

Appendix 79-GI Response 'Green Buffers, Paul'

Penzance Neighbourhood Plan Regulation 14 Consultation – Response to individual resident

The green buffers designation in the Neighbourhood Plan relates to areas on the edge of the town and villages within the Plan area where development would have a harmful effect on

- the separate identity of the town or village;
- a distinct edge of the town or village (recognised as important in the CSADPD Inspector's report);
- the setting and character of the town or village; and
- in the case of Eastern Green, also a buffer between the community and large scale commercial development and activity.

The designation is a parish wide policy based on criteria that are relevant to all the villages and the town.

In Paul the green buffers are focused on

- i) the separate identities of Paul and Mousehole in an area where there have been significant development pressures;
- ii) the separate identities of Paul and Newlyn, including the potential development of Penlee Quarry; and
- iii) the setting of the village, particularly the Church and churchtown Conservation Area.

The designation is compatible with policies in Cornwall Local Plan (CLP) and Cornwall Site Allocations DPD (CSADPD) which allow for small scale "windfall" development on sites which do not extend into open countryside. It should be read alongside CLP and national policies for the protection of open countryside and the re use of buildings in the countryside.

The applications and appeals referred to were determined in the context of policies to protect the open countryside. Neither Cornwall Council's refusal or the Inspector's appeal dismissal at Todden Coath make reference to the site being within a green buffer; the decisions were based wholly on policies relating to the re use of rural buildings and protection of the open countryside, and the site was clearly recognised as being within the open countryside.

In conclusion, it is considered that the parish wide basis for the designation of green buffers in the Neighbourhood Plan is justified and reflects parish wide community concerns. It is considered that areas of open countryside between Paul and various hamlets are sufficiently protected by relevant national and Cornwall Local Plan policies.