

Perranzabuloe Neighbourhood Development Plan: Consultation Statement



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

Contact: william@perranplan.co.uk (Neighbourhood Development Plan Group Secretary)

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1. CONTEXT

1.1 Introduction

This Consultation 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. Material relating to the production of the Plan is available on the Neighbourhood Development Plan pages of the Parish Council website at <https://www.perranplan.co.uk/>.

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.

This Consultation Statement has been prepared by the Neighbourhood Development Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and,
- Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

The aims of the Neighbourhood Development Plan consultation process were to:

- ‘front-load’ the consultation, so that the Plan could be informed by the views of local people and other stakeholders from the earliest stage (and not leaving consultation until the required statutory “Regulation 14 consultation);
- ensure that consultation events and public meetings enabled people to ‘have their say’ and provided the Steering Group with feedback at key points in the process;
- engage with as wide a range of people as possible, who live and work in the Parish, using a variety of events and communication techniques;
- ensure that the results of consultation and updates on the Neighbourhood Development Plan were provided in a timely fashion soon after events and consultation periods and throughout the process, through the most appropriate and widely read media; and,
- be able to demonstrate during the process and at Submission that the Plan has been developed following good practice, that it is truly *the community’s Plan* which represents their views on local issues, and with the aim of meeting the required Basic Conditions as they relate to achieving effective consultation and engagement.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

1.2 Background to Consultation on the Neighbourhood Development Plan

The Parish Council held initial meetings exploring the merits of preparing a Neighbourhood Development Plan in 2015 and 2016, with two well-publicised meetings in the parish offices in July and November 2016¹. The meeting on 12th July was organised by a Parish Councillor, with posters placed on notice boards through the Parish. The meeting was led by Cornwall Council staff, and attended by 21 people including the County Councillor for the area, Parish Councillors and members of the public.



At a regular meeting on 14th November 2016, the Parish Council decided to approve the setting up of a Steering Group and to embark on the preparation of a Parish-wide Neighbourhood Development Plan.

After a hiatus, partly caused by May Parish Council elections, a launch meeting for the Neighbourhood Development Plan preparation was held on 12th October 2017 at the Parish Council offices. Cornwall Council staff gave a detailed presentation on how to proceed with preparing a Neighbourhood Development Plan, attended by 37 members of the public and Councillors².

On 2nd November 2017, a crowded meeting in the Parish offices saw 23 interested members of the public and Councillors gather to elect officers for the Steering Group, including Chair, Vice Chair and Secretary,

¹ See <https://www.perranplan.co.uk/2016/07/12/neighbourhood-development-plan-meeting-12th-july-2016/> and approval at the November 2016 Parish Council meeting to pursue a neighbourhood plan.

² See <https://www.perranplan.co.uk/2017/10/12/launch-meeting/> for further details

plus 12 others. The Steering Group included two Parish Councillors and the local Cornwall Councillor. After this, the first full Steering Group meeting took place on 30th November 2017³.

The Neighbourhood Area was then designated by the local planning authority on 13th December 2017⁴, and work then started on the development of the Plan. The Steering Group had a meeting with Cornwall Council in February 2018 to help us consider the best way forward⁵ and also developed a communications strategy at that point to think through and help us plan for future consultation and best communication should be done with the community⁶. A Communications Focus Group was set-up to continue to plan for ongoing communications, with the Group continuing to meet during 2018⁷. Communications after that point became the responsibility of the main Steering Group.

In 2019, three further Focus Groups were set-up to undertake detailed exploration of key issues for four themes. These groups were: Environment and Heritage; Housing; and, Business, Employment, Transport and Infrastructure (BETI)⁸. These groups all reported back into the main Steering Group.

The level of consultation that has been undertaken for the Neighbourhood Development Plan goes beyond that required by legislation as the Parish Council and its Steering Group has continuously sought to work *with* the local community to ensure that the Plan, as much as possible, *reflects their views and wishes*.

The community was encouraged to get involved at every stage when the Steering Group reached out to the community about the Neighbourhood Development Plan and “the door was always open” if people chose to contact us between the main consultation stages.

Contact details for the Steering Group were available on both websites and a webpage was set up to enable people to sign-up to receiving email updates on the Plan during the process⁹.

In preparing the Neighbourhood Development Plan, the Steering Group, which has met regularly during the Plan-making process¹⁰, has tried to ensure that residents and local businesses¹¹, and other stakeholders, including the local authority, interest groups, land owners and statutory bodies have been consulted and that their comments have been noted and where appropriate incorporated into the Plan as it evolved.

In order to make available information and update residents and stakeholders on the progress of the Plan, a Neighbourhood Development Plan website was set-up¹² so that as much information as possible could be made easily accessible online. The Parish Council website “news” pages also posted important updates at key stages in the process¹³. The Parish Council social media pages were also used to post information about

³ See <https://www.perranplan.co.uk/2017/12/15/post-2017-11-30-minutes/> for the notes of this meeting. Terms of Reference for the Steering Group can be seen here <https://www.perranplan.co.uk/wp-content/uploads/2023/05/Perranzabuloe-NDP-SG-Terms-of-Reference-Dec-29-2107.pdf> Declarations of Interest can be seen here <https://www.perranplan.co.uk/contact/>

⁴ See <https://www.perranplan.co.uk/wp-content/uploads/2023/06/CC-Designation-Decision-Notice-2017-12-13.pdf> for further details.

⁵ See <https://www.perranplan.co.uk/2018/02/07/2018-02-05-notes-from-meeting-with-cc-guy-thomas/> for details

⁶ See <https://www.perranplan.co.uk/2018/02/20/2018-02-20-communication-strategy-draft/> and <https://www.perranplan.co.uk/meetings-listing/> for further details

⁷ See <https://www.perranplan.co.uk/meetings-listing/> “Communications” section for documents and meeting notes.

⁸ See <https://www.perranplan.co.uk/groups/> for Focus Group details and <https://www.perranplan.co.uk/meetings-listing/> for a list of meetings held and meeting notes.

⁹ See <https://www.perranplan.co.uk/contact/sign-up/>

¹⁰ See <https://www.perranplan.co.uk/groups/> for Steering Group details and <https://www.perranplan.co.uk/meetings-listing/> for a list of meetings held and meeting notes.

¹¹ For example, through “Around Piran” magazine which was distributed to most households in the parish as well as to many local shops, cafes and other businesses.

¹² See <https://www.perranplan.co.uk>

¹³ See <https://www.perranzabuloe-pc.gov.uk/news/>

the Plan's development to try to reach as many members of the community who use social media as possible and a Facebook page was set up specifically about the Neighbourhood Development Plan¹⁴.

Our Plan preparation, like with so many things, was impacted by the Covid-19 pandemic. Although the Steering Group's work on the Plan and intentions to consult were slowed a little, Plan development continued, via online meetings.

Figure 1 sets out a summary timeline for the key elements of consultation.

Figure 1: Timeline of Key Elements of Consultation



¹⁴ See <https://www.facebook.com/groups/PerranzabuloeNDP> and <https://www.facebook.com/profile.php?id=100068229713601>

2. Community Consultation

2.1 Overview and Summary of Consultation Approach to Engage the Community

The Parish Council was keen to ensure that the Neighbourhood Development Plan was a community-led document. The Neighbourhood Development Plan Steering Group was established from community volunteers with Parish Council representation and extensive efforts have been made to engage the widest range of people and groups possible during the process.

The Steering Group and Parish Council considered how best to approach consultation with the community at the start of the process, and have also had guidance during the process from Cornwall Council and from early 2020 from our advisory consultants, Stuart Todd Associates.

Regular updates about the Plan's development and progress were given at Parish Council meetings by Parish Councillors sitting on the Neighbourhood Development Plan Steering Group¹⁵.

Consultation with the community took place at all of the stages summarised in Figure 1.

A number of key community consultation stages were identified at the outset. These were used as a guide and timings reviewed during the process by the Steering Group. This was done to enable each consultation stage to be properly planned for and to ensure that the community at large understood when and why they were being consulted.

There was a desire by the Steering Group for the process' outputs to remain proportionate to the tasks while meeting requirements set out in the Regulations and following good practice. It was also keen to avoid consultation fatigue amongst the community and to make key stages of consultation worthwhile to help move the process forward.

The basis of our approach to consultation with the community was to follow a number of important principles:

- Publicising as widely as possible;
- Utilising a variety of methods;
- Avoid consultation fatigue;
- Applying the right method to the task and the required outcomes;
- Providing appropriate levels of assistance, explanation and interpretation;
- Maximising access and opportunity;
- Listening to and discussing with the community, and not lecturing;
- Encouraging reaction and feedback; and,
- Reporting back on what was said and how it has been interpreted.

Aside from programmed and organised consultation 'events' during key stages of the process, the Steering Group has been keen to facilitate a continuous two-way dialogue with the community at large. This has been achieved by:

¹⁵ Minutes of meetings of the Parish Council recording Neighbourhood Development Plan updates can be viewed here <https://www.perranzabuloe-pc.gov.uk/meeting-minutes-agendas/>

Communication Methods:	Brief Description:
Website	Updates and documents made available on the Neighbourhood Development Plan website pages ¹⁶
Reporting in person	Face to face meetings with local stakeholders
Social Media	Posts on social media accounts ¹⁷
Email stakeholder contact list	The Steering Group built up a contact list of key stakeholders (individuals, local organisations and statutory and strategic bodies) which was used to distribute updates of consultation during the process ¹⁸ .
Parish Council letters	Residents and businesses given regular updates via letter and leaflets at various stages in the process.
Local free community magazine	Via the "Around Piran" magazine which was distributed to most households in the parish as well as to many local shops, cafes and other businesses.
Noticeboards	Notices and bulletins on Parish Council noticeboards
Posters	In local shops, pubs, cafes, and retailers and so on
Specific Neighbourhood Development Plan community meetings	We (the Steering Group) held specific consultation meetings with the community to understand their views and identify key issues, while providing direct feedback on progress
Parish Council Meetings	Regular reports of progress to Parish Councillors



The bespoke website was set-up early in the development of the Neighbourhood Plan

¹⁶ See <https://www.perranplan.co.uk>

¹⁷ For example, on <https://www.facebook.com/groups/PerranzabuloeNDP> and <https://www.facebook.com/profile.php?id=100068229713601>

¹⁸ Not published in this Consultation Statement due to Data Protection rules. However, should the Local Planning Authority and / or Examiner wish to see this in confidence we can provide this where this can be done in confidence and in alignment with Data Protection (GDPR) Regulations. The list includes an extensive list of strategic and statutory consultees, individuals, local clubs, societies, networks and organisations, amongst others. Details of our mailchimp subscriber numbers can be seen on the website here <https://www.perranplan.co.uk/2023/05/24/perranzabuloe-ndp-mailchimp-statistics/>.

2.2 Equality and Inclusivity

It is recognised that the foundation of a good neighbourhood plan is an effective and inclusive programme of consultation and engagement. Our aim was to reach everyone with a stake in the future of the area including people living, working or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. The Steering Group wanted to communicate and listen to everybody with a view; regardless of gender, ethnicity, colour, disability, religion, family responsibility, age, occupation, marital status, or sexual orientation.

Our approach, explained in detail in this Consultation Statement, has been open, inclusive and transparent throughout. It has been our sincere belief that our Neighbourhood Development Plan must be the community's Plan which has to be representative of all views. The Steering Group has sought, at every stage of consultation, to consult as widely as possible, to try to get as representative a response from the community as possible.

The Basic Conditions Statement explains how the requirements of the Equalities Act 2010 have been considered in relation to the impact of policies on people and groups with "protected characteristics".

3. Strategic and Statutory Consultees

3.1 Overview and Summary of Consultation Approach to Engage Statutory and Strategic Consultees

Our approach to consulting statutory and strategic consultees mirrored the principles that were set for community consultation.

As all consultation was public, statutory and strategic consultees had the same opportunities to engage with the process as the community. However, consultation with statutory consultees took place specifically at the Pre-submission Draft Plan consultation (Regulation 14) stage in the neighbourhood planning process, as required by legislation.

The Steering Group prepared a contact list of all bodies and organisations that serve or provide services to the Parish for use during the development of the Plan and during the later stage of pre-submission (Regulation 14) consultation. The Steering Group sought Cornwall Council's advice prior to the Regulation 14 consultation to ensure that the list of statutory consultees to consult with was up-to-date and appropriate.

Almost all communication with statutory and "strategic" consultees was undertaken via email. The Steering Group is not aware of any such consultees attending our public consultation events¹⁹.

During the process, some specialist focused meetings were held with strategic and statutory consultees as set out below.

3.1.1 The Local Planning Authority

As the local planning authority, Cornwall Council was engaged early in the process to provide guidance on the Plan's development and process, policy wording, interface with the Local Plan's strategic policies and planning system.

¹⁹ Apart from some locally interested businesses and organisations (for example, local estate agents attended one public meeting).

Following communication with regard to the neighbourhood area application, the Steering Group maintained a dialogue with planning policy team officers at the local planning authority at key points during the Plan's development.

The Steering Group also consulted the authority on the first draft Plan that was issued for community consultation, in order to get comments relating to alignment with strategic policies of the Local Plan and other planning comments²⁰. Some amendments were made to the Plan prior to Regulation 14 Pre-submission consultation as a result. The Steering Group also sought formal screening opinions for Strategic Environmental Assessment (SEA) and / or Habitats Regulation Assessment (HRA) as required²¹ on the Parish Council's behalf.

Cornwall Council was also asked to provide comments, as required, at the Regulation 14 stage, and again, after Regulation 14 to inform the supplementary consultation, and again prior to submission.

The Steering Group has appreciated the local authority's advice and input throughout the process.

3.1.2 South West Water

The Parish Council held a meeting with South West Water in 2018²² to better understand key issues which the company face in the Parish. They were also then re-engaged throughout the process with other consultees.

3.1.3 Commercial Property Agents

The BETI Focus Group held several conversations with local commercial land agents during the Plan-making process to help establish trends in recent and current demand for employment use premises.²³

3.2 Sustainability

The local planning authority was sent a formal request for a screening opinion, with regard to the need or not for a SEA and / or HRA to be undertaken on the community consultation draft Plan, in October 2021.

These screening exercises were undertaken to help determine whether the emerging Plan would or would not have significant environmental impacts or likely significant effects on the parish (the Plan area). Following this request, the local planning authority's screening report (see Appendix 1²⁴) recommended that no SEA or HRA would be required for the Plan.

²⁰ This response from the local planning authority can be seen on our website See <https://www.perranplan.co.uk/documents/>

²¹ The screening opinion from Cornwall Council is available on our website <https://www.perranplan.co.uk/documents/> and <https://www.perranplan.co.uk/wp-content/uploads/2022/05/Peranzabuloe-NDP-HRA-SEA-screening-report-January-2022.pdf>

²² See <https://www.perranplan.co.uk/2018/05/23/2018-05-10-parish-council-sww-meeting-notes/>

²³ Notes of these meetings can be seen here <https://www.perranplan.co.uk/wp-content/uploads/2021/10/BETI-notes-Commercial-Property-market-in-Perranporth.pdf>, <https://www.perranplan.co.uk/wp-content/uploads/2021/10/BETI-notes-commercial-development-near-the-A30.pdf> and <https://www.perranplan.co.uk/wp-content/uploads/2021/10/BETI-notes-airfiled-area-development-notes.pdf>

²⁴ Also available to see on our website <https://www.perranplan.co.uk/wp-content/uploads/2022/05/Peranzabuloe-NDP-HRA-SEA-screening-report-January-2022.pdf>

4. Details of Consultation Approach

4.1 Neighbourhood Development Plan Awareness Raising Leaflets and Meetings

How did we consult?

The Steering Group held 3 events across the Parish in November 2018²⁵. These were open public meetings where the steering group explained what a Neighbourhood Development Plan is and offered the community the opportunity to comments on key planning issues in the Parish. Events were publicised online on the Neighbourhood Development Plan website and posters around the parish on Parish Council noticeboards and in community facilities and shops. The leaflet / poster (reproduced in Appendix 2) included a return slip on which comments could be made, which could be returned via email or to a FREEPOST address.

Neighbourhood Plan Launch Events	
Dates and Locations	Goonhavern Village Hall – Tuesday 20th November, 2018: 7:30pm Perranporth Memorial Hall – Wednesday 21st November, 2018: 7:30pm Chiverton Arms Blackwater – Tuesday 27th November, 2018: 7:30pm
Attendance (Nos.)	Approx. 80-100 across all events

Who was consulted?

People who live and work in the Parish were given the opportunity to attend the events which were all free to access and attend. The variety of locations and times ensured that as many people as possible could attend one of the events to give their views and people had the opportunity to respond at the meetings, and via post and email.

What did they say?

The events were used largely to raise awareness, but also to seek views on the key issues of importance to the community. These were listened to and helped inform the content of our community questionnaire and survey process the following year.

How were the issues and concerns responded to?

The results of the events were discussed by the Steering Group and considered to help identify the key issues which should be considered at the next stage. The key issues also helped to refine thinking about how best to structure working or focus groups to explore issues in greater depth. Learning from this first neighbourhood plan consultation exercise was used when considering how best to consult through future events on future stages of the neighbourhood plan's development.

²⁵ Details are available on the website here <https://www.perranplan.co.uk/2018/11/09/ndp-awareness-leaflet/> and here <https://www.perranplan.co.uk/2018/11/30/public-meetings-nov-2018/>

4.2 Parish-wide Community Survey (Questionnaire)

How did we consult?

The Community Survey was conducted using a questionnaire which asked members of the community about the key issues of importance to them, across a range of planning and land-use matters²⁶. The purpose of the questionnaire was to:

- Identify the key issues of focus for the local community;
- Fill gaps in our knowledge and understanding of community issues, particularly as they may affect neighbourhood planning – as identified by our understanding, at the time, of available evidence base studies and information;
- Increase comprehension and measure community opinion on key local and neighbourhood planning matters;
- Test community support and reaction to key planning issues; and,
- Raise awareness of the Plan and establish a broader base of community interest and engagement.

The questionnaire was shared online via Survey Monkey and was made available on paper, with Parishioners able to collect a copy, or additional copies, from four locations in the Parish as well as the Parish Council office²⁷. Posters were put up around the Parish to advertise the process on Parish notice boards, in shops - with one prominent sign outside the main shop in Perranporth²⁸. Leaflets were posted to all households. There was a front cover “splash” on the “Around Piran” magazine which went to all households and many local cafes etc had them available. Posts were made on the 2 main Facebook pages covering the Parish²⁹. An email address and telephone number were given for people to contact the Steering Group with comments or requests for additional questionnaires. The email consultation list was also used to share news of and a link to the online survey. A prize-draw was held to encourage people to respond to the questionnaire. The Business Survey (see next section) was also publicised in the community questionnaire.

A FREEPOST envelope was included with the questionnaire and drop-box locations were set up in the same four locations from which additional questionnaires could be collected across the Parish. Responses could also be sent to the Steering Group via email and, of course, by completing the online version.

A display table in the entrance to the doctors surgery was manned for two mornings and an afternoon, during the period when the household survey was dropping onto people's doormats.

Neighbourhood Plan: Neighbourhood Plan Questionnaire	
Date(s)	Summer 2019
Delivery Method(s)	Online, postal leaflet drop, local magazine, email, posters to advertise (in shops etc.), display in Doctor's surgery
No. of completed questionnaires returned	888 (c.30% of those sent out)
Return Options	Email, online, FREEPOST and four drop-box locations

²⁶ See <https://www.perranplan.co.uk/wp-content/uploads/2019/05/Perranzabuloe-NDP-Residents-Survey-2019-05-low-resolution-A3-version.pdf> for a copy of the questionnaire.

²⁷ Available at The Post Office in Perranporth, which is at 46 St Pirans Rd, TR6 OLG, The Londis Store in Goonhavern, which is on Bridge Road, TR4 9PY, Chiverton Arms, at Chiverton Cross, Blackwater, TR4 8HS and Callestick Farm in the centre of Callestick, TR4 9LL.

²⁸ See <https://www.perranplan.co.uk/2019/05/17/the-perranzabuloe-ndp-residents-survey-is-out/>

²⁹ On <https://www.facebook.com/groups/PerranzabuloeNDP> and <https://www.facebook.com/profile.php?id=100068229713601>

Who was consulted?

Everybody who lived, worked or visited the parish was given the opportunity to complete the Community Questionnaire through distribution of hard copies and availability online as specified above.

What did they say?

Responses to the questionnaire were compiled in a report of the event and a breakdown of the questionnaire responses which can be seen on the website³⁰.

How were the issues and concerns responded to?

The results of the feedback from the questionnaire were discussed by the Steering Group which, from the responses, identified the initial key planning issues appropriate for inclusion in the Neighbourhood Development Plan. These results, together with the evidence base material gathered at that point and our understanding of both local planning authority and national planning policies, directly informed the development of the draft aims, vision and objectives of the Plan. Feedback on the results of the survey was given at public meetings (see section below), which proved a very useful “feedback / feedforward loop” where the Steering Group could listen, direct, to views from the community in response to the collective results of the survey.

4.3 Business Questionnaire

How did we consult?

The Steering Group issued a questionnaire online³¹ and distributed in the post to some 600 business addresses in the Parish in September 2019, and drew attention to it at our community feedback events (see below). The initial deadline was extended to January 2020 to try to get more responses than were received by the Autumn (91).

Neighbourhood Plan Business Questionnaire	
Date(s)	September 2019, into Winter 2020
Delivery Method(s)	Online, post, leaflet drop, email, posters to advertise
No. of completed questionnaires returned	100
Return Options	Email, online and post

Who did we consult?

The Steering Group put together a list of local businesses based on Cornwall Council Valuation Office’s list of business premises in the Parish. This amounted to around 600 businesses.

³⁰ See <https://www.perranplan.co.uk/2019/10/11/upcoming-public-meetings-for-initial-results-from-the-888-returned-surveys/> and the following link for the questionnaire itself <https://www.perranplan.co.uk/wp-content/uploads/2023/07/Business-Questionnaire-Section-B-20190515-FINAL.pdf>

³¹ See <https://www.perranplan.co.uk/2019/10/11/we-want-the-views-of-local-businesses/>

What did they say?

A summary of the responses received can be viewed on the website³². The responses were useful and confirmed much of what the local community told us in the community questionnaire. The Steering Group gained an improved understanding of the needs of local businesses, the composition of the local economy and how the aims, objectives and policies of the emerging Plan might help addresses some of these issues.

Perranzabuloe
Neighbourhood Development Plan
Improving our Parish for all

Business Survey

In October and November we are asking local businesses to complete our business survey. If you own a business in the parish you can complete the survey online by visiting:

www.perranplan.co.uk/business-survey

The closing date is November 15th

The flyer also includes a map of Perranzabuloe Parish and a sample survey form titled 'Perranzabuloe Neighbourhood Development Plan - Business Survey'.

How were the issues and concerns responded to?

The Steering Group tried hard to get responses, and 100 was a greater number than initially expected. The Steering Group took the results received and factored them in to the development of the aims, objectives and policies of the Plan, particularly the Business, Economy and Retail policies.

In addition, the survey was followed-up by the BETI focus group by conversations with local commercial estate agents, to help establish trends in recent and current demand for employment use premises³³.

³² See <https://www.perranplan.co.uk/wp-content/uploads/2023/07/Business-Survey-All-Summary-Data-2020-06-11.pdf>

³³ Notes of these meetings can be seen here <https://www.perranplan.co.uk/wp-content/uploads/2021/10/BETI-notes-Commercial-Property-market-in-Perranporth.pdf>, <https://www.perranplan.co.uk/wp-content/uploads/2021/10/BETI->

While the feedback meetings were principally used as a method to provide a summary of the survey responses received, the opportunity was also taken to ask those present about some key issues which arose during the process, for example, whether or not a principal residence policy should be explored.

Around 80 people signed-up to receive email updates from paper forms completed at the events and the total number of people signed-up to receive email updates increased from 33 to 135 during the events window.



How were the issues and concerns responded to?

In summary, valuable comments were received which helped to inform further our development of the Plan's aims, objectives and policy intents. The feedback and the meetings gave the Steering Group the ability to move forward with the detailed development of the Plan with confidence that the issues of importance to the local community were reasonably clear.

4.5 Community Consultation on the First Draft Neighbourhood Development Plan

How did we consult?

Consultation on the first full draft of the Plan was held in November 2021³⁵. This was later than was originally planned, due to the impact of Covid-19. The draft Plan was shared with the local community online and the community were informed, via a letter posted to all households, that the Plan was available to view online. The availability of the Plan was also noted on social media.

The consultation period was left open in light of the then forthcoming Regulation 14 consultation.

Neighbourhood Plan Public Consultation on First Draft Plan	
Date(s)	Winter 2021
Delivery Method(s)	Online, post, email
No. of responses received	9 (2 of which were not from members of the public)
Return Options	Email and post

³⁵ See <https://www.perranplan.co.uk/2022/01/20/updating-the-parish-on-the-ndp-late-2021-early-2022/> and <https://www.perranplan.co.uk/documents/>

Who was consulted?

The focus for this consultation was to engage the local community, although the consultation document and forms were all made available on the website for wider stakeholder comments if they wished to reply. It was important for us to get the views of the community first on the draft plan. This was the first opportunity to see the Plan “proper”, and the Steering Group wanted to get comments and a level of endorsement for the draft from the community first (given that it is their Plan) prior to moving forward to the formal consultation (Regulation 14) stage, during which statutory and strategic consultees would be contacted.

(The weblink to the Plan was also sent to the local planning authority, although its officers had previously provided comments to help shape the policies of the Plan as they were drafted and to provide guidance throughout its development.)

What did they say?

9 responses were received at this stage. A report was produced setting out the responses received and the Steering Group’s response to them, including the changes which the comments brought about. The comments received were used to help adjust the Plan to make it ready for the Regulation 14 consultation. This report was subsumed into the Regulation 14 consultation responses table and report and is available to view on the website³⁶.

How were the issues and concerns responded to?

In summary, valuable comments were received which helped to shape the policies further and provided overall endorsement of the direction of travel of the policies. Our responses also had to provide explanation in reply to some comments made with regard to the limitations of our policies and the planning system in dealing with some of the issues highlighted and suggestions made, many of which were valid but outside the remit of a neighbourhood plan to solve.

As noted above, the report of the consultation is available on our website.

4.6 Local Green Spaces

It is important to note that prior to consultation on the first draft of the Plan, the Steering Group tried hard to identify and contact local landowners about potential designations on their land. Further research was then undertaken in May 2022. This was based on using local knowledge of ownership and accessing Land Registry records. This notification was out of courtesy and, in the case of Local Green Spaces (LGS) proposed, to align with National Planning Practice Guidance which suggests that owners of land proposed as LGS should be contacted early in the process of consideration. Those landowners were also then subsequently contacted during and between (where necessary) consultation periods on the draft versions of the Plan. All responses from these landowners are reproduced in the table and report of consultation responses³⁷.

³⁶ See <https://www.perranplan.co.uk/wp-content/uploads/2023/06/Consultation-Responses-2023-06-19-DONE-with-footer.pdf>

³⁷ See <https://www.perranplan.co.uk/documents/> to view the document.

4.7 Regulation 14 (Pre-submission Stage) Consultation

How did we consult?

Neighbourhood Plan regulations require that a statutory consultation period of a minimum of 6 weeks is undertaken by the qualifying body (the Parish Council) on the final draft plan prior to its submission to the Local Planning Authority (Cornwall Council) in advance of their statutory Regulation 16 consultation.

The Regulation 14 consultation was held for 8 weeks from 22nd April to 17th June, 2022. The Steering Group and Parish Council were, however, content to receive late responses.

On 11th April a letter was sent out to 3,009 residential addresses in the Parish, allowing for a 3-5 day delivery window. Easter weekend got in the way and it got to most residents on Tuesday 19th April, still in advance of the formal consultation period. On 19th April, 155 email addresses on our mailing list received communication about the consultation and notices were posted on 2 social media accounts (on Facebook)³⁸. The Steering Group put notices on all of the Parish notice boards and many shops in the Parish. This was done over the weekend of the 10th and 11th April. Notice of the meetings was also put on the website³⁹.

Statutory consultees were emailed with details of where to find the Plan (via the weblink), how to respond and by when.

The full Plan, together with a response form, summary and associated documents was made available on the website in advance of the formal consultation period starting⁴⁰.

A limited number of paper copies were available to ensure that those who cannot or did not want to engage with new technology could still view the Plan and anyone wishing to see a paper copy could contact the Steering Group or Parish Council to do so.

The Steering Group held public exhibitions which summarised the Plan's content and where people could leave comments⁴¹. These were held on 22nd and 23rd April in Goonhavern and 25th and 26th April in Perranporth⁴².

Neighbourhood Development Plan Public Consultation on Pre-submission Plan	
Date(s)	22 nd April to 17 th June, 2022
Delivery Method(s)	Online, post, email, posters to advertise
No. of responses received	50 written responses received via email and post (from both statutory and strategic consultees and members of the public) 5 written responses left at exhibitions
Return Options	Email, online, post and drop-box locations at exhibitions

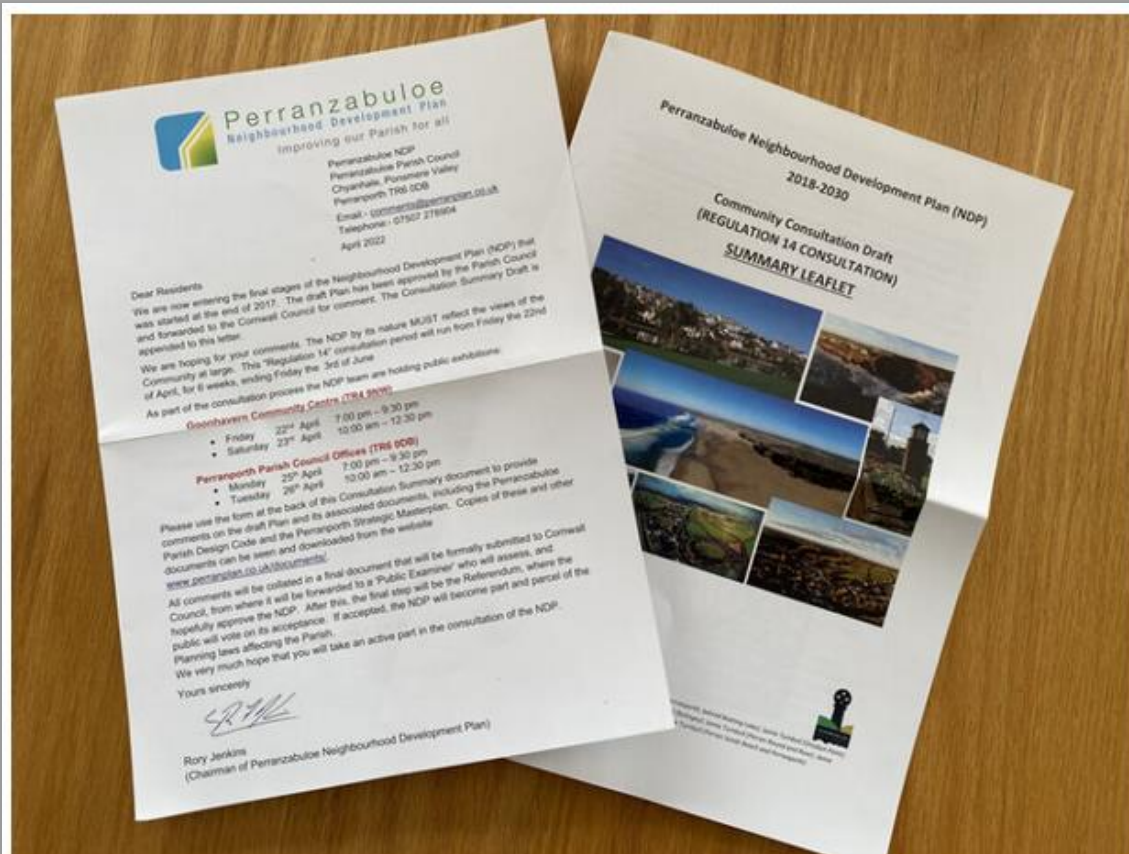
³⁸ See <https://www.perranplan.co.uk/2022/04/23/publicity-initial-responses-re-regulation-14-has-begun/> for further details.

³⁹ See <https://www.perranplan.co.uk/2022/04/19/we-are-in-the-home-straight-with-regulation-14-about-to-start/>

⁴⁰ See <https://www.perranplan.co.uk/documents/>

⁴¹ Exhibition boards / material is available to see here <https://www.perranplan.co.uk/2022/04/26/public-exhibition-posters/> and are reproduced in Appendix 3.

⁴² Comments left at the exhibitions are available to see here <https://www.perranplan.co.uk/documents/>



Cover letter and Summary Leaflet sent to all households in the parish



Saturday morning exhibition in Goonhavern

Who was consulted?

The Regulation 14 consultation is specific about organisations and stakeholders that should be consulted⁴³. The legislation requires that prior to submitting the Plan to the local planning authority the qualifying body (the Parish Council) must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area;
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and,
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

All of the residents and businesses within the Parish were consulted together with the required statutory and strategic bodies. Our consultees list was based on the email contact list built-up to this point, strategic consultees and statutory consultees set out in the legislation. The list of statutory, strategic and organisation consultees is reproduced in our response to responses received (see Appendix 4).



Monday evening in Perranporth. Great public turn out.

⁴³ See <https://www.gov.uk/guidance/neighbourhood-planning--2#consulting-on-and-publicising-a-neighbourhood-plan-or-order> for further details. The list of those statutory and strategic consultees we consulted (including local groups) can be seen in our consultation responses document on the website here <https://www.perranplan.co.uk/wp-content/uploads/2023/06/Consultation-Responses-2023-06-19-DONE-with-footer.pdf>

What did the Consultees say?

A total of 55 written responses were received in total from all consultees (including statutory and strategic consultees). A summary of the responses and the Steering Group / Parish Council agreed response to them is appended via Appendix 4 to this Statement (and is made available to see on the website⁴⁴).

How were the issues and concerns responded to?

The Steering Group set out the responses received (verbatim) and responded to them and whether or not they lead to any changes to the Plan and its policies (and if they did what those changes should be). Our report of the responses and our suggested changes to the plan as a result is appended to this Statement and is available to view on the website, as noted above.

Three issues and areas of comment suggested a need to hold a supplementary consultation. The Steering Group discussed, with officers at Cornwall Council, whether an additional consultation was necessary. Cornwall Council officers agreed that it was a sensible course of action. The focus of this additional consultation is set out below.

4.8 Supplementary Regulation 14 (Pre-submission Stage) Consultation

How did we consult?

Following comments received during the Regulation 14 consultation, an additional supplementary consultation was held to ensure that significant proposed changes to the Plan, which arose as a result of comments made during Regulation 14, were considered by the community and statutory and strategic consultees.

Details of this additional consultation can be found on the website⁴⁵. A further 6 week consultation window was given from 19th January to 2nd March 2023. The same methods to make people aware of the supplementary consultation were used as for the Regulation 14 consultation. The following three issues were the subjects of the consultation:

1. Reduce the area of the Principal Residence Policy to just Perranporth
2. Change the Settlement Gap and Green Buffer between Perranporth and Bolingey, given the secondary school announcement
3. Change the Settlement Boundary, Settlement Gap and Green Buffer at Ramoth Way (Perranporth)

The reasoning behind these issues being consulted upon is set out in detail on the website in the consultation material.

Consultees were able to respond to the consultation via email, on a consultation comments form and via an online survey. A copy of the survey and survey responses is available to see on the website⁴⁶.

⁴⁴ See <https://www.perranplan.co.uk/documents/>

⁴⁵ See <https://www.perranplan.co.uk/documents/> and <https://www.perranplan.co.uk/2023/01/20/supplementary-consultation-on-proposed-changes-publicity/>

⁴⁶ See <https://www.perranplan.co.uk/wp-content/uploads/2023/06/Resp-20-Survey-Results.pdf>

Neighbourhood Development Plan Supplementary Public Consultation on Pre-submission Plan	
Date(s)	19 th January to 2 nd March 2023
Delivery Method(s)	Online, post, email, posters to advertise
No. of responses received	19 written responses received via email and post (6 from members of the public) 47 responses to the online survey
Return Options	Email, online survey, and post

Who was consulted?

As already noted, the Regulation 14 consultation is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the Plan to the local planning authority the qualifying body (the Parish Council) must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area;
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and,
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

All of the residents and businesses within the Parish were again consulted together with the required statutory and strategic bodies.

What did the Consultees say?

A total of 19 written responses were received in total from all consultees (including statutory and strategic consultees). 6 of these were from members of the public. A summary of the responses and the Steering Group / Parish Council agreed response to them is appended via Appendix 4 to this Statement (and is made available to see on the website⁴⁷).

How were the issues and concerns responded to?

The Steering Group set out the responses received (verbatim) and responded in terms of our reaction and whether or not they lead to any changes to the Plan and its policies (and if they did what those changes should be). Our report of the responses and our suggested changes to the plan as a result is appended to this Statement and is available on our website as noted above.

4.9 Website and Email Sign-up List Monitoring

Throughout the development of the Plan, since the beginning of 2019, the Steering Group monitored the visits to the neighbourhood plan website (using Google analytics). These data are useful in understanding the level of interest online at key stages in the process and help to demonstrate the volume of interest (locally and beyond) and “spikes” in website visits correlate with the main times of consultation and engagement with the community⁴⁸.

As noted earlier in this Statement, sign-ups to our email update list⁴⁹ were also monitored.

⁴⁷ See <https://www.perranplan.co.uk/documents/>

⁴⁸ Further details can be viewed here <https://www.perranplan.co.uk/2023/07/01/perranplan-co-uk-website-visitors-from-1st-january-2019-to-30-june-2023/>

⁴⁹ These can be seen here <https://www.perranplan.co.uk/2023/05/24/perranzabuloe-ndp-mailchimp-statistics/>

5. Conclusions

The level of community consultation and engagement undertaken during the production of the Neighbourhood Development Plan has been varied and extensive. It has reached a wide range of the local population through a variety of methods and mediums. A variety of groups and different sections of the community have participated or commented on the Plan during the process.

In preparing the Neighbourhood Development Plan the Steering Group and Parish Council have sought to establish and maintain a dialogue with those bodies and organisations covered by Schedule 1 of the Regulations and those other bodies and organisations identified as having an interest in our Parish.


Detailed records were kept of how consultations were run, when consultation took place and the responses received. The comments received at each stage of the Plan's development have been fully considered and have helped to guide and shape the form and content of the Plan so that it is both truly reflective of what local people wish to see happen in the Parish, takes fully into account the comments made by statutory and strategic consultees and meets the Basic Conditions (as detailed in our Basic Conditions Statement).

APPENDICES

Appendix 1 – SEA/HRA Screening Report

Please see separate document at <https://www.perranplan.co.uk/wp-content/uploads/2022/05/Peranzabuloe-NDP-HRA-SEA-screening-report-January-2022.pdf>

Appendix 2 – Neighbourhood Development Plan Awareness Raising Leaflet



Perranzabuloe
Neighbourhood Development Plan
Improving our Parish for all

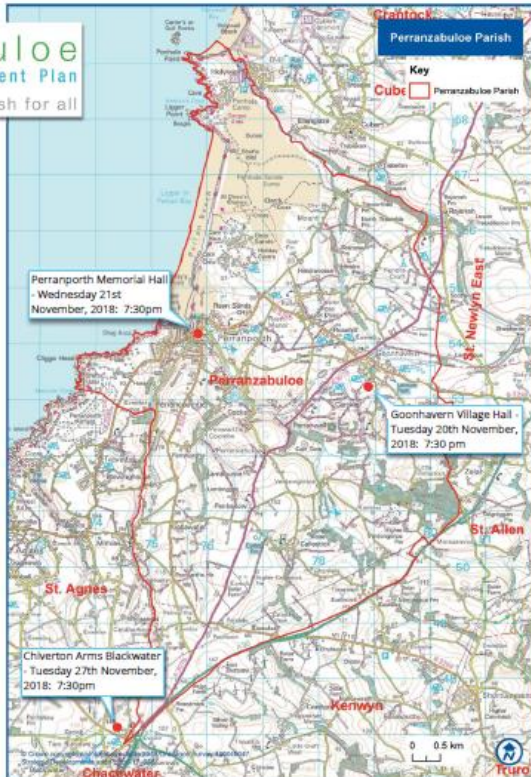
Perranzabuloe parish stretches from Penhale Sands in the north, Goonhavern in the east, Perranporth to the west and rural hamlets such as Callestick to the south.

Within our Parish, we have some of the most significant natural and historic environments in Cornwall, with diverse rural and village communities, that have different needs and priorities.

For our NDP to be truly representative, it is vital that all who live and work in the parish, both young and old, take part in our consultation process and become involved.

Please could you attend one of our initial public meetings to learn more and get involved (see map).

Should you wish, please return the panel below to us using the Freepost envelope provided, or if you find this leaflet without an envelope, please email our secretary, secretary@perranplan.co.uk



Thank you!

Get involved...

Join us on our Facebook page which is called 'Perranzabuloe Neighbourhood Plan', register on our Website (www.perranplan.co.uk) or return this form.

Name:

Telephone:

Email:

IMPORTANT Privacy Notice:

Any contact details offered by you will **ONLY** be used to send you news, information or updates about the Perranzabuloe Neighbourhood Development Plan.

YES, I give you consent to hold any personal data provided by me and to use it to contact me about the neighbourhood plan ☐ (please tick the box)

You can view our privacy statement at: <https://www.perranplan.co.uk/privacy-policy/>

I am particularly interested in the following focus groups (please tick as many boxes as apply)

- ☐ Housing
- ☐ Environment & Heritage
- ☐ Business, Employment, Transport & Infrastructure
- ☐ Other (please write in)

Please return using the FREEPOST envelope provided or email us at secretary@perranplan.co.uk



Perranzabuloe
Neighbourhood Development Plan
Improving our Parish for all



Housing

Environment & Heritage

Business, Employment, Transport & Infrastructure

Growing a neighbourhood plan that will work for the whole of Perranzabuloe Parish



In November we will be holding three public meetings across the Parish to discuss our Neighbourhood Development Plan (NDP) and how you can help shape the future of our Parish.


- Goonhavern Village Hall - Tuesday 20th November, 2018: 7:30pm
- Perranporth Memorial Hall - Wednesday 21st November, 2018: 7:30pm
- Chiverton Arms Blackwater - Tuesday 27th November, 2018: 7:30pm

At the meetings we will discuss exactly what a Neighbourhood Development Plan is, what it can achieve for residents of the Parish and how you can get involved in shaping it.

The NDP will cover things like future housing needs, business and employment, transport and infrastructure, the environment and our cultural heritage. We would very much like you to attend one of the meetings as without your help our Plan cannot succeed.

If you can't make any of the meetings, no need to panic. Just look us up on Facebook, the Website (www.PerranPlan.co.uk) or complete the return form on the back of this leaflet.

Website: www.perranplan.co.uk

 Perranzabuloe Neighbourhood Plan

PLEASE GET INVOLVED

What is a Neighbourhood Development Plan (NDP)?

A Neighbourhood Development Plan is a document that sets out planning policies for a local area.

This means local people have a voice

in how our Parish is shaped for the future but only if we have a NDP, and only once it has been approved, so use your voice and get involved!

Must be written by the community for the community

Helps guide future planning decisions in the Parish

Gives local people a real say in shaping their future

Can only be adopted if a majority vote for it in a referendum



“ One of the most exciting aspects of a Neighbourhood Development Plan is its ability to bring people together from all over the Parish to work together for the good of our community. ”

Get involved in your NDP

To ensure our NDP truly represents our community vision, it is vital that we, who work and/or live in the Parish get involved as much as we can. The project is led by an established steering group of local residents, parish councillors, professionals and business owners with the

initial groundwork having been done by three focus groups: Housing, 'Business, Employment, Transport & Infrastructure' (BETI) and Environment & Heritage. We now need you to help us get to the next stage.

Housing

Housing is a key section of any NDP. Cornwall is tasked with providing thousands of new homes between 2010 and 2030 which will be shared across 'Community Network Areas' and local parishes which sit within them.

Our NDP will give local residents the opportunity (within the current planning framework and other legislation that exists) to form policies that planners, inspectors and developers must take note of when considering proposed new developments.

An NDP can't blanket-ban new large developments. In particular, given the numbers on the waiting list for low-cost housing in the Parish, new market-led housing sites will have to be permitted in the parish to provide more 'Affordable Homes'.

Our NDP has the potential to:

- Maximise the proportion of Affordable Housing on any new large sites given permission, through the use of Settlement Boundaries and Exception Site policies. This should reduce the economic incentive to landowners and developers, and so reduce the rate of house-building.



- Introduce a 'no new second homes policy' as approved in the St Ives, St Agnes and Crantock NDPs.

- Strengthen surface water run-off alleviation requirements for developments.

- Look to prevent housing development from obliterating green spaces between villages and hamlets, such as between Perranporth and Bolingey.

- Influence the design of new housing in the Parish, particularly in areas of special character.

This is your opportunity to have your opinion and your voice heard.

Business, Employment, Transport & Infrastructure (BETI)

The lifeblood of a sustainable neighbourhood hinges on a prosperous and year-round economy. We need business, employment, healthcare and education backed by efficient services for a thriving economy and strong community spirit.

We all have a responsibility and an opportunity to define our future needs in terms of community assets. These may include: new schools, improved roads and public transport, opportunities for employment and encouragement of new enterprises.

We must ensure these vital aspects work hand in hand with our unique environment and heritage and provide the right type of housing and work space.

We need to construct a framework whereby Perranzabuloe becomes a benchmark for delivering an enviable environment for a sustainable work/life balance. This would enable us all to develop the world class tourist destination for which we already rightly receive so much international acclaim. Bring your ideas along to a meeting or have your say online.



Environment & Heritage

Perranzabuloe is a Parish rich in heritage, biodiversity and natural beauty, some of which is protected, but by no means all. Like most areas, it is coming under increasing pressure from various forms of development. Our challenge is to create a plan where we can accommodate growth but also protect and enhance the historic and natural environments important to us.

First, we must survey our natural environmental and historic assets via a community-led initiative known as a Landscape Character Assessment (LCA). This will identify the key characteristics making up the fabric of our Parish and form a base from which to work. Training for volunteers will begin in the spring.

The final plan could include 'biodiversity assets' such as wildlife corridors and link habitat, protected buffer zones around designated sites, and could identify other areas worthy of greater protection and enhancement. Should we aspire to developing community assets such as allotments, orchards and woodlands too? Your choice, your voice.



Come and see what it's all about

The issues covered by the three focus groups are many and varied, and also quite challenging. If you feel that our NDP should be covering other topics, please let us know. We are still at an early stage of the process so nothing is set in stone.

We need as many local residents as possible to get involved.

This is a chance for everyone's voice to be heard.

Of course, we recognise that not everyone will have the time to become heavily involved. There are ample opportunities to have your say via further meetings, questionnaires and training for those who wish to join us.

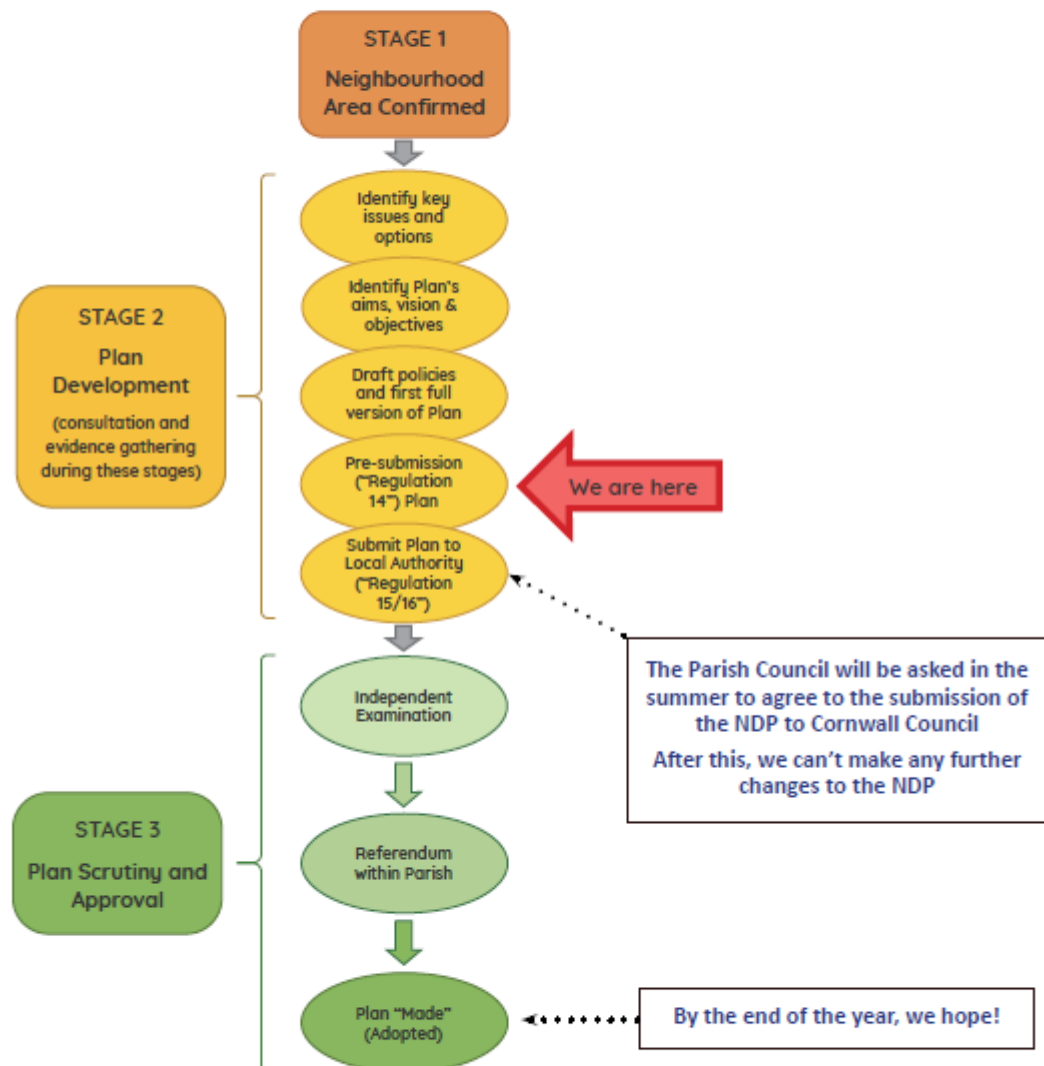
You can keep up to date on our progress via our Website (www.perranplan.co.uk) and our Facebook page which is called 'Perranzabuloe Neighbourhood Plan'.

Find out more at www.perranplan.co.uk

Appendix 3 – Neighbourhood Development Plan Pre-submission (Regulation 14) Consultation Event / Exhibition Display Boards

What Happens Next?

The Neighbourhood Plan Process



Cross Cutting Themes

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

Policy Matrix

POLICY...		RESPONSES LINKED TO CROSS CUTTING THEMES (where relevant)					
		Design	Climate Change	Sustainable Development	Waste	Delivering Infrastructure	Community Resilience
SD	1 Settlement Boundaries						
	2 Sustainable Design of Development and the Quality and Sustainability of the Built Environment						
	3 Reducing the Need to Travel by Car (Major Development)						
	4 Managing Flood Risk from Surface Water Run-off						
HO	1 Principal Residence Policy						
	2 Design of Dwellings						
	3 Parking Design in Housing Developments						
	4 Permitted Parking						
NI	1 Areas of Ecological, Landscape, Biodiversity and Geodiversity Value						
	2 Landscape Character and Landscapes of Local Significance (LLS)						
	3 Embedding Green and Blue Infrastructure into New Development						
	4 Protecting Trees, Woodland and Hedgerows						
NI	1 Sustainable Wet Gaps in New Development						
	2 Settlement Gaps and Green Buffers						
	3 Important Views and Vistas						
	4 Local Green Space						
EW	1 Renewable Energy and Community Energy Projects						
	2 Non-Marine Inshore Windwater						
	3 Transport Plan						
	4 Transport Assessments & Travel Plans						
TT	1 Dedicated Parking for New Residential Development						
	2 Safeguarding the Coastal Railway						
	3 Protecting Existing Car Parking Capacity in Perranporth						
	4 Preventing Loss of Car Park Capacity						
CW	1 New Community and Cultural Facilities						
	2 New Sports Facilities						
	3 Providing Community Infrastructure to Match Demand						
	4 Heritage Assets and the Historic Environment						
HE	1 Signs and Advertising						
	2 Conservation Areas and Non-designated Historic Settlements						
	3 Historic Landscape Character						
	4 Cornwall and West Devon Wildlife Sites A1 St Agnes Mining District						
SDR	1 Penryn's Church and St Peter's Oratory						
	2 Penryn Camp and Assets within its Boundaries and Setting						
	3 Penryn's Historic Assets and Landscape						
	4 Newly Identified Heritage Assets and Archaeological Remains						
SDR	1 Preventing Loss of Existing Employment Areas						
	2 Quality Employment Processes						
	3 Expansion of Employment Sites						
	4 New Technology and Hi-Tech Industries						
SDR	1 Digital Communication Infrastructure Improvements						
	2 Use / Work						
	3 Small Scale Business Initiatives						
	4 ASD Consider Business Opportunity to Area						
SDR	1 Penryn Village Centre Urban						
	2 Shop Front Design in Perranporth						
	3 Penryn Village Centre Traffic, Circulation and Wayfinding						
	4 Retail Expansion in Perranporth, Goonhavern and Bodelva						
SDR	1 Provision for (Consumed) Waste Facilities at Port Free Takeaways in Perranporth, Goonhavern and Bodelva						
	2 Supporting Community Shops, Food and Drink Premises and Services						
	3 Extending and New Static Caravan, Camping, Glamping and Tents Caravan Sites						
	4 New Built Tourist and Visitor Accommodation (Bed and Breakfast, Hotels, Guest Houses and Potential Built Holiday Lets and Lodges)						
SDR	1 Broadening the Visitor and Tourist Offer through Sustainable and Wet Weather Attractions						
	2						
	3						
	4						

Design

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



Climate Change

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



Sustainable Development

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

Waste

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

Delivering Infrastructure

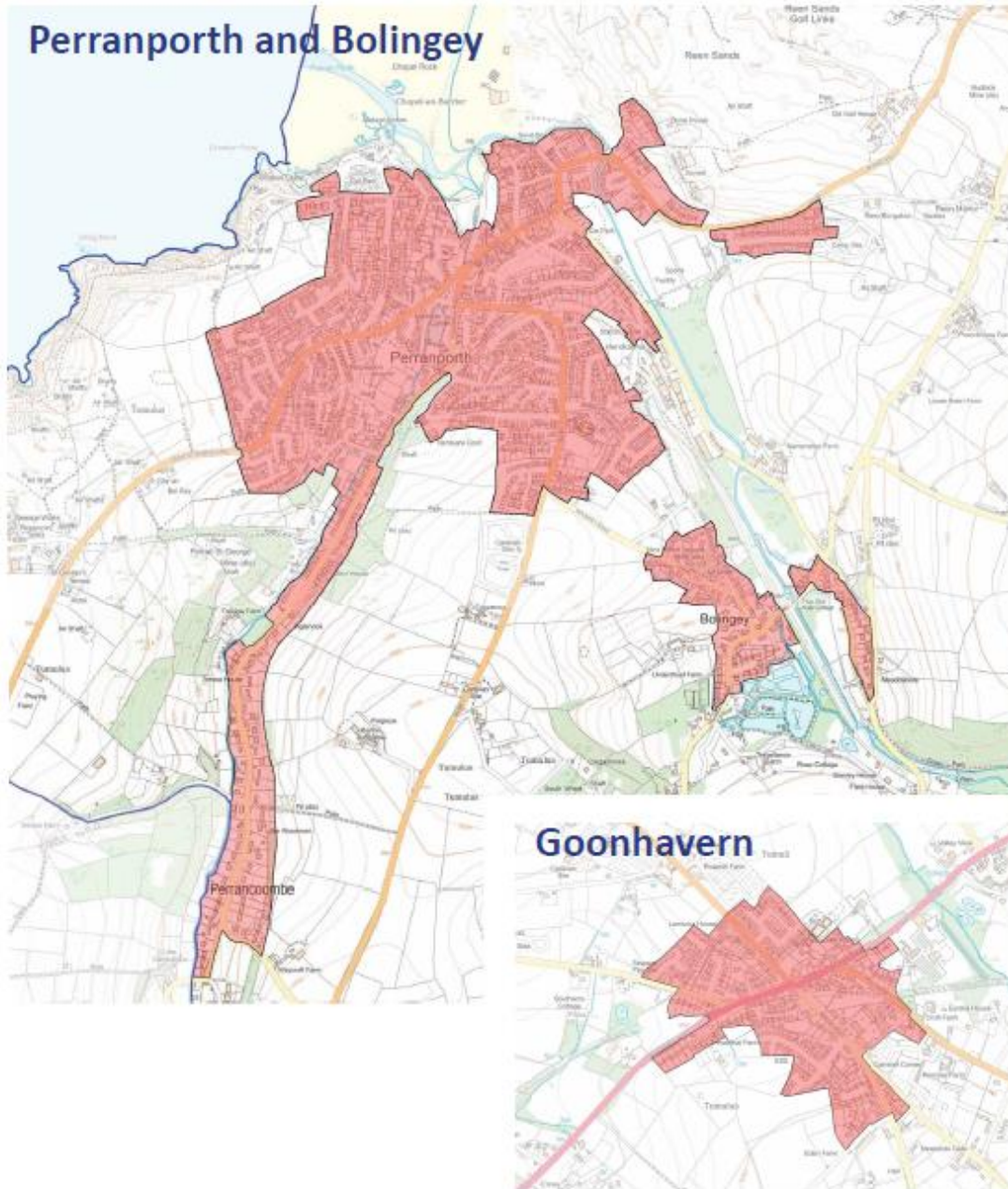
Many areas including to provision of health, education, utilities, roads are outside the remit of this NDP. Cornwall Council already has introduced a Community Infrastructure Levy on new development. We have identified projects and proposed priorities for the investment of this fund in our parish.

Community Resilience

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



Settlement Boundaries 1



overlap new with next page

NDP Policy SD1



www.perranplan.co.uk

Settlement Boundaries 2

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



How did the NDP team draw up the Settlement Boundaries?

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

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

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

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

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

NDP Policy SD1



www.perranplan.co.uk



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



How did the NDP team draw up the Settlement Boundaries?

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

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

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

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

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



Housing Completions & Affordable Housing

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

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

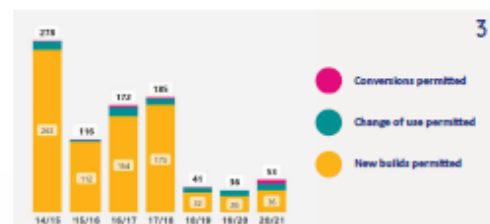
Cornwall Local Plan Requirement 2010-2030	352
Progress from 2010 to April 2021	
Completions	330
Sites under construction	29
Outstanding planning permissions, with allowance of 10% for lapses	263
Total projected completions	841

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

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

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

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



The significance of Local Housing Need and the provision of Affordables

Case Study

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

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

So how large is the local housing need in Perranzabuloe?

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

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

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

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

Further understanding of Affordable Housing and the HomeChoice Register

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

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

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



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Housing

Principal Residence Policy

Policy HO1: Principal Residence Policy

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

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



Unanticipated impacts of a PRP?

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



NDP Policy HO1

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Housing Principal Residence Policy - Evidence

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

2011 Census Data

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

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

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

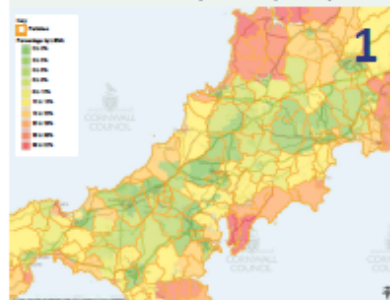
We attempted during Covid to research how often houses and flats built since 2010 were being used for SH/HLS in two particular areas:

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

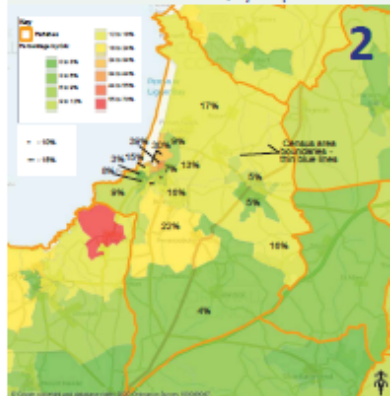
Results? While there were flaws to the survey approach possible during Covid, we tentatively concluded that the frequency of SH/HLS in the new large housing estates - excluding Affordables - was around 10% on Parc Hendrawna and less than 5% in Goonhavern. With small scale development off Liskey Hill,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



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



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



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

Business and Employment

Employment & Tourism



New Technology and Hi-tech Industries

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



Digital Communication Infrastructure Improvements

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



Live/Work and Small Scale Business Initiatives

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

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



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

Touring & Static Caravans, Camping, Glamping

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



Broadening the visitor and tourism offer

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



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



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Business and Employment

Existing and New Employment Areas

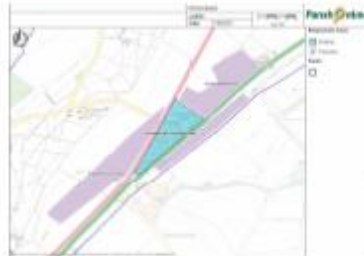


Perranzabuloe has a very varied commercial economy with a higher than UK average level of small businesses and self employed of which many are linked to the digital economy. Within the NDP we have designed a raft of policies and statements with the intention of protecting as much local employment as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

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

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

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



Preventing Loss of Existing Employment Areas

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

Quality Employment Premises

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

Expansion of Employment Sites and Business Opportunity Areas

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

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

NDP Policies BER1, BER2,
BER3, BER8



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Business and Employment

Retail & Service



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

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

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

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

Proposals for new retail space in Perranzabuloe, Goonhavern and Boleingey are supported.

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

Perranzabuloe Village Centre Uses

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

Retail Expansion in Perranzabuloe, Goonhavern and Boleingey

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

Supporting Community Shops, Food and Drink Premises and Services

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



Provision for (Consumer) waste Facilities at Hot Foods Takeaways in Perranzabuloe, Goonhavern and Boleingey

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

NDP Policies BER9, BER13,
BER14, BER15



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Business and Employment

Retail - continued



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

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

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

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

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

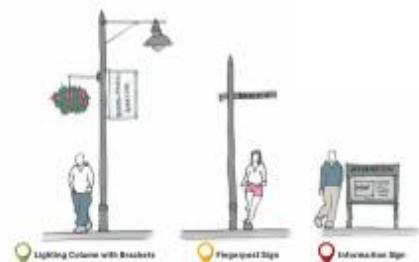


Figure 5: An example of a modernized front



Figure 6: An example of a modernized front

Proposed Wayfinding Elements



NDP Policies BER10, BER11,
BER 12



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Housing Design

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

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



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

Guidelines focus around the following areas:

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



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

NDP Policies SD2 SD3 NE3
HO2 HO3



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Environment and Heritage

Local Green Spaces

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

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

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

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

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

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



1. Bakery Way Open Space;
2. Bolenna Park, Recreation, Play Areas and Tennis Club
3. Bolingey Channel Walk;
4. Bolingey Lakes;
5. Bolingey Wet Woodlands and Railway Lands;
6. Boscawan Gardens, and Bowls Club;
7. Bridge Road Recreation and Play Ground (Goonhavem Park);

8. Callestick Cemetery;
9. Cligga Sports Field;
10. Clock Garden
11. Droskyn Sundial Park;
12. Goonhavem Fishing Lakes;
13. Hendrawna Park;
14. Nampara Walk;
15. New Road Wet Woodland;
16. Perranporth Cricket and Football Ground;

17. Perranporth Inner Green;
18. Perranzabuloe Church Churchyard;
19. Ponsmere Valley Sports Pitches;
20. Ponsmere Valley Play Area;
23. St Georges Football Field;
24. Tregundy Road Open Space;
25. Wheal Albert Marsh and Heath;
26. Wheal Anna Heath;
27. Wheal Anna Woodland.

NDP Policies SD2, SD3,
NE3, HO2, HO3

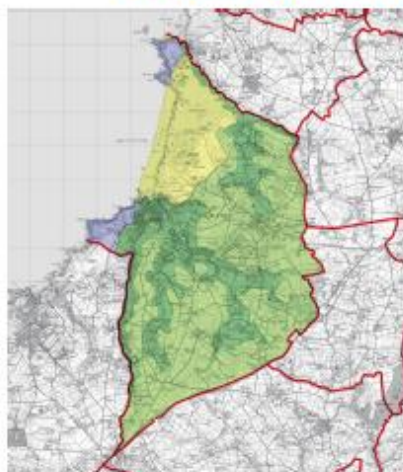


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Environment & Heritage

Localised Landscape Character Assessment



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

Perranzabuloe's Landscape Types



Dunes and Beach

- From **Ugger Point** in the north to **Drooklyn Point** in the south and **Inland to the Tollgate Road**, Gear Farm and Mount.
- Instantly recognisable** and to an extent defines the wider public perception of the Parish's landscape.
- Key characteristics:**
- Undulating almost other worldly topography with hills and dunes and an authority meeting the beach at 'all dune 100%'
 - Predominantly **ground level dune grassland** becoming denser inland with **areas of scrub** and occasional **dwarfed and sculpted trees** to the west.
 - **No field boundaries** within the dunes.
 - **Wide expansive views**, particularly from the areas of higher ground.
 - **Peaceful and quiet** although exposed to coastal conditions and with awareness of development to north, south and east.



Headland

- Two distinct areas of elevated coastal land.** **Cligge Head** – Drooklyn Point to the south and **Ugger Point-Penhale Point** to the north.
- Flat topped rounded masses a distinctive feature in long views** along the coast and from inland areas.
- Key characteristics:**
- **Expansive views** along the coast to landmarks beyond the Parish with **dominant wind sensory** directly influenced by the weather and the sea.
 - **Steeply sloping topography** to vertical rugged cliffs.
 - **Largely unspoiled**, development being large scale stone workings and military installations.
 - **Important natural habitat** of rare stone cliff, coastal heath and scrub.
 - **Internationally protected landscapes** including Cligge Head, British Explosives Co. Drooklyn Mine, with scheduled barrows and prehistoric sites.
 - **Installation on the NW edge of Penhale Camp** has various telecommunication and other installations close to Penhale Point.



Undulating Land

- Largest Type covering elevated and exposed rounded ridges across west and south of the Parish, mostly above 60m AOD dropping away from higher ground along A30 corridor.
- Mostly agricultural, scattered development, trees mostly in mature hedges, some ridge line stands of woodland.
- Key characteristics:**
- **Undulating topography** increasing in height moving south.
 - **Some larger trees** in hedges and woodland on more sheltered slopes.
 - **Large fields** on the higher more open flatter land, smaller on slopes.
 - **Areas of wet woodland** heath providing important habitat.
 - **Extensive plantation woodland** around Chyberton Park.
 - **Cliffed built development** of isolated farm houses, small clusters on slopes, large scale agricultural buildings to the east and north, caravan parks to west.
 - **Power lines, pylons and solar arrays.**
 - **Prehistoric sites** on hill tops and ridges.
 - **Extensive views** between areas within the type and beyond Parish.



Valleys

- Transitional landscape across slopes falling from higher ground to the Parish's Streams – Perrancombe, Perranthea Stream, Gallestick, Perranwell, Boleing, and Treawble / Treaworthan.
- More enclosed landscape with each Valley having its own distinct character.
- Key shared characteristics:**
- **Wider more open** landforms at the coast becoming narrower and steeper moving upstream.
 - **Some ponds and areas of lush vegetation** alongside streams.
 - **Larger and more varied vegetation** and **extensive tree cover** inland.
 - **Forest biodiversity value** with associated ecological designations.
 - **Fields, holls, leats** and remains of former workings.
 - **Smaller field scale** on the steeper valley sides, larger and more regular towards the coast.
 - **Seasonal change** through broadleaf woodland.
 - **Increasingly intimate and enclosed** character inland.

Main NDP Policy - NE2
Linked to NE4, NE6, NE7 and NE9,
Plus NPPF guidance that all planning
policy should be landscape character led



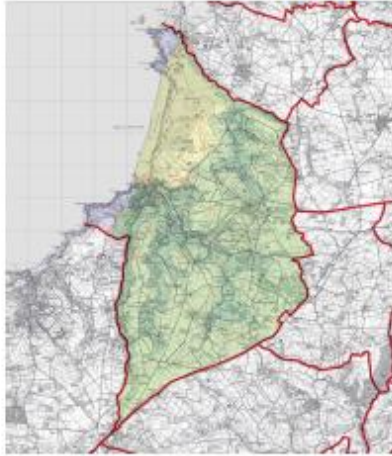
Projects identified in the LLCA included **app based trail(s)** across the Dunes and Headlands areas, a **Seasonal Views record**, and working with **landowners and farmers to restore features such as hedges and wooded areas** - are you interested in helping with any of these?

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Environment & Heritage

Important Views and Vistas



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



83284 Lixley Hill looking north across Perranzabuloe to Reen Sands and north west across Perranzabuloe towards St George's Hill / Trevelias / Cligga ridge
The primary approach to the Perranzabuloe settlement area from the south with panoramic views along its length across undulating farmland rising up valley slopes from the dense woodland cover along their bottoms with scattered small settlements and farms featuring some larger working buildings set within vegetation. The scale, massing, layout, and style of development has the potential to define the character, quality, and focus of the view.



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



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

Main NDP Policy NE7
Linked to NE2, NE6



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

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Environment & Heritage

Settlement Gaps and Green Buffers



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

Perranporth - Bolingey Gap

Land between Bolingey Road to the south west and Hendraena Lane to the south, east and north, which maintains an undeveloped gap between the town of Perranporth and village of Bolingey and is intrinsically linked to views of the southern slopes of Bolingey Stream Valley from the north. Reads in these views with fields rising from Bolingey Road towards Liskey Hill. Has been fundamentally eroded by recent development around Parc Hendraena which does not respond to landscape character or create a defined edge to Perranporth. Increased importance of remaining open space. Defines Perranporth and Bolingey as separate settlements, and Perranporth as a large coastal village with rural context not a small town. Further development within the Gap would result in its functional loss, development adjacent to it has the capacity to reinforce its edges or erode it depending on scale, positioning, massing and materials.



Gear Sands - Tollgate Gap

Wedge of land between Perranporth Golf Club to the south-west, Tollgate Farm to the south-east, Gear Sands Landscape of Local Significance to the north east and Peman Sands Holiday Park to the north west. Provides an important buffer to the Perranporth and Holywell AGLV and Perranporth Dunes County Wildlife Site. Defines transition between northern edge of Perranporth developed area and Dune systems to north. Key role in character of views across Peman Bay from the coast and beach, from B3285 and B3284 approaching Perranporth from the south, Budric Hill approaching Perranporth from the north, and looking west from vantage points inland. Development of adjacent tourism / leisure uses and other development within or adjacent to the Gap has the capacity to erode the unique dunescape setting of the north of Perranporth village.



Goonhavern - Perranwell and Goonhavern - Treamble Stream Gaps

Define the setting and extents of Goonhavern developed area.
Goonhavern - Perranwell (left)- land to either side of the A3075 between Trewyn and Meadowdale on the south eastern edge of Goonhavern to the north and Lakenwell on the northern edge of Perranwell to the south. Maintains a gap between the two villages and reinforces their rural context linking to the Perranwell and Calletick Valleys Landscape of Local Significance to the south.
Goonhavern - Treamble Stream (right)- land along the stream valley currently occupied by Goonhavern Garden Centre to the south and fields east of Goonhavern School to the north. Maintains the gap between the developed area along the A3075 within Goonhavern village to the south west and development around Carn Moor and Carnebo Farm to the north east.



Hendrawna and Ramoth Way Buffers

Hendrawna (left)- undeveloped land along the former railway between Wheal Leisure to the north and Station Road to the south. NB: partially developed, see Perranporth-Bolingey Gap, increasing importance of role of remaining open area. Works with the open spaces of Hendrawna Park, Perranporth School, and Hendrawna Allotments to break up the massing of built form across the southern slopes of the Bolingey Stream Valley. Reinforces the Perranporth-Bolingey Gap to its south.
Ramoth Way (right)- currently undeveloped green space between the B3285 to the south and Ramoth Way to the north. Provides the setting for housing on the northern edge of Perranporth and serves to break up massing of built form across the southern edge of the Pentale Dunes Landscape of Local Significance.



Main NDP Policy NE6
Linked to NE2, NE7, NE8, NE9, SD1, SD2

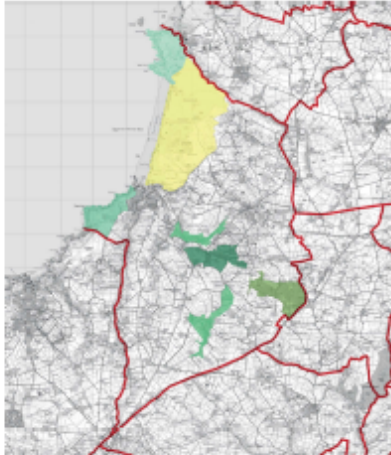


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Environment & Heritage

Landscapes of Local Significance



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



• Penhale Sands

- extent, condition, and scale of dune systems and associated habitats.
- largely undeveloped and provide a local recreational resource alongside a coastal zone flood risk function.

• Perran Camp and Headland

- prominent local focal point in views from around and within the Parish.
- unique heritage value relating to its prehistoric and modern period assets.
- physical features and overall character highly vulnerable to change as a result of development.

• Cligga and Trevellas Historic Coastal Edge

- unique and recognised importance of geology and mining remains as well as WW2 airfield features.
- provides setting for southern edge of Perranporth and forms the backdrop to views from inland areas to the east.
- potential small scale sensitive reuse of previously developed areas for community benefit.

• Lambourne – Caer Dane – Caer Kief Hillforts and Woodland

- distinctive features across inland high ground between the Stream valleys.
- individual heritage value recognised by national designations, value as a prehistoric landscape recognised within LLS.

• Chyverton Estate and Plantations

- House and garden, and individual features within it and parkland protected by national designation.
- LLS recognises value in estate landscape and its relationship with the mines and plantations around the main house.

• Perranwell and Callestick Valleys

- Undeveloped wooded character, retention of more traditional farming and land use methods and publicly accessible recreation opportunities.

Main NDP Policy NE2
Links to NE6, NE7



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

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Appendix 4 – Table of Responses to Comments Received at Community Consultation
Draft Plan, Regulation 14 Plan and Supplementary Regulation 14 Consultation
(including list of consultees)

Please see separate documents at <https://www.perranplan.co.uk/wp-content/uploads/2023/06/Consultation-Responses-2023-06-19-DONE-with-footer.pdf>,
https://www.perranplan.co.uk/uploads/Consultation_Responses-redacted.zip and
<https://www.perranplan.co.uk/wp-content/uploads/2023/06/Resp-20-Survey-Results.pdf>