



Policy Statements

Please mark your first & second choice for each objective (1 & 2). Your choice should be based on the statement you feel achieves best achieves the objective and takes account of the overarching aim. Please complete the ranking for each of the objective. Forms should be completed and returned to Heather Mullin (hombomjom@btinternet.com) no later than the 10th January.

Overarching Aim		
<i>We will create a plan that supports the development of a vibrant and sustainable community for residents and businesses of Portreath. It will protect, sustain and enhance the parish without compromising the environment for future generations.</i>		
Objective	Potential Policy Statement	Ranking
SCI1- Protect the valued sense of community and Maintain & Develop that which contributes to an integrated community where people's inclusion and happiness are valued	1. Development proposals which provide or contribute to new or improved community, cultural, recreational or sport facilities will be supported where they meet an identified local need in sustainable locations or help to support the retention and enhancement of existing community facilities. The loss of community and cultural facilities will not be supported unless appropriate replacement facilities and services can be provided of equivalent or improved value, in a location appropriate for the community	

	<ol style="list-style-type: none"> 2. To promote and improve social interaction in the parish, development proposals will be supported where they contribute to any of the following: provision of additional or extension of existing community facilities, provision of additional green spaces for public access and recreation. Provision of, or modification to a village public house or restaurant as an additional community facility 3. Small development proposals will submit a statement setting how the proposals will benefit the community 4. Proposals for development that provide facilities for the benefit of young people will be supported where it is demonstrated that they are: based on an up-to-date understanding of needs and demand and that there would be no adverse impact on nearby residential areas 5. Proposals for improvements to the community will be supported where they are accessible, inclusive, contribute to the sense of place and reflect the local character 	
<p>SCI2 – Create a community infrastructure which balances the needs of the resident community with those of visitors, holiday makers and second home owners and preserves / develops ease of access to a range of resources including; local shops and services, post office, healthcare resources and library</p>	<ol style="list-style-type: none"> 1. Proposals for developments which result in the loss of services and facilities will only be supported where they are to be replaced with services /facilities of an equal or higher quality, economic viability and value to the community and located on the same site or another either equally or more suitable within the parish 2. The plan will support measures to ensure that new housing stock created is suitable for full time occupation and meets the needs of residents. It is important that there is the right mix of types of housing to meet the needs of local people and bring greater balance and mixture to the housing market 	

	<ol style="list-style-type: none">3. Development that would directly or indirectly affect existing rights of way must not result in their use being less safe, convenient or attractive. Proposals for the improvement of existing rights of way are acceptable4. Small-scale incremental housing development of an appropriate scale, density, character and appearance that reflects and enhances the parish shall be permitted at a level that is commensurate with an will help to support available social and community facilities5. Proposals for the development of new community facilities, or for the enhancement of existing ones will be subject to meeting proven community needs. They will have car parking facilities , safe access and no significant harmful impacts on the amenities of nearby residents or road networks.6. The NDP will support proposals for new allotments either within, on close proximity to or adjoining the built up area, providing the land can be accessed and can accommodate necessary off-street parking7. Development proposals that improve or increase education, health and social care provision for parish residents and visitors will be supported8. Service related businesses such as shops, post offices, pubs and restaurants should be retained and new ones within settlement boundaries will be supported. Proposals for change of use that result in the loss of a community facility will not be supported, unless the proposal can demonstrate that there is no need for the facility or service, its retention is not viable or adequate alternatives exist	
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<p>H1 Build only what we need to protect and sustain the community's diversity. Ensuring this is supported by specific policies focused on;</p> <ul style="list-style-type: none"> • Housing choice for growing older generation and younger single people • Supporting decent affordable housing for people of lower incomes • With 75-100% targets for affordable housing being what is left of the parish allocation up to 2030 favouring genuine social housing providers (bearing in mind data suggesting we have already built of committed to well over our minimum) 	<ol style="list-style-type: none"> 1. Proposals must provide a high quality of design and layout which suit the parish and demonstrate that the existing context, local constraints and land covenants have been considered, and that the development would make a positive contribution to social, economic and environmental sustainability 2. Connections with existing walking and cycling route are made and on-site infrastructure is provided to support sustainable modes of travel 3. Applications must demonstrate how the design of the new building grows out of the defining characteristics of the parish and how it enhances the character and distinctiveness of the parish 4. Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a principal residence 5. Infill development in private gardens will be permitted only where all of the following apply; no loss to the character, local amenity or environmental quality of the surroundings; the site is served by a suitable existing highway on one or more boundaries; a building to plot ration representative of the surrounding plots is maintained and a useable amenity space for both the existing and additional buildings are provided, proper respect is given to the relationship between the building size and plot size, which should be in keeping with the character area; the proportions of the new buildings are in keeping with the character of the area; significant features, trees, granite wall etc, are preserved and reconstructed / replaced where unavoidably affected by developments, all flooding prevention requirements are met 	
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	<ol style="list-style-type: none"> 6. Development will be supported that; a) protects, preserves and enhances the significant built, natural and landscape heritage of the locality, in accordance with existing landscape and built heritage policies and designations; b) continues to support, public access and local enterprise opportunities, specifically, but not exclusively, focused around particularly wultural, tourism and knowledge economy sectors, especially where they have significant benefit in terms of provision of local services and economic impact. 7. Proposals for affordable housing schemes will be supported where they: provide accommodation sizes, types and affordability and tenure as appropriate to meet local needs including mix of one, two and three bedroom units, meet the needs of residents with disabilities and first homes for young people. Such proposal will be encouraged where the initial construction design enables a proportion of new homes to be extended/enlarged in the future to allow for the changing needs of occupants 8. The plan supports the provision of homes for the elderly which are 100% accessible (building regulations approved document M4 category 2) on exception sites to address a shortage of accessible homes for an ageing population. 9. Proposals to provide supported accommodation in one and two bedroomed units for the elderly and people with disability will be supported particularly where there is good access for residents to village facilities. These should also include capacity for those seeking affordable housing 	
<p>H2 – Demand higher standards for amenity space and environmental performance of dwellings,</p>	<ol style="list-style-type: none"> 1. The local community will support the installation of carbon reduction technologies provided all the following criteria are met: there is not adverse impact on the natural beauty, 	

<p>capable of adapting to future needs. Ensuring that this is supported by policies that:</p> <ul style="list-style-type: none"> • Make reference to existing standards such as Building for Life and Lifetime homes • Aim higher the Building Regulation minimums when it comes to environmental performance standards • 	<p>landscape, biodiversity, historic or archaeological value of the area</p> <ol style="list-style-type: none"> 2. Proposals for residential properties will only be supported where the design: incorporates a garage or provides adequate off-street parking for private vehicles (minimum of 2 vehicles); compliments the character and style of and is of similar curtilage to adjacent existing properties; and includes appropriate garden areas for recreation and is provided with suitable infrastructure including safe access to adjacent main roads and with safe walking and cycling access to amenities within the village. 3. Development should use a layout and disposition of buildings to maximise passive solar gain. The incorporation of facilities for charging plug-in for vehicles is supported. Where appropriate, the use of the landscape and the most efficient density of buildings to create shelter is encouraged. 4. All new development shall seek to achieve high standards of sustainability and, in particular, demonstrate in proposals how design, construction and operation has sought to reduce the use of fossil fuels, promote the efficient use of natural resources, produce renewable energy and adopt best practice in sustainable drainage systems. 	
<p>E1- To prioritise the natural environment to achieve environmental growth</p>	<ol style="list-style-type: none"> 1. Development will not be permitted where it would harm the nature conservation or geological interest of areas unless the benefits of the development clearly outweigh both the adverse impacts on the site or the wider network. 2. New developments should avoid negative impacts on existing Cornish hedges and mature trees and development plans should incorporate these features with sufficient distance between them and new buildings to avoid later pressure for their removal, however, where there is such an impact, it should be mitigated by landscaping schemes to include the planting of new trees and/or the introduction of new hedges to minimise the impact 	

	<p>on green infrastructure and biodiversity in the area and provide equivalency.</p> <ol style="list-style-type: none"> 3. Sites of national importance will be protected. Development having an adverse impact on these sites will not normally be permitted. Measures to avoid any adverse impacts on these sites will be sought as a first principle. Features and locally designated sites of biological or geological interest (CWS, BAP habitats and TPO) will be conserved, protected and enhanced. Unavoidable impacts on such sites should be appropriately mitigated or compensated for. Development should seek to look for enhancement opportunities to create, expand, buffer and link semi-natural habitats on site. 4. Any proposal for development of new habitat to mitigate the potential loss of existing mature habitat must show how the mitigation and a net environmental gain within an appropriate and acceptable timeframe will be achieved. 5. Development should be planned and designed to protect and enhance local wildlife species and habitats, including those that are undesignated, demonstrating how they aim to achieve a net-gain in biodiversity. 	
<p>E2- To protect, enhance and conserve;</p> <ul style="list-style-type: none"> ○ the quality of the natural, historic and cultural landscape and seascape. ○ the historic environment and wildlife in recognition of their international, national and local status ○ features of importance to the visual appearance and character of the area, including its built heritage 	<ol style="list-style-type: none"> 1. The impact of light pollution will be considered in the case of all development proposals and any negative impacts will be mitigated. 2. Where demolition is permitted, the size and design of the replacement dwelling should be in keeping with its surroundings with no harmful or visual impact on Cornwall's landscape that is in, or within the setting of, the AONB; 3. Proposals for development, which would have an impact on heritage assets (both listed and unlisted), must be accompanied 	

	<p>by an assessment of the significance of the asset and result in a positive impact of the proposal upon its significance.</p> <ol style="list-style-type: none"> 4. The reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting will be supported for residential or commercial use. 5. Development having an adverse impact on the integrity of the World Heritage Site, scheduled monuments, listed buildings and registered parks and gardens will not normally be permitted. Development proposals must demonstrate by reference to the appropriate guidance that they have understood the significance of heritage assets and their settings, they have assessed the potential impact of the proposal on heritage assets and the proposal is appropriate in terms of size, height, density and scale. 6. Proposals for development within the AONB, must be in accordance with the great weight afforded to their landscape and scenic beauty in national policy and the aims and objectives of the Cornwall AONB Management Plan. 7. Proposals will only be supported where they have demonstrated that there are no adverse impacts on the landscape, natural environment or they are satisfactorily mitigated and where they enhance the natural environment where there is opportunity to do so. In particular, it should conserve the trees/ woodlands/ green corridors, natural streams and any areas of habitat supporting a high level of biodiversity. 8. All development within the parish must have regard to the characteristics described in the Village Character Assessment and Local Landscape Character Assessment. 	
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<p>E3- To reduce the risk of flooding and vulnerability to flooding, sea level rise and coastal erosion.</p>	<ol style="list-style-type: none"> 1. Re-use of buildings in areas at risk from flooding will only be permitted where it is shown the flood risks can be safely mitigated and do not increase flood risk elsewhere. 2. For all development, applicants must consider the management of water, water-courses and prevention of flooding. Developments should include permeable surfaces where possible to allow for water absorption and to mitigate runoff. 3. Development on coastal boundary land will only be supported where such developments enhance the year round use of the harbour, provide for sustainable public access and marine conservation and where it can be demonstrated that it will not damage the marine ecosystem and the quality of the landscape, and would not result in the loss of, or lead to encroachment onto beaches or the foreshore. 4. New development will not be supported in areas identified as vulnerable to flooding and sea level rise, in accordance with the NPPF and must be subject to appropriate mitigating precautions advised by the Environment Agency incorporating suitable on site protective measures and ensuring no net increase in surface water run-off. 5. New housing development over 1ha in Flood Risk Zone 1 will need to produce a site-specific flood risk assessment, which shows that the risk of flooding from all sources both on and off the site is minimised and managed effectively. 6. Any proposed new development adjacent to the coast should demonstrate consistency with the Shoreline Management Plan and where development is proposed in locations vulnerable to coastal change, it is required to be assessed on the proximity of the development to the cliff edge and the latest predicted 100-year erosion line. 	<ul style="list-style-type: none"> •
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	<p>7. Proposals for new development should adopt best practice in sustainable drainage systems to reduce any risk of raw sewage discharge into the sea.</p>	
<p>E4- To protect the most important green assets whilst improving and increasing the provision of open space and green links for the existing and future population.</p>	<ol style="list-style-type: none"> 1. Development which would result in the loss of any open areas in the parish which contribute to the character, local amenity or environmental quality of their surroundings will not be permitted. Proposals should enhance the green infrastructure of the parish by retaining and enhancing wildlife areas and green spaces and the connections between them. 2. Proposals that involve the use of land in the countryside to facilitate and enhance informal recreational activities and access related to the enjoyment and interpretation of the countryside will be supported where they would: a) not have an adverse effect on other land uses in the vicinity; b) promote the use of public rights of way. 3. Proposals affecting existing green and open spaces will be analysed to ensure that the integrity of the open space is not compromised and that any proposed changes meet the needs of the local community. 4. Proposals to create new green spaces, including allotments, will be supported where they are accessible from settlements and meet local needs. 5. Developments should consider wildlife at both the site-scale, linking habitats on the site to neighbouring sites, and at the scale of individual buildings where enhancements for wildlife can be designed in. 	<ul style="list-style-type: none"> •