

What is a Neighbourhood Development Plan?

Ultimately it is a document used by developers or anyone wishing to submit a planning application that describes the vision, strategy, plans, regeneration, conservation and potential design guidance for applications in our community plus evidence in Annexes or separate documents. It lasts until 2030 and is regularly reviewed by the Parish Council/Community

BUT

It's really about the journey, not the document, it's about collaborating, agreeing and refining a vision with the community and then executing a plan to get to that vision, refining along the way.

You need to be involved if you want your views to be heard

The Gwennap Parish Vision Statement

TO PRESERVE THE IDYLIC, SAFE AND RURAL WAY OF LIFE THAT WE HAVE WHILST ACKNOWLEDGING THAT OUR RESPONSIBILITIES TO SUBSEQUENT GENERATIONS WILL DRIVE CHANGE THAT WE NEED TO MANAGE THROUGH COLLABORATION WITH, AND INCLUSION OF, OUR COMMUNITY.

See the back page for details of how you can be involved

Key NDP Documents and Dates

You can review these documents:

- GNDP Master Document – the key document that holds the NDP together. Includes all Objectives and Policies.
- Local Landscape Character Assessment – A detailed description of the character of the settlements and rural areas of the Parish
- Gwennap Parish Design Guide – A guide to be used by planning applicants to provide indication of the styles and types of development that are acceptable in Gwennap Parish
- Delivery Strategy – A plan to deliver each and every Policy

The six week public **consultation starts on Saturday 23rd June 2018**. On this day the documents listed above will be available at:

<https://gwennapndp.wordpress.com/documents>

The **consultation ends on Monday 6th August** so please submit your comments before this date.

- There are several ways to comment:
- Email clerk@gwennap-parish.net with your comments
- Use the comment button on the Wordpress page (address above)
- Come to a roadshow and use the sticky notes
- Telephone the Clerk on **07970 730629**

The 10 Objectives of the Neighbourhood Development Plan



Key Policies – Objective 1 - Housing



The GNDP will provide for a limited amount of housing to meet local needs. It will do this through:

- Developing collaborative partnerships with one or more Housing Associations and Community Land Trusts to bring forward Affordable and Truly Affordable Housing on exception and other sites.
- Permitting, generally small-scale, infill and rounding off sites and conversions within the parish. Specifically, on a case by case basis, within settlement boundaries.
- Supporting the redevelopment of brownfield (previously used) sites to mixed uses.
- Making sure that developments include a suitable mix of housing suited to local needs, including dwellings suited to older and younger residents that accord with Lifetime Homes Standards.

Key Policies – Objective 2 – Economy and Jobs



The GNPD will help business create jobs by:

- Allocating land for business use
- Making sure that existing employment sites are kept for employment use wherever possible and appropriate
- Supporting new business premises in suitable locations
- Protecting and enhancing the vitality of village centres
- Supporting new mixed-use developments, so that where appropriate, people can combine work and home life
- Encouraging appropriate and sustainable green tourism activities.

Key Policies – Objective 3 – Reducing Flood Risk



The GNDP will encourage new ways of reducing flood risk and water pollution throughout the parish by:

- Ensuring that the proposed development does not have a negative impact on neighbours and those downstream of the proposed development
- Supporting the creation and implementation of the Gwennap Emergency Management Plan (GEMP).
- Keeping sites which can be used to slow down the flow of surface water free from inappropriate development. A catchment approach to flood risk management.
- Encouraging the use of sustainable drainage systems (SuDS).
- Making sure that developments minimise the impact on water quality and subsequent health risks during flooding conditions.
- Protecting and improving local water quality.

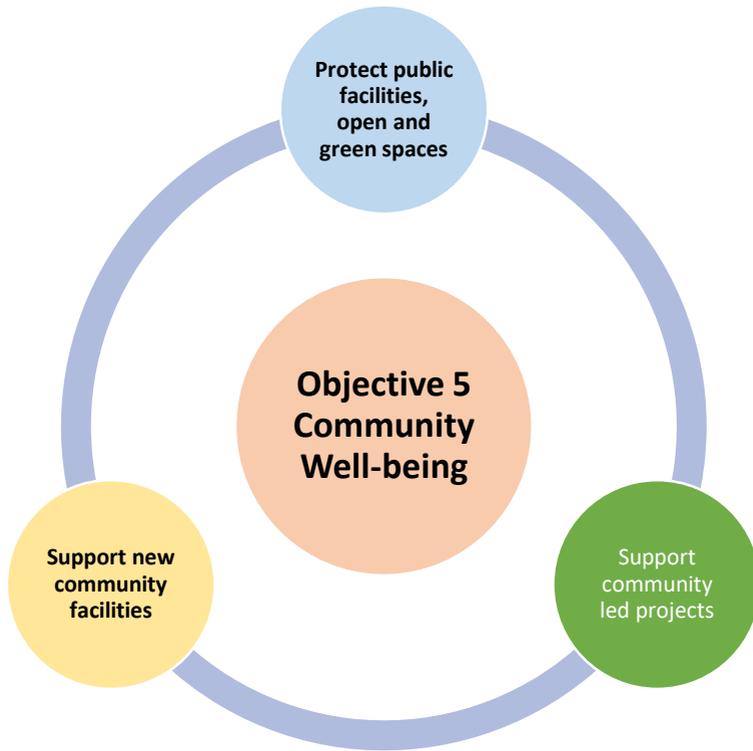
Key Policies – Objective 4 – Traffic and Accessibility



The GNDP will support new ways of managing the traffic in and around the villages of Gwennap Parish by:

- Making sure that new developments have enough car parking to meet current and future needs including the provision of vehicle charging points and encouragement of low carbon means of travel
- Supporting local and strategic traffic management which reduces HGV/LGV vehicles through the parish in order to minimise their adverse impact, whilst managing new developments so that they do not have an unacceptable traffic impact on local residents.

Key Policies – Objective 5 – Community Well-being



The GNDP will protect existing community facilities and services considered important for a vibrant community and support the development of new ones which benefit local people and visitors by encouraging:

- Sustainable development of existing key services related to recreation, health care, education and childcare
- New community facilities for families, the elderly and young people.
- Developments or uses associated with a positive visitor experience
- The protection of existing community buildings, services and community playing fields including associated play areas
- Where necessary and possible, new public toilet provision to cater for local and visitor needs

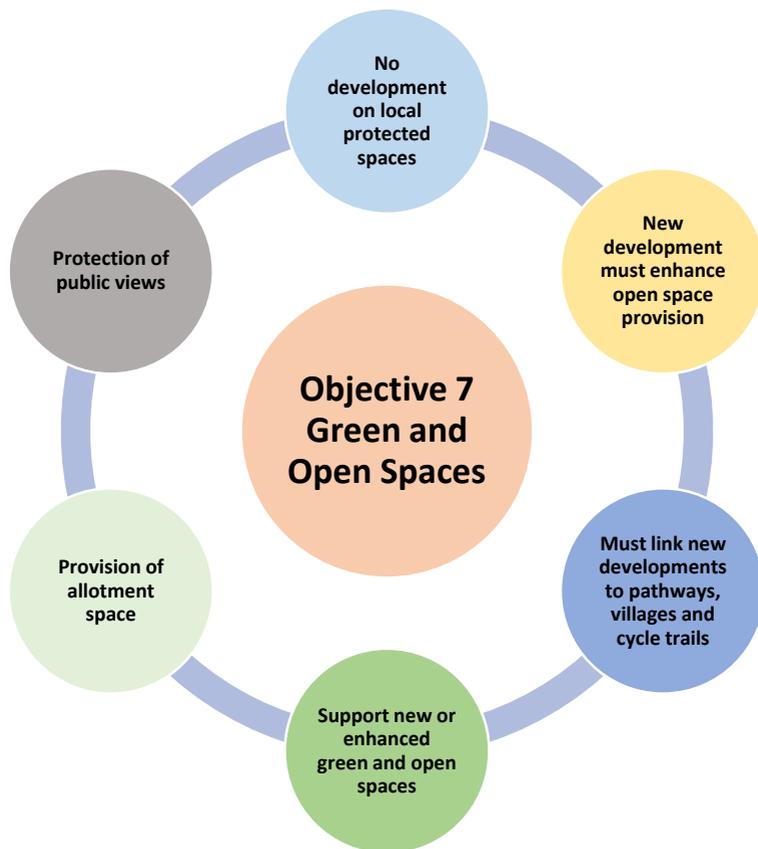
Key Policies – Objective 6 – Good Quality Design



All future development will respect and contribute to the character of the Parish in terms of design, architecture, layout and integration. All future developments will aim to:

- Respect the scale, style, siting and setting of the historic parish of Gwennap (in particular the unique characteristics of the WHS setting) and Gwennap village.
- Protect and enhance the valued natural and/or historic environment assets within the parish. Make sure throughout the Parish, the use of building materials is in keeping with those used in their respective areas. Elsewhere, new developments should use materials which respect their setting and rural environment and be of a scale that is proportionate.
- Be of exemplary standards of design and architecture
- New developments will include gardens of an appropriate scale to the property
- Future developments will be required to consider “a wider view” and will need to drive enhancements to the available parish infrastructure and services such as school, transport and other facilities
- Exploit current technology for energy saving and protecting scarce resources through sustainable design
- Provide innovative contemporary design that responds to the local character. Design proposals will be considered on their merits.
- The Gwennap Design Guide should be used to identify to potential developers the principles of good design and bad design when considering the location and style of the proposed development.
- A definition of Sustainability, in the Gwennap context, is provided in the Gwennap Design Guide.

Key Policies – Objective 7 – Local Green Spaces



The GNDP will make ensure that:

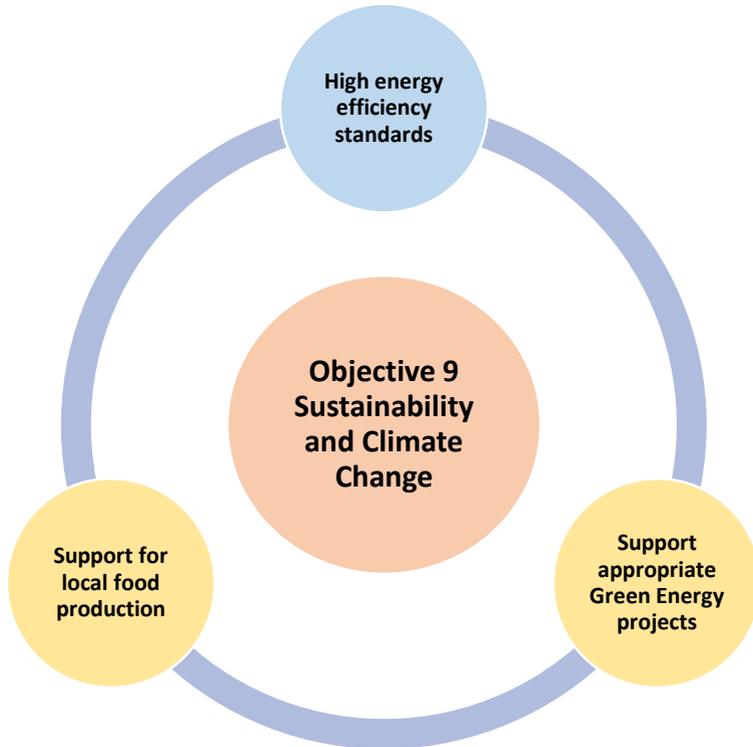
- Existing areas of green and open space within the parish are protected and their quality is improved.
- Extra areas of green space are created within new or existing developments and opportunities taken to create linkages between sites and address gaps in existing networks by the creation of new rights of way.
- New accessible green space should at least meet or exceed Cornwall Council's standards for green and play spaces and allotments

Key Policies – Objective 8 – Local Landscape and Wildlife



The GNDP will encourage sympathetic management of the countryside and natural outdoor environment in and around the parish to enhance the quality of the landscape, improve local biodiversity and provide other benefits to the community's quality of life.

Key Policies – Objective 9 – Sustainability and Climate Change



The GNDP will encourage moves towards a low-carbon economy which includes local food production, high standards of energy conservation and the use of renewable energy through:

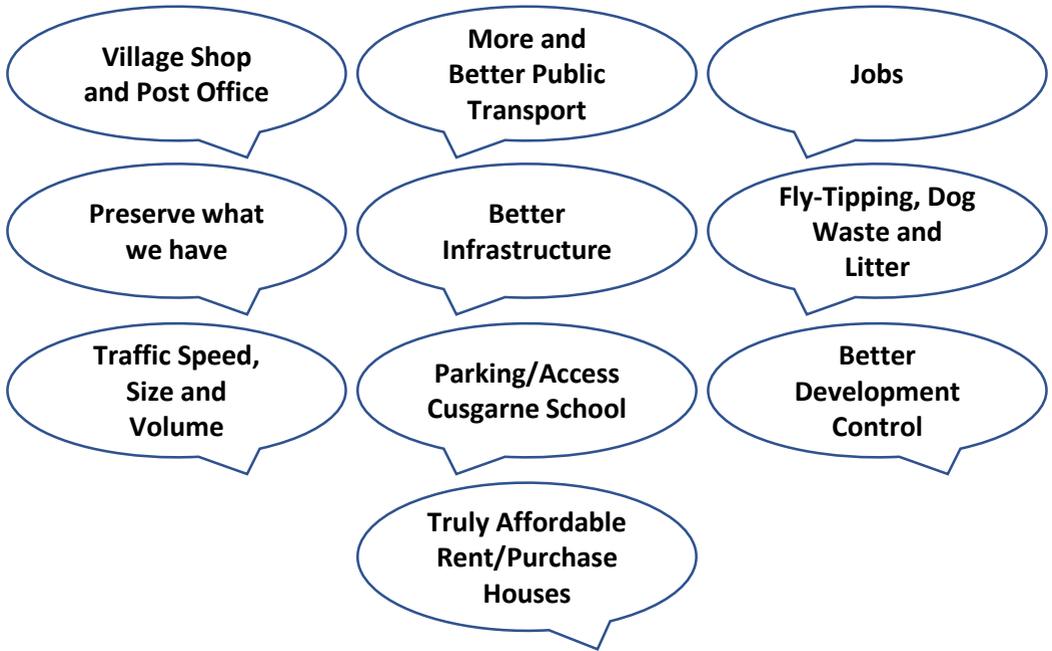
- The application of higher energy standards in new houses.
- Supporting small scale proposals for hydro-electricity, solar energy, anaerobic digestion, biomass and wood fuel products where appropriate and encouraging their use in the local community.
- Encouraging the use of land within the parish to support food production that meets the needs of local people and markets

Key Policies – Objective 10 – Preserving Our Heritage



The GNDP will encourage moves towards preserving and enhancing our heritage, particularly the Gwennap Conservation Area, World Heritage Site and Industrial Archaeology. Our policies will safeguard and enhance the Historic Environment and World Heritage Site status.

Community Priorities



Proposed Delivery Projects

- Community Land Trust – Partner to develop Truly Affordable Homes in the Parish
- Community Transport Scheme – Improve transport provision throughout the Parish
- Community Services Hub – Shop, Post Office, Meeting Point and Services
- Promote Business – Facilities for Start-ups, Business Liaison Group to support growth and profitability
- Infrastructure Plan – Improve parish facilities using Infrastructure Levy and other funding, including school
- Traffic Management Plan – Control large vehicles, Virtual Pavements, Enhance off road paths and bridleways
- Enhance provision for young and old alike – Clubs, facilities and meeting places

THIS IS YOUR CHANCE TO MAKE A DIFFERENCE!

The NDP Public Consultation will last for 6 weeks from
Saturday 23rd June 2018 to Monday 6th August.

When can I come and see the show and talk about the future of Gwennap Parish?

Roadshows

Cusgarne School Tue 3rd July 6-9pm
Frogpool Chapel Thurs 5th July 6-9pm
Crofthandy Village Hall Mon 9th July 6-9pm
Gwennap Church Hall Wed 11th July 6-9pm

Programme

6-7pm view information boards
7-7.30pm presentation
7.30-9pm view boards,
questions, feedback

Open Day

Richard Jory Playing Field Parish Rooms
Sat 7th July 1-9pm

A chance to drop in to see the information, view a presentation, ask questions and discuss the proposals with the NDP team.

Can I view the documents online?

Yes! Go to <https://gwennapndp.wordpress.com> and click the Documents button.

I have an accessibility issue. Can I see the documents some other way?

Yes! Contact the Clerk to discuss the best method for your personal situation

How do I comment on the NDP?

There are several ways to comment:

- Email clerk@gwennap-parish.net with your comments
- Use the comment button on the Wordpress page (address above)
- Come to a roadshow and use the sticky notes
- Telephone the Clerk on **07970 730629**

What happens after the public consultation?

Once the NDP team have dealt with all the public comments, the documents are submitted to Cornwall Council for review. After that YOU will have a chance to vote in a referendum to state your support, or not, for the NDP.

