should protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason. The effect of noise on the enjoyment of the landscape, wildlife and historic value should be taken into account.**
- 3. Special consideration should be given to development which would affect the quiet enjoyment of the Area of Outstanding Natural Beauty and Heritage Coast. Proposals and decisions should also take into account the fact that the background noise level in some rural areas is very low, and the introduction of noisy activities into such areas may be especially disruptive.**

Policy LWE1: New Community and Cultural Facilities

Development proposals for Community and cultural facilities and services (such as, but not limited to Allotments, Play Parks and Fitness Trails) will be supported where they:

- i) are located within or on the edge, or near proximity of development boundaries;**
- ii) create no adverse impact on neighbouring properties through visual, noise, light impact;**
- iii) are preferably owned and maintained by the Parish Council or Cornwall Council and managed by either body or a recognized and constituted Community Interest Company (CIC), Community organisation, sports club, association or registered charity;**
- iv) minimise adverse landscape impacts;**
- v) are or will be served by public transport within easy walking distance (500m) of the site; and,**
- vi) are or will be well-connected to the existing footpath and cyclepath network.**

Policy LWE2: New Sports Facilities

- 1. Development proposals will be supported where they:**
 - i) improve the range of sports facilities that are available, including provision for all-weather activities;**
 - ii) encourage the provision of a greater number and variety of facilities, especially promoting use of such facilities by Community groups;**
 - iii) respect the character of the Parish and the environmental amenity of neighbouring occupiers;**
 - iv) minimise adverse landscape impacts;**
 - v) create no negative impact on neighbouring properties through visual, noise or light impact, or such impact can be satisfactorily mitigated;**
 - vi) are or will be served by public transport within easy walking distance (500m) of the site; and,**
 - vii) are or will be well-connected to the existing footpath and cycle-path network.**
- 2. Where such facilities are developed, owned and / or managed by a private business or the education sector, planning conditions will require a legal agreement to be entered into to ensure that an agreed minimum level or time of Community use / access is defined and agreed in perpetuity.**

Policy LWE3: Providing Community Infrastructure to Match Demand

New health, Community, transport and education provision and service infrastructure should be provided in-step and in a timely fashion with demand generated from new development where existing capacity does not exist.

Policy LWE4: New Secondary School, Perranporth

- 1. The area of land off Liskey Hill identified on Map 19, bounded by red, is an area safeguarded for the proposed new secondary school. No other forms of development are acceptable on this site. For school proposals to be acceptable, the siting and design of the school must:**
 - i) Respect the character of the landscape by ensuring that the design of the school protects important views and vistas, is no more than two storeys above ground level and a visual impact assessment is used to inform the design and reduce the landscape impact;**
 - ii) Minimise negative impacts on nearby residential amenity and other neighbouring uses, including minimising the impact of noise and light pollution, including sports lighting for playing pitches;**
 - iii) Manage surface water on site through natural systems and not increase the likelihood of flooding for any nearby residents;**
 - iv) Maintain the green separation between Perranporth and Bolingey by ensuring that built development, including school buildings, indoor sports provision, artificial sports pitches and ancillary facilities such as changing rooms and storage units are restricted to Area A on Map 20. Area B must be used for landscaping and grass playing fields for sport only, have no sports lighting and meet the requirements of Policy NE6;**
 - v) Contribute 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;**
 - vi) Provide a continuous pavement link from the school to the town centre;**
 - vii) Provide an access to the rear of the school, and across Area B, to enable a safe and direct route for those accessing the school from Bolingey on foot (and by bike, if feasible) while minimising the impact of lighting and hardstanding on the Settlement Gap and Green Buffer;**
 - viii) Maximise opportunities for green infrastructure provision, including the potential for green roof planting and other planted features to blend the school into the landscape; and,**
 - ix) Ensure that the design and layout in Area 1 provides sufficient area of undeveloped land which could be used for future school expansion, if needed, to negate risk of encroachment into Area B and erosion of the Perranporth-Bolingey Settlement Gap and Green Buffer.**
- 2. Secure community use of indoor and outdoor sports facilities and pitches and multi-use spaces outside of school use hours will be ensured through a planning condition which will require a Community Use Agreement. The layout of the site should ensure that there are no safeguarding concerns from public access to facilities and that facilities are accessible without the need to walk through the school buildings.**
- 3. The applicant of the proposal should consult the Community at the earliest possible stage to collaborate on proposal designs.**

Policy HE1: Heritage Assets and the Historic Environment

- 1. Development proposals affecting designated and non-designated heritage assets and their settings, including those with archaeological interest and historic landscapes, will be supported only where they comply fully with the requirements of National Planning Policy to safeguard, respect and enhance the historic environment, historic landscape character, and all heritage assets.**
- 2. Development affecting sites of international, national, and local importance will be considered against the guidance set out in the Cornwall Local Plan Policy 24.**
- 3. Developers must make appropriate repair and conservation works to any heritage asset which forms part of a planning proposal.**

Policy HE2: Signs and Advertising

Signs, advertising and illuminations development proposals within or affecting the World Heritage Site or other historic landscapes and areas such as Callestick Conservation Area, Mithian Conservation Area, or Penhale Camp, shall not include advertising or other signs that are internally illuminated, or external illumination of buildings or signs that impact adversely on the heritage areas.

Policy HE3: Conservation Areas and Non-designated Historic Settlements

Development proposals must demonstrate how they respect and enhance the character and settings of settlement within the Callestick and Mithian Conservation Areas in accordance with national policy and the development plan, as well as the historic character and value of other settlements such but not limited to Bolingey, Cocks, Lambourne and Perranzabuloe, Little Callestock, Penwartha, Penwartha Coombe, Rose, and areas within Perranporth.

Policy HE4: Historic Landscape Character

Development proposals should respect and enhance the historic character of the landscape, making reference to the Cornwall Historic Landscape Characterisation Study and the influence of HLC types on contemporary landscape and village character as well as the Perranzabuloe Local Landscape Character Assessment.

Policy HE5: Cornwall and West Devon World Heritage Site (WHS) Area A7 St Agnes Mining District

1. Proposals within the designated area or setting of the Cornwall and West Devon World Heritage Site (WHS) Area A7 which are wholly or partially within the Perranzabuloe boundary, which would result in change to the overall character, fabric or Outstanding Universal Value (OUV) of the designation or its setting:
 - i) must be in accordance with the WHS Management Plan; and,
 - ii) clearly demonstrate the application of the WHS Supplementary Planning Document assessment procedures in their understanding of the asset's significance and value, the likely changes arising from their proposals and the resultant effects on the asset, and that these have been adequately mitigated within the proposed layout, design, scale, massing, and materials of the proposed development.
2. Where harm to the asset is unavoidable the proposals must clearly and adequately demonstrate that this is outweighed by the benefits delivered by the proposals and that the asset will be fully surveyed and recorded prior to commencement of the development.
3. Proposals for development or redevelopment that are within the setting of heritage assets which enhance or highlight the significance of the asset will be supported in principle, subject to other development plan policies and material considerations.

Policy HE6: St Piran's Church and St Piran's Oratory

Development proposals within any view of or from St Piran's Church or St Piran's Oratory, which may consequently result in change to the character of that view or its role in the setting of the assets, should demonstrate that the potential effects of those changes have been appropriately and adequately assessed, and that the proposals will not result in harm to their value or that of the surrounding landscape, particularly in terms of layout, scale, massing, design and materials.

Policy HE7: Penhale Camp and Assets within its Boundaries and Setting

Development proposals within the boundaries of Penhale Camp or its setting must demonstrate within the layout, scale, massing, design, and materials (including landscaping and maintenance) that the asset, unrelated assets within its boundary, and its setting have been fully considered and that the proposals will not result in harm to their value or that of the surrounding landscape.

Proposals which include elements that seek to conserve and enhance the features and overall value of the site and its setting will be supported in principle, subject to other development plan policies and material considerations.

Policy HE8: Perranzabuloe's Prehistoric Assets and Landscape

Development proposals which may affect recorded prehistoric assets or their setting will be supported in principle providing they include an appropriate Heritage Assessment which enables an adequate level of understanding of the likely effects of the development on the asset and any additional archaeology within the site or its setting, as well as the contribution of the asset to the wider prehistoric landscape. Development proposals or land management practices which result in damage to, or loss of, prehistoric assets through direct harm or neglect, will not be supported.

Policy HE9: Newly Identified Heritage Assets and Archaeological Remains

- 1. Development proposals will be supported in principle in relation to heritage considerations where:**
 - i) all heritage assets within new development sites are adequately identified and assessed by developers as part of their application including non-designated sites recorded in the Cornwall Historic Environment Record;**
 - ii) the significance of any heritage asset has been assessed in terms of its value to local people, its contribution to local distinctiveness and the history of Perranzabuloe and the readability of that history; and,**
 - iii) they demonstrate how they will avoid, minimise and mitigate any adverse impact upon heritage assets and their wider setting, proportional to their significance.**
- 2. Development proposals that would directly or indirectly affect archaeological remains must be accompanied by an appropriate desk-based assessment and field evaluation carried out by an appropriately qualified professional in accordance with Heritage England and Council for British Archaeology guidance.**

Policy HE10: Accessibility to Heritage Assets

Proposals which include all viable opportunities to enhance the enjoyment and access of heritage assets for residents and visitors and, provide appropriate interpretation to facilitate further understanding of Perranzabuloe's rich history will be supported in principle, subject to other development plan policies and material considerations.

Policy BER1: Preventing Loss of Existing Employment Areas

- 1. Existing employment areas (the locations of which are defined on Map 22, 23 and 24) will be safeguarded for employment uses (outside of permitted development changes of use) to retain and promote a diverse mix of businesses providing goods and services to the Community and visitors.**
- 2. Loss of existing premises and employment use, outside of permitted development, will need to demonstrate that they meet the requirements of Local Plan Policy 5.2.**

Policy BER2: Quality Employment Premises

- 1. Development proposals for employment uses will be supported where:**
 - i) their design, size and unit type facilitate all year-round (not summer season dependent) employment uses and jobs;**
 - ii) they are in locations that help to reduce the need of residents to travel to locations outside the Parish to access work; and,**
 - iii) where viable and feasible, use of existing brownfield sites and employment areas is preferred, over greenfield sites.**
- 2. Where proposals are not viable or feasible on brownfield sites or existing employment areas, greenfield sites will be supported where:**
 - i) they are well-served by public transport or a sustainable travel plan is in place; and,**
 - ii) they are well-served by good, high-speed telecommunications infrastructure or measures are taken to maximise connectivity speeds.**
- 3. Development proposals for employment uses in all locations should demonstrate that there would be no adverse impact on the following or such impacts can be satisfactorily mitigated:**
 - a) the character of the built environment;**
 - b) the character of the natural environment and setting;**
 - c) residential amenity and / or the amenity of other existing neighbouring uses;**
 - d) flood risk;**
 - e) traffic conditions;**
 - f) noise;**
 - g) light pollution; and,**
 - h) heritage assets.**
- 4. Developers are encouraged to provide one EV charging point per parking space. Where it is demonstrated that this is not viable or feasible, proposals should provide a reasonable number of EV charging points reflective of the scale of development, number of parking spaces for both employees and visitors and relevant to likely demand.**

Policy BER3: Expansion of Employment Sites

Development proposals to extend existing employment areas will be supported where:

- i) the proposal meets the requirements of Local Plan Policy 5;
- ii) the proposal demonstrates flexibility / adaptability in use of the space; and,
- iii) there would be no adverse impact on the following or such impact can be satisfactorily mitigated:
 - a) the character of the built environment;
 - b) the character of the natural environment, landscape and setting;
 - c) residential amenity and / or the amenity of other existing neighbouring uses;
 - d) flood risk;
 - e) traffic conditions;
 - f) noise;
 - g) light pollution; and,
 - h) heritage assets.

Policy BER4: New Technology and Hi-tech Industries

1. To help broaden and develop an all-year-round sustainable local economy (not summer season dependent), development proposals for industries and businesses falling within E(g)(i) and E(g)(ii) of the Uses Classes Order. In particular those based on digital technology and communications and renewable technologies will be supported.
2. Proposals will be supported where there is no adverse impact on the following or such impact can be satisfactorily mitigated:
 - a) the character of the built environment;
 - b) the character of the natural environment, landscape and setting;
 - c) residential amenity and / or the amenity of other existing neighbouring uses;
 - d) flood risk;
 - e) traffic conditions;
 - f) noise;
 - g) light pollution; and,
 - h) heritage assets.

Policy BER5: Digital Communication Infrastructure Improvements

Development proposals (which require planning permission) for infrastructure to support improvements to broadband and other telecommunications which serve residents and businesses in the Parish, particularly the delivery of fibre connectivity and the 5G network, will be supported where they:

- i) are sensitively sited within the landscape and sympathetically designed;
- ii) do not result in the removal of or damage to trees and hedgerows; and,
- iii) do not have an adverse impact on the following or impacts can be satisfactorily mitigated:
 - a) biodiversity and wildlife on the site or its setting;
 - b) residential amenity and / or the amenity of other existing neighbouring uses; and,
 - c) health and well-being of the local Community.

Policy BER6: Live / Work

- 1. Development proposals which enable or facilitate working and living in the same building or site will be supported and should demonstrate that:**
 - i) where relevant, they meet the criteria of policy SD2;**
 - ii) the proposed units would be well-related to the uses of the surrounding land and buildings;**
 - iii) the employment floorspace would be equal or greater than that of the residential living space;**
 - iv) the proposed uses would not cause unacceptable nuisance to and would be compatible with neighbouring premises / properties;**
 - v) the proposed development would provide satisfactory living conditions for future occupants; and,**
 - vi) there would be no adverse impact on the following or such impact can be satisfactorily mitigated:**
 - a) the character of the built environment;**
 - b) the character of the natural environment, landscape and setting;**
 - c) residential amenity and / or the amenity of other existing neighbouring uses;**
 - d) flood risk;**
 - e) traffic conditions;**
 - f) noise; and,**
 - g) light pollution.**
- 2. Proposals which seek the change of use of existing employment space to form a live-work unit must demonstrate that such changes:**
 - i) retain existing ground floor employment space; and,**
 - ii) the occupancy of the living space is restricted to a person directly involved with the business being operated.**

Policy BER7: Small Scale Business Initiatives

Development proposals for premises for small-scale start-up, micro and small businesses occupying premises of up to 500 sq. metres will be supported where they:

- i) are located in existing employment areas (defined on Maps 22, 23 and 24); or,
- ii) are located within development boundaries; or,
- iii) make best use of redundant buildings;

And,

- iv) there would be no adverse impact on the following or such impact can be satisfactorily mitigated:
 - a) the character of the built environment;
 - b) the character of the natural environment, landscape and setting;
 - c) residential amenity and / or the amenity of other existing neighbouring uses;
 - d) flood risk;
 - e) traffic conditions;
 - f) noise; and,
 - g) light pollution.

Policy BER8: Business Opportunity Areas

1. The Business Opportunity Areas identified on Maps 25, 26 and 27 are our preferred indicative locations for the expansion of employment premises where provision cannot be made within the development boundaries. These areas are not allocated sites but indicate an “in principle” preference.
2. Development proposals for E(g)(i), E(g)(ii), E(g)(iii), B2 and B8 and related Sui Generis uses of a scale not appropriate in the defined settlement areas will be supported within the indicative Business Opportunity Areas where they:
 - i) demonstrate demand for the proposed use;
 - ii) complement and do not directly compete with existing vacant employment space of a similar type in Perranporth;
 - iii) demonstrate that the proposed use will create employment opportunities for residents of the Parish;
 - iv) meet the requirements of Policy BER2: Quality Employment Premises and Policy BER3: Expansion of Employment Sites;
 - v) meet the requirements of Local Plan Policy 5.2 and,
 - vi) can demonstrate that the development will not cause harm to heritage assets.

Policy BER9: Perranporth Village Centre Uses

1. Perranporth's primary and secondary active shopping frontage areas are defined on Map 28.
2. The preferred uses within:
 - i) the primary active shopping frontage area are E(a), E(b) and E(c); and,
 - ii) the secondary active shopping frontage area are E(a), E(b), E(c), E(e) and E(g)(i) and sui generis uses for theatres, launderettes, taxi businesses, public houses, wine bars, or drinking establishments, drinking establishments with expanded food provision, hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises), venues for live music performance, and cinemas.
3. Development proposals (which require planning permission) for the conversion of existing premises to and development of new premises:
 - i) Within either the primary or secondary active retail frontage areas will be supported where it is demonstrated through a business plan or as part of the Planning Statement, that the proposed use will be in operation /open for more than 9 months (continuously) of the year.
4. Within the primary and secondary active shopping frontage areas, loss of existing ground floor premises in E(a), E(b) and E(c) use will only be supported where it can be demonstrated by the applicant that pro-active marketing has taken place for these use classes for a minimum period of 9 consecutive months without new occupation.

Policy BER10: Shop Front Design in Perranporth

Development proposals for new and alterations to existing shopfronts in Perranporth should demonstrate in a Planning Statement how they have taken full account of and align with the shop front design principles set out in the Perranporth Strategic Masterplan (see Appendix 4).

Policy BER11: Perranporth Village Centre Traffic, Circulation and Wayfinding

Development proposals which support, deliver or help enable delivery of the traffic, circulation and wayfinding proposals which form part of the Perranporth Public Realm Strategy and are detailed in the Perranporth Strategic Masterplan (see Appendix 4) will be supported in principle where they respond positively to the requirements of policy TT1: Transport Plan.

Policy BER12: Perranporth Village Centre Areas of Intervention

Development proposals which support, deliver or help enable delivery of the proposed Areas of Intervention which form part of the Perranporth Public Realm Strategy and are detailed in the Perranporth Strategic Masterplan (see Appendix 4) will be supported in principle where they respond positively to the requirements of policy TT1: Transport Plan. These proposals include:

- i) Saint Piran's Road pedestrian crossings and routes;
- ii) Saint Piran's Road streetscape upgrade;
- iii) Beach Lane open space upgrade; and,
- iv) Tywarnhayle Square public realm upgrade.

Policy BER13: Retail Expansion in Perranporth, Goonhavern and Bolingey

Development proposals for new or expanded E(a), E(b) or E(c) premises above permitted development thresholds within the defined settlement areas of Perranporth, Goonhavern and Bolingey which create a total combined gross internal area of less than 1,500 sq. metres will be supported provided:

- i) the scale and nature of the development will be appropriate to the size and character of the immediate surroundings; and,
- ii) that the business will not adversely affect the locality and amenities of local residents.

Policy BER14: Provision for (Consumer) Waste Facilities at Hot Food Takeaways in Perranporth, Goonhavern and Bolingey

1. Development proposals for Sui Generis (hot food takeaways) use will only be supported within the defined development boundaries of Perranporth, Goonhavern and Bolingey.
2. Proposals must demonstrate, as part of a Planning Statement, that provision has been made for adequate facilities on-site for waste management for both the occupier and customers and storage (including to aid the recycling of all bulk and product packaging).

Policy BER15: Supporting Community Shops, Food and Drink Premises and Services

Development proposals for new and extension of existing Community or neighbourhood convenience retail shops, food and drink and premises providing essential services such as (but not limited to) pharmacies in Goonhavern and Bolingey (which fall within use classes E(a) to E(f) inclusive and sui generis (such as public houses, hot food takeaways and launderettes)) will be supported in principle.

Policy TO1: Existing and New Static Caravan, Camping, Glamping and Towing Caravan Sites

1. Development proposals which result in the loss of the whole or part of existing static caravan, camping, glamping and towing caravan sites to alternative uses, not associated with its main or ancillary uses, will not be supported. Where loss is unavoidable, the preferred use of such sites is to return it (or allow it to return to) natural landscape and habitat.
2. Development proposals for new static caravan, camping, glamping and towing caravan sites on land which is previously undeveloped, agricultural or open space will not be supported.
3. Development proposals for the extension or intensification of use (through increased occupancy or density of units) of existing sites for statics, camping and caravans will only be supported where proposals demonstrate that:
 - i) there would be no adverse visual impact to cross-country views and the landscape character of the area or impacts can be satisfactorily mitigated;
 - ii) the site has direct access to the public footpaths, cycle tracks and public transport; and,
 - iii) the proposal meets the requirements of Local Plan Policy 5.

Policy TO2: New Built Tourist and Visitor Accommodation (Bed and Breakfast, Hotels, Guest Houses and Purpose-built Holiday Lets and Lodges)

1. Development proposals for new built tourist and visitor accommodation (Bed and Breakfast, Hotels, Guest Houses and Purpose-built Holiday Lets and Lodges) will only be supported where proposals demonstrate that:
 - i) they are accessible by a wide range of transport modes;
 - ii) they are appropriate in scale and character to their setting and location;
 - iii) there would be no adverse impact on the landscape character of the area or impacts can be satisfactorily mitigated;
 - iv) the site has direct access to the public footpaths, cycle tracks and public transport; and,
 - v) the proposal meets the requirements of Local Plan Policy 5.
2. Such proposals should have regard to the need to maintain a range of tourist accommodation types in the Parish.

Policy TO3: Broadening the Visitor and Tourism Offer through Sustainable and Wet Weather Attractions

1. Development proposals for sustainable / green tourism visitor facilities and opportunities (for example: heritage trails, cycle trails and coastal activities) will be supported where:
 - i) they are accessible by sustainable transport;
 - ii) they have no adverse impact on the undeveloped coast area; and,
 - iii) can demonstrate there will be no detrimental impact on the natural or landscape asset or the overall character of the natural environment and its wildlife or impacts can be satisfactorily mitigated.
2. Development proposals for the creation of wet weather leisure facilities will be supported where they:
 - i) are accessible by public transport;
 - ii) are in or adjacent to existing settlements and / or within existing holiday parks;
 - iii) are intended to be available to residents and visitors; and,
 - iv) have no adverse impact on neighbouring properties through visual, noise and / or light impact or such impacts can be satisfactorily mitigated.

Appendix 2 – Neighbourhood Development Plan Policies and Protected Characteristics Matrix

While it could be considered that all policies should have a positive impact on all groups, and which is the overall intention of the Plan, its vision, aims and objectives, our approach to this matrix assessment has been to assume that there is no discernible impact in a positive or negative way on any group as a starting point, then to consider if any policy has a particular or specific positive or negative impact on that group. For example, some policies are written and designed to target support for particular needs or groups and in those cases a neutral indicator would turn green / positive.

The policy matrix below sets out our view of how policies impact on these groups. The key for the matrix is as follows:

+	Positive impact
N	Neutral/no discernible impact
- -	Negative impact

Policy	Age	Sex	Disability	Race	Religion & belief	Marriage & civil partnership	Pregnancy & maternity	Sexual Orientation	Gender Reassignment
Policy SD1: Development Boundaries									
Policy SD2: Sustainable Design of Development and the Quality and Distinctiveness of the Built Environment									
Policy SD3: Reducing the Need to Travel by Car (Major Development)									
Policy SD4: Managing Flood Risk from Surface Water Run-off									
Policy HO1: Principal Residence Policy									
Policy HO2: Design of Dwellings									
Policy HO3: Parking Design in Housing Developments									
Policy HO4: Community Homes									
Policy HO5: Housing for Specific Needs									

Policy	Age	Sex	Disability	Race	Religion & belief	Marriage & civil partnership	Pregnancy & maternity	Sexual Orientation	Gender Reassignment
Policy NE1: Areas of Ecological, Landscape, Biodiversity and Geodiversity Value									
Policy NE2: Landscape Character and Landscapes of Local Significance (LLS)									
Policy NE3: Embedding Green and Blue Infrastructure into New Development									
Policy NE4: Protecting Trees, Woodland and Hedgerows									
Policy NE5: Biodiversity Net Gain in New Development									
Policy NE6: Settlement Gaps and Green Buffers									
Policy NE7: Important Views and Vistas									
Policy NE8: Local Green Space									
Policy NE9: Dark Skies									
Policy NE10: Coastal Vulnerability Zone									
Policy NE11: Development and the Coastal Management Plan									
Policy EW1: Renewable Energy and Community Energy Projects									
Policy EW2: Non-mains Sewer Wastewater									
Policy TT1: Transport Plan									
Policy TT2: Transport Assessments & Travel Plans									
Policy TT3: Dedicated Parking for New Non-residential Development									
Policy TT4: Safeguarding the Disused Railway									
Policy TT5: Protecting Existing Car Parking Capacity in Perranporth									
Policy TT6: Preventing Loss of Car Park Capacity									
Policy TT7: Beach Road (Promenade) Car Park									
Policy TT8: Noise from Development at Trevellas Airfield									
Policy LWE1: New Community and Cultural Facilities									
Policy LWE2: New Sports Facilities									
Policy LWE3: Providing Community Infrastructure to Match Demand									
Policy LWE4: New Secondary School, Perranporth									
Policy HE1: Heritage Assets and the Historic Environment									

Policy	Age	Sex	Disability	Race	Religion & belief	Marriage & civil partnership	Pregnancy & maternity	Sexual Orientation	Gender Reassignment
Policy HE2: Signs and Advertising									
Policy HE3: Conservation Areas and Non-designated Historic Settlements									
Policy HE4: Historic Landscape Character									
Policy HE5: Cornwall and West Devon World Heritage Site (WHS) Area A7 St Agnes Mining District									
Policy HE6: St Piran's Church and St Piran's Oratory									
Policy HE7: Penhale Camp and Assets within its Boundaries and Setting									
Policy HE8: Perranzabuloe's Prehistoric Assets and Landscape									
Policy HE9: Newly Identified Heritage Assets and Archaeological Remains									
Policy HE10: Accessibility to Heritage Assets									
Policy BER1: Preventing Loss of Existing Employment Areas									
Policy BER2: Quality Employment Premises									
Policy BER3: Expansion of Employment Sites									
Policy BER4: New Technology and Hi-tech Industries									
Policy BER5: Digital Communication Infrastructure Improvements									
Policy BER6: Live / Work									
Policy BER7: Small Scale Business Initiatives									
Policy BER8: Business Opportunity Areas									
Policy BER9: Perranporth Village Centre Uses									
Policy BER10: Shop Front Design in Perranporth									
Policy BER11: Perranporth Village Centre Traffic, Circulation and Wayfinding									
Policy BER12: Perranporth Village Centre Areas of Intervention									
Policy BER13: Retail Expansion in Perranporth, Goonhavern and Bolingey									
Policy BER14: Provision for (Consumer) Waste Facilities at Hot Food Takeaways in Perranporth, Goonhavern and Bolingey									
Policy BER15: Supporting Community Shops, Food and Drink Premises and Services									
Policy TO1: Existing and New Static Caravan, Camping, Glamping and Towing Caravan Sites									

Policy	Age	Sex	Disability	Race	Religion & belief	Marriage & civil partnership	Pregnancy & maternity	Sexual Orientation	Gender Reassignment
Policy TO2: New Built Tourist and Visitor Accommodation (Bed and Breakfast, Hotels, Guest Houses and Purpose-built Holiday Lets and Lodges)									
Policy TO3: Broadening the Visitor and Tourism Offer through Sustainable and Wet Weather Attractions									