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1. Legal Requirements

The draft Plan is submitted by Gwinear-Gwithian Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the Gwinear-Gwithian Neighbourhood Development Plan Steering Group on behalf of Gwinear-Gwithian Parish Council.

The whole parish of Gwinear-Gwithian has been formally designated as a Neighbourhood Area through an application made on 4th April 2013 under the Neighbourhood Planning Regulations 2012 (part2 S6) and approved by Cornwall Council on 3rd July 2013.

The draft Plan contains policies relating to the development and use of land within the neighbourhood area.

Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The draft Plan identifies the period to which it relates as 2013 to 2030. The period has been chosen to align with the dates of the Cornwall Council Local Plan.

The draft Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The draft Plan relates only to the parish of Gwinear-Gwithian. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

2. Introduction & Background

The area covered by the Neighbourhood Plan is the Parish of Gwinear-Gwithian and incorporates the communities of Connor Downs, Upton Towans, Gwithian, Gwinear, Carnhell Green, Wall & Reawla as well as the hamlets of Fraddam, Rosewarne and Roseworthy.

The process of creating this Neighbourhood Plan has been led by members of our community and is part of the Government's revised approach to planning through the Localism Act of 2011.

The plan contains a number of policies, which include areas where Cornwall Council and Gwinear-Gwithian Parish Council will encourage some small developments and changes, and other areas where development will not be permitted to protect the rural nature and distinctive character of our Parish.

We are confident that within our proposed settlement boundaries there will be enough potential development land to cater for the minimum requirements for the life of the Local Plan (2010 to 2030). We have strengthened our development policies by ensuring that if the minimum threshold is met prior to 2030 our Neighbourhood Plan caters for potential further development in the most appropriate areas and to the most appropriate needs/scales highlighted within our Policy context and backed up by our Character Area Appraisals.

We have included policies which highlight the need for better educational, community led renewable energy, Transport and Leisure/Recreational facilities as well as trying to strengthen economic growth in our Business, Jobs, Holiday and Redundant Buildings Policies. Whilst balancing this against protecting the environment and ensuring renewable energy is in the most appropriate location and of benefit to the community.

The policies within the Neighbourhood Plan (NP) have been drafted following considerable interaction and consultation with the community over the last 2½ years by way of;

- Setting up a dedicated NP website
- Forming a Steering Group & Task Group
- Holding regular consultation/drop in events across the Parish
- Leaflet & draft Plan delivered to every household
- Leaflet & draft Plan in local shops/Post Offices/pubs
- Drop off boxes for comments/questionnaires in local shops/Post Offices/pubs
- Advertising in the 2 local Parish magazines
- Advertising on 5 Parish Notice Boards & local shops/cafes
- Informing local media

Our Neighbourhood Plan was created by a group of committed individuals from both Gwinear-Gwithian Parish Council, our clerk and project officer and dedicated members of our community.

The plan includes a number of supplementary documents, one of which was put together with the help of a Task Group at Gwithian Towans. The Gwithian Towans Design Guide is a unique document for a very unique part of our Parish and will ensure the character of the area continues whilst allowing some growth to the appropriate scale.

From the outset the Parish Council wanted to ensure that our Parish Infrastructure Needs Assessment (INA) became part of our Plan as ensuring any new development contributes effectively to the infrastructure and environment is just as important as providing homes and business opportunities. To complement our INA and through the process it was clear our Parish would benefit from an Open Spaces Strategy.

Our development proposals document mirrors the requirements and standards for housing and developments as shown in the Local Plan and SPD's and compliments our Character Area Appraisals for each Settlement Boundary ensuring development is where the community feels it is best placed as well as taking account of the setting of each village

3. Compliance Statement

The draft Gwinear-Gwithian Parish Neighbourhood Development Plan (NDP) was made available for consultation in accordance with section 14 of the regulations, from the 18th December 2015 until the 22nd February 2016. Amendments were made to the plan that was considered necessary in light of the responses made. The Parish Council as the qualifying body agreed on the 13th July 2016 to submit the plan proposal to Cornwall Council as the local planning authority.

Section 15 of part 5 of the Regulations sets out the requirements for the qualifying body submitting a NDP to the local planning authority as follows:

Plan proposals
15.—(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include –
(a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
(b) a consultation statement;
(c) the proposed neighbourhood development plan; and
(d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.

Part (a) is provided within **Appendix 1** of this statement and includes the application, map and designation decision notice.

Parts (b) and (c) have been prepared and will accompany this statement as part of the submission. **Appendix 2**

The requirements for part (d) in respect of neighbourhood development plans, rather than neighbourhood development orders, are that the Gwinear-Gwithian Parish Neighbourhood Development Plan meets the following basic conditions:

- The plan has regard to national policies and advice contained in guidance issued by the Secretary of State
- The plan contributes to the achievement of sustainable development
- The plan is in general conformity with strategic policies contained in the development plan for the area of the authority
- The plan does not breach, and is compatible with the EU obligations
- Prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the plan
- A screening opinion confirming that the neighbourhood plan proposal is unlikely to have significant environmental effects is provided within **Appendix 3**

The plan has been prepared with regard to the National Planning Policy Statement and achieves general conformity with both the existing Development Plan and the Cornwall Local Plan, which is anticipated to gain substantial weight by October 2016. The table in section 5 states how policies of the NDP relate to policies of the Development Plan and statements of the NPPF.

The following sections will explain how the Gwinear-Gwithian Parish NDP has met these basic conditions.

4. Summary of submission documents and supporting evidence

In addition to the Basic Conditions Statement, the following documents have been prepared to support the preparation of the Plan and meet the Basic Conditions:

- **The Gwinear-Gwithian Parish – NDP** for the designated neighbourhood area of Gwinear-Gwithian, has been developed with the community and contains policies to guide future development in the area.
- **The Gwinear-Gwithian Parish Consultation Statement** – sets out the consultation and community engagement processes from early engagement, through to the formal pre-submission consultation.
- **The Gwinear-Gwithian Parish Supplementary Document** - is a compilation of other relevant information and supplementary documents to our Plan.

Cornwall Council as the Competent Authority has screened the plan proposals for Strategic Environmental Assessment and Habitat Regulations Assessment and has confirmed that they are not required for this plan. A copy of the Screening Opinion is set out in Appendix 3. The plan has considered the sustainability of each policy (shown in the table to section 5) and considers that the plan contributes positively to the achievement of sustainable development.

5. Our Policies and how they conform

Our Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) published in March 2012. The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development.

Paragraphs 18 to 219 of the NPPF expresses the Governments view on what sustainable development means in practice for the planning system. The appraisal of the draft policies contained within the NDP, against the NPPF (refer to Table A) demonstrates how policies are in conformity for delivering sustainable development.

The NPPF states that there are three key principles to sustainable development; economic, social and environment and we have summarised how our policies meet these principle in Table A below. It is believed that the policies contained within the draft NDP for Gwinear-Gwithian Parish contribute to these three roles as stated below.

The table also sets out how each policy conforms to the NPPF as well as the Cornwall Local Plan (CLP) and Penwith Local Plan saved policies (PLP).

The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

No.	Policy title	NPPF ref	CLP	PLP	Social	Econ.	Envt.	Commentary
GGP 1	People & Housing – Connor Downs	Para 47, 49, 50, 54, 55	2 & 3	Policy ST1, GD1 & 2, H5, H10 & 11, H14, & 15, H18, R1, TP5,6,7, & 12	++	++	++	By creating a Settlement Boundary under Policy GGP1 for the village it gives the community a clear guide as to where development is acceptable as well as ensuring the Plan meets the minimum requirements set out in the Cornwall Local Plan and therefore promotes the principles of sustainable development. By creating small pockets of development across the entire Parish it not only encourages a balanced economic growth but it ensures the impact on the environment and the character/ identity of Connor Downs is a positive one.
GGP 2	People & Housing – Connor Downs	Para 47, 49, 50, 54, 55	2 & 3	Policy ST1, GD1 & 2, H8, E5, H14	++	++	+	The Plan recognises that Connor Downs is one of the biggest settlements within the Parish and the most sustainable and therefore may see the biggest growth within the period of the plan. Policy GGP2 ensures that if land is not available or has already been developed over the period of the plan within the defined settlement boundary, development of a certain criteria may be acceptable outside of the settlement boundary. This policy therefore supports sustainable development whilst protecting the environment from unnecessary development.

Key: ++ very positive + positive / neutral - negative -- very negative

No.	Policy title	NPPF	CLP	PLP	Social	Econ.	Envt.	Commentary
GGP 2a	Connor Downs – A30 Buffer Zone	Para 110, 120, 123	7, 17	Policy GD4, CC1, TV1	/	/	++	Policy GGP2a is designed to ensure sustainable development occurs in the right locations at an appropriate scale. The Plan clearly shows developers that the preferred location for development is within the main settlement boundaries with any subsequent development occurring within the areas outlined in policies GGP2 & GGP4. The need for a defined policy for Connor Downs in particular is borne out of the nature of the village being adjacent to the busiest and only bypass in the County. Development has been seen in adjacent Towns right up to the A30 and there is a concern that if future development is not managed it will have an adverse affect on the quality of life of the inhabitants due to noise levels and air pollution. This Policy also contributes to preserving the identity of the village enhancing the environmental benefits.
GGP 3	People & Housing – Carnhell Green, Reawla & Wall	Para 47, 49, 50, 54, 55	2 & 3	Policy ST1, GD1 & 2, H6,8,9, 10,11, 14,15, & 18, R1, TP5,6,7, & 12, CS1	++	++	++	The area known as Carnhell Green, Reawla & Wall is a cluster of small hamlets/villages which join in the form of a ribbon development. By creating a Settlement Boundary under Policy GGP3 for the area it gives the community a clear guide as to where development is acceptable as well as ensuring the Plan meets the minimum requirements set out in the Cornwall Local Plan and therefore promotes the principles of sustainable development. By creating small pockets of development across the entire Parish it not only encourages a balanced economic growth but it ensures the impact on the environment and the character/ identity of this area is a positive one.
GGP 4	People & Housing – Carnhell Green, Reawla & Wall	Para 47, 49, 50, 54, 55	2 & 3	Policy ST1, GD1 & 2, H8,9,11,14, 15, & 18, E5	++	++	+	The Plan recognises that this area is one of the biggest settlements within the Parish and being more sustainable than others it could see more growth within the period of the plan. Policy GGP4 ensures that if land is not available or has already been developed over the period of the plan within the defined settlement boundary, development of a certain criteria may be acceptable outside of the settlement boundary. This policy therefore supports sustainable development whilst protecting the environment from unnecessary development.
GGP 5	People & Housing – Gwinear	Para 47, 49, 50, 54, 55	2 & 3	Policy ST1, GD1,2,7 & 8, TV4, H7,8,9, 10 & 11, TM12, R1, TP5,6,7 & 12, CS1	++	+	+	Gwinear is a small settlement with some local facilities, the Settlement Boundary under Policy GGP5 gives the community a clear guide as to where development may be acceptable as well as ensuring the Plan meets the minimum requirements set out in the Cornwall Local Plan and therefore promotes the principles of sustainable development. Gwinear village is a conservation area and holds the most TPO's and heritage assets within the Parish so it was important to ensure this policy was sympathetic to these.

No.	Policy title	NPPF ref	CLP	PLP	Social	Econ.	Envt.	Commentary
GGP 6	People & Housing – Gwithian	Para 47, 49, 50, 54, 55	2 & 3	Policy ST1, GD1 & 2, H7,8, & 10, R1, TP5,6,7 & 12, CS1	++	+	+	Gwithian is a small settlement with some local facilities, the Settlement Boundary under Policy GGP6 gives the community a clear guide as to where development may be acceptable as well as ensuring the Plan meets the minimum requirements set out in the Cornwall Local Plan and therefore promotes the principles of sustainable development. Gwithian village is a conservation area as well as being a huge attraction for tourists due to the beach and numerous established caravan/camping businesses the policy therefore supports local businesses whilst having a positive impact on the landscape and heritage assets.
GGP 7	People & Housing – Upton Towans	Para 47, 49, 50, 54, 55	2 & 3	Policy ST1, GD1 & 2, TP5,6,7 & 12	++	+	+	Upton Towans is a ribbon development with some local businesses and tourist sites. The Settlement Boundary under Policy GGP7 gives the community a clear guide as to where development may be acceptable as well as ensuring the Plan meets the minimum requirements set out in the Cornwall Local Plan and therefore promotes the principles of sustainable development. The policy will have a positive effect on local businesses whilst limiting the impact on the landscape and heritage assets.
GGP 8	People & Housing – Gwithian Towans	Para 47, 49, 50, 54, 55, 59	2 & 3	Policy TM1 & 8, TP5,6,7 & 12, CS1	++	+	+	Gwithian Towans is a very unique part of our Parish with huge importance. Creating a Design Guide specifically for the settlement was supported by the community from the very early stages. Within the Boundary there are good opportunities to create further development of the right scale and design which promotes sustainable development and balances this perfectly with the landscape whilst keeping an element of holiday use wholeheartedly supports economic development within Policy GGP8. This policy enhances saved policy PDP TM8 by allowing further development within a defined boundary whilst complimenting GGP13.
GGP 9	People & Housing – Derelict Buildings	Para 47, 49, 50, 55	7, 22	Policy GD7, H9, E4	++	+	/	The re-use of existing derelict buildings promotes sustainable development whilst being sensitive to the environment. The re-use of local materials will also promote sustainable development and local skills. Current policies can be quite onerous on individuals who have an established building within the countryside and if carefully managed these buildings will help meet our housing needs under policy GGP9.

Key: ++ very positive + positive / neutral - negative - - very negative

No.	Policy title	NPPF ref	CLP	PLP	Social	Econ.	Envt.	Commentary
GGP 10	People & Housing – Conversion from Holiday use to residential	Para 18, 19, 20, 21, 22, 28	7, 8, 22	Policy H11, TM2	+	++	+	Tourism is one of the most important industries within the Parish and supporting jobs and business whilst protecting the intrinsic characteristics of the area is highly important. Holiday sites are not always the best locations for permanent development and can be burdensome on current infrastructure with little community benefit forthcoming. Policy GGP10 will support economic growth and ensure the landscape setting is sustained whilst ensuring that when a conversion can meet the conditions under the policy a community benefit is always sought.
GGP 11	Education	Para 30, 35, 37, 38, 72	4, 5	Policy SC1	++	+	+	The lack of sustainable Education facilities within Connor Downs was highlighted at an early stage within our consultation. Being able to potentially provide land solely for educational purposes will ensure the primary school can expand to meet the growing population therefore supporting sustainable development whilst protecting the environment from unnecessary development. The increase in classroom space this will help to create onsite will also increase staff numbers and therefore boost local jobs.
GGP 12	Community Led Renewable Energy	Para 93, 95, 97	15	Policy CS9, CS10, E5	++	/	++	Community led renewable energy projects under PPG12 will adopt positive strategies to promote renewable and low carbon energy and recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources whilst protecting landscapes, heritage and local amenities.
GGP 12a	Renewable Energy – Wind Turbines	Para 93, 95, 97	15	Policy CS9, CS10	/	+	++	GGP12a seeks to reduce energy consumption and reduces the communities carbon footprint by promoting the use of renewable and low carbon energy generation. Thus helping to improve natural resource, minimise waste and pollution and mitigate and adapt prudently to climate change including moving to a low carbon economy which supports the environment.
GGP 12b	Renewable Energy – Solar PV	Para 93, 95, 97	15	Policy CS9, CS10, E5	/	+	++	GGP12b seeks to reduce energy consumption and reduces the communities carbon footprint by promoting the use of renewable and low carbon energy generation. Thus helping to improve natural resource, minimise waste and pollution and mitigate and adapt prudently to climate change including moving to a low carbon economy which supports the environment.

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No.	Policy title	NPPF ref	CLP	PLP	Social	Econ.	Envt.	Commentary
GGP 13	Environment – Towans Area	Para 109, 114, 116	23	Policy TM5, CC1,2,45,6, CC7,8,9,10,11, & 14	/	+	++	A policy which compliments GGP8 with similar benefits to PDP policy TM5, this policy aims to protect and enhance this area of our Parish which includes a SSSI, CWS and LNR's therefore this policy is required to protect the delicate environment within this area.
GGP 14	Transport	Para 29, 30, 31, 34	4 14, 28	Policy TP1, TP3	+	++	+	The key points when looking at transport for our Parish are encouraging better planning of public transport to create a connected Parish which will support the environment. Ensuring all new development contributes towards transport effectively supporting the community and aiding proposals whereby the Gwinear Road Train Station could be reutilised which supports economic growth.
GGP 15	Leisure & Recreation	Para 69, 70, 73, 74	24, 25	Policy R1,2,3, 5 & 6, CS2	++	/	++	Policy GGP15 aims to retain valued green assets which will help to protect the natural environment whilst ensuring all new development has a positive impact on the community assets. The Open Spaces Strategy helps to identify where local facilities are under provided to ensure that new development will not impact on current facilities provided.
GGP 16	Business & Jobs	Para 18, 19, 20, 21, 30	5	Policy E1, E3	/	++	/	Policy GGP16 has been created to ensure that existing businesses can be upgraded or improved to enhance the economic sustainability of the area assuming the primary use is for employment. The policy also promotes working from home due to the very rural nature of the Parish working from home is common and the plan supports this both at Policy GGP16 and through our 'People and Housing' policies where development will be permitted where superfast broadband connection is provided, although some areas of our Parish are yet to receive Superfast, by ensuring all new developments have the ability to connect will contribute to highlighting the need for this service whilst supporting economic growth and working from home.

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