



**GULVAL
VILLAGE
PLAN**

GULVAL VILLAGE PLAN

MARCH 2017

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Our Vision for Gulval

Gulval. A village with a sustainable local identity that promotes health and wellbeing for ALL who live there, both now and in the future.

Introduction

The mainly residential village of Gulval (Lanistli in Cornish) is located about a mile to the east of Penzance town and adjoins the settlement of Eastern Green to the south, with high grade agricultural land to the north-east (“the Golden Mile”) and west. Two small rivers, rising on the Penwith moors, join in the village before discharging into the sea. In the past these rivers provided power for three mills which operated in the village. The mill buildings were demolished to make way for housing. There was an ice works in the village, also demolished.

Gulval is a separate ecclesiastical parish and, until 1934, was a separate civil parish. However, at that date, as a result of the extension of Penzance borough boundary, it was incorporated into the civil parishes of Penzance, Madron and Ludgvan, with the village being taken into the Penzance parish. There is a strong feeling amongst the residents that the village is disadvantaged by this administrative status when compared with similar local villages that have their own Parish Council.

Gulval is a separate ward within Penzance parish, divided into two polling districts: Gulval village and Eastern Green, with one Councillor. For Cornwall Council, Gulval is combined with Heamoor to form the Gulval & Heamoor electoral division. The current (April 2016) polling district boundary is taken as the boundary between Gulval village and Eastern Green. **(See Map 1)**

The village originally consisted of three settlements: Churchtown to the east, Trevarrack and Trythogga to the west. The boundary between Trevarrack and Trythogga is blurred, whilst there is still some separation between Trevarrack and Churchtown. Much of Churchtown has been designated as a Conservation Area. To an extent the three settlements have retained their separate identities, whilst forming a single community. Through the Gulval Village Community Association, formed in January 2014, the village has developed a progressive approach to uniting the area.



View of Gulval village

Gulval retains several of the facilities that are normally associated with a village and village life: school, church, post office, pub, hall and allotments. All of these play an important role in the life of the village.

Gulval School, (part of a multi academy Trust), an infant and junior school, has a capacity of about 175, without further building being required. Most of the pupils come from Gulval itself, Eastern Green, Longrock and a few from the eastern part of Penzance town. In addition the Child Development Centre (CDC) on site accepts children from a wide area of west Cornwall). The school has use of a triangle of land on long term loan, known as Taylor's Field, just to the east of the playing field and it is understood that this will be developed as a learning resource for the pupils.

The post office and newsagent offers a useful service to residents and is well used.

The Coldstreamer Inn operates as a pub and restaurant with accommodation. As well as local trade, the business caters for diners from a wider area and visitors.

The village hall is seen by residents as a major asset of the village. Existing activities include karate, Women's Institute, Welcome Club, CCC (coffee, conversation and company), whist, dog training, toddlers group, Penzance Disabled Club, Gulval Saturday Lunch Club, and Gulval Methodist Chapel.

Most of the recommendations in this document arose from the responses of the Gulval residents to a major consultation undertaken in May 2014 under the name of the Gulval ConVersation. The full report on that consultation is in a separate document. The recommendations in that report were put to a further consultation in May 2016, and received overwhelming support. They form the basis of the policies and actions detailed below.



Gulval Village Hall

What we want to achieve for Gulval

Three Core Themes

The Gulval Village Plan has three “cross cutting” core themes that underpin all the proposals. These are:

- I. **A Distinctive Gulval** - we want to protect and enhance our distinctive Gulval identity, an identity derived from its architectural heritage, its location on the “Golden Mile” of high grade farmland, the views of Mounts Bay, and its clear separation from the urban area of Penzance.
- II. **A Sustainable Gulval** – we want a cleaner and greener Gulval, making the best use of our natural and historic resources. Enabling a village lifestyle that minimises negative environmental impacts and enhances the positive.
- III. **A Healthy and Safe Gulval** – we want a healthy and safe living environment in Gulval, where there are places and spaces where we can meet and play, where community activities and facilities are supported, and where the community is resilient to external risks and threats.

Our Five Ambitions, their Policies and their Actions

The Plan’s individual actions are built around the following five themes and their associated policies:

1. **A Distinctive, High Quality Gulval**
2. **A Green Gulval**
3. **An Accessible and Safe Gulval**
4. **A Thriving and Equitable Gulval**
5. **A Resilient Gulval**



The ‘Triangle’

1. A Distinctive, High Quality Gulval

What the ConVersation told us

An important finding from the consultations was the need for a green break or buffer zone between Gulval and Penzance, to mark and maintain the separation between the village and the urban area of Penzance. As well as maintaining the village identity of Gulval, the green undeveloped break in the landscape enhances the approach to, and setting of, Penzance from the east. It is absolutely clear from the consultations undertaken that the residents of Gulval want to protect and enhance our separate and distinctive village identity.



The village with Ponsandane farm behind, and Penzance beyond

Important aspects of the character of the village:

The character of Gulval owes much to past donations of land and buildings by the Gulval branch of the Bolitho family. Churchtown, the conservation area which surrounds the church, was redeveloped by the Bolitho family in the late 19C. The old, mostly thatched, cottages around the church were demolished to make way for new terraced houses, the new "Old Inn" (now the "Coldstreamer"), the smithy and the extended churchyard. The only remains of the old Churchtown are the buildings to the north east and south east of the churchyard. Stone barns were built for each of the farms in Churchtown. These were used for agricultural purposes until fairly recently, but have been converted to residential use within the last 30 years.



Gulval Churchtown

Part of the Church dates from the 12th Century and the tower was built in 1440. There are three stone lych gates added at a later date. The Church is surrounded by trees and sub tropical shrubs and makes a significant contribution to the character of Churchtown.

The eastern entrance to the village is characterised by the 'Triangle' - believed to have been fenced originally with a wrought iron ornamental fence, probably removed during the war, the ground was subsequently raised and the stone edges built by a local farmer with a seat on its southern side. For many years Sutton seeds would plant it up with annuals and when they left Gulval Nursery it reverted to grass. However it has been planted with shrubs over the years and continues to be cared for.

In the 'square' between the Church and the Coldstreamer Inn, the granite monument, with lights and horse trough "For the benefit of One and All", is an attractive feature. A seat was recently reinstated by the WI with help from donations by various bodies, including the GVCA. The red, Gilbert Scott design K6 telephone box is a much-loved feature of this part of Gulval, and adds to its character.

The War Memorial is situated in the lower churchyard (which is nearly full).



Churchtown light and horse trough "For the benefit of One and All"

The village hall (originally the Lanisley Manor Hall), opened in 1914, and the almshouses at Gulval Cross, built in 1903, are also 'Bolitho' buildings. The almshouses are managed by a Charitable Trust and provide six sheltered housing units for older people.



**The Almshouses
MARCH 2017**

Similar style buildings and barns (later converted to houses) were built elsewhere in Gulval at around the same time. These buildings have a highly distinctive style, built of stone, often with brick and terracotta details, distinctive window patterns and porch canopies, and make an important contribution to the character of the village.



Away from the centre of Gulval, the “Bleu Bridge” stone is an early medieval inscribed stone, now set into a hedge. The inscription can only just be traced. It used to form the footbridge, with the inscription underneath.

Our Policies

- To retain the open undeveloped breaks that provide the **distinct and attractive separation** between Gulval and the urban area of Penzance.
(in line with the objective for the West Penwith Community Network area, identified in Community Network consultations and reflected in the Cornwall Local Plan – Strategic Policies Adopted 2016, and Strategic Aim 9 in the Site Allocations Document “ To ensure the settlements of Penzance, Newlyn, Heamoor, Gulval and Long Rock maintain their individual and distinctive characters”)
- To ensure that new development reflects and reinforces **Gulval’s distinctive architectural details, building materials, and patterns of development**, while not preventing or discouraging appropriate innovation.
- To ensure that **Gulval’s cultural, historic and archaeological assets** are recorded, protected and maintained.
- To encourage respect for **Gulval’s distinctive identity** in the improvement and renovation of existing buildings and structures.
- To ensure that **signage, road and pedestrian surfaces, and other service or infrastructure provision respects Gulval’s distinctive identity** and is of the highest quality in design and the use of materials.
- To ensure that **the setting and character of Gulval are respected**, particularly in the context of development on the approach to Penzance.

Actions for a Distinctive, High Quality Gulval

- Investigate the possibility of Gulval reverting to being a civil parish in its own right or becoming part of Madron parish and, if feasible, pursue it. This would support our policy objective (See 4. A Thriving and Equitable Gulval) to enable a village ‘voice’ and the opportunity to manage its own affairs.
- Identify undeveloped breaks or buffer zones between the village of Gulval and the urban area of Penzance (in line with the objective, to maintain the separate identities of Gulval and Penzance) **See Map 2**
- Identify a buffer zone around the Conservation Area in Gulval Churchtown to protect and enhance its character. For many residents, this part of Gulval is one of the reasons why it is so special, and why it retains its village atmosphere. **See Map 3.**
- Seek to retain the red telephone kiosk in Gulval Churchtown, as it adds to the village feel of the area.
- Request Cornwall Highways to undertake further tidying up of the signage in and around Gulval.



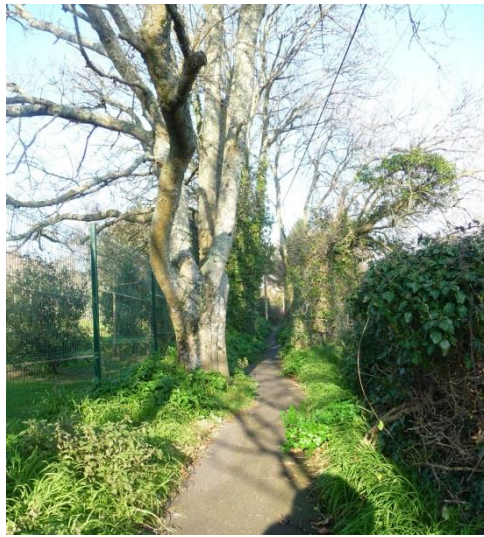
Restored Signpost, Gulval Cross

2. A Green Gulval

What the ConVersation told us

There is a network of well used rights of way within and around the village including historic Churchway paths focusing on Churchtown. Two footpaths link Churchtown to the rest of the village: the path from the village hall in School Lane to Trevarrack Noweth and the post office; and the path from Churchtown to Branwell Lane. A further footpath links Branwell Lane with the B3311.

More recently, the “Green Infrastructure” section of the Cornwall Local Plan Draft Site Allocations document included provision for pedestrian and cycle routes linking the coastal path with the village and countryside beyond. While the principle is supported the practicalities of the routes as shown have been questioned through the consultation process.



Footpath from Trevarrack to School Lane

Gulval Carn, which overlooks Mounts Bay, is an outcrop of rock standing above the village with superb views. It is linked with the scientist (and most famous son of Penzance) Sir Humphry Davy, who, it is said, used to go there to think and to produce some of his etchings. It is situated on private land, and an etching “Mounts Bay from Gulval Carn” (1846) is in the Penlee House Museum and Gallery collection. A designated right of way goes close by.



Gulval Carn

There is no official open space or play area in Gulval. There is a three way agreement in place between the school (part of an academy trust), the Town Council and Cornwall Council for use of the playing field by under-14s out of school hours, but there is no play equipment provided on the site. Many children use the playing fields regularly at weekends and during the holidays. However, there has been a long standing intention to provide a proper playground with easy and safe pedestrian access, play equipment and open space available for all. The three nearest playgrounds are in Penlee Park in the centre of Penzance, on the Promenade in Penzance, and at Longrock, all of which are more than a mile away along narrow and sometimes non-existent pavements that border busy, dangerous roads.

Residents also wanted a small community amenity space where they could meet and sit and there was support for obtaining access to Gulval Carn as an attractive feature and view point within the village.

The Gulval allotments are situated at the western end of the village, near the leat and housing development. There are more than 30 allotments, most of which are well cared for and appear to be very productive, although a few look as though they have fallen into disuse. They are administered by Penzance Town Council and there is a five year waiting list. Allotment users come from all over the Penzance parish area. The Gulval ConVersion highlighted a demand for more allotments within the village for the use of village residents.

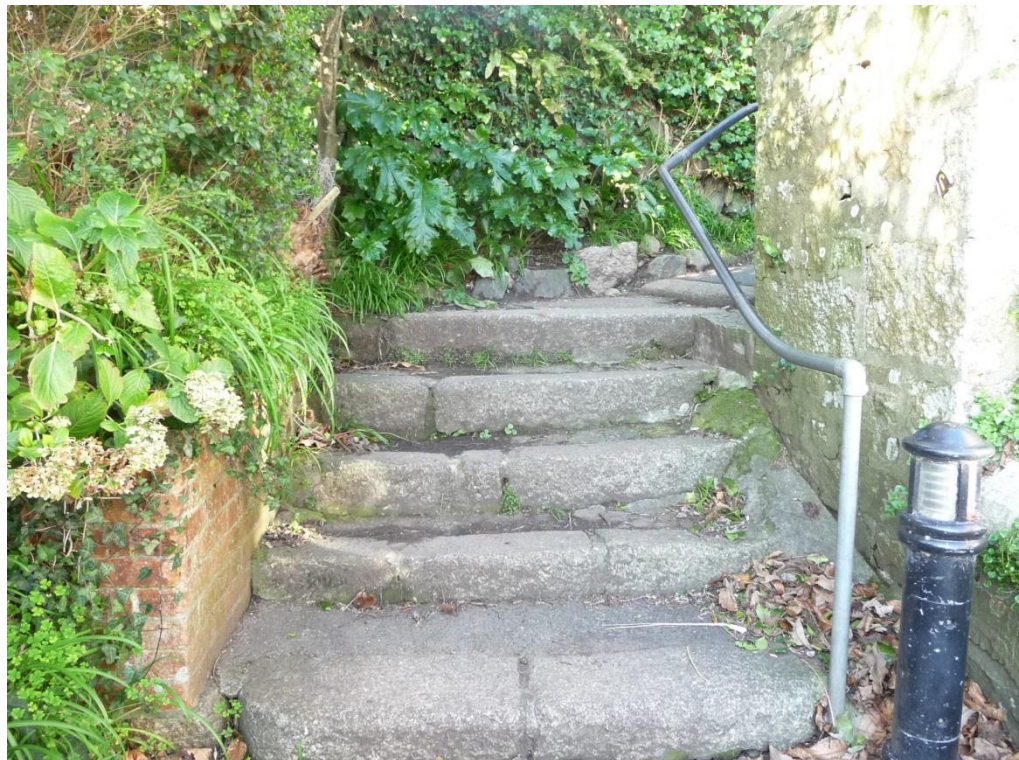
Our policies

- To promote provision of a **network of accessible and well-managed open and green spaces** within the village which is integrated into a wider green network of walkways, cycle ways and open spaces in Penzance and surrounding parishes. [See Map 4](#)
- To **identify and protect the views, green spaces and open landscape** which contribute to the character and setting of the village.
- To pursue the provision of a new **community space and play area to serve the village as a whole** [See Map 4](#)
- To ensure **public green spaces are incorporated into new development** to provide play and meeting space, an attractive environment, and improve resilience to flooding.
- To **protect and improve existing green spaces, allotments and other public spaces** in Gulval.
- To seek to ensure that **high grade farmland is safeguarded from development** and that its loss to agriculture, where necessary, is outweighed by achieving maximum community benefit from the development.

Actions for a Green Gulval

- Seek to formalise access to Gulval Carn from the footpath through negotiation with the landowner. The existing footpath through the field is part of the network of paths in and around Gulval, and starts in Gulval Churchtown.
- Pursue the provision of a play area with playground for young children, and community space with seating for older residents, in the centre of the village within the proposed development of the Pig Field site where it would be close to the school and accessible to the village community as a whole. [See Section 4 Site adjacent to Parc Clies](#)

- Ensure, through the emerging Cornwall Local Plan (Allocations Document) and the planning application process, that new housing sites in or close to the village incorporate tree planting and screening and pedestrian links to local facilities and the existing footpath network. **See Section 4 Housing sites**
 - Ensure, through the emerging Cornwall Local Plan (Allocations Document) that the proposals for Green Infrastructure are practical, achievable and well integrated with the existing footpath network.
 - Seek to maintain and enhance the network of rural footpaths within and around the village
 - Investigate the potential demand for, and the likely take-up of, allotments for village residents.
 - Investigate the need and options for an extension to the churchyard, which would also contribute to an open buffer around the Gulval Conservation Area, through discussion with the Church authorities and landowners.
-



3. An Accessible and Safe Gulval

What the ConVersation told us

A common feature of the comments received was the lack of safe pedestrian access to the school and other facilities within Gulval, as well as the lack of safe pedestrian and cycle access between Gulval and Penzance town centre and the two secondary schools that serve the village (Humphry Davy and Mounts Bay). There are no cycle paths within the village. The amount of through traffic in the village is significant and a matter of concern.



Through traffic and lack of pavements on the B3311

Gulval lies on the B3311 Penzance to St Ives road which winds through the village with two stretches of the road only wide enough for single lane traffic. The route is used by coaches and HGVs, as well as tourists and locals, and becomes congested and often blocked when large vehicles meet, with traffic piling up behind them.

Other roads in the village, mostly without footpaths, become “rat runs” at peak times. St Ives traffic uses the unclassified Quarry Hill and Posses Lane as a shortcut to the A30 and supermarkets, creating problems in Churchtown.

The classified ‘C’ road between Gulval and Ludgvan starts in School Lane and runs parallel to the A30 Longrock bypass. When there is congestion on the bypass, this road, and the ‘C’ road between Gulval and Heamoor, is also used as an alternative.

Posses Lane links Churchtown to Jelbert Way in Eastern Green. Trevarrack Lane links the village to Branwell Lane and the roundabout on the A30. Neither of these roads has a pedestrian footpath.

The main road safety issues in Gulval relate to the fact that the roads were designed for another era, when the horse and cart were the main means of transport. There are several locations where it is not feasible for two vehicles to pass without one of them pulling over, mounting the pavement, or reversing. However, because the B3311 (Penzance to St Ives road) passes through the western edge of the village, a large number of heavy vehicles pass through, particularly to and from the re-opened Castle-an-Dinas Quarry, and large coaches using the B3311 as a scenic route to St. Ives.



Through traffic and 'pinch point' B3311

There have been many near misses and some minor collisions and shunts; in 2014 there was a collision between a heavy lorry and a property in Trevarrack Road that demolished a wall and recently a lorry mounted the pavement and damaged the boundary wall of the former Chapel (both of which could have had much more serious consequences).

There are several areas where pedestrian footpaths are very narrow, and so unsuitable for parents with small children or pushchairs, or for wheelchair users. Because of the safety issues around walking young children along narrow (or non-existent) pavements, many parents drive their children to school, causing unnecessary congestion on School Lane and in Churchtown and other approach roads. Trevarrack Lane poses a particular risk because it is used by children from adjacent housing areas in Eastern Green and it is essential that safe footpath routes are provided between those areas and the school.

Several 'bus routes go from Penzance via Gulval and Eastern Green; including 2 (Penzance-Helston-Falmouth), 16 (Penzance-Ludgvan-St Ives), 16A, and 17 (Penzance-Carbis Bay-St Ives).

Our Policies

- To promote **provision of attractive and safe local routes** within the village which link spaces **where we can meet, relax and play, encourage more people to walk or cycle**, and which connect with facilities, services, schools and workplaces in surrounding communities, and with the surrounding coast and countryside. **See Map 4**
- To promote **the access needs of our most vulnerable users first**: pedestrians including families, people with disabilities, children and the elderly; cyclists; then buses and essential service vehicles; and finally private motor vehicles.
- To prevent or **discourage non-essential through traffic in the village and to seek to restrict speeds**.
- To ensure that future development in Gulval and the surrounding areas does not lead to an increase in traffic within the village.
- To seek and support **improved public transport** for the village.

Actions for an Accessible and Safe Gulval

- Pursue the provision of safe and convenient pedestrian access between Eastern Green and Trythogga and the primary school, and between proposed new housing and village facilities, within the proposed development of the Pig Field site **See Section 4 Site adjacent to Parc Clies**
 - Identify where the lack of pavements causes danger for pedestrians (especially those with disabilities or with push chairs and young children), and work with Cornwall Highways to seek ways of improving the situation (e.g. along the B3311, Posses Lane and Trevarrack Lane). **See Map 5**
 - Identify locations for specific traffic calming measures **See Map 5** and work with local residents and Cornwall Highways to achieve improvements, including
 - i) a 20mph speed zone throughout the village;
 - ii) priority to oncoming traffic on the B3311 going south at “the narrows”, i.e. the point of Ponsandane Mews pedestrian access; and
 - iii) speed humps or other measures on Quarry Hill and in Churchtown.
 - Seek the views of residents with respect to a possible one way system along Trevarrack Lane from the former Barn Club site to Trevarrack and the Post Office.
 - Ensure, through the emerging Cornwall Local Plan (Allocations Document), that traffic from the proposed housing allocation at Trannack **is not permitted to access on to Polmennor Road or Trannack Lane** (the C classified road between Heamoor and Gulval) and so add to traffic flows through Gulval village.
 - Ensure, through the emerging Cornwall Local Plan (Allocations Document) and the planning application process that development on the former Barn Club site takes full account of the traffic and pedestrian safety issues between Branwell Lane and Trevarrack. **See Section 4 Former Barn Club site.**
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4. A Thriving and Equitable Gulval

What the ConVersation told us

Over the past 30 – 40 years or so there has been a significant amount of new housing development in the village. Currently, in the context of the emerging Cornwall Local Plan, sites are proposed to be allocated by Cornwall Council to provide for housing development over the next 20 years (2010 to 2030).

Initially several large potential ‘urban extensions’ were identified for investigation, including two which would have a massive impact on the setting and character of the village.

In the Village ConVersation (May 2014) housing was a big issue for most if not all of those present. There was general acceptance that some new houses should be built in the village, but different views on how many there should be, with figures varying from 20 to 80 new homes, or perhaps between 5 and 10% of the existing total.

There was strong support for having a minimum level of affordable housing, especially as many local young people cannot afford the housing on offer in the area and so have to move away. In terms of specific sites, there was general support for building on sites within the current village limits, for example the area known locally as the Pig Field adjacent to Parc Clies.

There was clear opposition to the idea of 200 or more new houses to be built on the edge of Gulval and strong objections to development on Ponsandane Farm for reasons including visual impact, both from within the village and from wider afield on the main approach to Penzance, and erosion of the undeveloped break between the village and the town.

The risk of flooding to the lower part of the village was also a major concern along with increased traffic, inadequate access roads and a lack of sufficient school places.

The design of new development was a major consideration. The ‘Bolitho’ housing is a key feature of the character of the village both in Trevarrack and Churchtown and is much appreciated. Overall there was a strong sense of wanting to retain the village atmosphere and not be swallowed up by Penzance.

The Community Association, with the help of local Councillors, has presented these views at every opportunity to the Council’s steering group and planning officers. The current position (October 2016) is that the Local Plan Site Allocations document (Consultation Draft) is identifying three sites for housing in or close to the village – land adjacent to Parc Clies in the centre of the village; one field at Posses Lane (adjacent to commercial sites at Eastern Green); and the former Barn Club site off Branwell Lane. **See Map 6 Proposed Housing sites**

Site adjacent to Parc Clies (Proposal PZ-H3 (66 dwellings))

While there is reluctance to see this attractive open area (which is Grade 1 agricultural land and adjacent to a well-used footpath) developed, the majority of the community appear willing to accept the need for housing, in particular affordable housing, on this site subject to the inclusion of pedestrian links to integrate the new housing with the village and through the site to link adjacent development (Foxes Field, Eastern Green) to the primary school and village facilities; provision of a community space and play area **within the site to serve the village as a whole**; and ensuring the development reflects the scale and character of the village;

Site on Posses Lane (Proposal PZ-H2 - one field for approximately 15 – 20 dwellings)

Gulval Village Community Association and local residents have been opposed to the original proposal for two fields, and have asked that it be deleted from the proposed housing allocations, for the following reasons:

- a. Impact on the setting and character of Churchtown Conservation area. This would not be mitigated by a suggested allocation of open space between the housing and the edge of

Churchtown since, from the south/approach roads to Penzance, the development would be in the foreground and would be likely to obscure the 'buffer'.

Impact on the remainder of the open break between Eastern Green (Jelbert Way) commercial development and Gulval village, and therefore on maintaining the separate identities of Gulval and Penzance.

- b. Poor living environment for the new housing, its proximity to commercial development and associated security lighting, and increasing the number of dwellings in the Eastern Green area, where there is no community centre other than supermarkets.
- c. Impact of additional traffic on Posses Lane junction (already congested with GMO garage activity) and Chy an Mor and Branwell Lane roundabouts.
- d. Increased risk to pedestrians and cyclists using Posses Lane - even if a footway is provided there are still high risk points - GMO frontage and accesses, junction / crossing point to beach access and coastal footpath, cycle way.
- e. Increased impact of traffic between housing and school via Churchtown.
- f. Pedestrian links likely to be "improved" by lighting and surfacing which would change their rural character but not overcome their relative isolation from other housing, especially at night.

Currently the proposal is for one field on the edge of Eastern Green which remains the subject of an objection. If this allocation is confirmed through the Local Plan process it is important that a safe pedestrian link between the site and the existing footpath between Churchtown and Branwell Lane is incorporated, which would link with other pedestrian routes and provide access to the primary school, and that tree planting and screening is included to protect the setting of the Churchtown Conservation Area. **See Actions for a Green Gulval in section 2 above.** A footway should also be provided between the site access and Jelbert Way.

Former Barn Club site at Eastern Green (Proposal PZ-H11 – previously developed site for approximately 11 dwellings).

This site has been included in the proposed allocations more recently and has the advantage of utilising previously developed land rather than a green field site. The main issue for the village is the impact of increased traffic onto the narrow lane between the site and the village and on pedestrian safety. Access should be provided from the adjacent estate road and direct access on to the narrow and unclassified Trevarrack Lane avoided. It is important that safe pedestrian access to the school is provided through adjacent housing areas and the proposed development adjacent to Parc Clies. **See Actions for an Accessible and Safe Gulval in section 3 above.**

Our Policies

- To promote the provision of housing within the allocated sites, or on any 'rural exception' sites, **that can be afforded** by those with a strong local connection to the village who are unable to afford open market housing.
- To resist additional housing development on green field sites in or on the edge of the village beyond that to be provided by the allocated sites unless it is specifically to meet local housing need in the village.
- To ensure that **the location, layout and design of new development helps reduce energy demands, water and land take and vehicle traffic, and helps sustain our natural ecosystems.** The layout and design of buildings and planting should also prevent flooding, run-off and pollution.
- To support the maintenance and provision of education, e-services, health, financial and community facilities, outreach and mobile services in the village.
- To support the provision of multi-purpose facilities for village activities and the provision of services.

- To promote and support open and transparent forums for discussion and decision-making about the future of our village, for the “Gulval Proofing” of development or other proposals, and to work in close cooperation with neighbouring communities to achieve common objectives.
- To maximise opportunities for recycling within the village.
- To seek opportunities and support appropriate small-scale renewable energy developments.
- To work with the police and local authorities to promote crime reduction and prevention in the village.

Actions for a Thriving and Equitable Gulval

- Ensure that all new housing is **well integrated with the village** in terms of scale, design and pedestrian connections..
- Pursue the provision of **affordable housing** within the sites to be allocated in the Cornwall Local Plan
- Ensure that the affordable housing provided **meets the needs of those living or working in, or with a close family connection to, the village** through inclusion of the village in a ‘cascade’ within the planning agreement.
- Investigate means of providing affordable housing that is appropriate to housing needs in the village
- Explore, through the emerging policies of the Penzance Neighbourhood Plan, opportunities for retaining new housing for permanent occupation.
- Consult on and complete a **Development Brief** for the proposed allocation on the Pig Field site (land adjacent to Parc Clies) to seek to ensure, through the emerging Cornwall Local Plan (Allocations Document) and the planning application process, that the development makes appropriate provision for:
 - i) **pedestrian links from the site to integrate the new housing with the village, including with existing footpaths, post office, primary school, Village Hall, Church and pub;**
 - ii) **pedestrian links through the site to link adjacent development (Foxes Field, Eastern Green) to the primary school and village facilities, avoiding the existing, narrow and dangerous route on Trevarrack Lane (linking Branwell Lane and Trevarrack Road);**
 - iii) **community open space, and play area, to serve the village as a whole within the site;**
 - iv) **a design and materials that reflect the scale and character of the village;**
 - v) **a requirement for a range of types of affordable housing to be provided and retained as affordable in the future.**

5. A Resilient Gulval

What the Conversation told us

Gulval is situated in a valley, close to the sea. This makes the village vulnerable to flooding both from run-off and storm surges. The village has already been affected by flood events caused by unusually heavy rain, and with climate change these events can be expected to occur with greater frequency in the future. For example, on 17th August 2006 Pendrea Road in Gulval was badly affected by flooding, including mud washed down from the hillside on Ponsandane Farm; and there was more flooding in January 2013. The previous big flood event recorded in Gulval was in 1975.

Other nearby villages (e.g. Newlyn) have been affected recently by storm surges and flooding from the sea, and it is likely that many more such events will occur in the future. The sea level has already risen by 20cm in the last hundred years, and current climate change models demonstrate it is extremely probable that average sea levels will rise by a further 30 to 80 cm in the course of this century. It is therefore essential that any proposed house construction in the village takes these factors into account with respect to sites, materials and type of construction. Some remedial works have been done to the bridge in Pendrea Road to mitigate the effects of flooding. According to a report dated October 2013, written by Community Energy Plus (CEP), the whole of west Cornwall faces an increased risk of flash floods and storm surges, owing to the effects of climate change.

The Environment Agency has requested an Emergency Plan be set up for Gulval, and the GVCA has already started drawing up a plan for the village.

In order to reduce carbon emissions, modern houses should be built to the best available modern standards. Although building regulations have been tightened up over the last few years, the government is only insisting that new builds achieve Level 4 (out of 6) of the current regulations. However, some housing associations are using the Passivhaus approach, first adopted in continental Europe where winters are much colder and summers much warmer than in Cornwall. This development should be encouraged. With climate change now accepted as a reality, this approach and its associated reduction in energy use should be encouraged at a local authority level.

Some towns and villages in Cornwall (e.g. Wadebridge, Grampond and Ladock) have formed community interest groups or co-operatives to seize control of the renewable agenda and create entities that can ensure at least some expenditure on energy is retained within the locality through supporting community projects. Although wind turbines might not be viable in Gulval, sufficient numbers of roofs face south in the village for photovoltaics to be a feasible alternative. There is no reason why every suitable building in Gulval should not have photovoltaics installed. If this were done co-operatively, the cost of installation could be spread, and most importantly, the profits could be retained within the village.

Our policies

- To improve the resilience of the village to flooding through the protection of the river catchments from inappropriate development, land uses and farming methods. Further to encourage and support the management of the catchment and riparian areas to increase their absorption capacity and environmental value.
- To work with agencies to reduce specific flood risks in the village.
- To ensure any future development in or around the village does not increase flood risk.
- To identify emergency risks, along with the measures and resources available to deal them, through the preparation of a Gulval Emergency Plan.

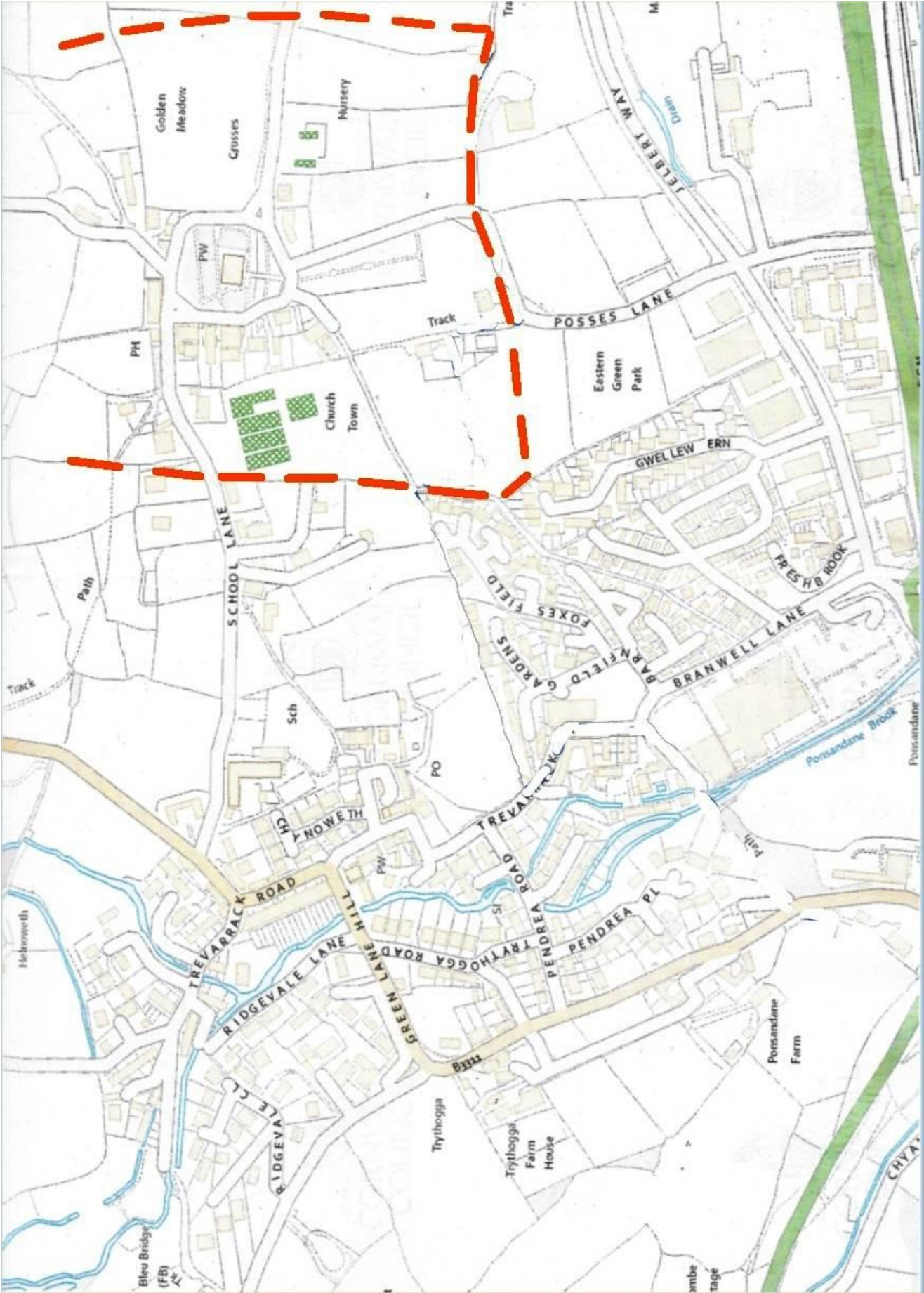
Actions for a Resilient Gulval

- Prioritise the dangers of flooding when any decisions on housing in Gulval are being considered, whether caused by extreme weather events or tidal surges. In particular, avoid building on hillsides around the village.
 - Complete as soon as possible the emergency plan for Gulval, as requested by the Environment Agency.
 - Seek the highest possible standards of insulation and sustainability in all new development in Gulval, including the installation of photovoltaics or other means of renewable energy generation, through responding to consultation on planning applications, development briefs, etc., wherever feasible.
 - Encourage the installation of photovoltaics or other means of renewable energy generation on all suitable existing buildings within the village.
 - Explore the possibility of setting up a not for profit company or other co-operative entity. This would have the aim of promoting the retention of money for community use within Gulval that would normally be paid to national and international energy companies and hence lost to the local residents.
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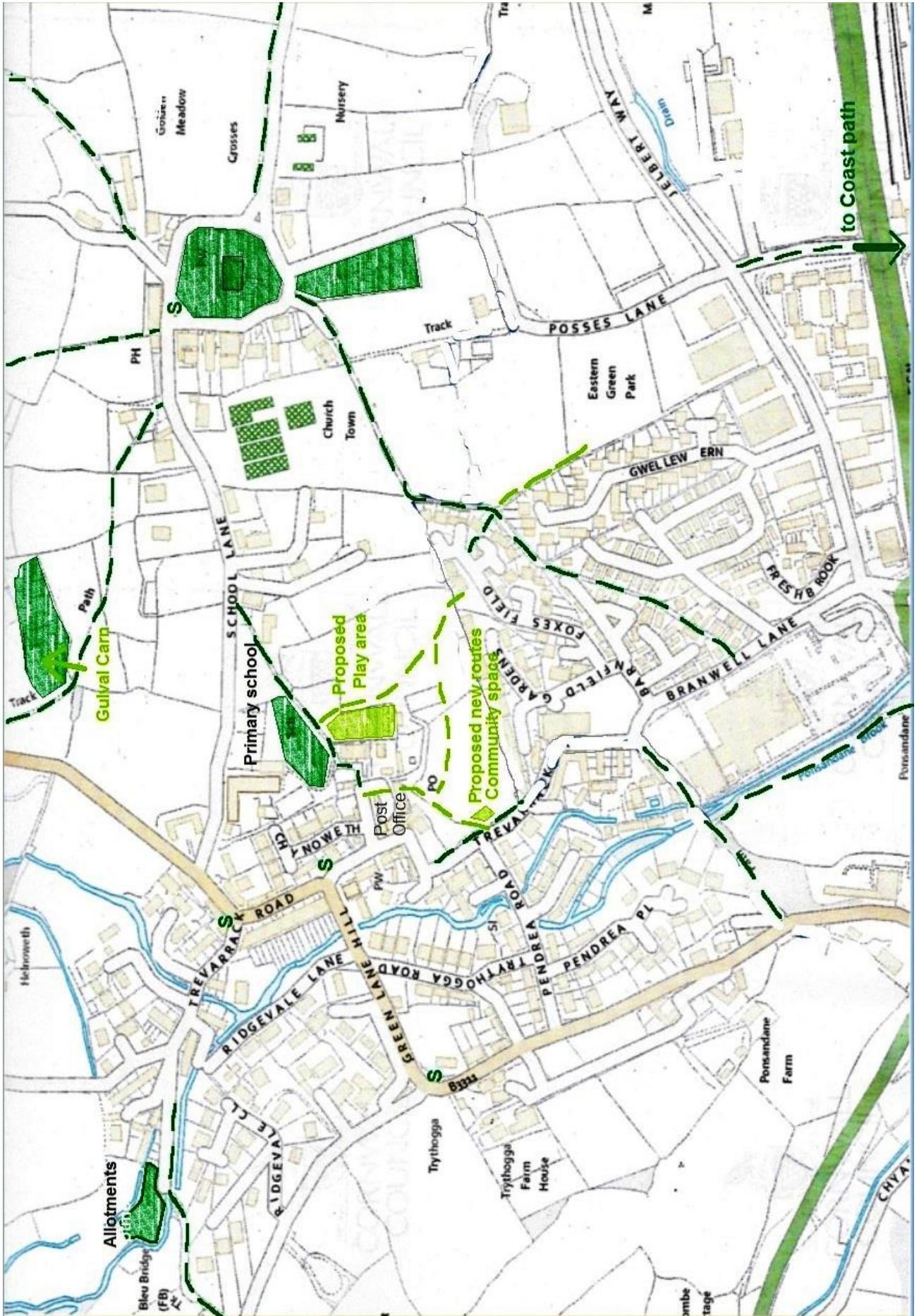


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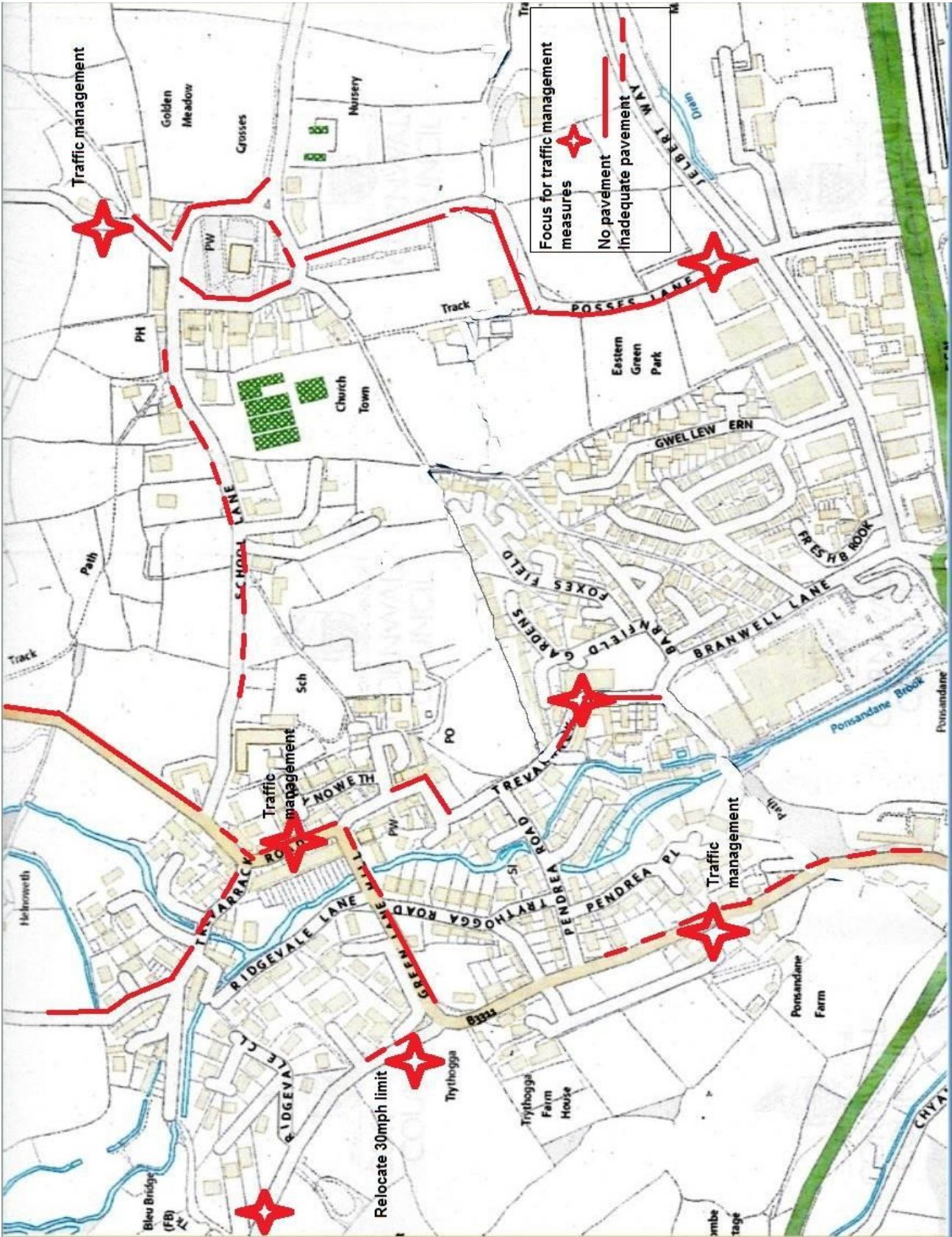


Map 4 Footpaths and open spaces

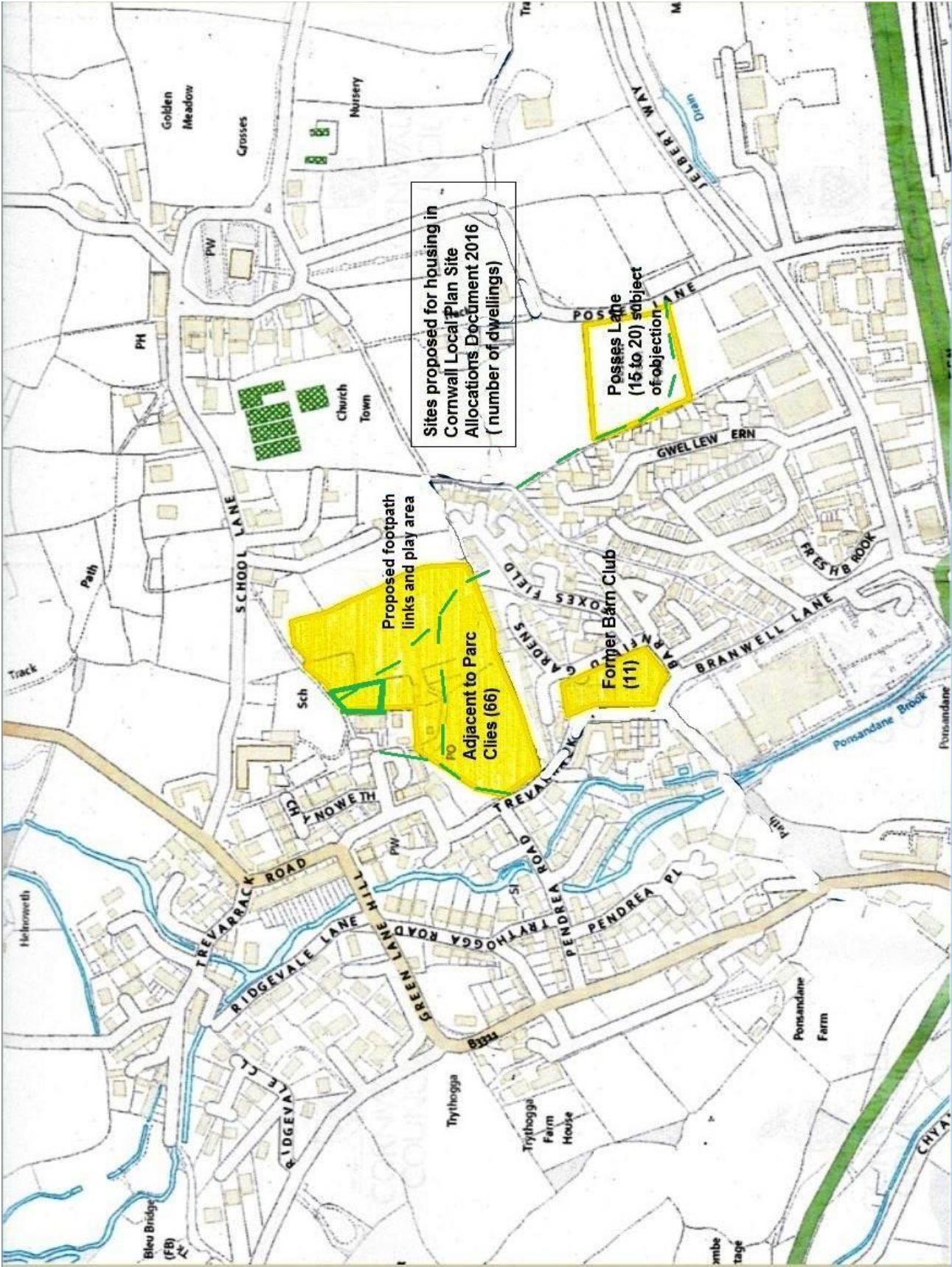


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Map 5 Focus for highway improvements



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