

Gwennap Parish Neighbourhood Development Plan

An Blu Lann-Wennap
2018-2030



Your Parish, Your Choice!

Delivery Strategy

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Contents

OBJECTIVE 1 - HOUSING	1
OBJECTIVE 2 – ECONOMY & JOBS	5
OBJECTIVE 3 – REDUCING FLOOD RISK.....	9
OBJECTIVE 4 – TRAFFIC MANAGEMENT AND ACCESSIBILITY	13
OBJECTIVE 5 – COMMUNITY WELL-BEING	16
OBJECTIVE 6 – GOOD QUALITY DESIGN.....	18
OBJECTIVE 7 - GREEN & OPEN SPACES	21
OBJECTIVE 8 – THE LOCAL LANDSCAPE AND WILDLIFE	25
OBJECTIVE 9 – SUSTAINABILITY & CLIMATE CHANGE	28
OBJECTIVE 10 – PRESERVING OUR HERITAGE	30

OBJECTIVE 1 - HOUSING

POLICY H1 - Affordable housing shall be provided at a rate of 30% (CLP) of total yield, subject to viability, on site on qualifying infill or rounding off developments, as defined through paragraphs 1.65-1.68 of the CLP. CIL and S106 agreements will be negotiated, with Gwennap Parish Council working alongside Cornwall Council in Negotiating and Exception teams, on qualifying developments.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
<p>GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF working with CC to agree Affordable Housing. S106 and CIL approach for each development. Monitor success of approach and initiate Local Levy if infrastructure loading creep cannot be managed.</p> <p>Gwennap Infrastructure Plan to be created to allocate CIL, S106 and VIL spend.</p>	<p>Gwennap Parish Council Cornwall Council Developers Landowners/property owners</p>	<p>Ongoing at regular GPC meetings and CC planning meetings</p>	<p>Ongoing</p>

OBJECTIVE 1 - HOUSING

POLICY H2 - Housing developments within the development boundary of Gwennap parish villages as delineated on maps at Appendix 4 will be permitted where they are small scale (of one or two dwellings) include a range of house type, if possible, including one, two and three bedroom dwellings. Housing developments will also be expected to include, where possible, an element of single level dwellings and to meet the needs of the elderly and people with disabilities in accordance with Lifetime Homes Standards,

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
<p>GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF, including identifying levels of housing mix and accessibility design.</p>	<p>Gwennap Parish Council Cornwall Council Developers Landowners/property owners</p>	<p>Ongoing at regular GPC meetings</p>	<p>Ongoing</p>

OBJECTIVE 1 - HOUSING

POLICY H3 - The redevelopment of brownfield sites in Gwennap for mixed uses, including housing, will be supported, in preference to green field sites, where it can be shown that an otherwise lawful use of the site is no longer viable and the proposal would not have harmful impacts on natural or historic environment assets on and within the setting of the site, the surrounding landscape and the setting of the area or WHS.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF, encouraging re-use of brownfield sites for mixed uses subject to lawful use requirement.	Gwennap Parish Council Cornwall Council Developers Landowners/property owners	Ongoing at regular GPC meetings	Ongoing

OBJECTIVE 1 - HOUSING

POLICY H4 - Housing infill/rounding off development, as defined through paragraphs 1.65-1.68 of the CLP, and the conversion of existing buildings to residential use will be supported where they are small scale (of one or two dwellings) contribute positively to local character and, where possible, help to meet local housing needs and where this does not negatively impact on an alternative use eg. need for business spaces. Within the village areas infill/rounding development should conserve or enhance the special architectural and historic character of these settlements

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF, including settlement area and character analysis in the Evidence Base and the Local Heritage List.	Gwennap Parish Council Cornwall Council Developers Landowners/property owners	Ongoing at regular GPC meetings	Ongoing

OBJECTIVE 1 - HOUSING

POLICY H5 - Proposals for small scale Affordable Housing and Truly Affordable Housing developments (as defined on page 5 of this NDP) physically adjacent to the Gwennap settlements boundaries will be supported, under Rural Exception Schemes, subject to the following criteria:

- They comprise small scale developments
- The proposals contribute to meeting the affordable and social rented needs of people with a local connection
- The development is subject to an agreement which will ensure that it remains as affordable housing for people with a local connection in perpetuity
- The proposals would not have a negative impact on the significance of the natural or historic environmental assets, the surrounding rural landscape and the landscape setting of any settlement in the GNPD area or those already living in the area.
- The development is appropriate in terms of its scale, character and location with the sites and settlement with which it is associated.

Open market housing will only be permitted outside the Gwennap settlements development boundaries where this type of development can be demonstrated to be essential to ensure the delivery of Affordable or Truly Affordable Housing as part of the same development proposal and it is well related to the physical form of the settlement and appropriate in scale, character and appearance. in accordance with Policy 9 of the Cornwall Local Plan.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. GPC to form Gwennap CLT and drive AH and TAH developments to meet local demand for affordable housing	Gwennap Parish Council Cornwall CLT Gwennap CLT Housing Associations Self Build Groups Cornwall Council Developers Landowners/property owners	Ongoing at regular GPC meetings	Ongoing

OBJECTIVE 1 - HOUSING

POLICY H6 - Proposals for housing development will be required to provide a minimum of two parking spaces per dwelling, alongside the provision of an appropriate level of outdoor amenity space in relation to the size and nature of the housing to be provided. Proposals accompanied by a parking provision of less than two parking spaces per dwelling will only be permitted if:

- Alternative and reasonably accessible car parking arrangements can be demonstrated and which in themselves do not add to on-street parking
- Otherwise acceptable and well-designed new build or conversion schemes would, in the view of the Parish Council, be incapable of meeting this parking provision.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. GPC liaise with community groups to agree approach on a case by case basis.	Gwennap Parish Council Neighbourhood groups such as Gwennap Residents Association Cornwall Council Developers Landowners/property owners	Ongoing at regular GPC meetings	Ongoing

OBJECTIVE 2 – ECONOMY & JOBS

POLICY EJ1 - Proposals for the development of employment uses on land at United Downs Industrial estate (and shown as EJ1 on the Inset Map in the NDP) will be supported subject to the following criteria:

- The proposal would not have harmful impacts on natural or historic environment assets on the site, the surrounding landscape and the setting of the area or WHS
- The proposal would not have any harmful impacts on the ecological setting of the site
- The proposals and their HGV traffic generation would not have an unacceptable traffic impact on the wider community and the capacity and operation of its highway network.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. GPC liaise with business groups to agree approach on a case by case basis. GPC initiate a new group, Gwennap Business Forum to seek ways to enhance business and employment.	Gwennap Parish Council Cornwall Council Local Businesses Cornwall Rural Regeneration Council MVRG	Immediate start.	Ongoing
GPC initiate new Business Development Group to support and encourage start-ups, create seedcorn funding and serviced space.	SWRDA CC Groups Local Business	Immediate start	

OBJECTIVE 2 – ECONOMY & JOBS

POLICY EJ2 - Proposals for the use of land or buildings on existing employment sites for uses other than employment purposes will not be permitted unless:

- It can be demonstrated that the on-going use of the premises or land for employment purposes is no longer viable on the basis of the criteria in Appendix 1 of the GNDP
- The alternative proposal would provide demonstrable employment benefits to the local community and contribute to its long-term sustainability.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale

GPC to assess all development proposals against GPNDP policies and Viability Conditions, local plan policies and NPPF. GPC liaise with business groups to agree approach on a case by case basis.	Gwennap Parish Council Cornwall Council Gwennap Business Forum Local Businesses Environment Agency Cormac	Immediate start, Ongoing GPC meetings	Ongoing
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OBJECTIVE 2 – ECONOMY & JOBS

POLICY EJ3 - New business development on land already in commercial use will be supported subject to the following criteria:

- The proposal would not have harmful impacts on natural or historic environment assets on and within the setting of the site, the surrounding landscape and the setting of the area or WHS
- The scale and nature of the proposals would not have significant harmful impacts on the amenities or business of adjoining activities
- The scale and nature of the proposals would not have unacceptable conflicts with agriculture and other land-use activities
- The proposal would not have unacceptable impacts on the local road network.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. GPC liaise with business groups and community groups to agree approach on a case by case basis.	Gwennap Parish Council Cornwall Council Local Businesses Community Groups Environment Agency CC Highways Cormac	Immediate start, Ongoing GPC meetings	Ongoing

OBJECTIVE 2 – ECONOMY & JOBS

POLICY EJ4 - The provision of any new or additional retail floor-space in villages will be supported provided that it complements local provision and enhances parishioner quality of life. Additional provision outside the villages will be supported if an essential locational justification is provided or the proposal represents farm diversification and if it is demonstrated that it complements existing retail provision, is compatible with the size and scale of the existing retail provision and does not have unacceptable impacts on the road network, and

The proposal would not have harmful impacts on natural or historic environment assets on and within the setting of the site, the surrounding landscape and the setting of the area or WHS.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. GPC liaise with business groups and community groups to agree approach on a case by case basis.	Gwennap Parish Council Cornwall Council Local Retail Businesses Community Groups CC Highways Cormac	Immediate start, Ongoing GPC meetings	Ongoing

OBJECTIVE 2 – ECONOMY & JOBS

POLICY EJ5 - The change of use of business premises from A1, A2, A3, A4, and A5 uses will not be permitted unless it can be demonstrated that the ongoing use of the premises for these purposes is no longer viable.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. GPC liaise with business groups and community groups to agree approach on a case by case basis. Viability to be tested.	Gwennap Parish Council Cornwall Council Local Retail Businesses Community Groups CC Highways Cormac Commercial Agents	Immediate start, Ongoing GPC meetings	Ongoing

OBJECTIVE 2 – ECONOMY & JOBS

POLICY EJ6 - Excepting those identified in Policy LL1, the use of former mines and quarries for small-scale industrial use and/or recreational activity and public access alongside restoration will be supported, provided that the biodiversity of the site is protected and enhanced, and the proposal would not have harmful impacts on natural or historic environment assets on and within the setting of the site, the surrounding landscape and the setting of the area or WHS.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. GPC to consider asset transfers from CC to enhance options.	Gwennap Parish Council Cornwall Council Local Businesses Environment Agency Cormac	GPC progress asset transfer from CC	Ongoing

OBJECTIVE 2 – ECONOMY & JOBS

POLICY EJ7 - Proposals for recreational and tourism activities and facilities will be supported providing that the siting, design and scale of the development conserves the quality of the parish's built and natural environments, including its villagescapes and surrounding countryside

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. GPC to consider asset transfers from CC to enhance options.	Gwennap Parish Council Cornwall Council Local Businesses Environment Agency Cormac	GPC progress asset transfer from CC	Ongoing

OBJECTIVE 2 – ECONOMY & JOBS

POLICY EJ8 – Adequate parking must be provided for all developments.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
<p>GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF</p> <p>Research parking provision options at Cusgarne School</p>	<p>Gwennap Parish Council Cornwall Council Local Businesses</p>	<p>Immediate start, Ongoing GPC meetings</p>	<p>Ongoing</p>

OBJECTIVE 3 – REDUCING FLOOD RISK

POLICY RF1 - Development proposals within the surface water catchment area of Gwennap Parish as defined on Plan 1 will be permitted where they can demonstrate that:

- The development proposed is a minor housing or commercial extension (as set out in Appendix 3 of the GNDP)
- The development proposed will have no detrimental impact on surface water run-off
- The development proposed is able to manage surface water run-off in accordance with the Cornwall Council Sustainable Drainage Policy.
- Proposals for the construction of new dwellings will also be expected to comply with Policy RF3.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
<p>GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF</p>	<p>Gwennap Parish Council Cornwall Council Environment Agency Cormac</p>	<p>Immediate start, Ongoing GPC meetings</p>	<p>Ongoing</p>

OBJECTIVE 3 – REDUCING FLOOD RISK

POLICY RF2 - All developments in flood-sensitive areas (EA Zone 2 and 3) will be designed subject to the requirements of the paragraphs 100 to 104 of the National Planning Policy Framework (NPPF), and the Technical Guidance to the National Planning Policy Framework to ensure that there is an overall reduction in the level of flood risk both to the use of the site and elsewhere when compared to current use.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF	Gwennap Parish Council Cornwall Council Environment Agency Cormac	Immediate start, Ongoing GPC meetings	Ongoing
GPC to create Emergency Management Plan	GPC EA CC		2018

OBJECTIVE 3 – REDUCING FLOOD RISK

POLICY RF3 - All new dwellings will be designed to have a predicted foul water discharge of no more than 80 litres of water per person per day.

How is policy secured, monitored and the actions required	Key Partners	Progress	
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF	Gwennap Parish Council Cornwall Council Environment Agency	Immediate start, Ongoing GPC meetings	Ongoing

OBJECTIVE 3 – REDUCING FLOOD RISK

POLICY RF4 - Proposals that would create new culverts (unless essential to the provision of an access) and that would result in the loss of an open watercourse will not be permitted.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF	Gwennap Parish Council Cornwall Council Environment Agency	Immediate start, Ongoing GPC meetings	Ongoing

OBJECTIVE 3 – REDUCING FLOOD RISK

POLICY RF5 - Development will not be permitted in flood alleviation areas, such as the identified floodplain, where that development would reduce the ability of these areas to alleviate flooding.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF	Gwennap Parish Council Cornwall Council Environment Agency	Immediate start, Ongoing GPC meetings	Ongoing

OBJECTIVE 3 – REDUCING FLOOD RISK

POLICY RF6 - Parking spaces and driveways associated with new development, and where possible with conversions/redevelopment will be required to have permeable surfaces.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF	Gwennap Parish Council Cornwall Council Environment Agency	Immediate start, Ongoing GPC meetings	Ongoing

OBJECTIVE 3 – REDUCING FLOOD RISK

POLICY RF7 – Development will be expected to align with Cornwall Council Sustainable Drainage Policy (2016) and supporting guidance when adopted, where they do not conflict with local policies.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies, NPPF and SUDS Programme Guidelines.	Gwennap Parish Council Cornwall Council Environment Agency SUDS	Immediate start, Ongoing GPC meetings	Ongoing

OBJECTIVE 4 – TRAFFIC MANAGEMENT AND ACCESSIBILITY

POLICY TM1 - Development proposals that would result in the loss of off-street car parking will not be permitted unless an equivalent or better capacity is provided elsewhere or the need for the parking capacity can be shown to be acceptably mitigated through existing provision on the site or reduced as a result of the implementation of the development proposal

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
<p>GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF</p> <p>GPC to liaise with CC and Create Traffic Management Plan</p>	<p>Gwennap Parish Council Cornwall Council Environment Agency</p>	<p>Immediate start, Ongoing GPC meetings</p> <p>Commenced, first meeting held with CC Feb 19</p>	<p>Ongoing</p>

OBJECTIVE 4 – TRAFFIC MANAGEMENT AND ACCESSIBILITY

POLICY TM2 – Development proposals that enhance public transport provision (and its integration), road safety and accessibility within the Parish will be supported

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
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<p>GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF</p> <p>Initiate local transport scheme to meet needs of residents.</p> <p>Monitoring of public transport timetables and any changes</p> <p>Work with local facilities to promote scheme</p>	<p>Gwennap Parish Council Cornwall Council Local Businesses Cornwall Rural Community Council Our Place/Locality Funding to look into rural community transport to serve the parish Volunteer Cornwall Age UK Cusgarne School Truro & Penwith College Falmouth University Cornwall College Local Clubs and Societies Doctors Surgeries Community Associations Neighbouring parishes Public houses/meeting venues e.g. Village/church halls</p>	<p>Form Steering Group. Agree TOR and seek funding. Identify volunteers</p> <p>Transport Scheme initiated Feb 2019</p>	<p>Ongoing</p>
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OBJECTIVE 4 – TRAFFIC MANAGEMENT AND ACCESSIBILITY

POLICY TM3 – Developments that seek to provide better, more sustainable transport infrastructure, including improvements to existing and proposal of new pedestrian and cycle routes within the parish and connecting to the wider area will be supported

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
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Footpath/Bridleway Management Review and Condition Survey	Gwennap Parish Council Cornwall Council Local Businesses	Immediate start	Summer 2018
Installation of pavements or virtual pavements between: Frogpool and Cusgarne School Frogpool and Pulla Cross Cornish Arms and Frogpool Cross Frogpool Cross and Fourwinds Crofthandy and Poldice Terrace	Cornwall Rural Community Council Cormac Sustrans Perranarworthal Parish Council Community Groups		2018
Improved Footpath signage and dog waste/litter facilities/education			Ongoing
Promote use of footpaths and “round” walks			Ongoing
Footpath link Frogpool centre to Cusgarne centre			2019
Promote use of cycle ways and investigate cycle link Frogpool to Perranwell and North/South Coast Cycleway to Gwennap Bridleways			Ongoing
Investigation of ownership of Gwennap Cycle Trails to ensure longevity and condition			2017
Local Transport Scheme to be initiated			2017

OBJECTIVE 4 – TRAFFIC MANAGEMENT AND ACCESSIBILITY

POLICY TM4 – Developments that improve accessibility using footpaths, virtual footpaths and cycle routes will be supported in principle.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF	Gwennap Parish Council Cornwall Council	Ongoing	Ongoing

OBJECTIVE 4 – TRAFFIC MANAGEMENT AND ACCESSIBILITY

POLICY TM5 – Development proposals that worsen the impact of large vehicle traffic, other than on a temporary basis during the build phase, in the parish will not be supported.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF.	Gwennap Parish Council Cornwall Council	Ongoing	Ongoing
Gswennap Traffic Management Plan to be created.	GPC		2018/19

OBJECTIVE 5 – COMMUNITY WELL-BEING

POLICY CW1 – The existing play areas and community spaces highlighted on Appendix 4 Map 9 are designated as Local Green Space Designations in accordance with Paragraph 76 of the National Planning Policy Framework 2012). Public access to those facilities principally public footpaths and parking must also be protected. Development proposals impacting upon a Local Green Space designation will be assessed against Paragraph 78 of the National Planning Policy Framework 2012.

Proposals that would result in the loss of community facilities will not be supported unless:

- it can be demonstrated that the facilities are no longer needed or viable
- it can be demonstrated that suitable alternate provision exists in the immediate area to serve the community in a similar manner
- suitable alternative provision is included in the development proposal itself.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
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GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. Viability to be assessed where necessary.	Gwennap Parish Council Cornwall Council	Ongoing	Ongoing
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OBJECTIVE 5 – COMMUNITY WELL-BEING

POLICY CW2 - Proposals for new and/or improved community sites and buildings will be supported subject to the following criteria:

- the proposal would not have significant harmful impacts on the amenities of surrounding residents and other activities
- the proposal would not have significant harmful impacts on the surrounding local environment
- the proposal would not have unacceptable impacts on the local road network
- the proposal would adequately address surface water run-off issues and flood risk
- the proposal would meet the current need of a growing number of families within the parish and in nearby parishes which impacts on use of community sites and buildings.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF.	Gwennap Parish Council Cornwall Council	GPC ongoing	Ongoing

OBJECTIVE 5 – COMMUNITY WELL-BEING

POLICY CW3 – Proposals for community led projects such as a village hub within or in close proximity to our settlements shall be encouraged and approved in principle .

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. Youth club to be established	Business Owners Community Facility managers BT Superfast broadband Gwennap Parish Council	Parish Rooms wifi installed Gwennap Micro Library has been installed in old BT phonebox	Ongoing

Parish Rooms – WiFi to be established, feasibility study required on potential extension to rooms, reinstate Boule facility.	CDC	Local transport scheme under consideration	2018
Upgrading of Gwennap, Frogpool chapel/church halls	CC	GPC allotted £5000 for Feasibility Study into community space at Cusgarne School. Architects engaged.	2018
Micro Libraries – Frogpool, Cusgarne and Crofthandy. Gwennap already exists.	Community Volunteers		
Investigate additional Adult Education provision	Local health service providers – Devoran and Chacewater Surgeries (Carnon Downs Surgery), Well Dental, local chiropodist	GPC commenced Playing Equipment Project Feb 2019, due for completion Apr 2019.	
Investigate community facility at Cusgarne school	Gwennap Local Transport Scheme		
Investigate and create Community Services Hub. Setup Steering Group	Mobile providers		
Research provision of GP/Dental/Healthcare outreach services to serve Frogpool, Cusgarne, Gwennap and Crofthandy.			
Research community club enhancements eg. Male over 50, widows/widowers, single mothers, LGBT.			
Improve Broadband connectivity and Mobile			

OBJECTIVE 6 – GOOD QUALITY DESIGN

Policy GQD1 - The rural landscape outside the boundary of villages will be protected from any development which adversely affects the character, setting, Local Green Spaces, Recreational Areas and public open views, whether looking in, or out, of the village and the natural or historic environment assets, the setting of the area or the WHS.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
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<p>GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. Gwennap Design Guide to be publicised, consulted and updated as required. LLCA to be updated as required including settlement area and character analysis in the Evidence Base</p>	<p>Gwennap Parish Council Cornwall Council Developers Landowners/property owners</p>	<p>Ongoing at regular GPC meetings</p>	<p>Ongoing</p>
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OBJECTIVE 6 – GOOD QUALITY DESIGN			
<p>POLICY GQD2 - All development will be designed in compliance with the Gwennap Parish Design Guide, to a high quality and to reinforce local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Development proposals, extensions and alterations to existing buildings and structures will be expected to:</p> <ul style="list-style-type: none"> • Have regard to the principles set out in the Gwennap Parish Design Guide • Make efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area (including, but not limited to, elements such as Cornish hedges, tree species, wildlife connectivity and burrows) and avoid the appearance of overcrowding/overdevelopment. • Demonstrate how the proposals have appropriately responded to the natural or historic environment assets on and within the setting of the site, the surrounding landscape and the setting of the area or WHS. • Ensure layout and design contribute to local distinctiveness and sense of place, being appropriate and sympathetic in terms of scale, height, massing and density, and in terms of relationship to adjoining buildings, spaces and countryside features • Ensure development makes a positive contribution to the overall appearance of an area, by using good quality materials of appropriate scale, profile, finish, colour and weathering ability • Be suitably designed for the context within which they are set and retain existing important landscape and natural features including trees, the natural and historic environment. • Ensure that the scale and massing of buildings relate sympathetically to the surrounding area • Create safe environments addressing crime prevention and community safety, including pedestrian, cycle and horse rider safety • Use traditional and vernacular building materials where such treatment is necessary to respect the context of the development concerned. 			
How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale

GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. Gwennap Design Guide to be publicised, consulted and updated as required. LLCA to be updated as required including settlement area and character analysis in the Evidence Base	Gwennap Parish Council Cornwall Council Developers Landowners/property owners	Ongoing at regular GPC meetings	Ongoing
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OBJECTIVE 6 – GOOD QUALITY DESIGN			
POLICY GQD3 – New developments will be required to consider the “wider view” including, but not limited to, consideration of the locally available education, transport, employment and retail provision. Developments that would exceed existing provision may be permitted should additional provision be provided as part of the development.			
How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
<p>GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. Gwennap Design Guide to be publicised, consulted and updated as required. LLCA to be updated as required including settlement area and character analysis in the Evidence Base</p> <p>Infrastructure loading to be considered and Infrastructure Levies used to compensate.</p> <p>Infrastructure Plan to be created to define an infrastructure enhancement path to be followed using CIL and other funding.</p> <p>CIL Management Plan to be created to define management processes for CIL and other funding.</p>	Gwennap Parish Council Cornwall Council Developers Landowners/property owners	<p>Ongoing at regular GPC meetings</p> <p>Gwennap Design Guide adopted by PC Jan 19</p>	Ongoing

OBJECTIVE 6 – GOOD QUALITY DESIGN

POLICY GQD4 - Development proposals will be required, in their supporting statements, such as Design and Access Statement (), to demonstrate how the proposal's scale, proportions, materials, layout and amenity space respect the local context and that garden space is commensurate with the size and type of development.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timeline
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. Gwennap Design Guide to be publicised, consulted and updated as required. LLCA to be updated as required including settlement area and character analysis in the Evidence Base	Gwennap Parish Council Cornwall Council Developers Landowners/property owners	Ongoing at regular GPC meetings	Ongoing

OBJECTIVE 7 - GREEN & OPEN SPACES

POLICY GOS1 - Built development will not be supported on the areas of Local Green Spaces and Recreational Areas as shown in Appendix 4 Maps 9 and 10 unless the development is for alternative sports and recreation provision, the need for which clearly outweighs the loss.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. LLCA to be updated as required including settlement area and character analysis in the Evidence Base. GOS Map to be updated as required.	Gwennap Parish Council Cornwall Council	Green and Open Spaces identified in Evidence Base	Ongoing

OBJECTIVE 7 - GREEN & OPEN SPACES

POLICY GOS2 - New development will include or contribute to the provision of recreational open space in line with standards set out by Cornwall Council.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. LLCA to be updated as required including settlement area and character analysis in the Evidence Base. GOS Map to be updated as required.	Gwennap Parish Council Cornwall Council	Green and Open Spaces identified in Evidence Base	Ongoing

OBJECTIVE 7 - GREEN & OPEN SPACES

POLICY GOS3 - New housing and employment developments will be expected to establish safe and publicly accessible links from development sites to the wider footpath network, village centres and green spaces

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. LLCA to be updated as required including settlement area and character analysis in the Evidence Base. GOS Map to be updated as required.	Gwennap Parish Council Cornwall Council	Green and Open Spaces identified in Evidence Base	Ongoing

OBJECTIVE 7 - GREEN & OPEN SPACES

POLICY GOS4 – Proposals to enhance green and open spaces such as the Wheal Maid Valley, Cusvey Common, United Downs (ex Landfill Site), St Day Raceway and other areas will be supported where they are considered to enhance the quality of life of parishioners and the overall biodiversity of the sites.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
<p>GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. LLCA to be updated as required including settlement area and character analysis in the Evidence Base. GOS Map to be updated as required.</p> <p>Work with Cusgarne School to enable use of school sports facilities by residents</p> <p>Reinstate Boule Court at RJ Playing Field</p> <p>Enhance RJ Playing Field</p> <ul style="list-style-type: none"> • Provide better or new play equipment • Provide skate/board zone • Consider all weather facility • Consider expansion of RJPF • Consider expansion of rooms • Consider upgrade of changing rooms and creation of Clubhouse, UD • Youth Club <p>WMV, Cusvey, UD and SDR - Form Steering Group to open up these areas to recreation</p> <p>Work with CC to transfer assets that can be better managed in parish.</p>	<p>Gwennap Parish Council Cusgarne School Cornwall Council Developers Infrastructure funding Grant funding Cashback Fund Community Volunteers Cornwall Volunteers Local Businesses Cornwall GOS Steering Group</p>	<p>GPC ongoing</p>	<p>Ongoing</p>

Look into allotment provision			
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OBJECTIVE 7 - GREEN & OPEN SPACES

POLICY GOSS – Provision of allotment space will be supported where appropriate.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
<p>GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. LLCA to be updated as required including settlement area and character analysis in the Evidence Base. GOS Map to be updated as required.</p> <p>Look into allotment provision</p>	<p>Gwennap Parish Council Cornwall Council</p>	<p>Green and Open Spaces identified in Evidence Base</p>	<p>Ongoing</p>

OBJECTIVE 7 - GREEN & OPEN SPACES

POLICY GOS6 – Public Views, both into and out of settlements, and from rights of way, highways and vantage points will be protected. Proposals to enhance such views, as part of a development, will be encouraged.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
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GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF. LLCA to be updated as required including settlement area and character analysis in the Evidence Base. GOS Map to be updated as required.	Gwennap Parish Council Cornwall Council	Green and Open Spaces identified in Evidence Base	Ongoing
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OBJECTIVE 8 – THE LOCAL LANDSCAPE AND WILDLIFE

POLICY LL1 - Proposals for the restoration and the implementation of aftercare proposals for former mines and quarries (see Appendix 4 Map 11) will be permitted where they deliver restoration for wildlife, biodiversity and public access and are consistent with other GNDP policies. In particular proposals for biodiversity restoration combined with commercial/leisure use and public access will be permitted at the Wheal Maid Valley, Cusvey Common, United Downs (ex Landfill Site) , St Day Raceway and other sites identified on an emergent basis.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF.	Gwennap Parish Council Cornwall Council Developers Landowners AONB Environment Agency Natural England Cornwall Wildlife Trust English Heritage	Ongoing at regular GPC meetings	Ongoing

OBJECTIVE 8 – THE LOCAL LANDSCAPE AND WILDLIFE

POLICY LL2 - New industrial uses will not be supported at Wheal Maid Valley, Cusvey Common, United Downs (ex Landfill Site), St Day Raceway or other sites as identified on an emergent basis.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF.	Gwennap Parish Council Developers Landowners Community Volunteers	Ongoing at regular GPC meetings	Ongoing

OBJECTIVE 8 – THE LOCAL LANDSCAPE AND WILDLIFE

POLICY LL3 - The GNDP will expect developments to retain features of high nature conservation or landscape value, including mature trees, species-rich hedgerows, walls, ponds and existing areas of woodland. Improvement of the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Parish.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
<p>GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF.</p> <p>GPC to consider providing increased maintenance and improvements work to of public green areas, open spaces and footpaths</p> <p>Consider Lengthsman scheme</p> <p>Tree wardens in place</p>	Gwennap Parish Council Developers Landowners Community Volunteers Lengthsman Scheme	Ongoing at regular GPC meetings	Ongoing

OBJECTIVE 8 – THE LOCAL LANDSCAPE AND WILDLIFE

POLICY LL4 - Flood attenuation ponds and new areas of recreational green space required as part of new developments will be expected to be designed to encourage nature conservation and biodiversity.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
<p>GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF.</p> <p>GPC to consider providing increased maintenance and improvements work to of public green areas, open spaces and footpaths</p>	<p>Gwennap Parish Council Developers Landowners Community Volunteers Lengthsman Scheme</p>	Ongoing at regular GPC meetings	Ongoing

OBJECTIVE 8 – THE LOCAL LANDSCAPE AND WILDLIFE

POLICY LL5 - Proposals for development will be supported where they:

- demonstrate that they sustain local character and have appropriate regard to the identity of the local surroundings based on the Gwennap Parish Local Landscape Character Assessment
- do not detract from or have an adverse impact on, and where possible enhance, the characteristics identified as important to the character of the local area in the Gwennap Parish Local Landscape Character Assessment.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
<p>GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF.</p>	<p>Gwennap Parish Council Developers Landowners Community Volunteers</p>	Ongoing at regular GPC meetings	Ongoing

OBJECTIVE 8 – THE LOCAL LANDSCAPE AND WILDLIFE**POLICY LL6** – Solid boundary walls and fences will be required to have access tunnels for mammals such as Hedgehogs.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF.	Gwennap Parish Council Developers Landowners Community Volunteers	Ongoing at regular GPC meetings	Ongoing

OBJECTIVE 9 – SUSTAINABILITY & CLIMATE CHANGE**POLICY SCC1** - With the exception of the conversion of listed buildings, development proposals will be expected to have a minimum energy efficiency standard equivalent to Level 4 of the Code for Sustainable Homes.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
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GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF.	Gwennap Parish Council Cornwall Council Developers Landowners Cornwall AONB Environment Agency Natural England Cornwall Wildlife Trust English Heritage	Ongoing at regular GPC meetings	Ongoing
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OBJECTIVE 9 – SUSTAINABILITY & CLIMATE CHANGE

POLICY SCC2 - Proposals for individual and community scale energy from hydroelectricity, solar photovoltaic panels, local biomass facilities, anaerobic digestions and wood fuel products will be supported subject to the following criteria:

- The siting and scale of the proposed development is appropriate to its setting and position in the wider natural or historic environment and the setting of the area or WHS.
- The proposed development does not create an unacceptable impact on the amenity of local residents
- The proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance
- They meet the requirements of the Cornwall Renewable Energy SPD.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF.	Gwennap Parish Council Cornwall Council Developers Landowners/property owners	Ongoing at regular GPC meetings	Ongoing

OBJECTIVE 9 – SUSTAINABILITY & CLIMATE CHANGE

POLICY SCC3 – Proposals for retail developments supported by on-site home grown, organic or allotment grown produce shall be encouraged.

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF.	Gwennap Parish Council Cornwall Council Developers Landowners/property owners	Ongoing at regular GPC meetings	Ongoing

OBJECTIVE 10 – PRESERVING OUR HERITAGE

POLICY PH1 – New developments will not be supported unless adequate consideration is given in their planning and design to the historic environment within which they are planned to exist in order that our heritage is preserved or enhanced

How is policy secured, monitored and the actions required	Key Partners	Progress	Timescale
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<p>GPC to assess all development proposals against GPNDP policies, Heritage List, GOS List, local plan policies and NPPF.</p>	<p>Gwennap Parish Council Cornwall Council Community to inform regarding any inappropriate changes or disrepair to help to manage local historic assets. National Trust – English Heritage Cornwall World Heritage Site Landowners</p>	<p>Local Heritage list drafted and included in Neighbourhood Development Plan Ongoing at regular GPC meetings</p>	<p>Drafted Ongoing</p>
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<p>OBJECTIVE 10 – PRESERVING OUR HERITAGE</p>			
<p>POLICY PH2 – New development within the WHS, its Buffer Zone and its setting shall be supported provided that it does not negatively affect the historic environment, its visual amenity, accessibility or general attractiveness to visitors and locals</p>			
<p>How is policy secured, monitored and the actions required</p>	<p>Key Partners</p>	<p>Progress</p>	<p>Timescale</p>

<p>GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF.</p> <p>Note: Buffer zone not enforced by CC as other planning conditions are considered to provide sufficient cover. GPC do not agree with this but can only abide by it. Other planning considerations will be used to secure WHS Buffer Zones.</p>	<p>Gwennap Parish Council Cornwall Council Community to inform regarding any inappropriate changes or disrepair to help to manage local historic assets. English Heritage Cornwall World Heritage Site Landowners</p>	<p>Local Heritage list drafted and included in Neighbourhood Development Plan</p> <p>Ongoing at regular GPC meetings</p>	<p>Drafted</p> <p>Ongoing</p>
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<p>OBJECTIVE 10 – PRESERVING OUR HERITAGE</p>			
<p>POLICY PH3 - Projects which are considered by the Parish Council and Cornwall Council to maintain or enhance our heritage will be supported.</p>			
<p>How is policy secured, monitored and the actions required</p>	<p>Key Partners</p>	<p>Progress</p>	<p>Timescale</p>

<p>GPC to assess all development proposals against GPNDP policies, local plan policies and NPPF.</p>	<p>Gwennap Parish Council Cornwall Council Community to inform regarding any inappropriate changes or disrepair to help to manage local historic assets. English Heritage Cornwall World Heritage Site Landowners</p>	<p>Local Heritage list drafted and included in Neighbourhood Development Plan</p> <p>Ongoing at regular GPC meetings</p>	<p>Completed</p> <p>Ongoing</p>
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