

Penzance Neighbourhood Plan Regulation 14 Consultation – Response to individual resident

Thank you for your overall support for the Plan analysis and ambitions.

With regard to your comment on the heavy focus on Penzance:

- The two location-based Plan sections, Penzance Town Centre & Waterfront and Newlyn are justified based on the fact that these are the most populous and economically dominant parts of the Parish. Given this, Penzance and Newlyn will encompass a significant proportion of future development proposals other than in relation to housing;
- The purpose of including summary Community Vision Statements for all communities and detailed Community Vision Statements for Eastern Green, Gulval, Heamoor, Mousehole and Paul was to ensure that the Plan showed a detailed analysis of the character, needs and planning challenges of those more rural communities;
- Other than the two location-based Plan sections, the Plan sections and the policies included therein are “pan-Parish”. These sections take into account the differing nature of the various communities – this is demonstrated in a number of ways:
 - Design, Development and Heritage
 - Context includes Settlement Character Snapshots for each of the 7 distinct communities and Policy DDH1 identifies design considerations that are important to local communities as identified in the Community Vision Statements;
 - Policy DDH2 makes reference to the importance of Conservation Areas with specific reference to the rural communities as well as Penzance and Newlyn;
 - Policy DDH3 Light Pollution and the Night Sky is of particular relevance to the more rural communities which still benefit from relatively dark skies and would be most affected by any deterioration;
 - DDH 4, 5 & 6 – Sustainability; Pedestrian and Cycling Links; and Civic Spaces, Play Areas & Pedestrian Routes – are clearly relevant to all communities across the Parish
 - DDH7 – Community consultation is relevant across the Parish but is of especial importance to the smaller communities. DDH7 provides for an additional layer of community engagement and consultation through a Community Integration Plan for larger developments which will potentially affect a community
 - DDH8 Flooding and Drainage makes specific reference to Mousehole & Paul as well as to the Larrigan river and Chyandour stream both of which affect Heamoor;
 - Economy – clearly there are more specific references to Penzance and Newlyn as the economic hubs for the Parish. However, this Plan section is driven by a focus on seven core sectors of the economy which are of importance to the Parish as a whole. Of those seven sectors four are highly relevant to communities across the Parish, namely Creative, Leisure & Hospitality, Agri-food and Services.
 - Housing - This section overtly seeks to address the needs of all communities in the Parish whilst including specific measures relevant to communities outside Penzance:
 - H2 Principal Residence Policy addresses the impact of second homes which represent a significant issue for Mousehole, Paul and increasingly, Newlyn
 - H5 provides for Rural Exception Sites
 - H7 Meeting Local Affordable Housing Needs seeks to match provision to the individual communities within the Parish
 - H9 Integrating Large Scale Housing Development with the Local community mirrors DDH7 through a requirement for a Community Integration Plan and an additional layer of community engagement and consultation for larger developments which affect a community.

This is clearly most relevant for smaller communities outside the urban masses of Penzance and Newlyn

- Each of Design, Development & Heritage; Housing and Economy include briefing notes expressing community aspirations for sites across the entire parish which are allocated within the Cornwall Site Allocations DPD
- Natural Environment and Green Infrastructure – This Plan section is very relevant to communities existing outside the urban masses of Penzance and Newlyn. The assets and amenities covered by the Plan Policies within this section are prevalent in the rural communities
 - GI1: Local Green Spaces
 - GI2: Strategic Green Routes, Historic Routes and other Public Rights of Way
 - GI3: Biodiversity Corridors and Habitats
 - GI4: Biodiversity in New Development
 - GI5: Green Buffers
 - GI6: Cornish Hedges
 - GI7 & 8: Protecting Trees from Loss and New Trees in Development
- Coastal Vulnerability and Flood – This section is relevant to all communities throughout the Parish. It doesn't limit itself to the marine environment but also covers issues of inland and river flooding and drainage, which affect Heamoor, Newlyn, Mousehole and Paul.