

# Portreath Neighbourhood Development Plan (Final version for Referendum)

## NDP Policies Summary

### Policy 1: Locations and Scale for New Housing Development

New housing development will only be supported within

- a) the settlement area of Portreath, where it represents infill, rounding-off and/or brownfield site (previously developed land) development. Development proposals should be small scale in nature and with a density appropriate to the site's setting and context. Proposals will need to be considered in the context of the holistic village setting, landscape setting of the settlement and street scape and brought forward as a single co-ordinated proposal on any individual or cumulative site \*; or
- b) the settlement areas of Bridge and Porthtowan (North Chapel Hill) within the designated neighbourhood plan area, where it represents infill or rounding-off development of no more than three residential units on any individual or cumulative site\*; or
- c) within or physically adjacent to the settlement of Portreath where it would represent a small scale Rural Exception Site that complies with the landscape and village character requirements of this neighbourhood plan on any individual or cumulative site\*;

Outside of the settlement areas or small scale rural exception sites as supported in Policy 1 c) of the NDP, new housing development will not be supported unless it is in accordance with LP:SP policy 7.

*\* the term cumulative in the context of this policy relates to proposals for all new housing developments that adjoin sites which are/have been either:*

- a. subject to the determination of a current planning application;*
- b. to an extant planning approval; or,*
- c. developed within the NDP period.*

### Policy 2: Housing Type, Size and Layout

Proposals for new housing development (both market led and affordable) will be supported where proposals:

- a. provide a mix of one, two and three bedroom units, unless exceptional reasons can be demonstrated to vary from this mix; and
- b. are designed as 'Lifetime Homes' as set out in 'Building for a healthy Life': Birkbeck D and Kruczkowski S 2020 (Appendix A to the NDP).

Small scale rural exception sites will be supported where proposals appropriately evidence how they provide a tenure mix that responds to the identified needs of Portreath Parish. Particular support will be given for self-build schemes with Community Land Trusts or Housing Associations.

### Policy 3: Principal Residency Requirement

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 in the settlement areas.

The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition and be obliged to provide this proof if/when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).

## Policy 4: Design Standards

1. All proposals for new development must demonstrate proportionate to their impact, how proposals are sited and designed so as to recognise, support and develop the distinctive character of Portreath Parish as demonstrated in the Local Landscape and Village Character Assessment evidence documents (Appendices D and C respectively).
2. Supporting documentation accompanying a planning application should demonstrate that the proposed development:
  - a) will be visually well-integrated with nearby structures in terms of form, scale, building details, local features, materials, finishes and colour, siting, landscaping and characteristic patterns of the settlement and do not prejudice important public views;
  - b) supports the delivery of 'Lifetime Homes' as set out in 'Building for a healthy Life': Birkbeck D and Kruczkowski S 2020 (Appendix A to the NDP).
  - c) delivers the recommendations within the Local Landscape Character assessment and/or the Village Character Assessment where relevant;
  - d) makes provision for off-road parking commensurate to the use of the building;
  - e) designs out crime through its layout, orientation and detailing; and
  - f) if external lighting is required, it protects the night sky as far as possible in terms of:
    - i. Number, design specification and position of lamps.
    - ii. Full shielding (at the horizontal and above) of any fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls, and
    - iii. Correlated colour temperature limit of 3000 Kelvins or less so as not to contribute to light pollution of the night sky.

## Policy 5: Designated and Non-designated Heritage Assets

- a) Development will be supported where it can show that it contributes to the protection, preservation, access and enhancement of heritage assets of archaeological and historic significance in the NDP area and where it complies with the rest of the policy framework in this NDP.
- b) Ensure that all heritage assets within new development sites are adequately identified and assessed by developers as part of their application including non-designated sites recorded in the Cornwall Historic Environment Record, in accordance with requirements set out within the NPPF.
- c) Development proposals must demonstrate within a supporting statement how they can make appropriate repair and conservation works to buildings or structures of historic significance which forms part of a planning proposal.
- d) Development proposals should set out, within a supporting statement, an analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance, sufficient to understand the potential impact of the proposal on its significance.

# Policy 6: The Portreath Harbour Component of the Cornwall and West Devon World Heritage Site

All development proposals within, or in the setting of the Portreath Harbour component of the Camborne and Redruth Mining District with Wheal Peevor and Portreath Harbour (Area A5) of the Cornwall and West Devon World Heritage Site will be required to accord with the policies contained within the World Heritage Site Supplementary Planning Document and the World Heritage Site Management Plan.

Proposals will be required to demonstrate how they have taken account and appropriately responded to the supporting evidence base within these documents in establishing the effects of proposals on the Outstanding Universal Value of the World Heritage Site designation and applied appropriate weighting to the international status of the designation.

# Policy 7: Conserving and Enhancing Village Character

- a) All development proposals, proportionate to the scale and nature of each development, should set out comprehensively, within a supporting statement, how the proposals strengthen and enhance character, as described within both the Village Character Area(s) and also the setting of the development site as identified in the Portreath Parish Village Character Assessment, including:
- i. Building and design cues
  - ii. Spaces
  - iii. Views
  - iv. Landscape and Green Infrastructure
  - v. Transport and Access
  - vi. Aesthetic and Tranquillity
  - vii. Elements of value
- b) Applicants, proportionate to the scale and nature of each development, will be required to demonstrate how the development has addressed the recommendations set out within the Village Character Assessment Planning Guidelines, specific to the Character Area, in the following aspects:
- i. The location of the development and site selection, including alternatives
  - ii. The orientation and position of the built form
  - iii. The type of development
  - iv. Size, scale and form of the development, including in relation to the previous footprint (for redevelopments)
  - v. Development density
  - vi. Design choices and architectural detailing
  - vii. Materials used in the development
  - viii. Landscaping
- c) Development will be supported where it can be demonstrated that the proposal conserves and enhances character and addresses the Planning Recommendations as set out within the Village Character Assessment.

# Policy 8: Provision of Energy Efficient Buildings and Places

The design and standard of any new development should aim to meet a high level of sustainable design and construction, be optimised for energy efficiency, targeting zero carbon emissions, with building siting and orientation that maximises passive solar gain. The following measures are also strongly encouraged.

- The use of high quality, thermally efficient building materials,
- Installation of energy efficiency measures such as loft and wall insulation and double glazing;
- Non-residential developments meeting the Buildings Research Establishment BREEAM building standard 'excellent';
- The incorporation of on-site energy generation from renewable sources such as solar panels; and
- Any new development to incorporate car charging point infrastructure;
- The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.

New development that includes off street parking is required to incorporate car charging point infrastructure, and where appropriate other development is encouraged to do so.

## Policy 9: Safeguarding and Enhancing our Valued and designated Landscapes and Seascapes

a) All proposals within the Parish will be required to conserve and enhance our valued landscapes and seascapes and demonstrate how proposals have responded to, and been informed by the Local Landscape Character Assessment of Portreath (attached at Appendix D to the NDP) in the following aspects

- Topography and drainage
- Biodiversity
- Land cover and land Use
- Field and woodland pattern
- Building distribution
- Public access: roads and public rights of way
- Historic features
- Distinctive features
- Aesthetic and sensory
- Views
- Relationship to the adjacent land parcel

b) where appropriate, development proposals must demonstrate in a supporting statement how the development positively addresses adverse landscape 'Condition factors 'and 'Development pressures 'affecting landscape character', as described for the Landscape Character Type, in the Portreath Parish Local Landscape Character Assessment (LLCA). The statement should also describe how the development has positively responded to the 'Landscape Management and Development Considerations' section within the LLCA.

## Policy 10: Conserving and Enhancing the Godrevy to Portreath Section of the Cornwall AONB

- a) Proposals for new development and redevelopments within the AONB boundary in Portreath Village Character Area P5 'Southern Valley Side', must demonstrate that they do not contribute to a further loss of open green space, as described within the Portreath Parish Village Character Assessment.
- b) All proposals for development in, or within the setting of, the Cornwall Area of Outstanding Natural Beauty will be required to conserve or enhance the landscape character and the scenic and natural beauty of the AONB as set out in the Statement of Significance contained within the Cornwall AONB management Plan. Development proposals should demonstrate how they have responded to and met the policy framework

established within the Cornwall AONB Management Plan and relevant to the AONB within the parish of Portreath.

All development within, or in the setting of, the AONB will also be required to show in a supporting statement, how it has taken account of the Cornwall AONB Management Plan 2016-2021, specifically the 'Managing Development' Section of 'Policy' and Section 6 'Godrevy to Portreath' of 'Local' and subsequent reviews of the plan during the life of the NDP. See Appendix E of the NDP.

## Policy 11: Conserving, Enhancing and Restoring Biodiversity and the Natural Environment

1. Proposals must demonstrate how their scheme has responded to the advice contained within Cornwall Council's 'Cornwall Planning for Biodiversity Guide'.
2. Proposals should set out how developments will achieve biodiversity net gain (over 10% for major developments) on predevelopment values, utilising the most up to date Defra Biodiversity Net Gain metric.
3. Proposals shall enhance the biodiversity and green infrastructure, retaining and enhancing wildlife areas, green spaces and the connections between them, demonstrating how they will:
  - a) avoid harm to designated areas which contain large or linked areas of semi-natural habitat and seek to protect large areas of semi-natural habitat in non-designated areas;
  - b) maintain patches of semi-natural habitats and ideally link separated areas together as part of the intended end land-use;
  - c) ensure retention, restoration and/or re-creation of habitat linkages such as Cornish hedges as part of developments;
  - d) take enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site;
  - e) include holes of 13cm<sup>2</sup> area minimum in the base of fences to create "highways" that enable small wildlife to roam freely;
  - f) create new semi-natural habitat off-site if opportunities on-site are limited; and
  - g) respond to the biodiversity features as described within the Parish Local Landscape Character Assessment and enhance landscape and green infrastructure as guided by the Parish Village Character Assessment.

## Policy 12: Informal Recreational Activities and Access

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, subject to accordance with other policies in this plan, such as those with regard to the effects of development on landscape character and natural beauty, would:

- a) not have an undue adverse effect on other land uses in the vicinity, and promote the use of existing and future public rights of way.

## Policy 13: Flood and Tidal Vulnerability and Coastal Erosion

- a) Proposals should make use of Sustainable Urban Drainage principles and be able to demonstrate the following:
  - How they have reduced as far as possible the use of hard, engineered drainage systems
  - How they intend to manage water at or near the surface and maximise infiltration into the ground, and
  - How they will use drainage solutions to deliver ecological and community benefits.
  - How they have maximised the use of "natural" SuDS features including infiltration, swales, storage basins, ponds and wetlands.
  - How they have considered water efficiency, for example by incorporating rainwater harvesting technology alongside other SuDS features.
  - How they have considered tree planting, street trees, rain gardens and green roofs.

- b) New development should avoid areas of flood risk as far as possible. Development proposals must include a drainage strategy to show how they have included adequate drainage that can cope with a 1 in 100 year flooding event. A Flood Risk Assessment (FRA) is required for development sites which are located in flood zones 2, 3a and 3b or any other area of known flood risk and/or drainage issues.
- c) Any proposed new development adjacent to the coast should demonstrate consistency with the Cornwall & Isles of Scilly Shoreline Management Plan (SMP2, 2011, the review of 2016 and any further updates).
- d) Proposals to undertake minor works to improve sea defences and strengthen or stabilise cliff faces will be supported where it can be demonstrated that the works are consistent with the management approach in the relevant Shoreline Management Plan and there will be no material adverse impact on the environment and that the ability of biodiversity to adapt to the changing coastline is safeguarded and where it is needed to maintain public access along the coast. A detailed schedule of works, including materials to be used, must be submitted to Cornwall Council and agreed prior to works commencing.
- e) Consider proposals for major coastal stabilisation works in line with the policy objective set out in the Cornwall and Isles of Scilly Shoreline Management Plan 2.

## Policy 14: Local Green Space Designations

The areas shown number 1 – 12 on Figure 13 and detailed in Appendix G of the NDP are designated as Local Green Space. Development on Local Green Spaces will only be permitted in very special circumstances.

## Policy 15: Supporting and Safeguarding existing and supporting new Community Facilities

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 within the Parish that is appropriate to the community

To promote and improve social interaction in the Parish, development proposals will be supported in principle where they contribute to any of the following:

- a) provision of additional or extension of existing community facilities;
- b) provision of additional green space for public access and recreation; or
- c) provision of, restoration or modification which provides community access to additional amenities.

## Policy 16: Community Scale Renewable Energy

Proposals for community scale renewable energy will be supported subject to the following criteria:

- there must be a demonstrable significant benefit to the local community; and
- the siting and scale of the proposed development does not have an adverse effect on designated and undesignated landscapes, heritage assets or village character, in a manner commensurate to their status; and
- the proposed development does not have an adverse effect upon the living conditions of residents; and
- the proposed development does not have an adverse effect on a feature of natural or biodiversity importance

## Policy 17: Business and Employment

Proposals for development which will result in the loss of existing premises used for businesses or employment services or facilities will only be supported where:

- a) the proposal shows that the existing premises could not be used as an alternative viable business, employment service or facility, or
- b) that the development will result in enhanced premises for business, employment service or facility.

Proposals for new development which provide facilities or essential infrastructure for small-medium scale businesses such as retail space, workshops, shared workspace and communications technology, will be supported provided they are of an appropriate scale and do not detract from the appearance and character of their immediate neighbourhood, or have an adverse effect on designated and undesignated landscapes, heritage assets or village character.

All such developments should demonstrate, by way of a supporting statement, how the proposal will:

- a) meet the needs of the Parish either for goods, services, employment opportunities or wellbeing
- b) provide services and employment opportunities of a local nature appropriate to the scale and distinct character of the Parish.
- c) not adversely affect traffic levels or demonstrate how any increase will be managed
- d) increase diversity and contribute to the local economy year round
- e) add to the character and vitality of the local area

Working from home proposals for small scale home-based enterprises should not have a detrimental effect on residential areas or the countryside by reason of visual impact, vehicle movements, noise vibration, special lighting, advertising and activity at unusual hours.

## Policy 18: Visitor Experience and the Leisure Economy

Developments will be supported where they can be demonstrated to:

- Support sustainable tourism opportunities (for example: heritage trails, cycle trails and coastal activities) which capitalise on the assets and landscapes of the Parish where there is no significant detrimental impact on the natural or landscape asset or the overall character of the natural environment and its wildlife; or
- Improve visitor experience with the provision of clear signposting and access to information; or
- Promote sustainable transport and discourage unnecessary use of cars; or
- Provide additional facilities including wet weather facilities and attractions with the aim of enhancing leisure amenities and extending the visitor season; where these are consistent with Policy 5 of the Cornwall Local Plan and where they do not conflict with other policies in the NDP. Approach roads must be capable of accommodating the volume of traffic likely to be generated by the development and a safe access must be provided.

All proposals will be expected to demonstrate a commitment to the sustainable development of the leisure economy, by making positive contributions to measures such as energy efficiency, waste minimisation, sustainable transport and ensuring developments optimise their full potential benefit to the Parish by, where possible, allowing access for the wider community.