



Summary of Sources of Evidence

The following summaries the information used to evidence each of our policies and any supplementary documents/maps provided, to aid you when reading the Plan. You can find further full information regarding the consultation process and evidence within the Consultation Statement.

The Need for Development (Policies 1 through to 8)

The Cornwall Local Plan, as a flow down from the National Planning Policy Framework, will require that the Hayle and St Ives Community Network Area (CNA) residual (which is made up of the remainder of St Ives and Hayle plus St Erth, Towednack and Gwinear-Gwithian Parish) accommodates around **480*** new homes in the period 2010 to 2030.

Around **391*** permissions have already been granted throughout these areas since 2010 so the **minimum requirement** could be around **89*** new residences across the entire CNA.

Of the 391 permissions to date 221* are within the Parish of Gwinear-Gwithian, this equates to 46% of all permissions and the highest concentration of housing development within the remainder of the CNA.

Issues that Impact Development

- Public road access
- Infrastructure:- Sewer, water, electricity and good communications access at affordable cost
- Access to services:- school, shops, bus route, surgery, community clubs and facilities, play areas, footpaths, cycle routes
- Environment:- Flood risk, protection of local landscape, coastal region, impact on farmland and woodlands, tree preservation, important monuments, landscape character

Our community consultation identified that amongst other things resident's support:-

- ❖ A Neighbourhood plan which encourages development within a settlement boundary.
- ❖ Development should be spread throughout the parish to an appropriate scale to its setting and should have regard to the local infrastructure requirements.
- ❖ The resources required to sustain new development are adequately provided and do not put additional burden on existing resources.
- ❖ That any new development contributes effectively to the educational needs of the surrounding community.
- ❖ That a good mix of housing to an appropriate type, design, size and tenure for the needs of the Parish is provided within new developments.

With this in mind the Settlement Boundaries were produced with the help of Cornwall Council. Maps 1 to 6 show the current residential built form of each village and assesses the potential for infill sites within these boundaries. The current potential within the boundaries is approximately **144** new residences going on medium density sites. This means that within the Settlement Boundaries the Parish of Gwinear Gwithian can sustain the minimum requirements from the Local Plan figures alone before taking into account plans for St Erth and Towednack.

People & Housing – Policies 1, 3, 5, 6, 7 & 8 Settlement Boundaries

A settlement boundary is a line that is drawn on a plan around a village which reflects its residential built form. The settlement boundaries will be used as a policy tool reflecting the area where the plan policies are to be applied within our Neighbourhood Development Plan. In general, there is a presumption in favour of development within the settlement boundaries and this gives developer's a clear steer on where development would be favoured. It is presumed development should take place within the settlement boundaries across the Parish before any other areas.

In defining the Settlement Boundaries, the following methodology was used:-

1. The development boundaries followed clear defined physical features.
2. The curtilage of dwellings are included, unless functionally separate to the dwelling or where the land has the capacity to significantly extend the built form of the settlement and as such would result in ribbon development or coalescence.
3. Recreational and amenity open space, which is physically surrounded by the settlement.
4. Dwellings and curtilage that does not sit within the Parish boundary have been excluded.
5. Free standing, individual or groups of dwellings, farm buildings or other structures detached or peripheral to the main built area of the settlement are excluded.
6. Existing caravan sites or leisure uses on the edge of the settlement, which are detached from or peripheral to the main built up area are excluded from the development boundary.
7. Inclusion of brownfield sites and existing employment sites.
8. Individual plots or small scale development sites that would provide rounding off opportunities in areas physically and visually related to the settlement are included within the development boundary.

It should be noted that any land which has been included within the boundary lines does not have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to within this plan and other local and national planning documents.

Maps 1 through to 6 shows the Settlement Boundaries which 87 to 94% of the community either agreed with or were neutral regarding them and the policies they relate to during stage 4 and 75% of the community supported the NP as a whole at Stage 5 of the community consultation.

People & Housing – Policies 2 & 4 Outside Settlement Boundary

Any land and buildings outside of the boundary lines would usually be considered to be in the countryside where development would be regulated with stricter planning policies. Policies 2 and 4 within our Plan allow potential small scale development outside our biggest settlements should the capacity within the settlement boundaries be met. Assuming the criteria within the plan is covered this allows potential further growth if required but these policies only come into effect once the settlement boundaries can take no further development or it can be sufficiently proven that the development cannot be met within the Settlement Boundaries.

Maps 1 and 2 show the Settlement Boundaries for these villages with 82 to 84% of the community either agreeing with or neutral regarding Policies 2 & 4 during stage 4 and 75% of the community supported the NP as a whole at Stage 5 of the community consultation.

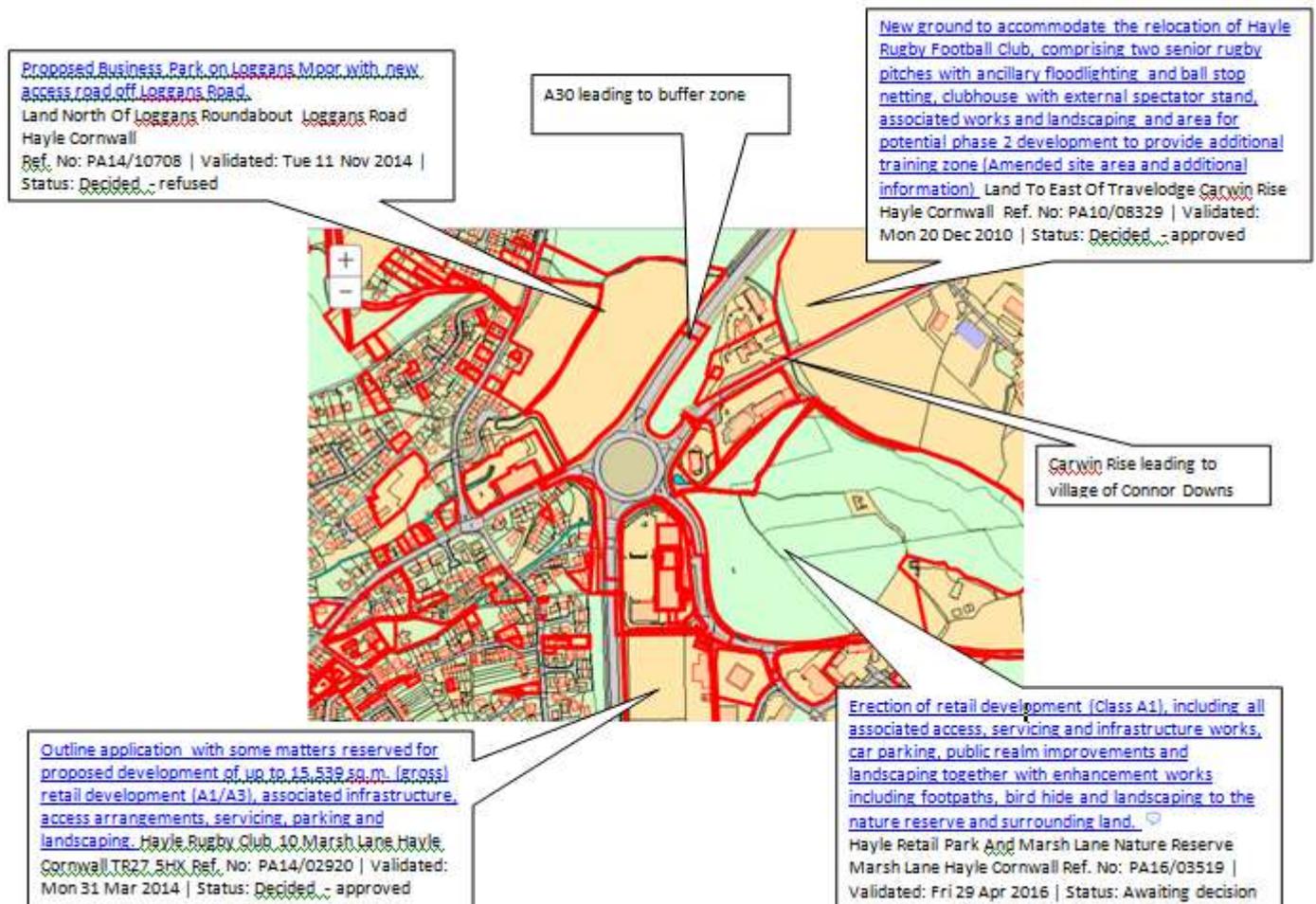
People & Housing - Connor Downs – A30 Buffer Zone (Policy 2a)

Connor Downs has grown considerably since the creation of the CLP with 111* permissions for development within this village alone, when you consider that the current permissions for the entire community network area which includes the remainder of St Ives and Hayle plus the parishes of St Erth and Towednack is 480, Connor Downs alone has already been allocated 23% of all permissions, that figure is the highest concentration of housing development across any part of the remainder of the CNA.

The community has supported the proposed settlement boundary and recognise that in the future some development may occur outside of the settlement boundary if the minimum targets set are met as shown by GGPP 2.

The community wishes to protect and control further development outside these areas, principally 5 fields that sit between the A30 and Connor Downs which act as a buffer from the noise, air pollution and downwind to the existing residents and the school. It should be noted that the stretch of A30 which runs parallel with the buffer zone is partly 3 lane carriageway; therefore tailbacks are regular which heightens the issue of noise and pollution.

The diagram below shows the extent of potential development at Carwin Rise Roundabout:-



This could add to the existing issue of tailbacks on the A30 coming down Roseworthy Dip towards Hayle and right past the buffer zone. The CC INA suggests ‘modifying Loggans Moor roundabout with 3 of the 5 arms to be signal controlled. The A30 north approach will also provide two entry/exit lanes’ but this still requires funding and remains unimplemented.

The buffer at Policy 2a also contributes to preserving the identity of Connor Downs. It was therefore apparent that should development be required outside of the settlement boundary that the fields identified on ‘Map 8 of the Proposals Inset Map’ should be excluded from GGPP 2 as a Buffer Zone to mitigate from urban sprawl/pollution. In consequence a specific policy on the continued management of development in Connor Downs is proposed this can be noted by the community consultation stages:-

- During Stage 2 of the consultation, the issues that scored highest were roads/traffic, environment & overdevelopment of villages these all came up on a number of occasions during stage 2 on different questions.
- During Stage 2 of the consultation, Almost 1/3 of comments regarding key issues facing the community were for transport/traffic/roads
- During Stage 3 of the consultation, the community gave strong support for a settlement boundary for Connor Downs with 72% agreeing and 23% neutral.
- During Stage 3 of the consultation, the majority of the community were in favour of either conditioned policies and/or site allocation for future development at 82%.
- During Stage 4 of the consultation, of those **who stated that they lived in Connor Downs** 91% agreed with Policy 2a (formerly Policy 14).

During Stage 4 of consultation 97% of the whole community either agreed or were neutral regarding Policy 2a (formerly policy 14) and Map 8 with 75% supporting the NP overall during Stage 5.

Gwithian Towans – (Policy 8)

It was made clear to the community at Gwithian Towans that once the Cornwall Local Plan (CLP) is approved saved policies TM5 and TM8 of the Penwith Local Plan (PLP) will be lost.

Gwinear-Gwithian Parish Council commissioned a Design Study & Character Appraisal for Gwithian Towans (GT) back in 2013 and after extensive consultation this led to the creation of a draft Design Guide (DG) for chalets on the Towans.

The draft DG has been available for applicants to consider for over a year and has proved to be successful in shaping the area for the future but keeping the unique character and feel of the Towans.

The Neighbourhood Planning Steering Group (NPSG) and Gwithian Towans Task Group (GTTG) worked together on policies 8 and 13. GTTG is made up of representatives from the following community groups:-

- Gwithian Towans Ratepayers Association which includes around 80 of the 105 chalet owners in its membership
- Gwithian Towans Community Group
- Towans Partnership which includes local landowners, businesses and Cllrs and officers from Cornwall Council, Hayle Town and Gwinear-Gwithian Parish Councils
- Gwithian Village Residents Association

It was established at an early stage with the community at GT and the GTTG that being able to shape future development within GT was very important and the idea of having a SB (see map 6) was met with 60% agreement during stage 4 although it was noted that there was a higher percentage strongly disagreeing than with other Settlement Boundaries. With this in mind, the NPSG looked closely at the reasons why chalet owners were disagreeing and found a pattern suggesting that they were disagreeing with the 'permanent residential' element of the policy. The policy has been altered to put a greater emphasis on 'holiday' use due to this.

Gwithian Towans Design Guide

During Stage 4 of the community consultation 78% of chalet owners at GT agreed with the Design Guide (DG). As part of the Parish wide consultation during Stage 4, 59% of the community agreed with the DG with 32% neutral regarding the document.

During the consultations it was evident that development should contribute effectively to the community in a number of ways whilst protecting the intrinsic history & environment of the Parish.

The Neighbourhood Plan (NP) highlights the areas where the community feels development needs to contribute.

Quality of Design & Layout

How we shape our communities for the future is very important, not only to ensure that new members of the community have safe and well designed places to live but to ensure that new development fits well within the existing community and is not onerous on it.

During early consultation safe places to live, car parking and connected communities all came up as issues to consider when looking at future development planning.

The NP includes Character Appraisals (CA) for each of the Settlement Boundaries (SB) which reflects their personalities as very individual places and creates a picture of what the community desires and expects in future development to enhance the character of the area. During Stage 4 of consultation 92% of the community either agreed or were neutral regarding the CA with 75% supporting the NP overall during Stage 5.

Along with the CA the NP includes a document outlined as 'Development Proposals' (DP) This document advises prospective developers on the requirements within the Parish for affordable housing, highways and community infrastructure levy (CIL). With 149 applicants on the affordable housing need register as of July 2016 the majority of which requiring smaller units, the DP document reflects this trend. This document has been aligned with the SPD produced as part of the draft CLP as of June 2016.

During Stage 4 of consultation 87% of the community either agreed or were neutral regarding the DP with 75% supporting the NP overall during Stage 5.

Infrastructure Needs Assessment (INA)

Cornwall Council (CC) produced an INA for the county which broadly covers Towns rather than rural areas such as GGP. Gwinear-Gwithian Parish Council took the county model and through consultation with the community, community groups and looking at historic data, put together a Parish wide INA. The Parish INA will be considered when looking at how best to utilise any developer contributions from CIL or S106 agreements agreed by CC within the Parish.

During Stage 4 of consultation 96% of the community either agreed or were neutral regarding the INA with 75% supporting the NP overall during Stage 5.

Open Spaces Study (OSS)

Protecting existing open spaces rated highly during early consultation and led the NPSG to create an OSS for the Parish.

The OSS covers the following community assets:-

1. Parks and gardens; Amenity green space; Civic spaces
2. Natural and semi-natural green spaces, beaches, green corridors, accessible non-productive countryside in urban fringe areas
3. Public access sports facilities (outdoor): available for community games
4. Children's play area – equipped
5. Provision for teenagers– equipped facilities
6. Allotments, community gardens, and city (urban) farms
7. Cemeteries (Public)

The OSS identifies where additional open spaces may be required as a result of new development working on the same guidance provided at County level.

During Stage 4 of consultation 95% of the community either agreed or were neutral regarding the OSS including Maps 10 Open Spaces South and Open Spaces North with 75% supporting the NP overall during Stage 5.

Agriculture within the Parish

With Agriculture being one of the top industries within the area the importance of protecting good agricultural land for the future makes sense to protect both jobs as well as sources of food and sustainability generally.

The NP incorporates protections for good agricultural land within its 'outside Settlement Boundary' policies as well as within the 'Renewable Energy' policies, the criteria is in line with the draft CLP and NPPF.

Heritage, Trees & Conservation Areas

The Parish has a rich heritage as well as TPO's and conservation areas/buildings. Criteria to protect these historical assets have been set within the Plan to ensure any future development is not detrimental to our historic environment.

Superfast Broadband

The Government has recognised that there is a significant gap in availability of basic and superfast broadband, particularly in rural areas where British Telecom (BT) and other national providers have not invested in upgrades to the network and have allocated £530m through the Broadband Delivery UK (BDUK) programme to deliver superfast broadband to 90% of premises by 2015 and have recently allocated an additional £250m to increase coverage to 95% of premises by 2017 and 99% by 2018.

Over 73% of respondents to the business survey carried out at Stage 2 felt faster broadband would be of most benefit to local businesses.

During Stage 4 of consultation between 70% & 94% of the community were either in agreement or neutral regarding the policies containing Superfast Broadband criteria.

Our Plan seeks to ensure that all new housing, community and commercial development in the main settlements can connect to superfast broadband. If this is not possible, the developer will be expected to make a contribution via the Community Infrastructure Levy (CIL), if this is in place, or through a Section 106 agreement towards off-site works that would enable those properties to gain access to superfast broadband, either via fibre-optic cable or wireless technology in the future.

People & Housing – Derelict Buildings (Policy 9)

During the early stages of community consultation a good response to the idea of using derelict buildings for future development was received. GGP being a rural area has a number of derelict buildings which could be used to help ease the pressure of housing and will contribute to the environment.

During Stage 4 of consultation 94% of the community either agreed or were neutral regarding Policy 9 with 75% supporting the NP overall during Stage 5.

People & Housing – Conversion from holiday to residential (Policy 10)

Planning approval in the old Penwith District has been seen for a considerable amount of holiday use, at times holiday use has been seen as a stepping stone to residential in this area. As most of these applications come under 'change of use' little community benefit is seen from what is essentially new housing, sometimes in inappropriate and unsustainable areas. This coupled with the loss of jobs and business from the holiday use led to this policy being formed.

The Policy ensures viability and suitable evidence is put forward to protect the loss of business and jobs for the Parish. The Policy also ensures that development changing from holiday to residential contributes effectively to the wider community in the same way that a new development would be expected to do so. During Stage 4 of consultation 60% of the community either agreed or were neutral regarding Policy 9 with 75% of the community supporting the NP overall during Stage 5.

Education (including Policy 11)

Education particularly on the needs for Connor Downs, rated very highly during early consultation. It was established that there is already a need for increased education facilities within the Parish. This led to a specific Policy for Education (Policy 11) along with set criteria within Policies 2 and 7 to ensure that any new development contributes effectively to education needs within Connor Downs. Policy 11 sets out the requirement for the use of land for educational purposes and sets out this should be within 800m of the school which is an acceptable accessibility distance within the town frameworks used as supporting documents for the draft Cornwall Local Plan.

During Stage 4 of consultation 94% of the community either agreed or were neutral regarding Policy 11 with 75% supporting the NP overall during Stage 5.

Renewable Energy (Policies 12, 12a & 12b)

The community were favourable about controlling renewable energy from an early stage with particular emphasis on community led schemes or reductions to the community in costs of renewable energy.

3 Policies which focus on Community Led, Wind Turbines and Solar PV were produced with over 80% of the community either agreeing or neutral regarding Renewable Energy policies with 75% of the community supported the NP overall during Stage 5. Map 14 shows the Unconstraint Areas regarding Renewable Energy.

Environment – Gwithian Towans (Policy 13)

This policy is broadly intended to be a replacement of the TM5 policy within the PLP. The NPSG and GTTG held specific events throughout the creation of the Neighbourhood Plan specifically for GT. This is partly due to its uniqueness and importance within the immediate community and wider area, but also because the majority of the chalet owners will not have an opportunity to vote in the referendum for the NP as they live outside of the Parish.

During Stage 4 of the community consultation a specific survey of GT chalet owners was undertaken, although replies were low previous responses from GT chalet owners have shown a similar reaction to the issue regarding the replacement of TM5. The survey showed almost 60% of respondents felt that TM5 should be retained and 40% were supportive of Policy 13. With this in mind Policy 13 and Map 7 were strengthened to incorporate the original boundary set within the PLP under Policy TM5. This was also highlighted in the comments made during the consultation for the entire Parish under Stage 4, question 14 (ref no 4.20 on the consultation database).

Transport (Policy 14)

Important transport links and infrastructure rated highly in early stages of consultation with the community wanting to strengthen current and past transport links.

During Stage 4 of consultation 98% of the community either agreed or were neutral regarding Policy 14 with 75% supporting the NP overall during Stage 5.

Leisure & Recreation (Policy 15)

Protecting existing open spaces rated highly during early consultation and led the NPSG to create an OSS for the Parish to include Maps 10 Open Spaces South and Open Spaces North.

The OSS identifies where additional open spaces may be required as a result of new development working on the same guidance provided at County level. Map 10 identifies where the open space assets are within the Parish.

During Stage 4 of consultation 95% of the community either agreed or were neutral regarding the OSS with 75% supporting the NP overall during Stage 5.

During Stage 4 of consultation 97% of the community either agreed or were neutral regarding Policy 15 with 75% supporting the NP overall during Stage 5.

Business & Jobs (Policy 16)

During the early stages of consultation the requirements for business and jobs were outlined during a community survey specifically aimed at local businesses as well as with the wider community. This led to criteria to protect existing businesses with the creation of Map 9 as well as managing future criteria.

Specific criteria for working from home and hot desks has been created as consultation showed many local businesses are run from home or require small workplaces which suit their needs.

During Stage 4 of consultation 97% of the community either agreed or were neutral regarding Policy 16 with 75% supporting the NP overall during Stage 5.

*All figures as of April 2016